



Planning & Zoning Commission

Community Development Department

Regular Public Hearing
Tuesday, June 29, 2010

The Planning & Zoning Commission met in a regular public hearing on Tuesday, June 29, 2010 at 6:00 p.m. In attendance were Commission Chairman Kurt Kraft; Commissioner Mike Gill; Commissioner Bakari Turner; Commissioner Les Vogel; City Manager Larry Wood; Community Development Director Taurus Freeman and Zoning Technician Rita Peele. Commissioner Robert Francis was absent with notification. There were two (2) 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 Vogel seconded. All voted in favor of approving the agenda.

Old Business: Commissioner Vogel motioned to approve the minutes from the May 25, 2010 meeting. Commissioner Turner seconded and the motion carried 4/0.

New Business: RA-02-10 was presented by Freeman. Burnell Redding, of Villa Rica, GA, request a rezoning from LI (Limited 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.

Freemans said Staff recommends approval of the request with no conditions.

Jeff Matthews, one of the applicants for the request, spoke and described their proposal. They already have an adjacent property zoned GI (General Industrial) and would like to have a contiguous zoning for both parcels for more marketability.

Commissioner Gill asked about access into the property. Matthews said primary access will come from Leggett Drive, since it's more conducive to truck traffic. Leathers Street access will be used for smaller trucks such as UPS or Fed-Ex deliveries and Matthews will put up signage to direct truck traffic.

Freemans spoke about egress and ingress onto U.S. Highway 78. According to the code of Villa Rica, any proposed street can't be less than one hundred twenty-five feet (125') from another intersection. The proposed road leading onto U.S. Highway 78 could be less than the requirement and would not be permitted. Staff recommends access to be on Leggett Drive. The other street is not a city street and would have to meet specifications for industrial roads.

Commissioner Gill asked when the road has to be upgraded. Freeman said after a land disturbance permit is issued and plans are received, Staff will insure the road is built to specifications. Performance bonds and maintenance bonds will also be required.

Commissioner Gill motioned to recommend approval with the condition of heavy truck traffic be restricted to Leggett Drive and access from U.S Highway 78 must be approved by Staff and the

Georgia Department of Transportation, (GDOT). Commissioner Turner seconded and the motion carried 4/0.

RA-03-10 was presented by Freeman. Peachtree Housing Partners, LLC, of Roswell, GA, request a rezoning from PD (Planned Development) to R-14 (Multi-Family Residential), for property located on Conners Road, parcel number 0174-025-0006, in Land Lot 174 of the 2nd District, in Douglas County, for the purpose of an Independent Senior Living Facility. The property consists of 15+/-acres and is located within Ward 4.

Freeman said the request does not comply with the Future Land Use Map (FLUM) because the property is designated as commercial, but Staff recommends approval because it would be a transitional zoning.

Josh Thomason with Peachtree Housing Partners spoke about the proposal and described the amenities. Their goal is to develop a quality senior living facility for seniors 55 years and older.

There was some discussion from Commissioners Gill and Vogel about the rent and income level.

The listing agent, Joanne Herrell spoke and asked everyone to respond favorably to the request.

Commissioner Gill asked Thomason how long it would take for the project to reach completion, if approved. Thomason said the application for tax credits are due by July 21st and after that, the engineers and architects will begin. The project should start by the first quarter in 2011 with a completion time of approximately eleven (11) months.

Commissioner Vogel motioned to approve eight (8) acres of the request, that will be utilized for site development. Commissioner Turner seconded and the motion carried 4/0.

Next, Freeman presented ORD-01-10-UDC. An ordinance for the purpose of amending Article 3, Table 3-1 and 3-1A, Land use Matrix, of the Unified Development Code, of the City of Villa Rica Code of Ordinances; to provide an effective date; and for other purposes.

Freeman explained the purpose of the amendment, which was requested to allow auto and truck sales, services and repairs in the downtown district. Staff modified the request to set a limit on the amount of vehicles sold, to twenty (20) at a time. This will be permitted in the downtown district and also in the overlay districts.

Commissioner Gill said he wanted to limit the proposal to only new car and truck sales and questioned the reason for the amendment. Freeman said a local business wants to do automobile sales and the current code does not allow it. The existing businesses with that type of use are non-conforming for the duration of their business. The City Council agreed to hear the request. Freeman clarified that in the current Code, automobile and truck sales, service and repairs are linked together.

Commissioner Kraft motioned to recommend denial of the request and Commissioner Gill seconded. The motion carried 4/0.

Staff Comments: were made by Freeman and he updated the Commission on last month's cases. RA-01-10 was approved by City Council by a vote of 4/1 and there will be some rezoning cases for the July meeting.

There were no public comments and a motion to adjourn was made by Commissioner Kraft, seconded by Commissioner Vogel and carried 4/0. The meeting adjourned at 6:55 p.m.

Commission Chairperson

Date

Community Development Director

Date