

Planning & Zoning Commission

Regular Public Hearing

Tuesday, April 28, 2009

The Planning & Zoning Commission met in a regular public hearing on Tuesday, April 28, 2009 at 7:00 p.m. In attendance were Commissioner Kurt Kraft; Commissioner Polly Oliver; Commissioner Mike Gill; Commissioner Bakari Turner; Interim Community Development Director Taurus Freeman and Zoning Technician Rita Peele. Commissioner Robert Francis was absent with notification. There were two members of the public in attendance.

Commissioner Kraft called the meeting to order at 7:00 p.m. then Peele read the agenda. Commissioner Oliver motioned to approve the agenda with Commissioner Turner seconding. The motion carried 4/0.

**Old Business**

Commissioner Oliver motioned to approve the minutes from the November 25, 2008 and Commissioner Gill seconded. The motion carried 3/0 with Commissioner Turner abstaining, since he wasn't in attendance at the November meeting.

**New Business**

**ORD-01-09-UDC**, presented by Freeman. An Ordinance for the purpose of amending Article 9, Sign Regulations, 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 that City Council made the request in order to assist property owners to reestablish existing non-conforming signs and to possibly establish a new sign corridor on Punkintown Road, Liberty Road and Mirror Lake Boulevard.

Commissioner Gill asked about the purpose of the amendment if business owners are already allowed to erect monument based signs in the existing ordinance. Freeman explained that the amendment would allow the property owner of an existing non-conforming sign the ability to remove the sign and erect another non-conforming sign of the same height and square footage. A sign permit would have to be submitted and approved by the Community Development Director, to ensure compliance of the Sign Ordinance. Commissioners Gill and Kraft expressed concerns with lack of standardization of signs for businesses.

Freeman spoke about the proposed sign corridor and said it will start on West Highway 78 all the way to the city limits and will affect the commercial node going south on Liberty Road. Freeman said the proposed corridors will be similar to an overlay district, in which the proposal will apply to all zoning classifications. The proposed corridor will allow an increase in sign height up to 10' (feet).

Commissioners Gill and Kraft agreed that business signs should look cohesive and if a business sign can't meet the current regulations, they can submit a variance request application.

Commissioner Gill motioned to recommend denial of the request, with Commissioner Oliver seconding. The motion carried 3 to 1, with Commissioner Turner abstaining.

**Staff Comments:** Freeman provided the commission with information on two (2) possible rezoning cases that may be heard in May or June, for property located at the three-way intersection of State Route 101, Industrial Boulevard and Stone Street.

Freeman welcomed and introduced Mr. Bakari Turner as the new Planning Commissioner. Freeman announced that he will contact Chattahoochee-Flint Regional Development Commission, to provide some additional training for the Commissioners.

**Public Comments** were made by Linda Gill of 465 Daniel Road, Villa Rica. Mrs. Gill spoke in support of Interim Community Development Director Taurus Freeman and urged everyone to contact the City Council to show opposition to the proposed part-time position for Freeman. Mrs. Gill praised Freeman's excellent job performance in comparison to previous staff.

Commissioner Oliver motioned to adjourn at 7:42 p.m. and Commissioner Turner seconded. The motion carried 4/0.

---

Planning and Zoning Chairperson and Date

---

Planning and Zoning Manager