



Planning & Zoning Commission

Community Development Department

Regular Public Hearing
Tuesday, November 29, 2011

The Planning & Zoning Commission met in a regular public hearing on Tuesday, November 29, 2011 at 6:20 p.m. In attendance were Commission Chairman Kurt Kraft, Commissioner Bakari Turner, Commissioner John Hannabach, Community Development Director Taurus Freeman and Assistant Zoning Administrator Rita Peele. Commissioner Mike Gill was absent without notification and Commissioner Robert Francis was absent with notification. There were no members of the public in attendance.

Commissioner Kraft called the meeting to order at 6:00 p.m., and the agenda was approved.

Old Business: Commissioner Hannabach motioned to approve September 27, 2011 minutes, Commissioner Kraft seconded and the motion carried 3/0. The August 30, 2011 and October 25, 2011 minutes cannot be approved at this time due to lack of a quorum.

New Business: **ORD-06-11-UDC**, presented by Freeman. An ordinance for the purpose of amending *Article 5, Supplementary Conditions*, by including **Section 5.32. Detention Facility Maintenance, Animals** to the Unified Development Codes, of the City of Villa Rica Code of Ordinances; to provide an effective date; and for other purposes.

Freeman said Staff was directed by City Council to draft an ordinance to allow goats for maintenance purposes in retention ponds.

Commissioner Turner asked if this would set precedence for people to have livestock in the City. Commissioner Hannabach asked if this would allow other animals to be used in detention ponds. Freeman said it would only allow for goats to provide the maintenance in retention ponds and the developer must also keep silt and trash from the area.

Freeman explained that the owner of the retention pond was given a violation notice for having goats on the property. Members of the Council were contacted by the owner, and they agreed that an ordinance should be drafted to allow for goats to maintain retention pond areas. Freeman cited some instances of goats being abused by the public while they were in the retention ponds. Some of the harmful incidences include unhealthy food being given to the goats and a person physically trying to wrestle with one of the goats.

Commissioner Hannabach suggested a modification to Section F., (1) to state, “goats may be used for management only and immediately removed when brush thinning has been satisfactorily accomplished and/or for a period not to exceed forty-five (45) days”.

Freeman said this proposed ordinance will set the guidelines for the more than seventy (70) retention ponds in the city.

There were no other comments and Commissioner Hannabach motioned to recommend approval with the proposed modification, Commissioner Turner seconded and the motion carried 3/0.

CU-05-11, was presented by Freeman. True Life Church of Villa Rica, GA requests a Conditional Use for property located at 112 Three West Parkway; parcel number V07-010-0194, in Land Lot 165 of the 6th District, in Carroll County, for the purpose of a church. The property consists of 0.44+/-acres and is located within Ward 2. This was the former location of another church that has since moved. Staff has reviewed the application and recommends approval.

Sundiata Hudson spoke for the request and said his church wants to be a part of the community.

Commissioner Hannabach asked if there is a structure currently on the property and if services were already being conducted. Freeman said there is a structure located on the property. Hudson said church has occupied the building since the beginning of November.

There were no other questions or comments, Commissioner Kraft motioned to recommend approval. Commissioner Turner seconded and the motion carried 3/0.

Staff Comments: Freeman updated the commission on last month's cases and then reminded everyone there will not be a meeting in December due to the holidays and there will possibly be two rezoning cases and a conditional use application for the January 2012 Planning Commission meeting.

Public Comments, There being no public comments, Commissioner Hannabach motioned to adjourn at 6:20 p.m. and Commission Turner seconded. The motion carried 3/0.

Commission Chairperson

Date

Community Development Director

Date