

Planning & Zoning Commission
Regular Public Hearing
Tuesday, May 25, 2010

The Planning & Zoning Commission met in a regular public hearing on Tuesday, May 25, 2010 at 6:00 p.m. In attendance were Commission Chairman Kurt Kraft; Commissioner Mike Gill; Commissioner Robert Francis; Commissioner Bakari Turner; Commissioner Les Vogel; City Manager Larry Wood; Community Development Director Taurus Freeman and Zoning Technician Rita Peele. There were thirteen (13) members of the public in attendance.

Commissioner Kraft called the meeting to order at 6:00 p.m., and Peele read the agenda. Commissioner Gill recommended approval of the agenda and Commissioner Turner seconded. All voted in favor of approving the agenda.

Old Business: Commissioner Vogel motioned to approve the minutes from the April 27, 2010 meeting. Commissioner Kraft seconded and the motion carried 5/0.

New Business: RA-01-10, Amanda Haldane, of Villa Rica, GA, requests a rezoning from R-20 (Single-Family Residential) to NC (Neighborhood Commercial), for property located at 329 Rockmart Road, parcel number V04-003-0002, in Land Lot 191 of the 6th District, in Carroll County, for the purpose of a Photography studio, antiques, home and garden décor sales. The property consists of 0.48+/-acres and is located in Ward 3.

Freeman said Staff has reviewed the request and recommends denial, however; the request conforms to the Comprehensive Plan, which was adopted in 2006.

The applicant Amanda Haldane described the intent of the rezoning request which is to have an outdoor garden and photography studio. She states the request will enhance the surrounding neighborhood, parking will be in the rear of the home and her adjoining neighbors are in favor of the proposal.

Commissioner Gill asked if the driveway would be made of gravel. Haldane said the driveway is concrete and the parking area would be graveled. Commissioner Kraft asked if the decorative items will be on display inside or outside the home. Haldane said garden items will be outside in the garden area, but other items will be sold from inside.

There was some discussion of buffer requirements and Freeman explained that a NC (Neighborhood Commercial) zoning abutting a residential district must have a Type D buffer. A Type D buffer must be either a 15' buffer with two canopy trees, three understory trees and shrubs along with a berm or fence or a 30' buffer with two canopy trees, three understory trees and a berm or fence. The applicant has the option of the two. The fence is required to be a minimum of 6 feet in height.

Commissioner Kraft asked about signage. Haldane said there would be one sign in front and one on the house to point the way to the parking area.

Commissioner Francis asked if there were any commercial uses in the surrounding area to Haldane's proposal. Haldane said there's a gas station, florist, laundromat and a church in the area.

Freeman listed all the uses that could go in NC (Neighborhood Commercial).

No one spoke in favor or against the application. Commissioner Gill motioned to recommend approval of the request and Commissioner Turner seconded. Commissioners Vogel, Kraft and Francis voted to recommend denial of the request. The recommendation to deny, carried 3/0.

RA-02-10 was presented by Freeman. Burnell Redding, of Villa Rica, GA requests a rezoning from LI (Light Industrial) to GI (General Industrial), for property located on Highway 78 between Leggett Drive, parcel number V02-007-0100, in Land Lot 164 of the 6th District, in Carroll County, for the purpose of multi-user industrial sites. The property consists of 20.21+/- acres and is located in Ward 2.

Freeman said Staff has reviewed the request and recommends approval with the condition that the property be accessed from Leggett Drive, not from Highway 78. Due to the applicant being absent from the hearing, Freeman requested the rezoning be postponed until June 29th.

Steve Woodall of Villa Rica spoke and asked for clarification about the zoning request and what type of uses could occur in a GI (General Industrial) zoning. Freeman listed the uses. Commissioner Gill asked Freeman about the permitting process if a waste transfer station was to be established if the rezoning request were approved. Commissioner Vogel asked about the uses west of the site and what the buffer requirements would be. Freeman said it was zoned for multi-family apartments and the buffer requirements would be Type D, which was explained during the last rezoning request and would need to be either a 15 feet or 30 feet buffer with the required plantings, berm or fencing.

There being no other discussion, Commissioner Francis motioned to postpone the request until the next meeting. Commissioner Gill seconded and the motion carried 5/0.

Staff Comments: Freeman updated the commission on CU-01-10 and CU-02-10, which was approved by City Council.

Public Comments: Dan Lyman asked about the sequence of rezoning request and if it has to go from parcel to parcel. Freeman explained that we would like for rezoning request to be contiguous, but sometimes it's alright to skip a parcel, unless it were zoned residential all around the request. There being no comments, Commissioner Turner motioned to adjourn at 6:30 p.m., and Commissioner Vogel seconded. The motion carried 5/0.

Planning and Zoning Chairperson

Date

Community Development Director

Date