

Planning & Zoning Commission

Regular Public Hearing

Tuesday, November 25, 2008

The Planning & Zoning Commission met in a regular public hearing on Tuesday, November 25, 2008 at 7:00 p.m. In attendance were Commissioner Kurt Kraft; Commissioner Polly Oliver; Commissioner Robert Francis; Commissioner Mike Gill; Community Development Director Taurus Freeman and Zoning Technician Rita Peele. There were three members of the public in attendance.

Commissioner Kraft called the meeting to order at 7:00 p.m. Peele read the agenda. Freeman requested to amend the agenda to include the voting of a chairperson and a vice-chairperson. The item was placed under new business, after the case ORD-06-08. Also, CU-05-08 was moved to old business on the agenda. Commissioner Francis motioned to approve the agenda with Commissioner Gill seconding. The motion carried 3/0.

Old Business

CU-05-08, presented by Freeman. Josephine Coomber of Villa Rica, GA., requests a Conditional Use Permit for the purpose of a Personal Care Home, Family. The property is located at 500 Firethorn Court, parcel number: V06-0060-238, in Land Lot 127 of the 6th District, in Carroll County. The property consists of 0.23+/-acres and is located in Ward 5.

Coomber stated she wish to provide support to three adults, who are able to do things independently, but can not live independently. The personal care would be monitored by the Department of Health and the Department of Human Resources.

Commissioner Francis motioned to approve the request, with Commissioner Oliver seconding. The motion carried 4/0.

New Business

ORD-06-08, presented by Freeman. 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.

Freeman stated the request was in conjunction to rezoning case RA-07-08, by West Georgia Ambulance Service, from RD (Rural Development) to GC (General Commercial), which was postponed by the Mayor and City Council on November 4, 2008. The Council requested the amendment to allow ambulance services be permitted in the OI (Office-Institutional) zoning classification. Staff reviewed the matrix and recommended addition changes as shown on the table.

Commissioner Gill requested information to why Child Care Homes, six or fewer children, would be permitted in GC, HC (Heavy Commercial), OI and LI (Limited Industrial). Freeman explained that since six or fewer were permitted in NC (Neighborhood Commercial) zoning district, he did not feel it should be excluded from the others.

Commissioner Gill motioned to approve the request, with the exclusion of Child Care Homes permitted within GC, HC, OI and LI zoning classifications; Commissioner Oliver seconding. The motion carried 4/0.

Voting of Officers

Commissioner Francis nominated Commission Kraft as Chairperson, and was seconded by Commissioner Gill. The motion carried 3/0.

Commissioner Gill nominated Commission Francis for Vice-Chairperson. Commissioner Oliver seconded the motion. The motion carried 3/0.

The Planning Commission agreed to cancel the December 30 meeting due to no cases being schedule at this time.

Commissioner Kraft motioned to adjourn with Commissioner Oliver seconding, and the motion carried 3/0. The meeting adjourned at 7:20 p.m.

Planning and Zoning Chairperson and Date

Planning and Zoning Manager