

Planning & Zoning Commission  
Regular Public Hearing  
Tuesday, October 27, 2009

The Planning & Zoning Commission met in a regular public hearing on Tuesday, October 27, 2009 at 7:00 p.m. In attendance were Commission Chairman Kurt Kraft; Commissioner Mike Gill; Commissioner Robert Francis; Commissioner Bakari Turner; Commissioner Polly Oliver; City Manager Larry Wood; Community Development Director Taurus Freeman and Zoning Technician Rita Peele. There were ten (10) members of the public in attendance.

Commissioner Kraft called the meeting to order at 7:00 p.m. then Peele read the agenda. Commissioner Kraft asked Freeman if the applicant for RA-02-09 had withdrawn the application. Freeman said yes, and Commissioner Kraft said they will need to vote on an amended agenda. Commissioner Gill motioned to approve the amended agenda minis RA-02-09, Commissioner Francis seconded and the motion carried 5/0.

**Old Business:** Commissioner Oliver motioned to approve the minutes from September 29, 2009 meeting, Commissioner Turner seconded and the motion carried 5/0.

**New Business:** ORD-03-09-UDC, An ordinance for the purpose of amending *Article 3, Table 3-1*, Land Use Matrix, of the Unified Development Codes, of the City of Villa Rica Code of Ordinances; to provide an effective date; and for other purposes.

Commissioner Francis asked Freeman why the change is needed. Freeman said it wasn't appropriate to have convenience stores with fuel pump stations in OI (Office-Institutional) zoning. Freeman explained that OI (Office-Institutional) is not a true commercial zoning classification. It's a lighter zoning classification and could transition into a heavier commercial uses. Commissioner Gill asked about a previous rezoning case that was asking for a rezoning from residential to OI (Office-Institutional). Freeman said City Council denied the request.

Commissioner Gill motioned to recommend approval of the request and Commissioner Francis seconded. The motion carried 5/0.

**RA-05-09**, Linda Walker of Villa Rica, GA, request a rezoning from R-20 (Single-Family Residential) to OI (Office-Institutional) for property located at 500 Dallas Road, parcel number V04-005-0015, in Land Lot: 192 of the 6<sup>th</sup> District in Carroll County. The property consists of 0.4 +/-acres and is in Ward 3. Staff has reviewed the request and recommends approval due to this being an emerging commercial corridor, the property north of the request is already zoned OI (Office-Institutional), and there are multi-family and commercial zonings in the area.

Agent for the request, Ray Hollis of 4558 Carrollton Villa Rica Highway, said he believes an OI (Office-Institutional) zoning for the property

**RA-06-09**

John Bentley of Villa Rica, GA, request a rezoning from R-20 (Single-Family Residential) to OI (Office-Institutional) for property located at 504 Dallas Road, parcel number V04-005-0016, in Land Lot: 192 of the 6<sup>th</sup> District in Carroll County. The property consists of 0.34 +/-acres and is in **Ward 3**.

**RA-07-09**

Robert Hollis of Villa Rica, GA request a rezoning from R-20 (Single-Family Residential) to OI (Office-Institutional) for property located at 510 Dallas Road, parcel number V04-005-0017, in Land Lot: 192 of the 6<sup>th</sup> District in Carroll County. The property consists of 0.42 +/-acres and is in **Ward 3**.

**Public Comments:**

There being no comments, Commissioner Oliver motioned to adjourn at 7:22 p.m., and Commissioner Turner seconded. The motion carried 5/0.

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Planning and Zoning Chairperson

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Date

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Community Development Director

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Date