

Planning & Zoning Commission

Regular Public Hearing

Tuesday, September 30, 2008

The Planning & Zoning Commission met in a regular public hearing on Tuesday, September 30, 2008 at 7:00 p.m. In attendance were Commissioner Kurt Kraft; Commissioner Mike Gill; Commissioner Polly Oliver; Commissioner Robert Francis; City Manager Larry Wood; Interim Community Development Director Taurus Freeman and Zoning Technician Rita Peele. Commission Chairman Andre Holland was absent with notification. There were nine (9) members of the public in attendance.

Commissioner Kraft called the meeting to order at 7:00 p.m. Commissioner Oliver motioned to approve the minutes from the July 29, 2008 meeting. Commissioner Gill seconded and the motion carried 4/0.

CU-04-08; presented by Freeman. Janet D. Elder of Villa Rica, GA requests a Conditional Use permit for the purpose of a Child Care Home. The property is located at 130 Lawrence Drive, parcel number(s): V07-0110-187, in Land Lot 158 of the 6th District, in Carroll County. The property consists of 0.5+/-acres and is located in Ward 5.

Janet Elder said she has been in the business of child development for twelve (12) years and her intention is to keep no more than six (6) children if the Conditional Use application is approved. Commissioner Gill asked if any special license were needed for the care of infants. Elder responded that she would have a multi-age home, and wasn't sure about the State requirements; are but if she were to keep any infants, the maximum would be two in addition to pre-schoolers through school age children. Commissioner Francis asked if a fence would be erected in the back yard. Elder said it would.

Commissioner Gill asked Freeman how long a Conditional Use Permit would last. Freeman said there is not a current time frame as to the duration, but it would expire if the business ceased to operate. Commissioner Francis motioned to recommend approval with Commissioner Oliver seconding. The motion carried 4/0. Freeman said the building official has inspected the site and it met all requirements with the exception of a fence and once Elder receives a state license, and ready to start the business, the fence will have to be erected at that time.

ORD-04-08; presented by Freeman. An ordinance for the purpose of amending Article 5, Supplementary Conditions for Specific Uses, Section 5.08, Child Care, Section 5.08.A.3.b regarding minimum indoor space, in the Unified Development Codes, of the City of Villa Rica Code of Ordinances; to provide an effective date; and for other purposes. This request was made by a church, during a City Council meeting, to lower the minimum indoor space requirements of seventy-five (75) square feet per child for indoor space. Staff researched the request and recommends lowering the requirements to thirty-five (35) square feet per child for indoor space.

Commissioner Gill recommends approval and Commissioner Kraft seconded. The motion carried 4/0.

ZM-01-08; presented by Freeman. Adoption of the Official Zoning Map and all the notations, references and other matters set forth by said map that are described in the City of Villa Rica Code of Ordinances. The last adoption was in July 2007 and it's necessary to keep the zoning map up to date with adoptions to reflect rezonings, annexations and the Downtown Overlay

changes. Commissioner Francis motioned to recommend approval and Commissioner Gill seconded. The motion carried 4/0.

Staff comments were made by Freeman and at such time updated the Planning Commission on previous cases heard by City Council. Freeman introduced two Douglas County Planning Commissioners that were visiting to observe.

There being no other comments or questions, Commissioner Gill motioned to adjourn with Commissioner Oliver seconding. Motion carried 4/0. Meeting adjourned at 7:15 p.m.

Planning and Zoning Chairperson and Date

Planning and Zoning Manager