

CITY COUNCIL
GIL MCDOUGAL, MAYOR
SHIRLEY MARCHMAN
MATTHEW MONTAHAN, MAYOR PRO
TEM
LESLIE MCPHERSON
ANNA MCCOY
DANNY CARTER

City of Villa Rica



CITY MANAGER: TOM BARBER
CITY CLERK: ALISA DOYAL
CITY ATTORNEY: C. DAVID MECKLIN

571 W BANKHEAD HWY
VILLA RICA, GA. 30180
770.459.7000 | VILLARICA.ORG

MAYOR & COUNCIL MEETING AGENDA

Holt-Bishop Justice Center, Municipal Courtroom, 101 Main Street
May 24, 2022 | 6:00 PM

Meeting Call to Order (Mayor Gil McDougal)

Invocation (Councilman Danny Carter)

Pledge of Allegiance (Mayor Gil McDougal)

Adoption of the Agenda (Mayor Gil McDougal)

Public Comment (We ask that you sign in for Public Comment before the meeting begins. Please state your Name and Address for the record and limit your comments to three minutes.)

Council Updates (Subjects of General Interest and Concern)

A. Consent Agenda (Mayor Gil McDougal)

1. RH Events and Catering, LLC dba Shake, Rattle & Rolls
2. Gold Dust Recreation Gymnasium HVAC Project
3. Concrete Material Bay Storage Project
4. North Plant Modifications Project Change Order
5. FY2023 Budget Calendar

B. Governing Body (Mayor Gil McDougal)

1. Approval of Minutes:
 - a. Special Called Council Meeting Minutes of May 4, 2022.
 - b. Council Meeting Minutes of May 10, 2022.

C. Community Development (Tracy Jarvis, Director)

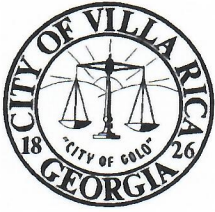
1. RA-01-22 - Inline Communities, LLC - Proposed Rezoning of Two Vacant Parcels on Old Stone Road (Ronald Johnson, Planning and Zoning Specialist)
2. RA-02-22 - Inline Communities, LLC - Proposed Rezoning of 116 Reed Road and Public Hearing (Ronald Johnson, Planning and Zoning Specialist)
3. RA-03-22 - CWD Properties, LLC - Rezoning from AG to C1 at 1101 W. Bankhead Hwy. and Public Hearing (Ronald Johnson, Planning & Zoning Specialist)

4. Application and Lottery Process for Package Stores (Nyree Simpson, Licensing & Permitting Specialist)

D. Executive Session (C. David Mecklin, City Attorney)

1. Meeting to discuss or deliberate upon the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a public officer or employee as provided in Georgia Code section 50-14-3(b)(2).

Adjournment (Mayor Gil McDougal)



CITY OF VILLA RICA

City Council Meeting Agenda Item Cover Sheet

SUBJECT: RH Events and Catering, LLC dba Shake, Rattle & Rolls
AGENDA DATE: May 24, 2022

DATE PREPARED: May 13, 2022
PREPARED BY: Nyree Simpson, Licensing Specialist

AMOUNT: N/A
GL ACCOUNT #: N/A
FUNDING SOURCE: N/A
BUDGETED ITEM? N/A

PURPOSE: RH Events and Catering, LLC dba Shake, Rattle & Rolls has presented an application to operate a food truck (Shake, Rattle & Rolls), at 2000 Shoreline Parkway on Monday, May 30, 2022 from 1:00 pm until 5:00 pm.

BACKGROUND: RH Events and Catering is an organization with 30 years of experience specializing in corporate events and hospitality services. Operating from an 11,000 square foot, state of the art facility in Powder Springs, GA they offer corporate events (entertainment, casino nights), catering, and food truck services (Shake, Rattle & Rolls and Lee Street Tacos). Corporations such as WellStar Health Systems, GEICO, Walmart, Hyundai and Frito Lay have utilized their services.

STAFF RECOMMENDATION: APPROVAL

IMPACT: N/A

MOTION: I move to approve the applicant's request to operate a Mobile Food Service Unit (Food Truck) pursuant to Sec. 11.18 – Food Trucks and Mobile Food Vendors, according to Article 3 of the Zoning Ordinance.



City of Villa Rica

FOOD TRUCK VENDOR LICENSE APPLICATION

Mobile Vending Unit Information: Food Trailer Permit #: FSP-033-004680
Name of Mobile Food Vending Unit: Shake Rattle and Rells

TYPE OF VENDOR

☒ Street Vending Unit ☐ Sidewalk Vending Unit

Vehicle Make: Freedom
Vehicle Model: Trailer
Vehicle License Plate Number: XLW 352

OWNER OF MOBILE FOOD VENDING UNIT

RH Events and Catering, LLC dba Shake Rattle + Rells Business Name

RH Events and Catering, LLC Owner 770-635-7449 Phone Number

3230 Hopeland Ind. Blvd Address Business

Powder Springs GA City State 30127 Zip Code

FSP-033-004680 Number Cobb County City/County Issuing Occupational Tax

NOTE: PLEASE PROVIDE A COPY OF VALID LIENSE FOR THE RESTAURANT, KITCHEN, OR COMMISSARY THAT THIS FOOD TRUCK UNIT WILL BE BASED FROM IF NOT LOCATED IN THE CITY OF VILLA RICA.

OPERATOR (PERSON IN CHARGE/OPERATION OF THE FOOD TRUCK UNIT)

Shake Rattle & Rolls
Operator

770-635-7449
Phone Number

3230 Hopeland Ind. Blvd Address

Powder Springs GA 30127
City State Zip Code

Driver's License Number Approved Permit
from the Carroll County/Douglas County Health Department:

☐ Please provide a copy of the approved Mobile Food Service Operation Permit from the Carroll County/Douglas County Health Department.

VENDING LOCATIONS & TIME OF OPERATION

May 30, 2022

LOCATION	TIME OF OPERATION
Address: <u>2000 Mirror Lake Shoreline Pkwy</u>	From: <u>1</u> A.M./ <u>P.M.</u> To: <u>5</u> A.M./ <u>P.M.</u>
Address: <u>Mirror Lake</u>	From: _____ A.M./P.M. To: _____ A.M./P.M.
Address: <u>Villa Rica, GA</u>	From: _____ A.M./P.M. To: _____ A.M./P.M.
Address: _____	From: _____ A.M./P.M. To: _____ A.M./P.M.

NOTE: PLEASE PROVIDE PROPERTY OWNER CONSENT FORMS INDICATING OWNER CONSENT FOR THE USE OF EACH PROPERTY.

FEE SCHEDULE

The food truck vendor may sell food and non-alcoholic beverage items only. The annual Food Truck Vendor

License fee is \$150.00

Applicant Signature

I hereby certify that all information provided herein is true and correct. I am aware of the rules for Food Truck and Mobile Food Vendors found in Section 11.18 of the Villa Rica Zoning Ordinance and agree to comply with the requirements and regulations therein.

[Signature]
Applicant Signature: Business Owner or Owner's Representative

5/4/22
Date

OFFICE USE: Fee: \$150.00 ☐ Cash ☐ Check ☐ Check Card Receipt #: _____

☐ Approved

☐ Denied

By: _____ Date: _____

571. W. Bankhead Highway • Villa Rica, GA 30180 • Phone: (770) 459-7000 • Fax: (770) 459-7003

Website: www.villarica.org



GEORGIA DEPARTMENT OF PUBLIC HEALTH
KATHLEEN E. TOOMEY, M.D., M.P.H., COMMISSIONER

FOOD SERVICE PERMIT FOR BASE OF OPERATION

03/04/2021
(DATE ISSUED)

FSP-033-004680
(PERMIT NUMBER)

A PERMIT IS HEREBY GRANTED TO

RH EVENTS AND PROMOTIONS, LLC
(PERMIT HOLDER)

to maintain and operate a mobile food service base of operation

Base of Operation:

RH EVENTS AND PROMOTIONS, LLC - BASE
(NAME OF BASE OF OPERATION)

Location of Base of Operation:

3230 HOPELAND INDUSTRIAL BLVD
(STREET, HIGHWAY, OR RFD)

POWDER SPRINGS
(CITY OR TOWN)

This permit signifies compliance on the date of issue with the Rules of the Georgia Department of Public Health pursuant to the O.C.G.A. 26-2-373 et seq. and is valid until the permit is suspended, revoked, or expires.

Kathleen E. Toomey

Issuing Official for County Board of Health

DISPLAY FOR PUBLIC VIEW - NOT TRANSFERABLE - PROPERTY OF THE HEALTH AUTHORITY



GEORGIA DEPARTMENT OF PUBLIC HEALTH
KATHLEEN E. TOOMEY, M.D., M.P.H., COMMISSIONER

MOBILE FOOD SERVICE UNIT PERMIT

04/05/2021

(DATE ISSUED)

FSP-033-004685

(PERMIT NUMBER)

A PERMIT IS HEREBY GRANTED TO

RH EVENTS AND PROMOTIONS LLC
(PERMIT HOLDER)

to maintain and operate a mobile food service unit

Name of Mobile Unit:

SHAKE RATTLE AND ROLLS - MOBILE

Base of Operation:

FSP-033-004680
(BASE OF OPERATIONS PERMIT NUMBER)

Location of Base of Operation:

3230 HOPELAND INDUSTRIAL BLVD
(STREET, HIGHWAY, OR RFD)

POWDER SPRINGS
(CITY OR TOWN)

License Plate Number:

XLW352

This permit signifies compliance on the date of issue with the Rules of the Georgia Department of Public Health pursuant to the O.C.G.A. 26-2-373 et seq. and is valid until the permit is suspended, revoked, or expires.

Issuing Official for County Board of Health

DISPLAY FOR PUBLIC VIEW - NOT TRANSFERABLE - PROPERTY OF THE HEALTH AUTHORITY



Carroll County Fire Rescue Inspection Report

Agency

✓ Carroll County Fire Rescue
501 Old Newnan Road, Carrollton GA 30117
Phone: 770-830-5880

✓ Fire Marshal's Office
Nic Turner, Fire Marshal
Email: nturner@carrollcountyga.com

Facility Information

✓ **Occupant Name:** Shake Rattle and Roll
Street Number: 3230
Street Name: Hopeland industrial
Street Type: Boulevard

City:

Contact Information

First Name:

Last Name:

Occupant Information

✓ **Property Use:** Restaurant
or cafeteria

Construction Class Type: Type 5: Wood-
Framed

Total Sq. Ft.: 0

Story Above Grade: 0

Story Below Grade: 0

Automatic Extinguishing System Presence: Undetermined

Inspection Information

✓ **Date Completed:** 5/10/2022

Inspection Type: Consultation Inspection

Inspection Passed?: Yes

✓ **Inspector:** Turner, Robert

Violations

Violation Code	Description	Violation Location	Comments	Days to Correct
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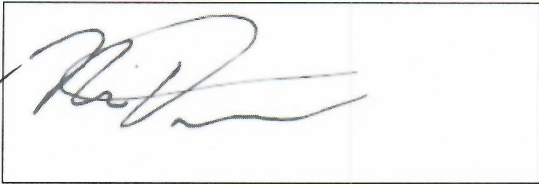
No Violations Found On Inspection

Inspection Notes

✓ Recived 100% inspection from Paulding County Fire Marshals Office.

Signatures

Type	First Name	Last Name	Signature Date	Signature Graphic
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Inspector	Robert N.	Turner	✓ 5/10/2022	
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Legal

Notice: All deficiencies and/or violations noted shall be corrected immediately in order for this facility to comply with O.C.G.A. Title 25 Chapter 2. A re-inspection will be performed at the end of the time frame given by the Fire Inspector to insure all deficiencies and/or violations have been corrected. Failure to correct the noted deficiencies and/or violations is a violation of Georgia Safety Fire Laws. Carroll County Fire Rescue and the Fire Marshal's Office do not discriminate on the basis of race, color, national origin, sex, religion, age or disability in employment or the provision of programs or services.

STATE OF GEORGIA

Secretary of State

Corporations Division

313 West Tower

2 Martin Luther King, Jr. Dr.

Atlanta, Georgia 30334-1530

CERTIFICATE OF AMENDMENT

NAME CHANGE

I, **Brad Raffensperger**, the Secretary of State and the Corporation Commissioner of the State of Georgia, hereby certify under the seal of my office that

RH EVENTS AND PROMOTIONS, LLC
a Domestic Limited Liability Company

has filed articles/certificate of amendment in the Office of the Secretary of State on 01/01/2022 changing its name to

RH Events and Catering, LLC
a Domestic Limited Liability Company

and has paid the required fees as provided by Title 14 of the Official Code of Georgia Annotated. Attached hereto is a true and correct copy of said articles/ certificate of amendment.

WITNESS my hand and official seal in the City of Atlanta
and the State of Georgia on 12/16/2021.



Brad Raffensperger

Brad Raffensperger
Secretary of State

ARTICLES OF AMENDMENT

Electronically Filed

Secretary of State

Filing Date: 12/13/2021 12:48:08 PM

Article 1

Business Name : RH EVENTS AND PROMOTIONS, LLC

Control Number : 10054676

Article 2

The date the original articles of organization were filed was: 08/03/2010

Article 3

The entity hereby adopts an amendment to change its name to the following new business name:

New Business Name : RH Events and Catering, LLC

Effective Date : 01/01/2022

Authorizer Information

Authorizer Signature : Stephen G Hunt

Authorizer Title : Organizer

STATE OF GEORGIA

Secretary of State
Corporations Division
313 West Tower
2 Martin Luther King, Jr. Dr.
Atlanta, Georgia 30334-1530

ANNUAL REGISTRATION

Electronically Filed
Secretary of State
Filing Date: 2/25/2022 8:46:12 PM

BUSINESS INFORMATION

CONTROL NUMBER	10054676
BUSINESS NAME	RH Events and Catering, LLC
BUSINESS TYPE	Domestic Limited Liability Company
EFFECTIVE DATE	02/25/2022
ANNUAL REGISTRATION PERIOD	2022

PRINCIPAL OFFICE ADDRESS

ADDRESS	3230 Hopeland Industrial Blvd, Powder Springs, GA, 30127, USA
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REGISTERED AGENT

NAME	ADDRESS	COUNTY
Stephen G Hunt	3230 Hopeland Industrial Blvd, Powder Springs, GA, 30127, USA	Cobb

AUTHORIZER INFORMATION

AUTHORIZER SIGNATURE	Stephen G Hunt
AUTHORIZER TITLE	Organizer



CITY OF VILLA RICA

City Council Meeting Agenda Item Cover Sheet

SUBJECT: Gold Dust Recreation Gymnasium HVAC Project
AGENDA DATE: May 24th, 2022

DATE PREPARED: 5/12/2022
PREPARED BY: Nic Griffin

AMOUNT: \$219,346
GL ACCOUNT #: 321-6110-541320
FUNDING SOURCE: GF
BUDGETED ITEM? Yes

PURPOSE: To install four fifteen ton hvac systems at the Gold Dust gymnasium to supply the gymnasium with air conditioning.

BACKGROUND: Currently, there are six suspended heaters installed in the gymnasium that supplies the facility with heat when needed. The only means of cooling are four large fans in the corners of the gym and two exhaust fans located in the walls near the ceiling. City staff has put out for bid installing four Trane hvac units that would provide adequate heating and cooling to the facility. Staff has engaged with HVAC Consulting and Design for proper load calculations and the design of the duct work layout. This company provided calculations that split the gym into four sections isolated for a single unit each. This will provide the City with means of not running all four of these units at the same time if only a portion of the gym is being used actively. This company also provided drawings and dimensions of the duct work and register layout. City staff had included these documents in the RFP that was published on the website and sent out for proposals. City staff hosted a mandatory pre-bid meeting on April 11th, 2022. Two local companies participated in the meeting and submitted their proposals per the City required specifications. KBS Heating and Cooling had the lowest bid for the equipment requested as well as the installation. In our RFP, staff did not include providing electrical to these systems due to the desire to handle this portion of the scope separately. City staff will engage with an electrical company to provide this work, if approved.

Company	Quote
KBS Heating and Cooling, Inc.	\$219,346.00
Peavy Enterprises Inc.	\$389,818.00

STAFF RECOMMENDATION:

Due to KBS Heating and Cooling providing the lowest bid, staff recommends engaging with this company to install the HVAC systems and equipment at the Gold Dust Recreation's Gymnasium. There is \$262,500.00 budgeted for this project. The remaining \$43,154 will allow for the proper electrical to be purchased and installed for this project.

IMPACT: Installing these units will provide heating and cooling to the gymnasium. This installation will also allow for the removal of the floor fans and suspended heaters in the gym.

MOTION: I move that we authorize the City manager to engage with KBS Heating and Cooling to install four HVAC systems in the Gymnasium for the amount of \$219,346.00.



146 Edge Road
Villa Rica, Georgia 30180
678-715-9299 or 770-439-6677
customer.care@kbshvac.net

May 5th, 2022

	Location:	Project
City of Villa Rica Park/Gym 571 West Bankhead Hwy. Blvd. Villa Rica, GA 30180 30180		Gold Dust 646 Industrial Villa Rica, GA

KBS Heating and Cooling, Inc. has reviewed all aspects of conditioning existing gymnasium at the above project location. We have worked closely with our engineering group to ensure we have designed the most efficient and economical way to condition the gymnasium.

Based on the overall square footage we are proposing to use (4) -15-ton Trane Voyager gas heating with 2-compressor multi-stage package units. Each unit will be equipped with full outside air ventilation based on total occupied load conditions as well as having economizers for (free cooling) during correct conditions.

The over all square footage will be divided up in 4-sections per 15-ton unit. By designing the system this way allows better efficient control over how many units are running during certain events.

KBS will provide 4 – 12x12 concrete pads and relocate down spout.

The city will be responsible for providing electrical to each 15-ton package unit.

Insulation will be required; we will be working with spray foam contractor to have portions of the interior. Metal wall spray foamed to allow proper R-Value to reflect the amount of conditioned air proposed. Attached with our proposal, you will find the quote provided by spray foam company.



146 Edge Road
Villa Rica, Georgia 30180
678-715-9299 or 770-439-6677
customer.care@kbshvac.net

Equipment Specs:

- 4- Trane Model #: YSH180G4RL 460V Voyager Gas Package Units with 2 stage cooling.**
- 4 – Trane Model #: BAYECON092B Economizers**
- 4 – Trane Model #: BAYGARD445A Hail Guards**
- 4 – Trane Model #: TCON724 Thermostats**
- 4 – Metal Lockbox cover (thermostat)**

Ductwork: Interior/Exterior

- All Interior spiral ductwork will be lined with 1" liner, paint grip materials (paintable)**
- All exterior rectangle duct-work lined with 1" insulation, standing s-lock, seamed with exterior sealant.**
- Remove existing gas hanging heaters/seal roof penetrations.**

Register:

- 40 – 16x10 Supply high velocity single throw (supply)**
- 4 – 24x70 Polished aluminum return grills (return)**

Insulation contractor to be paid directly through City of Villa Rica.

2" Close cell insulation with rated fire spray

Spray Foam Quote:

\$27,400

Total HVAC Listed project:

\$219,346

Peavy Enterprises Inc.

728 Caravan Ct
 Villa Rica, GA 30180 US
 (404) 408-4211
 robert@peavyenterprises.com
 http://www.peavyenterprises.com

**Estimate****ADDRESS**

City of Villa Rica Community Development (Nic Griffin)
 1605 Hwy 61
 Villa Rica, Ga 30180

ESTIMATE 1044
 DATE 05/06/2022
 EXPIRATION DATE 06/15/2022

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Gold Dust Gym Project			
	-GOLD DUST GYM VILLA RICA Install Per Plan's Dated Sept, 1 2021 :	1	389,818.00	389,818.00
	LABOR AND MATERIAL INCLUDED TO INSTALL THE FOLLOWING:			
	4- Trane 15 Ton Gas Package units M# YSH180G4RHC 4- Trane Economizers M# BAYECON092B 4- Trane Hail Guards M# TCON724 4- Concrete pads (By General Contractor) 4- Trane Thermostats M# TCON724 4- Metal Locking Thermostat boxes 1- 1" Lined metal paint grip rectangle duct outside, with lined spiral duct inside 40- 16X10 Supply grills with high velocity throws 4- 24X70 Returns, polished aluminum return grills 6- Remove existing suspended heaters and gas line to each unit. 4- Gas lines from main line at each existing unit heater tee to each package unit. Paint, pressure test and secure. 1- Crane for setting units 4- Electrical whips from disconnects to package units 2- Scissor lift ***** Warranties: (Commercial) 1 Year parts, materials, and labor. *****			
	-All interior metal walls above CMU to be spray foamed with 2" closed cell			



REQUEST FOR PROPOSAL – GOLD DUST RECREATION GYMNASIUM HVAC PROJECT

PROPOSAL NUMBER: Q4900-005BP | ISSUE DATE: APRIL 1ST, 2022

The City of Villa Rica Building and Project Department is requesting bids for the installation of four hvac systems to supply our Recreation department's gymnasium. This work will be at **Gold Dust Recreation Facility: 646 Industrial BLVD, Villa Rica, Georgia 30180**. All bids must be received no later than 12:00 pm on Friday, May 6th. There will be a mandatory pre-proposal meeting on April 11th, at 10:00AM.

Submit proposals to:

City of Villa Rica – Community Development

Attn: Nic Griffin, Project Manager

Reference No. Q4900-005BP

1605 HWY 61

Villa Rica, Georgia 30180

In determining the lowest responsive and responsible bidder, in addition to price, the following shall also be considered:

1. The ability, capacity and skill of the bidder to perform the contract.
2. The character, integrity, reputation, judgment, experience and efficiency of the contractor.
3. The quality of performance on previous contracts.

For any questions, please email or call: Nic Griffin,

Building and Project Manager

Email: Dgriffin@villarica.org

Cell: 470-725-2701

1. BACKGROUND

The City of Villa Rica is seeking a well-qualified company to install four 15-ton gas package units in our Recreation department's gymnasium. Currently, there are suspended heaters supplying the gym with heat but there is no means of cooling for this area. There are also two exhaust fans mounted above exterior doors. The gymnasium is 15,120 square feet. The City of Villa Rica has engaged with HVAC Consulting and Design to perform load calculations and a design plan for the systems ductwork. These documents will be provided in this document.

*Permits will be required but the City of Villa Rica will waive the fee.

2. SCHEDULE OF EVENTS

This Request for Proposal will be governed by the following schedule:

Release of RFP	March 29 th , 2022
Pre-proposal Meeting / Gold Dust Park Gym – 10:00 am	April 11 th , 2022
Deadline for Written Questions	April 18 th , 2022
Responses to Questions Posted on Website	April 21 st , 2022
Proposals are Due	May 6 th , 2022
Proposal Evaluation Completed	May 12 th , 2022
To be presented to the City Council	May 24 th , 2022

3. SCOPE OF WORK

- The City of Villa Rica will be providing electrical to these systems up to the service disconnect.
- The contractor shall retain professional personnel who have successfully and competently provided services and installations of HVAC systems similar to this scope and complexity.
- The contractor will provide the concrete pads for the units to be placed upon.
- The contractor will have the interior perimeter metal walls spray foamed with closed cell 2". These walls are 19 foot above the CMU walls. The walls are 10 foot tall.
- The contractor will provide and install the following systems with ductwork. *If the contractor proposes different equipment, it shall be equivalent or better. The City of Villa Rica will have the right to discard any proposals with equipment proposed different than what is listed below, though these proposals will be evaluated and considered.
- The contractor will install correct size gas lines to each unit. The contractor will perform and verify gas demands and calculations to verify that the current meter supply can adequately supply these systems.
- The contractor will remove six of the existing suspended heaters and correctly/competently remove the existing gas lines to these units.

SEE DRAWING

Equipment:

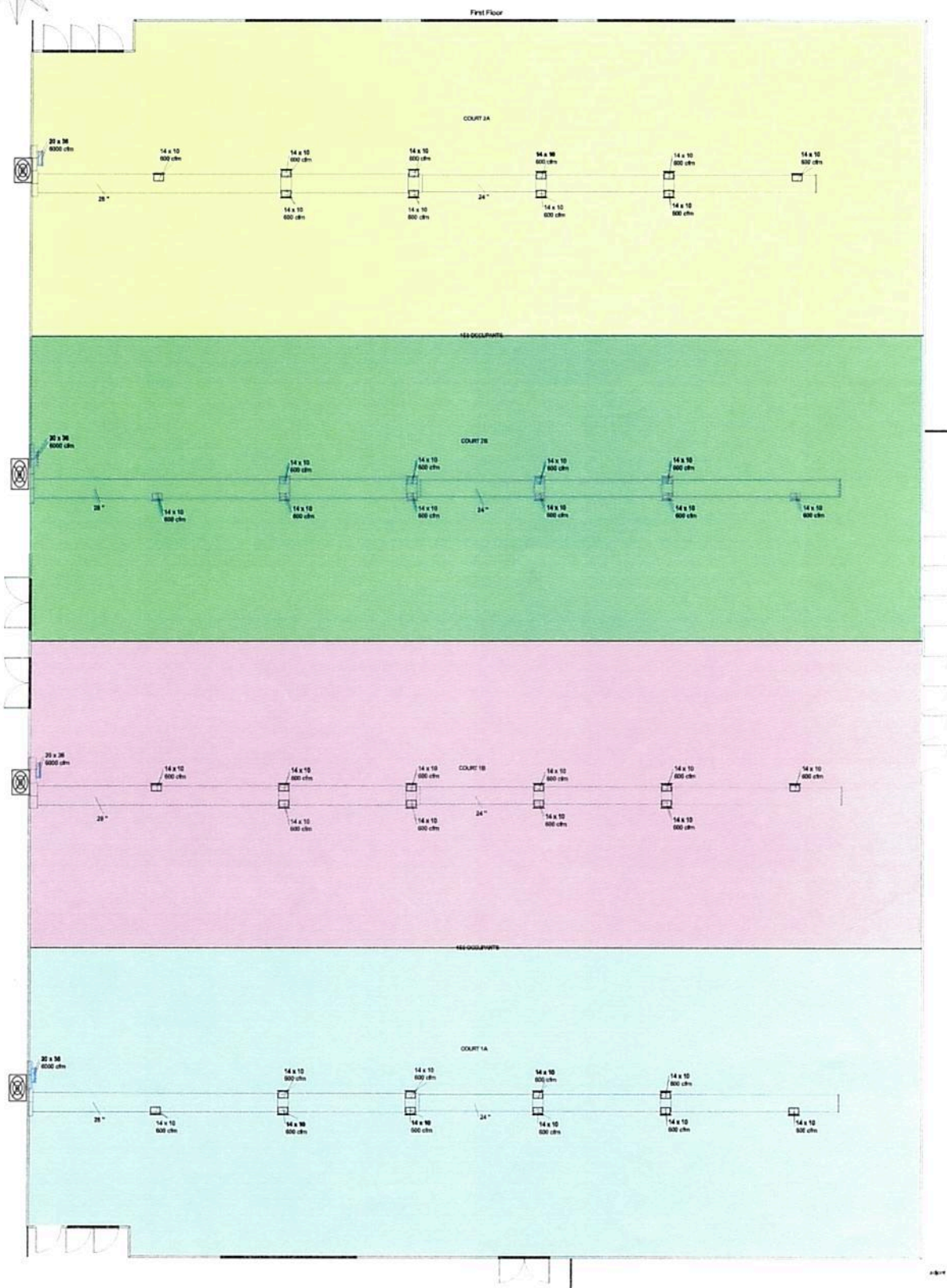
- 4-Trane Model # YSH180G4LC0000
- 4- Trane Model # BAYECON092B economizers
- 4- Trane Model # BAYEGARD445A Hail Guards
- 4- Trane Model # TCON724 Thermostats
- 4- Metal lockbox thermostat covers

Ductwork: interior/exterior

- 28" spiral duct piping to 24" in the center
- Exterior rectangle duct work for the exterior
- All ductwork shall be lined with 1" linear, paint grip material
- All exterior ductwork shall be lined with 1" insulation, standing s-lock, seamed with exterior sealant.

Registers:

- 40- 16x10 Supplies, high velocity single throws
- 4- 24-70 Returns, polished aluminum return grills



HVAC Consulting and Design
855 Orchard Road
Jasper, GA 30143
Phone: 706-669-5374 Fax: 866-266-2768
www.HVACConsultingDesign.com Ralph@HVACCon...

Scale: 3/16" = 1'0"

Page 1

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SPECIAL INSTRUCTIONS

Parties interested in acquiring this contract with the City of Villa Rica's

Building and Project Department shall submit one copy

of the proposal package to meet the requirements below:

- 1. All bids must be labeled "City of Villa Rica Building and Project Department –Gold Dust Recreation Gymnasium HVAC Project"**
- 2. Bidders must be properly licensed and secure necessary permits where applicable.**
- 3. Complete Mandatory Bid Submittal Form.**
- 4. Complete City of Villa Rica vendor information packet, if not currently an approved vendor.**

**Responsive documents are available online in the Finance Section of the Document Center at
Purchasing - City of Villa**

Rica, Georgia.pdf

5. Preservation of Rights: The owner reserves the right to reject any and/or all bids and waive all minor technicalities, informalities and irregularities. The owner reserves the right to accept the bid, which in the judgment of the Owner, is in their best interest.

6. The City of Villa Rica is the sole determiner of a qualified bidder and may request other information sufficient to determine bidder's ability to meet these minimum standards listed above. Request for information contained in this section may also occur at any time during the effective period of this Contract, or any extension/renewal thereof.

9. Termination of Contract: The City of Villa Rica may, at any time it deems necessary, may terminate this agreement with thirty (30) calendar days' written notice.

10. Discounts: Any available discount for prompt payment, government or cooperative purchasing, etc., must be noted and reflected in bid figures and not entered as separate pricing on the proposal form.

IMPORTANT CONSIDERATIONS:

Location:

This work will be performed at the following location:

Gold Dust Recreation Park

646 Industrial Blvd.

Villa Rica, Georgia 30180

CITY OF VILLA RICA | PROPOSAL NUMBER Q4900-005BP

MANDATORY BID SUBMITTAL FORM

BID NUMBER: Q4900-005BP |

City of Villa Rica

Company Name: _____

Street Address: _____

City/State/ZIP code: _____

Primary Contact: _____

E-mail Address: _____

Phone Number: (_____)_____

Cell Phone Number: (_____)_____

I acknowledge that this quote pertains to installing

Signature: _____ Date: _____



CITY OF VILLA RICA

City Council Meeting Agenda Item Cover Sheet

SUBJECT: Concrete Material Bay Storage Project
AGENDA DATE: May 24th, 2022

DATE PREPARED: 5/12/2022
PREPARED BY: Nic Griffin

AMOUNT: \$49,210.00
GL ACCOUNT #: 100-4210-522250
FUNDING SOURCE: GF
BUDGETED ITEM? Yes

PURPOSE: To provide City departments solid and safe means of storing material and aggregate for various operations and projects.

BACKGROUND: Currently, City staff is utilizing a pole barn located behind the Police Department for material storage. This pole barn is beyond reasonable repair and it is dilapidated. The structure itself is compromised due to some of the bracing and posts being damaged and rotting. Staff has replaced posts in the past and have tried to maintain this structure. Unfortunately, this building accommodation is not fit for its utilized purpose. The bays are fairly narrow and the roof truss' are not as tall as they need be. City Staff ideally would be able to back a large truck, such as a F-650 dump bed, through these bays so that they may dump and place material in the bays. City Staff cannot adequately store material out of the weather in this fashion leading to a loss of material and also labor time.

City Staff has drawn up plans for a concrete material bay structure that would provide the departments with all the means necessary to provide a safe and efficient environment, to operate with this material. Staff would like to have these bins built behind the Avanti building so that it is on the same property the departments are operating out of. The structure will be placed on an eighty-foot-wide by twenty-foot-deep, six-inch slab. Upon this slab will sit six total bay walls, providing five material bays. These bay walls will be eight-foot-tall in the rear and slope down to six foot in the front. These bays will provide an average of two-thousand square foot of storage space per bay. This design will also allow a dump truck to raise the dump body to full extension allowing for maximum usage of the space.

City Staff has issued a request for proposal for this project. The RFP was posted on the City website and distributed. City Staff received two proposals for this project. P & P Footings, Inc. was the lowest bidder coming in at \$49,210.00.

The total budgeted amount is \$60,000. The left over funds will allow City Staff to install a heavy duty tarp system so that the material will be out of the weather and also a fence securing the material.

Company	Quote
P & P Footings, Inc	\$49,210.00
The Mitchell Group, LLC	\$54,224.00

STAFF RECOMMENDATION: Staff recommends engaging with P & P Footings to build concrete material bays in the rear of the Avanti building.

IMPACT: Building this structure will provide a safe and efficient alternative in lieu of the current conditions these departments are utilizing. These bays will also provide a great deal more space to store material, in turn allowing for more productive use of labor. These bays will eliminate the need for so many trips out of town to retrieve material and would even allow for larger deliveries to be outsourced due to adequate grounds to do so.

MOTION: I move that we authorize the City manager to engage with P & P Footings to pour and build concrete material bays for the amount \$49,210.00.

P & P Footings, Inc.

P.O. BOX 658

Estimate

Date	Estimate #
2/8/2022	291272F

Name / Address
CITY OF VILLA RICA

Location
AGREGATE STOREGE 213 N CARROLL ROAD VILLA RICA GA

Qty	Description	Cost	Total
200	LINEAL FT OF FOOTINGS 32"X12"	12.00	2,400.00
200	FOOT OF WALL 8' TO 6' HIGH 12" THICK	42.00	8,400.00
3,800	FT OF REBAR TIED 12" O.C	0.45	1,710.00
200	DOWELS	3.50	700.00
100	CROSS BARS TIED	2.00	200.00
1,600	SQ FT OF SLAB PREP AND POURED	2.25	3,600.00
1	MATERIALS (FORM BOARDS REBAR AND WIRE MESH)	7,200.00	7,200.00
125	YARDS OF CONCRETE 3000 PSI	180.00	22,500.00
2	PUMPING SERVICES	1,250.00	2,500.00
		Total	\$49,210.00

Phone #	Fax #	E-mail
7703542457		ppfootings@bellsouth.net

The M. Mitchell Group, LLC



March 18, 2022

Project:
Villa Rica Concrete Project

PROPOSAL NUMBER: Q4900-003BP

Attention:

City of Villa Rica – Community Development
Attn: Nic Griffin, Project Manager
Reference No. Q4900-003BP
1605 HWY 61
Villa Rica, Georgia 30180
Email: Dgriffin@VillaRica.Gov

The M. Mitchell Group (TMMG) is pleased to present our proposal providing turnkey concrete foundation services: Grading sub grade for stabilization, Concrete slab, Concrete foundation, and Concrete walls with rebar.

Our representatives and employees have extensive experience working within the construction industry. Regarding our proposal we are pleased to submit the following services.

We will perform all work in strict accordance with the contract document. TMMG will supply all materials, labor, supervision and all necessary equipment to complete the project. TMMG will coordinate with the owner representatives and schedule which will be set forth by both parties. TMMG's goal is to ensure the project will be completed on time and to owner satisfaction.

Scope of Work

Includes: site prep, grading, compacting materials and pouring concrete.

Concrete SLAB 80x20: Grade, place footings, slab 6" thick with 3000 PSI concrete install 6"x6" welded wire mesh @ slab with 4" thick gravel with slight slope from the back of the slab. The slab will be 6" above the ground footings poured with the slab. All footings will be 16" wide X 18" deep with #4 rebar in the footings.

Concrete BAY WALLS: We will form and pour 6 walls for the material bays. The two exterior bay walls will be 20' deep X 8' Tall in the rear with 6' tall wall in the front. The 4 middle bays will be 19' deep X 8' tall in the rear and 6' tall in the front. This will allow a slope on top of the walls from

The M. Mitchell Group, LLC



rear to front. There will be a 1' gap from the rear of the wall to the cinder block building as indicated on the drawings. We will install #5 steel reinforced bars 2' center. All concrete walls will be 1' thick.

Consideration of our services will amount to a: **TOTAL PRICE OF FIFTY FOUR THOUSAND TWO HUNDRED TWENTY FOUR DOLLARS (\$54,224.00).**

TIME: Estimated time to complete this project is *(as weather permits)*

This proposal is valid for 45 days. If the terms and conditions of this proposal are acceptable, the undersigned has reviewed this proposal and all pertinent documents relating to this proposal agrees.



REQUEST FOR QUOTE – CONCRETE MATERIAL BAY STORAGE PROJECT

PROPOSAL NUMBER: Q4900-003BP | ISSUE DATE: February 23, 2022

The City of Villa Rica Building and Project Department seeks quotes for concrete material bays to be poured and built. This build will take place at: **The Public works facility (Avanti Building)- 106 Temple Street, Villa Rica, GA 30180**. All quotes must be received no later than **12:00 pm on Friday, March 18th, 2022**. **Early and emailed submissions will be accepted.**

Submit proposals to:

City of Villa Rica – Community Development

Attn: Nic Griffin, Project Manager

Reference No. Q4900-003BP

1605 HWY 61

Villa Rica, Georgia 30180

Email: Dgriffin@VillaRica.Gov

In determining the lowest responsive and responsible bidder, in addition to price, the following shall also be considered:

- 1. The ability, capacity and skill of the bidder to perform the contract.**
- 2. The character, integrity, reputation, judgment, experience and efficiency of the contractor.**
- 3. The quality of performance on previous contracts.**

For any questions, please email or call:

Nic Griffin, Building and Project Manager

Email: Dgriffin@VillaRica.Gov

Cell: 470-725-2701

Scope of Work: (REFER TO THE ATTACHED DRAWINGS FOR REFERENCE)

- **SLAB:** To pour and install an 80' Wide X 20' Deep slab for the material bays to be built upon.
 - The slab should be 6" thick with 3000 PSI concrete.
 - 6"x6" welded wire mesh will be used in the slab.
 - There should be at least a 4" thick gravel base, beneath the slab.
 - There should be a slight slope from the back of the slab to the front, so that water may run off.
 - The slab will be 6" above the ground surface, beginning at the surface.
 - There should be footings poured with the slab. Footings shall be 16" wide X 18" deep. #4 rebar should be used in the footings.
- **BAY WALLS:** There should be 6 total walls to be poured and installed for the material bays. This will create 5 total bays for material storage.
 - The two exterior bay walls will be 20' deep X 8' Tall in the rear and 6' tall in the front. This will allow a slope on top of the walls from rear to front.
 - The 4 middle bays will be 19' deep X 8' tall in the rear and 6 'tall in the front. This will allow a slope on top of the walls from rear to front.
 - There will be a 1' gap from the rear of the wall to the cinder block building. (see drawings for clarification or contact Nic Griffin.)
 - All walls will be will be steel reinforced with #5 rebar on 2' center. All walls will be 1' thick.

***Scope of work includes any ground stabilization to be done if the earth around the work site is disturbed. Scope should include all material needed to ensure final product to the City of Villa Rica's specifications. Permit fees will be waived, but permits will be required. There will be slight site prep needed for this work to begin. The City of Villa Rica's project manager will be able to meet any contractor on site to discuss details not included in the packet.**

SPECIAL INSTRUCTIONS

Parties interested in acquiring this contract with the City of Villa Rica's

Building and Project Department shall submit one copy

of the proposal package to meet the requirements below:

- 1. All bids must be labeled "City of Villa Rica Building and Project Department – Concrete Material Bay Storage Project".**
- 2. Bidders must be properly licensed and secure necessary permits where applicable.**
- 3. Complete Mandatory Bid Submittal Form.**
- 4. Complete City of Villa Rica vendor information packet, if not currently an approved vendor. Responsive documents are available online in the Finance Section of the Document Center at Purchasing - City of Villa Rica, Georgia.pdf. This can be done after the contract is awarded.**
- 5. Preservation of Rights: The owner reserves the right to reject any and/or all bids and waive all minor technicalities, informalities and irregularities. The owner reserves the right to accept the bid, which in the judgment of the Owner, is in their best interest.**
- 6. The City of Villa Rica is the sole determiner of a qualified bidder and may request other information sufficient to determine bidder's ability to meet these minimum standards listed above. Request for information contained in this section may also occur at any time during the effective period of this Contract, or any extension/renewal thereof.**
- 9. Termination of Contract: The City of Villa Rica may, at any time it deems necessary, may terminate this agreement with thirty (30) calendar days' written notice.**
- 10. Discounts: Any available discount for prompt payment, government or cooperative purchasing, etc., must be noted and reflected in bid figures and not entered as separate pricing on the proposal form.**

IMPORTANT CONSIDERATIONS:

Location:

This work will be performed at the following location:

Avanti Building- Public Works Facility

106 Temple Street

Villa Rica, GA 30180

CITY OF VILLA RICA | PROPOSAL NUMBER: Q4900-003BP

MANDATORY BID SUBMITTAL FORM

BID NUMBER: Q4900 | Concrete Material Bay Storage Project

City of Villa Rica

Company Name: _____

Street Address: _____

City/State/ZIP code: _____

Primary Contact: _____

E-mail Address: _____

Phone Number: (_____) _____

Cell Phone Number: (_____) _____

I acknowledge that this quote pertains to building concrete material bays to the City of Villa Rica's specifications located at The Public Works Facility: 106 Temple Street, Villa Rica, GA 30180.

Signature: _____ **Date:** _____

IMPORTANT CONSIDERATIONS:

Location:

This work will be performed at the following location:

Avanti Building- Public Works Facility

106 Temple Street

Villa Rica, GA 30180

CITY OF VILLA RICA | PROPOSAL NUMBER: Q4900-003BP

MANDATORY BID SUBMITTAL FORM

BID NUMBER: Q4900 | Concrete Material Bay Storage Project

City of Villa Rica

Company Name: _____

Street Address: _____

City/State/ZIP code: _____

Primary Contact: _____

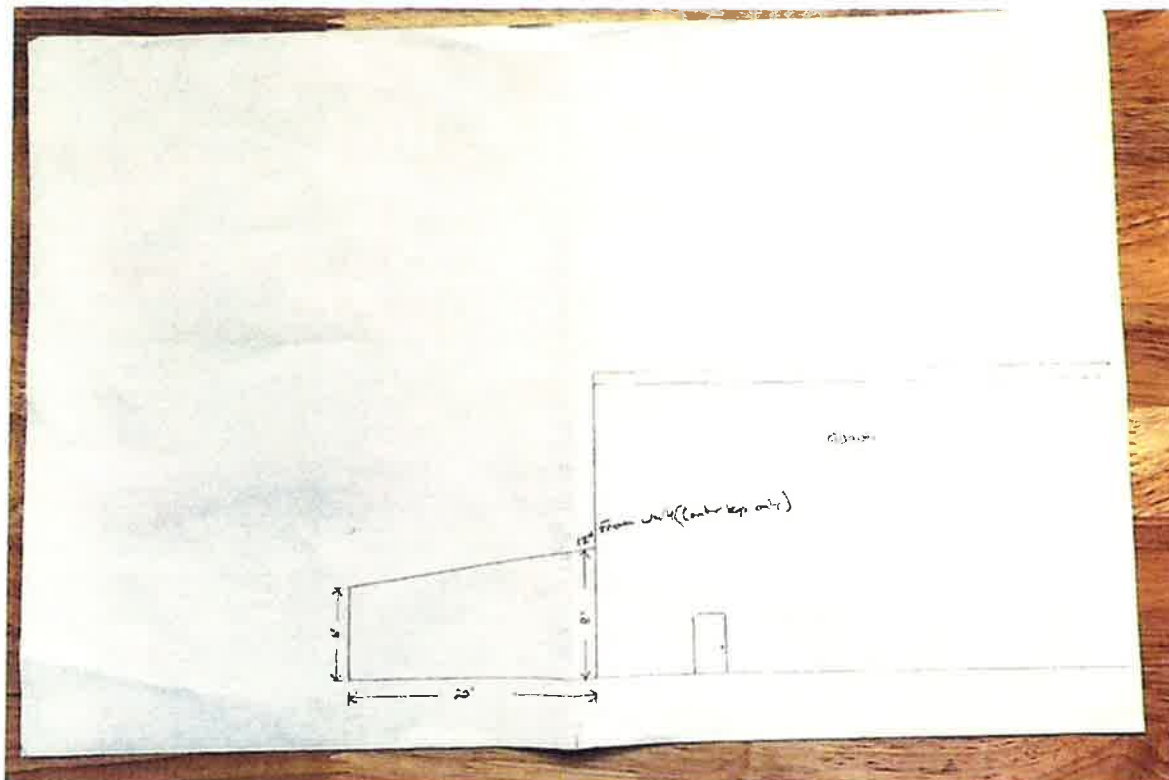
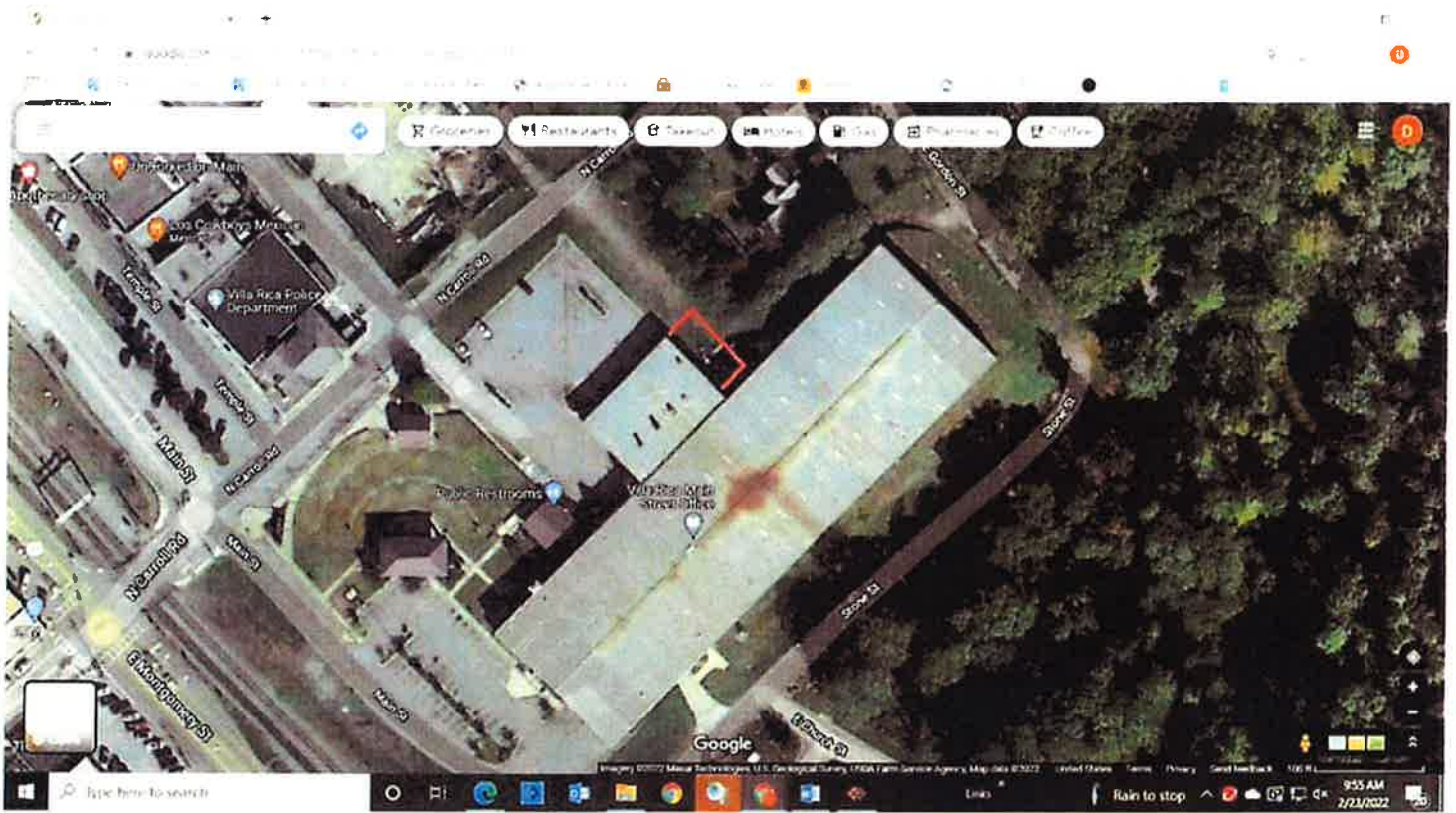
E-mail Address: _____

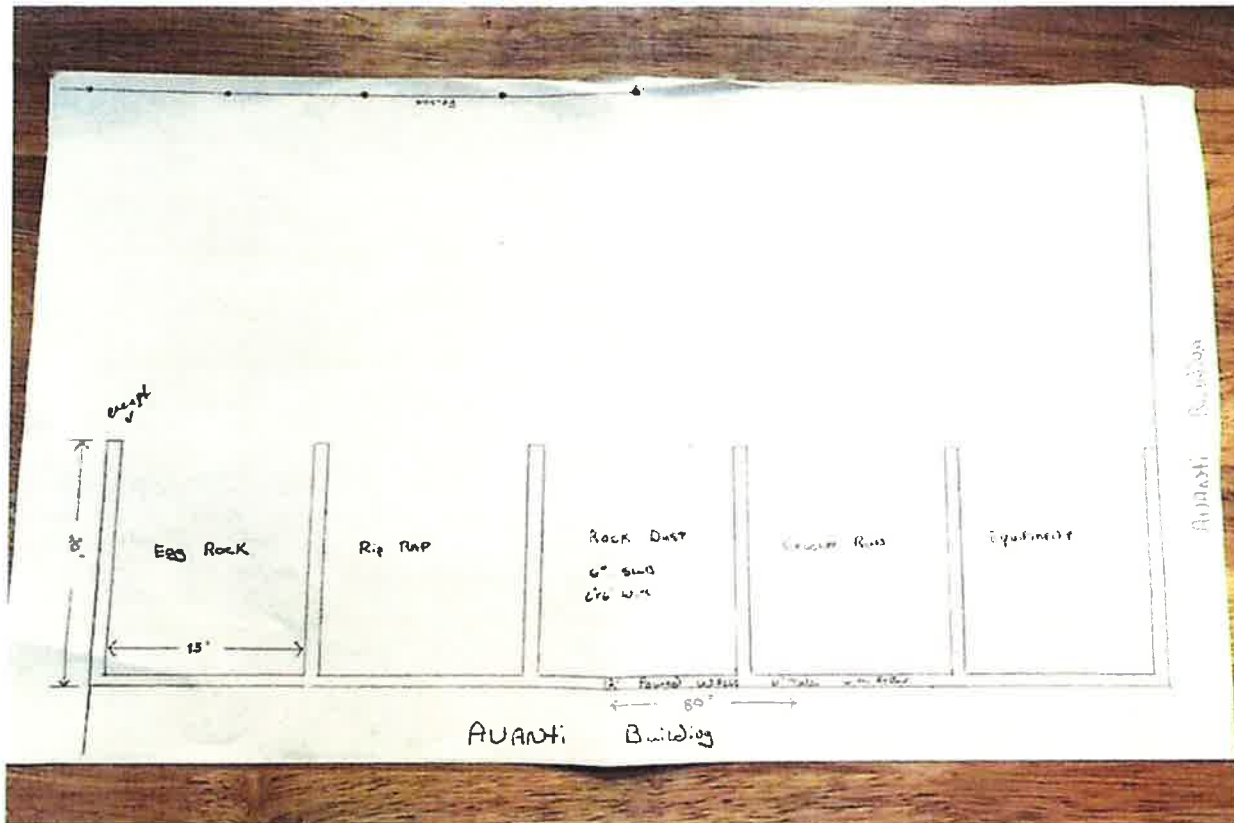
Phone Number: (_____) _____

Cell Phone Number: (_____) _____

I acknowledge that this quote pertains to building concrete material bays to the City of Villa Rica's specifications located at The Public Works Facility: 106 Temple Street, Villa Rica, GA 30180.

Signature: _____ **Date:** _____







CITY OF VILLA RICA

City Council Meeting Agenda Item Cover Sheet

SUBJECT:	North Plant Modifications Project Change Order
AGENDA DATE:	May 24, 2022
DATE PREPARED:	May 13, 2022
PREPARED BY:	John Bain
AMOUNT:	\$ 65,404.60
GL ACCOUNT #:	505-4330-541300
FUNDING SOURCE:	Water / Sewer Fund
BUDGETED ITEM?	Yes

PURPOSE: To Engage with IHC Construction for the installation of the North Plant aerator #2 installation.

BACKGROUND: IHC Construction was awarded the North Plant Modification project at the November 9th, 2021 City Council Meeting. This work included the installation of a new belt press, piping of second side of the disc filter, and installation of one mechanical aerator and drive unit. Since the awarding of the contract, staff has identified and ordered a second mechanical aerator for the treatment process. Staff is currently using a rental aerator to meet permit requirements, at an approximate cost of \$ 6,500.00 per month. This proposed change order is for the installation of the aerator and purchase and installation of the drive unit.

STAFF RECOMMENDATION: Staff recommends approval of the contractor-requested change order, in the sum of \$ 65,404.60.

IMPACT: The installation of the second aerator and drive will allow the treatment process of the North Wastewater Plant to function at 100% capacity, by allowing the staff to operate both halves of the aeration tank without the use of a rental aerator.

MOTION: I move we engage with IHC Construction for the purchase of the aerator drive, and the installation of the drive unit and mechanical aerator.

SUBMITTAL SHEET

IHC Construction

21503 . - Villa Rica - North WWTP Modifications.

Project: 21503 .
Villa Rica - North WWTP Modifications.

Spec Section Num: General Conditions

Submittal: PCO-01

Revision: 0

Package:

Date: 1/20/2022 UTC

Submittal Title: Additional Aeration Mixer

Submittal Detail: In accordance with Articles 11 & 12 of the General Conditions, IHC Construction is requesting that a written Change Order be issued in the amount of \$65,404.60 to install a second Aeration Mixer, furnished by the City, and the associated electrical work for this mixer. This request for additional work was made at the Pre-Construction Meeting held on 1/7/22 and is in accordance with the drawings issued and the discussions made at that meeting.

Response Due By:

Contractor:

Peter Nielsen
IHC Construction

Contractor's Stamp

Architect:

Paul Simonton
SIMONTON ENGINEERING LLC

Architect's Stamp

Response:

Comment:

North Wastewater Plant Modifications - City of Villa Rica

PCO #: 1 RFP #: PreCon Meeting Request Sheet 1 Of 1
 DATE OF WORK: TBD CONTRACTOR: IHC Construction Services
 DESCRIPTION OF WORK: Additional Aeration Mixer Installation

IHC Construction Services

SUBMITTED: 1/19/2022

DESCRIPTION	Unit of Msr.	QTY.	MATERIAL		MANHOURS		LABOR		EQUIPMENT		SUB-CONTRACT		TOTAL
			UNIT	EXT.	UNIT	EXT.	RATE	EXT.	UP	EXT.	UP	EXT.	
Labor													
Install Mixer	ea	1.00		\$ 11,000.00				\$ -					\$ 11,000.00
								\$ -					\$ -
								\$ -					\$ -
								\$ -					\$ -
SUBTOTAL LABOR													\$ 11,000.00
Materials													
Dumpster	ea	1.00		\$ 425.00					\$ -	\$ -		\$ -	\$ 425.00
				\$ -					\$ -	\$ -		\$ -	\$ -
SUBTOTAL LABOR													\$ 425.00
Sub/Trucking													
Herr Electrical	ea	1.00		\$ -							\$ 49,777	\$ 49,777.00	\$ 49,777.00
				\$ -								\$ -	\$ -
				\$ -								\$ -	\$ -
				\$ -								\$ -	\$ -
SUBTOTAL TRUCKING/SUB													\$ 49,777.00
Equipment													
				\$ -						\$ -		\$ -	\$ -
										\$ -		\$ -	\$ -
										\$ -		\$ -	\$ -
SUBTOTAL EQUIPMENT													\$ -
SUBTOTAL 1													\$ 61,202.00
TAX @ 7%													\$ -
LABOR BURDEN @ 33%													\$ -
SUBTOTAL 2													\$ 11,425.00
MARK UP ON LABOR, BURDEN, MATERIALS, & EQUIPMENT (15%)													\$ 1,713.75
MARK UP ON SUBCONTRACTOR (5% OF SUBCONTRACTOR)													\$ 2,488.85
SUBTOTAL COST													\$ 65,404.60
BOND (NA)													
GRAND TOTAL													\$ 65,404.60

Notes: Additional Contract time will be needed to complete this work.

Notes: Additional Contract time will be needed to complete this work.

Herr Electric Inc
Electrical Contractor

Lauren Clinton (Estimator / PM) 404-594-6245
Office 678-378-0158



Job: North Plant WWTP
Date: 1/18/2022
Attn: Peter Nielsen

Quote: 22.1.NPVR.01
Revision:

Proposed Change Order #1

Item	Each	Quantity	Total
Overall Description of Work			
Initiated by: Revised Drawings E1, E2, E3, E4, E5 & 1/7/22 Preconstruction Meeting Detailed scope of work below.			
Replace Aerator Mixer #1 (not in original scope) To include the following additional electrical work:			
Demo Mixer 1 motor, conduit, conductors, etc. as per Keynote 5, Revised Sheet E4 (Detail 1: Demolition Single-Line Diagram)	\$ 4,804.00	1	\$ 4,804.00
Provide and install additional VFD	\$ 15,135.00	1	\$ 15,135.00
Provide and install additional wire / cable and conduit from VFD to mixer as per Tag 8 & Keynote 7, Revised Sheet E4 Includes additional trenching / backfilling & concrete	\$ 13,148.00		\$ 13,148.00
Provide and install additional wire & conduit from MCC to VFD Includes new MCC breaker & bucket door	\$ 4,640.00	1	\$ 4,640.00
Provide and install wire for motor and gearbox heaters and motor thermostat as per Keynote 12, Revised Sheet E4	\$ 3,273.00	1	\$ 3,273.00
Trench, install conduit & backfill from VFD #2 to Aerator Mixer #2 (Bid Alternate / Adder as per Keynote 11, Sheet E4)	\$ 8,777.00	1	\$ 8,777.00
<i>Notes: No power company costs. No concrete/asphalt cutting/repairs included unless otherwise noted Dumpster provided by others No core drilling through roofs No finish work, i.e.: drywall repairs, sodding/repair of grass, etc.</i>			
Grand Total			\$ 49,777.00

Additional Aeration Mixer

IHC Construction

21503 . - Villa Rica - North WWTP Modifications.



Comments

Peter Nielsen (IHC Construction)

January 20, 2022 at 12:25 AM UTC

In accordance with Articles 11 & 12 of the General Conditions, IHC Construction is requesting that a written Change Order be issued in the amount of \$65,404.60 to install a second Aeration Mixer, furnished by the City, and the associated electrical work for this mixer. This request for additional work was made at the Pre-Construction Meeting held on 1/7/22 and is in accordance with the drawings issued and the discussions made at that meeting.



CITY OF VILLA RICA

City Council Meeting Agenda Item Cover Sheet

SUBJECT: 2023 Budget and Millage Calendar

AGENDA DATE: 5-24-2022

DATE PREPARED: 5-17-2022

PREPARED BY: Jennifer Hallman & Sarah Andrews

PURPOSE: To approve the calendar for the 2023 budget and millage process.

BACKGROUND: The attached calendar details tentative budget workshops, public hearings, and other council meetings for the 2023 budget season.

STAFF RECOMMENDATION: To approve the calendar so that the dates can be reserved, and other meetings and calendar requests can be scheduled accordingly.

MOTION: I move to approve the 2023 Budget and Millage Calendar as proposed.

City of Villa Rica
2023 Budget Calendar

Date	Time	Location	CM + DCM + FD	Staff	Council	Information	Description
Monday, May 2, 2022	n/a	---				●	Begin preparation of budget worksheets, including PY actuals & YTD estimates.
Monday, May 16, 2022	n/a	---				●	Distribute budget worksheets, capital request forms & personnel request forms to departments.
Wednesday, June 8, 2022	n/a	City Hall				●	Revenue Projections Completed
Wednesday, June 8, 2022	10am - 12pm	City Hall	●				City Manager, Deputy City Manager and Finance Director
Thursday, June 9, 2022	n/a	---				●	Deadline for budget worksheets, capital request forms & personnel request forms.
Wednesday, June 22, 2022	10am - 12pm	City Hall	●				City Manager, Deputy City Manager and Finance Director
Friday, June 24, 2022 - Monday, June 27, 2022	n/a	---				●	GMA Conference
Tuesday, June 28, 2022 - Thursday, June 30, 2022	9:30am - 10:30am	City Hall		●			Departmental budget request discussions with City Manager, Deputy City Manager and Finance Director
Wednesday, July 13, 2022	10am - 12pm	City Hall	●				City Manager, Deputy City Manager and Finance Director
Monday, July 25, 2022	n/a	---				●	Receive Property Tax Digests.
Wednesday, July 27, 2022	10am - 12pm	City Hall	●				Mayor, City Manager, Deputy City Manager and Finance Director
Monday, August 1, 2022	n/a	---				●	Millage calculations to be completed.
Monday, August 8, 2022	2pm	City Hall					Finance Committee Meeting
Wednesday, August 10, 2022	10am - 12pm	City Hall	●				Mayor, Finance Committee Chair, CM, DCM and Finance Director
Tuesday, August 16, 2022	n/a	---				●	Publish 5-Year Millage History and Advertise for Millage Public Hearing #1 & #2
Tuesday, August 16, 2022	n/a	---				●	Advertise for Budget Workshop.
Tuesday, August 16, 2022	n/a	---				●	Proposed Budget to be submitted to City Clerk and City Council.
Wednesday, August 17, 2022	10am - 12pm	City Hall	●				Mayor, Finance Committee Chair, CM, DCM and Finance Director
Thursday, August 18 - 19, 2022	12pm - 4pm	TBD			●		Council Retreat
Tuesday, August 23, 2022	10am - 3pm	Courtroom			●		Special Called Council Meeting: 2023 Budget Workshop.
Tuesday, August 23, 2022	11am	Courtroom			●		Special Called Council Meeting: Public Hearing #1 for Millage Rate
Tuesday, August 23, 2022	6pm	Courtroom			●		Special Called Council Meeting: Public Hearing #2 for Millage Rate
Tuesday, August 23, 2022	n/a	---				●	Advertise for Budget Workshop.
Tuesday, August 23, 2022	n/a	---				●	Publish 5-Year Millage History and Advertise for Millage Public Hearing #3
Tuesday, August 23, 2022	n/a	---				●	Advertise for Public Hearing #1 for 2023 Budget
Wednesday, August 24, 2022	10am - 12pm	City Hall	●				Mayor, Finance Committee Chair, CM, DCM and Finance Director
Tuesday, August 30, 2022	6pm	Courtroom			●		Special Called Council Meeting: 2023 Budget Workshop.
Tuesday, August 30, 2022	6pm	Courtroom			●		Special Called Council Meeting: Public Hearing #3 and Adoption of Millage Rate.
Tuesday, August 30, 2022	6pm	Courtroom			●		Special Called Council Meeting: Public Hearing #1 for 2023 Budget.
Wednesday, August 31, 2022	10am - 12pm	City Hall	●				City Manager, Deputy City Manager and Finance Director
Tuesday, September 6, 2022	n/a	---				●	Advertise for Public Hearing #2 for 2023 Budget.
Wednesday, September 7, 2022	10am - 12pm	City Hall	●				City Manager, Deputy City Manager and Finance Director
Wednesday, September 7, 2022	n/a	---				●	Final Proposed Budget to be submitted to City Clerk and City Council.
Tuesday, September 13, 2022	6pm	Courtroom			●		Council Meeting: Public Hearing #2 for 2023 Budget.
Tuesday, September 13, 2022	n/a	---				●	Advertise for Adoption of Budget.
Wednesday, September 14, 2022	10am - 12pm	City Hall	●				City Manager, Deputy City Manager and Finance Director
Tuesday, September 20, 2022	6pm	Courtroom			●		Special Called Council Meeting: Adoption of the 2023 Budget.
Tuesday, September 27, 2022	n/a	---				●	Publish and distribute adopted budget. Upload to City website.

CITY COUNCIL
GIL MCDOUGAL, MAYOR
SHIRLEY MARCHMAN
MATTHEW MOMTAHAN, MAYOR PRO TEM
LESLIE MCPHERSON
ANNA MCCOY
DANNY CARTER

City of Villa Rica



CITY MANAGER: TOM BARBER
CITY CLERK: ALISA DOYAL
CITY ATTORNEY: C. DAVID MECKLIN

571 W BANKHEAD HWY
VILLA RICA, GA. 30180
770.459.7000 | VILLARICA.ORG

SPECIAL CALLED COUNCIL MEETING MINUTES

Holt-Bishop Justice Center, Municipal Courtroom, 101 Main Street
May 4, 2022 | 3:00 PM

Meeting Call to Order (Mayor Gil McDougal)

Present: Mayor Gil McDougal, Mayor Pro Tem Matthew Momtahan, Councilwoman Shirley Marchman, Councilman Danny Carter, Councilwoman Leslie McPherson and Councilwoman Anna McCoy.

Public Comment (We ask that you sign in for Public Comment before the meeting begins. Please state your Name and Address for the record and limit your comments to three minutes.)
No one came forward to speak,

A. Adoption of the Agenda

Councilman Danny Carter moved to adopt the agenda.

RESULT: ADOPTED (UNANIMOUS)
MOVER: Danny Carter, Councilman
SECONDER: Shirley Marchman, Councilwoman
AYES: Carter, Marchman, McPherson, Momtahan, McCoy

B. Governing Body

1. Adopt a Resolution Authorizing the Issuance of the Authority's Revenue Bonds and the Execution of Related Documents. Councilman Danny Carter moved to adopt a resolution authorizing the issuance of the Authority's revenue bonds and to execute the related documents.

RESULT: ADOPTED (UNANIMOUS)
MOVER: Danny Carter, Councilman
SECONDER: Shirley Marchman, Councilwoman
AYES: Carter, Marchman, McPherson, Momtahan, McCoy

2. Discussion of Budget Amendments. After Discussion Council asked that the Budget Amendments item be added to the May 10, 2022 City Council Work Session and Meeting.

C. Adjournment

Councilman Danny Carter moved to adjourn, seconded by Councilwoman Shirley Marchman.

The vote was unanimous. Mayor Gil McDougal adjourned the meeting.

Mayor Gil McDougal

Alisa Doyal, City Clerk

CITY COUNCIL
GIL MCDOUGAL, MAYOR
MATTHEW MOMTAHAN, MAYOR PRO TEM
SHIRLEY MARCHMAN
DANNY CARTER
LESLIE MCPHERSON
ANNA MCCOY

City of Villa Rica



CITY MANAGER: TOM BARBER
CITY CLERK: ALISA DOYAL
CITY ATTORNEY: C. DAVID MECKLIN

571 W BANKHEAD HWY
VILLA RICA, GA. 30180
770.459.7000 | VILLARICA.ORG

CITY COUNCIL MEETING MINUTES

Holt-Bishop Justice Center, 101 Main Street
Tuesday, May 10, 2022 | 6:00 pm

Meeting Call to Order (Mayor Gil McDougal)

Mayor Gil McDougal called the meeting to order at 6 pm.

Present: Councilwoman Shirley Marchman, Councilman Danny Carter, Councilwoman Leslie McPherson
Councilman Matthew Momtahan and Councilwoman Anna McCoy

Invocation: Pastor Earl Smith, Shepherd's House of Prayer

Pledge of Allegiance: Corporal Tommy Thornhill, Villa Rica Police Department

Ceremonial Presentations (Mayor Gil McDougal)

- Recognition of Licenses Earned:
 1. Hunter Oldham – Class III Wastewater License
 2. C. J. McDougal – Class III Wastewater License
 3. Robert Elliott – Wastewater Collection License
 4. Chase Martin – Wastewater Collection License
 5. Tyler Gable – State Wastewater Lab Analyst License
 - 6.
- Recognition of Employee Anniversaries:
 1. Christie Gail Frost – 5 Years of Service (Distribution and Collection)
 2. Ethan Joseph Waits – 5 Years of Service (Solid Waste)
- Recognition of Georgia Association of Chiefs of Police State Certification

Adoption of Agenda (Mayor Gil McDougal)

Councilman Matthew Momtahan requested that Agenda Item #D1 (2022 Alcohol License Agreements with Uncorked on Main for 2022 Summer Concert Series) be moved to #C2.

Motion: Councilman Danny Carter moved to adopt the agenda as amended.

RESULT:	ADOPTED (UNANIMOUS)
MOVER:	Danny Carter, Councilman
SECONDER:	Shirley Marchman, Councilwoman
AYES:	Carter, Marchman, McPherson, Momtahan, McCoy

Public Comment (We ask that you sign in for Public Comment before the meeting begins. Please state your Name and Address for the record and limit your comments to three minutes.)

Two citizens came forward to make a public comment.

1. Joel Crawford, 340 Bolijeri Blvd.
2. Kurt Kraft, 2406 Ridgelake Drive

Council Updates (Subjects of General Interest and Concern)

Councilwoman Leslie McPherson gave a shout out to the Wastewater and Water Plant Employees for the jobs they do for the city, to the Villa Rica Historic Society for the work they have done cleaning up Wick's Tavern property, and to Shannon Gordon for the nice job putting together the Farmer's Market. She requested an update on when the Butterballs building will come down, and for staff to work on suggestions for traffic calming devices with the \$20,000 remaining budget.

A. Consent Agenda (Mayor Gil McDougal)

Mayor Gil McDougal presented the Consent Agenda for approval.

1. Election of GMA/s District 4 Officers
2. Police Department and Courthouse Generator Project
3. Appointment of Melissa Hill for 2022 Main Street Advisory Board
4. Georgia Conservancy Contract with Villa Rica
5. Mobile Covered Stage for July 3rd Fireworks Show Event
6. Sound & Lighting for July 3rd Fireworks Event
7. July 3rd Concert – Glow Band and A1A Band
8. Lift Station Supervisory Control and Data Acquisition (SCADA) Upgrade
9. Request for Engineering Services Identified as Addendum #2 2 to Water Treatment Plant Improvements Proposal dated March 19, 2018 by Carter & Sloope Engineers for Bathymetric Survey of Lake Paradise, and Yield Study for Lake Cowan, Lake Paradise and Lake Fashion.
10. Excess (Supplemental) Cyber Liability Insurance
11. Approval of a New Five-year Agreement with GFL Environmental, Inc.
12. Approval of the Updated Customer Sanitation Rates Due to the New GFL Contract
13. Resolution of Support – Rural Downtown Redevelopment Grant Program Application and 20% Match Commitment
14. Authorization of Agreement for Twin Oaks II Punch List Work through RDJE, Inc.
15. Renew the Lease of the Old Library to Southeastrans for Six Months

Councilman Danny Carter moved to adopt the Consent Agenda.

RESULT:	ADOPTED (UNANIMOUS)
MOVER:	Danny Carter, Councilman
SECONDER:	Shirley Marchman, Councilwoman
AYES:	Carter, Marchman, McPherson, Momtahan, McCoy

B. Governing Body (Mayor Gil McDougal)

1. Approval of Minutes
 - a. Council Meeting Minutes of April 12, 2022
 - b. Special Called Council Meeting Minutes of April 25, 2022

Councilwoman Shirley Marchman moved to approve the Council Meeting Minutes of March 8, 2022 and the Special Called Council Meeting Minutes of April 25, 2022.

RESULT:	ADOPTED (UNANIMOUS)
MOVER:	Shirley Marchman, Councilwoman
SECONDER:	Leslie McPherson, Councilwoman
AYES:	Marchman, McPherson, Carter, Momtahan, McCoy

C. Community Development (Tracy Jarvis, Director)

1. ALP 2-2022 – Application for Alcohol Catering Permit for Uncorked on Main LLC129 Main Street, Villa Rica, GA and Public Hearing (Nyree Simpson, Licensing Specialist)
Uncorked on Main requested an Alcohol Catering Permit to expand their service offerings.

Public Hearing: No one came forward to speak.

Motion: Councilman Danny Carter moved to approve the applicant's request to include a designation of Alcohol Catering permit to their current Alcohol Permit license pursuant to Article XI of the City of Villa Rica Ordinance.

RESULT:	ADOPTED (VOTE: 4-1)
MOVER:	Danny Carter, Councilman
SECONDER:	Leslie McPherson, Councilwoman
AYES:	Carter, McPherson, Momtahan, McCoy
NAYS:	McPherson

2. 2022 Alcohol License Agreements with Uncorked on Main – 2022 Summer Concert Series at the MILL Amphitheater (Janet Chumley, Main Street Manager)
A License agreement with Uncorked on Main and the City of Villa Rica to provide the sale of beer and wine at the Villa Rica Main Street summer concert series for 2022 at The MILL Amphitheater.

Motion: Councilman Danny Carter moved to approve the license agreement with Uncorked on Main to be used for the purpose of providing beer and wine sales at the June 4, July 9, August 6 and September 9 Summer Concert series at The MILL Amphitheater.

RESULT:	ADOPTED (VOTE: 4-1)
MOVER:	Danny Carter, Councilman
SECONDER:	Matthew Momtahan, Councilman
AYES:	Carter, Momtahan, McPherson, McCoy
NAYS:	Marchman

3. Introduction of Section 8.27 – Supplementary Regulations for Liquor Stores, Package Stores and Liquor Outlets and Amendment of Section 13.01 (Definitions) and Public Hearing (Ronald Johnson, Planning and Zoning Specialist)

Public Hearing: No one came forward to speak.

Motion #1: Councilman Danny Carter moved to approve new supplementary regulations for Liquor Stores, Package Stores and Liquor Outlets within Section 8.27 as submitted by staff, attached hereto.

RESULT:	ADOPTED (VOTE: 4-1)
MOVER:	Danny Carter, Councilman
SECONDER:	Leslie McPherson, Councilwoman
AYES:	Carter, McPherson, Momtahan, McCoy
NAYS:	Marchman

Motion #2: Councilman Danny Carter moved to approve an amendment to Section 13.01 *Definitions* to include a definition for “Package Store” as submitted by staff, attached hereto.

RESULT:	ADOPTED (UNANIMOUS)
MOVER:	Danny Carter, Councilman
SECONDER:	Leslie McPherson, Councilwoman
AYES:	Carter, McPherson, Momtahan, McCoy
NAYS:	Marchman

4. Amendment to Section 9.03 – Multifamily and Single-Family Attached Design Standards and Public Hearing (Ronald Johnson, Planning and Zoning Specialist)
Amendment to Section 9.03 and Table 4.4 clarify the design standards within this subsection to clean up language as it relates to single-family attached developments.

Public Hearing: No one came forward to speak.

Motion #1: Councilman Matthew Momtahan moved to approve the proposed amendment to Section 9.03 of the City of Villa Rica Zoning Ordinance as attached hereto.

RESULT:	ADOPTED (UNANIMOUS)
MOVER:	Matthew Momtahan, Councilman
SECONDER:	Danny Carter, Councilman
AYES:	Momtahan, Carter, Marchman, McPherson, McCoy

Motion #2: Councilman Matthew Momtahan moved to approve the proposed amendment to Table 4.4 of the City of Villa Rica Zoning Ordinance as attached hereto.

RESULT:	ADOPTED (UNANIMOUS)
MOVER:	Matthew Momtahan, Councilman
SECONDER:	Danny Carter, Councilman
AYES:	Momtahan, Carter, Marchman, McPherson, McCoy

5. New Ordinance to Establish Regulations for 5G Wireless Antennas and Public Hearing (Ronald Johnson, Planning and Zoning Specialist)
To establish regulations and standards for installation of 5G wireless antennas.

Public Hearing: No one came forward to speak.

Motion: Councilman Danny Carter moved to approve the proposed ordinance to regulate 5G antenna installations as presented by staff and attached hereto.

RESULT:	ADOPTED (UNANIMOUS)
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MOVER: Danny Carter, Councilwoman
SECONDER: Leslie McPherson, Councilwoman
AYES: Carter, McPherson, Marchman, Momtahan, McCoy

6. VA-06-22 – Take 5 Oil Change Sign Variance and Public Hearing (Ronald Johnson, Planning and Zoning Specialist)
Signs Unlimited, LLC of Durham, North Carolina requested a variance from sign ordinance regulations to install four additional wall signs on the façade of the building

Public Hearing: No one came forward to speak.

Motion #1: Councilman Danny Carter moved to deny the request for a wall sign on the front of the building, facing Highway 61 as submitted by Signs Unlimited, LLC.

RESULT: **ADOPTED (UNANIMOUS)**
MOVER: Danny Carter, Councilman
SECONDER: Leslie McPherson, Councilwoman
AYES: Carter, McPherson, Marchman, Momtahan, McCoy

Motion #2: Councilman Danny Carter moved to deny the request for a wall sign on the rear of the building, facing the Villa Rica Crossing shopping center parking lot as submitted by Signs Unlimited, LLC.

RESULT: **ADOPTED (VOTE: 4-1)**
MOVER: Danny Carter, Councilman
SECONDER: Matthew Momtahan, Councilman
AYES: Carter, Momtahan, Marchman, McPherson
NAYS: McCoy

Motion #3: Councilman Danny Carter moved to deny the request for two wall signs on either side of the building as submitted by Signs Unlimited, LLC.

RESULT: **ADOPTED (UNANIMOUS)**
MOVER: Danny Carter, Councilman
SECONDER: Leslie McPherson, Councilwoman
AYES: Carter, McPherson, Marchman, Momtahan, McCoy

7. VA-07-22 – RBE Holdings, LLC of Lithia Springs, Georgia – Variance Request from Table 7.6/Section 7.03(2)(vii) and Public Hearing (Ronald Johnson, Planning and Zoning Specialist)

Public Hearing: No one came forward to speak.

Motion: Councilman Danny Carter moved to approve the variance request to place the driveway entrance at 242' from the Florence Circle intersection along Highway 78, as shown on the submitted variance exhibit.

RESULT: **ADOPTED (UNANIMOUS)**
MOVER: Danny Carter, Councilman
SECONDER: Matthew Momtahan, Councilman

AYES: Carter, Momtahan, Marchman, McPherson, McCoy

D. Finance (Jennifer Hallman, Finance Director)

1. FY2022 Budget Amendments - #187 – 292 (Sarah Andrews, Deputy City Manager)
To adopt a resolution amending the 2022 budget.

Motion: Councilwoman Anna McCoy moved to adopt the resolution amending the 2022 fiscal year budget pursuant to Section 2-71 of the City Charter.

RESULT:	ADOPTED (UNANIMOUS)
MOVER:	Anna McCoy, Councilwoman
SECONDER:	Shirley Marchman, Councilwoman
AYES:	McCoy, Marchman, Carter, McPherson, Momtahan

E. Executive Session (C. David Mecklin, City Attorney)

City Attorney David Mecklin announced the City Council will be going into Executive Session for these purposes:

1. Meeting to discuss or vote enter into a contract to purchase, dispose of, or lease property subject to approval in a subsequent public vote as provided in Georgia Code section 50-14-3(b)(1)(D).
2. Meeting to discuss or deliberate upon the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a public officer or employee as provided in Georgia Code section 50-14-3(b)(2).

Motion: Councilman Danny Carter moved to go into Executive Session for the purposes stated by the City Attorney.

RESULT:	ADOPTED (UNANIMOUS)
MOVER:	Danny Carter, Councilman
SECONDER:	Matthew Momtahan, Councilman
AYES:	Carter, Momtahan, Marchman, McPherson, McCoy

The Council returned from Executive Session at 8:55 pm.

Motion: Councilman Danny Carter moved to return to regular session.

RESULT:	ADOPTED (UNANIMOUS)
MOVER:	Danny Carter, Councilman
SECONDER:	Shirley Marchman, Councilwoman
AYES:	Carter, Marchman, McPherson, Momtahan, McCoy

Executive Session Action: City Attorney David Mecklin reported that two actions taken in Executive Session need to be brought out into regular session. The first is the motion to approve the employment of Ms. Lena Taylor as the Department Head of Human Resources. Councilman Danny Carter moved to approve, seconded by Councilwoman Shirley Marchman.

RESULT:	ADOPTED (UNANIMOUS)
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MOVER: Danny Carter, Councilman
SECONDER: Shirley Marchman, Councilwoman
AYES: Carter, McPherson, Marchman, Momtahan, McCoy

The second item is to announce that Municipal Judge Michael Hubbard was recently appointed as Chief Magistrate Judge for Carroll County, and has tendered his resignation as our Municipal Judge effective May 20, 2022. The city is going to accept applications from any and all interested persons for the next ten days for the council's evaluation.

Adjournment: Councilwoman Shirley Marchman moved to adjourn, seconded by Councilman Matthew Momtahan. The vote was unanimous. Mayor Gil McDougal adjourned the meeting.

Mayor Gil McDougal

City Clerk Alisa Doyal



CITY OF VILLA RICA

City Council Packet

SUBJECT: RA-01-22 – Inline Communities, LLC –Proposed Rezoning of Two Vacant Parcels on Old Stone Road

CITY COUNCIL AGENDA DATE: May 24th, 2022

DATE: May 24th, 2022

PREPARED BY: Ronald Johnson, Planning and Zoning Specialist

PUBLIC HEARING REQUIRED: Yes

PURPOSE: Inline Communities, LLC seeks a rezoning from Single-Family Agricultural (AG) to Planned Unit Development (PUD).

BACKGROUND: The applicant proposes to construct 91 age-restricted single-family detached homes, 52 age-restricted townhomes, and 302 multifamily single-family homes on the site. Three amenities will be required. The developer proposes to construct a leg of the Gold Nugget Trail, which will include pedestrian, bicycle and golf cart paths, as well as a roadway that would connect Old Stone Road to a stub on the southern end of the property, which can further be built out to connect to Anderson Road and the proposed Mirror Lake Connector road.

STAFF RECOMMENDATION: Staff recommends APPROVAL w/ Conditions

Reasons: The requested zoning would permit uses that are consistent with the surrounding area and would provide further growth along the Punkintown Road corridor. However, the ability to service the development with adequate utility usage shall be confirmed prior to construction.

Conditions:

1. Receipt of a favorable sewer and water capacity letter from the city's Utilities Department guaranteeing availability to service all lots within the proposed development within sixty (60) days. This letter must be on file with the city's Community Development Department upon receipt.
2. The applicant must address the Old Stone Road and Punkintown Road intersection in the form of a traffic study, and all recommendations of that study are to be implemented at the recommendation of the Community Development Director/Engineer.
3. The applicant's Development Master Plan should be entered into the legal record in addition to any and all proposed elevations, site plans, concept plans and other representations made before the City Council.
4. The applicant/developer/builder agrees to a 5% rental cap applicable to the townhome and single-family detached portions of the development.

PLANNING COMMISSION RECOMMENDATION: APPROVED (5-0)

MOTION:

I move to approve the rezoning request from Inline Communities, LLC of Villa Rica, GA for a rezoning from AG to PUD with conditions as outlined by staff.



City of Villa Rica

PLANNED DEVELOPMENT CONCEPT PLAN APPLICATION

The procedure for approval of a Planned Unit Development (PUD) Concept Plan, the first step in a PUD process is set forth in Section 6.03 of the Villa Rica Zoning Ordinance. Generally, the process involves review by the Community Development Director and the Planning and Zoning Commission with a final review and decision by the City Council.

Please complete the blanks with the information requested. If any of the information or required materials is missing or incomplete, the application will not be processed. Also, please note the required information requested on the back of this page.

Date of Application: 2/28/2022

APPLICANT

Applicant Name: InLine Communities, LLC

Address: 1776 Peachtree Street NW - Suite 260S **City:** Atlanta **State:** GA **Zip:** 30309

Phone: (404) 895 - 0913 **Fax:** () -

Project Representative's Name: Joe Fowler (Hartley Rowe & Fowler, P.C.)

Address: 12301 Veterans Memorial Highway **City:** Douglasville **State:** GA **Zip:** 30134

Phone: (770) 920 - 2001 **Fax:** () -

Engineer/Surveyor/Designer: Planners & Engineers Collaborative+

Address: 350 Research Court - Suite 200 **City:** Peachtree Corners **State:** GA **Zip:** 30060

Phone: (770) 451 - 2741 **Fax:** () -

Owner's Name (If different than the applicant): WGSC, LLC

Address: 124 Parkwood Circle **City:** Carrollton **State:** GA **Zip:** 30117

Phone: (770) 834 - 4481 **Fax:** () -

(NOTE: A notarized statement signed by the property owner(s) authorizing the Applicant to make this request shall be attached to the application).

PROPOSED PLANNED DEVELOPMENT

Proposed Name of PD: Old Stone

General Street Location & Boundaries of the PD: Old Stone Road, Villa Rica, GA 30180

Legal Description of Entire PD (Attach additional sheet if needed): Lot _____ Block _____

Addition/Subdivision or Metes & Bounds: _____
Reference attached "Legal Description".

Assessor's Parcel Number: V05 0130012, V05 0130095

91 Single-Family Detached (Age-Restricted);

Total Acreage: 61.93

52 Townhomes (Age-Restricted);

Approximate Number of Lots: 445

302 Multi-Family

Land Use Density: Number of Units Per Acre 7.19 **Breakdown of Units:** _____

Approximate Amount of Open Space & Recreation: 18.86 Acres

Describe Proposed Public Improvements to be Installed by the Applicant: _____

Reference attached "Letter-of-Intent" (dated 2/28/2022), "Proposed PUD Standards" (dated 2/28/2022), and "Revisions to City of Villa Rica Design Standards" (dated 2/28/2022).



Case # _____

PLAN DEVELOPMENT CONCEPT PLAN REVIEW APPLICATION

DESCRIBE THE PROPOSED PUBLIC IMPROVEMENTS

Public Road Improvements: _____

Main parkway to be constructed running North to South through property. To be stubbed at southern property line for potential future connection to Anderson Road. All roads will be constructed to public standards.

Sanitary/Sewer: _____

Gravity sewer is available on the adjacent property to the south via a City of Villa Rica sewer lift station. If need for additional length or capacity, that will be improved at the time of land disturbance.

Water Mains & Service Including Fire Hydrants: _____

Public water supply via Old Stone Road; and if the need for additional capacity is required, that will be provided at the time of land disturbance (though it is not anticipated that capacity will be an issue).

Stormwater Management: _____

Several stormwater ponds are proposed on-site that will collect and manage stormwater runoff.

Street Trees & Landscaping: _____

Per the proposed PUD ordinance for the property, the street trees and landscaping will be provided on-site.

DESCRIBE PRIVATE IMPROVEMENTS

On-Site Circulation (Access & Parking): Square Footage/Acres _____ % of Total Site _____

Reference attached "Letter-of-Intent" (dated 2/28/2022), "Proposed PUD Standards" (dated 2/28/2022), and "Revisions to City of Villa Rica Design Standards" (dated 2/28/2022).

Parks, Open Space & Recreation: Square Footage/Acres 18.86 acres % of Total Site 30.45

Single Family Residential: 143 Total Units

2-Family Residential: N/A Total Units

Multi-Family Residential: 302 Total Units

Commercial: Type & Number of Units N/A Square Footage/Acres N/A

Office: Type & Number of Units N/A Square Footage/Acres N/A

Other: Type & Number of Units N/A Square Footage/Acres N/A

Drainage Improvements On-Site Method: _____

Reference attached "Letter-of-Intent" (dated 2/28/2022), "Proposed PUD Standards" (dated 2/28/2022), and "Revisions to City of Villa Rica Design Standards" (dated 2/28/2022).

Perimeter Vegetation and/or Fencing/Buffers: _____

Reference attached "Letter-of-Intent" (dated 2/28/2022), "Proposed PUD Standards" (dated 2/28/2022), and "Revisions to City of Villa Rica Design Standards" (dated 2/28/2022).

Development Timetable – Number of Construction Phases: _____

Reference attached "Letter-of-Intent" (dated 2/28/2022), "Proposed PUD Standards" (dated 2/28/2022), and "Revisions to City of Villa Rica Design Standards" (dated 2/28/2022).

I, Bryan Musolf (InLine Communities, LLC), hereby state that all of the above statements and statements contained in the document submitted with this application are true.

Signature of Applicant

2/28/2022

Date



Case # _____

PLAN DEVELOPMENT CONCEPT PLAN REVIEW APPLICATION

REQUIRED MATERIALS TO ACCOMPANY THE APPLICATION

The Community Development Director may waive informational requirements upon finding the information is not required to determine compliance with the Villa Rica Zoning Ordinance requirements.

1. Copy of deed, lease, option agreement or other evidence of ownership or applicant's interest in the property. If the applicant is not the owner, attached a notarized statement signed by the owner authorizing the applicant to request the amendment;
2. A conceptual site plan showing the locations, intensity and types existing and proposed land uses, proposed street patterns and buffers;
 - a. The scale and north point;
 - b. Boundaries of the property to be developed;
 - c. Legal description of the area proposed for rezoning;
 - d. The names of the owners of the property and the individual or firm responsible for the preparation of the Concept Plan;
 - e. The existing zoning of the tract and the zoning of properties within two hundred (200) ft. or the boundaries of the property;
 - f. The location, type and size of structures on properties within two hundred (200) ft. of the boundaries of the property;
 - g. Acreage of the property in each proposed land use to be included in the Planned District;
 - h. Existing contours on an interval of not more than five (5) ft. and not less than two (2) ft. However, the Community Development Director may require contour intervals not greater than two (2) ft. if the subject property is located in a floodplain or in flat areas where drainage may be a problem;
 - i. The location and direction of drainage of all water courses and a drainage plan with sufficient information to indicate the intent of the owner;
 - j. The location of existing and proposed sanitary sewers;
 - k. The proposed size, location, height, use and arrangement of all buildings except on single-family and duplex lots, the location and capacity of off-street parking areas, entrance and exit driveways and their relationship to existing and proposed streets, building lines, easements, common land and open space and proposed streets, alleys and pedestrian ways;
 - l. Proposed density;
 - m. Proposed landscaping and buffer zones;
 - n. Development of more than ten (10) acres shall indicate whether portions of the total land area will be phased and projects of less than ten (10) acres shall submit the entire area for preliminary review at one time;
 - o. Provide for the dedication of any right-of-way for the widening, extension or connection or major streets as shown in the Thoroughfare Plan; and
 - p. Date and signature lines for execution by the Planning and Zoning Commission Chairman and the Community Development Director to show the date of plan approval.
3. If subdivision of land is required, the applicant shall submit a preliminary plat prepared in accordance with all application requirements; and
4. A listing of all owners of property located within two hundred and fifty (250) ft. of the boundaries of the property and their mailing addresses;



Case # _____

PLAN DEVELOPMENT CONCEPT PLAN REVIEW APPLICATION

5. The PUD Ordinance shall address all of the development standards contained within, and may defer to, the City of Villa Rica Zoning Ordinance; and
6. Any other exhibits as may be required by the Community Development Director.

Return Form Information:

Planning & Zoning Department
City of Villa Rica
517 W. Bankhead Highway
Villa Rica, GA 30180
Phone: (678) 840-1213
Fax: (770) 459-7003

For Department Use Only

Case No.: _____

Filing Fee: _____

Date Received: _____

Pre-Application Conf.: _____

Date Advertised: _____

Date Notices Sent: _____

Date Sign Posted: _____

P&Z Public Hearing Date: _____

P&Z Recommendation: _____

CC Public Hearing Date: _____

Action: _____

Approved by Resolution #: _____

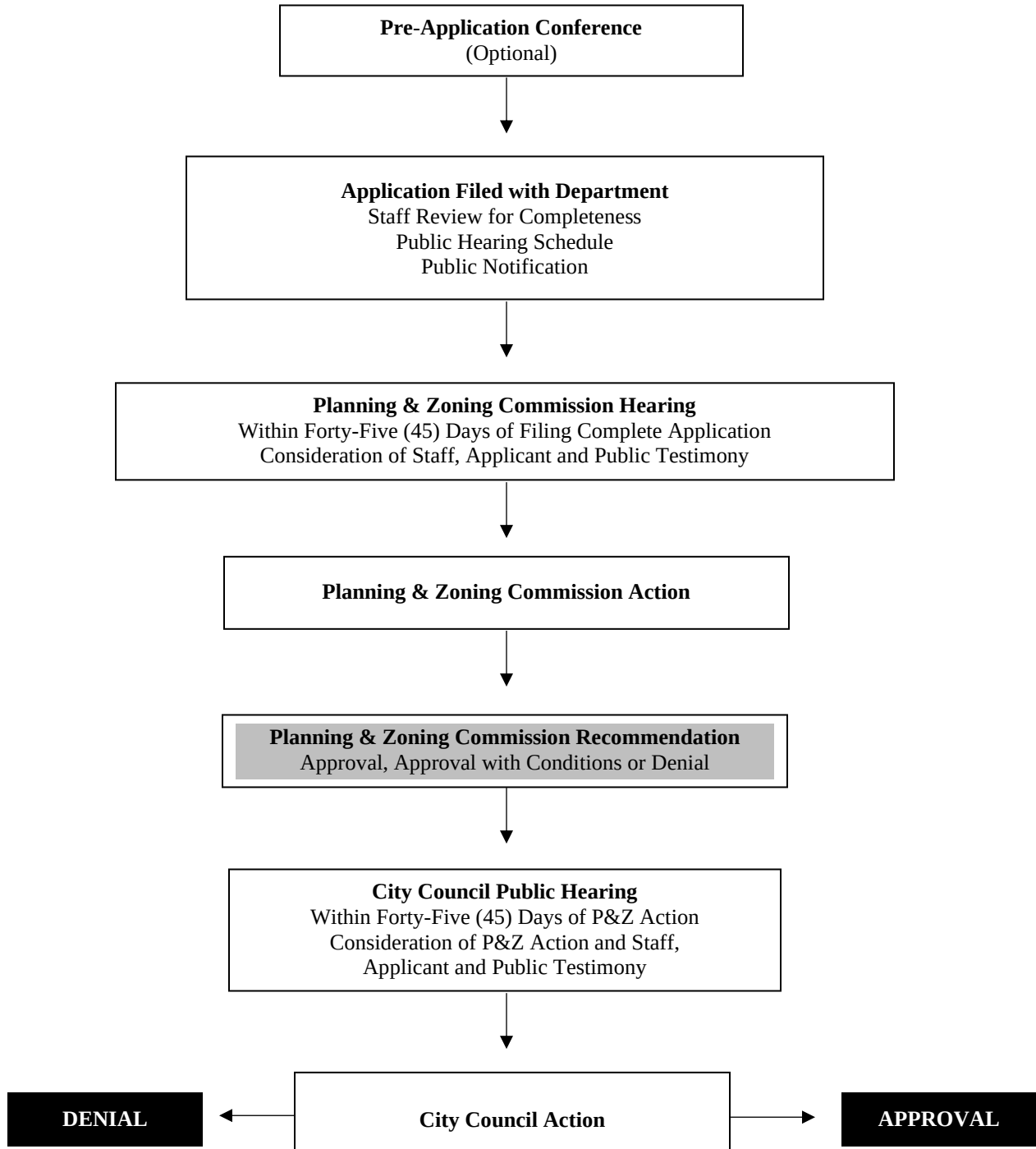
Staff Comments/Findings: _____



Case # _____

PLAN DEVELOPMENT CONCEPT PLAN REVIEW APPLICATION

PROCESS



2/28/2022

Re: **Letter of Intent and Responses to Zoning Application Criteria**
Old Stone Road at Punkintown Road PUD Rezoning
PEC+ Project No. 21219.00

Dear Community Development Officials,

This rezoning application is being submitted on behalf of the developer. This application proposes to rezone the 61.93-acre property located near the southwest intersection of Old Stone Road and Punkintown Road from AG (Single-Family Agricultural) to PUD (Planned Unit Development). This rezoning would facilitate the development of a new mixed-residential community.

The site is bounded by Old Stone Road to the north, floodplain and future multi-family apartments to the south, and medium lot residential development to the east and west. As it currently exists, the property is undeveloped. Floodplain comprises approximately 12 acres of the site area.

Proposed Development

The proposed development is a new, mixed-residential community comprised of age-restricted single-family detached lots and single-family attached townhomes, and multi-family units (maximum of 50% two-bedroom, the remainder being one-bedroom). The proposed density of the development is approximately 7.19 units per acre, with 30 percent of the site reserved for community open space. A new public parkway is proposed to cross the site, running from the north side to the southern end, and is proposed to include an extension of the Gold Nugget Trail for public use.

The multi-family portion of the development includes ample greenspace, several pocket parks, an exceptional pool and cabana amenity, and a dog park. The single-family detached lots and single-family attached townhomes would be age-restricted (55+) with shared a master amenity and have several pocket parks dispersed throughout. There are also several stormwater facilities proposed throughout the site would collect rainwater during significant precipitation events and prevent runoff from hitting nearby properties.

The site would maintain as much of the existing vegetation along the rear property line as possible, buffering new residents from the surrounding developments.

Responses to Zoning Application Written Criteria

a. The proposed uses and the effect the proposed use may have on surrounding properties and a statement of the facts indicating that the proposed change will not be detrimental to the general public interest and the purposes of this Code;

The proposed uses include 302 multi-family units, 91 single-family detached lots (age-restricted), and 52 single-attached townhome lots (age-restricted). Among these uses include many amenities, parks and open spaces, and undisturbed natural areas. The proposed uses will not have a detrimental effect on the surrounding areas. Much of the surrounding land is zoned for residential or manufacturing uses, which would not be substantially affected by increased residential uses in this area. There is also a future multi-family development planned adjacent to the south. Additionally, because of the large floodplain in this area, including beyond the subject site, much of the surrounding land is unbuildable, and will remain vacant. Because of this, the proposed development on the subject site would remain relatively insulated from adjoining developments (existing or future).



b. Whether such change is consistent with the intent and the purpose of this Code and the goals and policies of the Comprehensive Plan;

The proposed development is consistent with the intent and purpose of the Code and the goals and policies of the Comprehensive Plan. According to the 2018 Plan update, the site is part of the Traditional Neighborhood Character Area. Characteristics of this character area include moderate to high density (4 to 8 units per acre), a high percentage of open space incorporated throughout residential designs, and trail/greenway connections. Future development may include detached homes, small lot homes, and multi-family housing. The proposed plan is highly consistent with this vision, including a proposed overall density within the target range, a variety of housing types, and ample open/community space.

c. The areas which are most likely to be directly affected by such change and the likely effects;

Because the development proposes a central parkway, there are several outlets through which traffic may flow through the project, making excess traffic beyond existing conditions unlikely. The proposal also includes ample stormwater facilities, so that significant rain events will not burden sites surrounding the project. There is not anticipated to be a major increase in school students due to the variety of housing types in the proposed project.

d. Whether the proposed amendment is made necessary because of changed or changing social values, new planning concepts or other social or economic conditions in the areas and zoning districts affected;

The proposed amendment is made necessary to facilitate the development of a new planned unit development, which will add much-needed housing in this area. As we have seen over the last year, the housing market is under immense pressure as supply struggles to keep up with demand for new housing. This development will fill a wide gap in the market: for owner-occupied age-restricted single-family detached homes and townhomes, and for-rent multi-family units.

e. The proposed time schedule and phasing for development;

Should the project be approved, the development would be constructed in a single-phase that would begin in 2023. Final build out would be in approximately 2030.

f. The source/method for providing utility/infrastructure services to the property;

The proposed project will utilize public water/sewer infrastructure. Should improvements or capacity increases be needed to service the development, they will be provided by the developer.

g. A description of existing road conditions and any new roads to be included in the development will have on existing road and traffic conditions; and

The proposed development would be primarily located off of Old Stone Road, but would have a center public parkway that would run north-south through the site. The parkway would stub to Anderson Road, to be developed in another phase (not with the development). Once the parkway is completed, traffic will be able to flow both north and south from the project, which will relieve traffic conditions onto Old Stone Road.

h. A list of any state, federal or other public agencies' approvals or permits required for the proposed development.

It is not anticipated that the proposed development would require additional approvals, such as the development of regional impact approval. However, should additional approvals be required, they will be sought at the time of land disturbance.



Conclusion

The applicant and developer respectfully request that the City of Villa Rica City Council, Planning Commission and Planning Staff approve and support the Applicant's request to rezone this property from AG to PUD. This would facilitate the development of a new, mixed residential community that would contribute to the advancement of the purpose and intent of the City of Villa Rica comprehensive plan. The developer and their representatives welcome the opportunity to meet with all interested parties and representatives.

Sincerely,

Planners and Engineers Collaborative, Inc.

Kenneth J. Wood, P.E., LEED AP
President

2/28/2022

Re: **Proposed PUD Standards**
Old Stone Road at Punkintown Road PUD Rezoning
PEC+ Project No. 21219.00

Dear Community Development Officials,

Per Section 6.05 of the Villa Rica municipal code, the following standards are proposed for the development:

- i) Location, size, orientation and shape of buildings;
Approximate size, orientation, and shape of buildings is shown on the proposed site plan. The developer requests the ability to shift structures within the building envelope subject to topography or other constraints that present at the time of land disturbance.
- ii) Building materials and appurtenances;
Buildings will be constructed of a mixture of high-quality materials including (but not limited to) fabricated or cementitious siding, cementitious board and batten, fabricated or cementitious stacked stone, brick, or other similar materials.
- iii) Parking;
Parking minimums will be as follows:
Single-family detached: minimum 2 spaces per unit
Townhomes: minimum 2 spaces per unit
Multi-family: minimum 1.6 spaces per unit; 1 space per 3 units for guest parking
- iv) Signage;
Signage will be designed and constructed to the City of Villa Rica zoning ordinance standards for each land use.
- v) Exterior renovation or altering of existing structures;
Exterior renovation or altering of existing structures will be completed per the City of Villa Rica standards.
- vi) Demolition of existing structures;
Demolition of existing structures will be completed per the City of Villa Rica standards.
- vii) Landscaping;
Landscaping will be designed and implemented per the City of Villa Rica standards.
- viii) Environmental and natural resource protection;
Erosion and sedimentation control will be to City of Villa Rica, Georgia, and/or Nationwide standards, and will be detailed out at land disturbance.
- ix) Erosion and sedimentation control;
Erosion and sedimentation control will be to City of Villa Rica standards, Georgia, and/or Nationwide and will be detailed out at land disturbance.
- x) Vehicular and pedestrian circulation;
Vehicular circulation will be designed approximately as shown on the site plan.
Pedestrian circulation: will be implemented per the City of Villa Rica standards.
- xi) Outdoor lighting;
Outdoor lighting will be constructed per the City of Villa Rica standards.
- xii) Minimum lot area;
Single-Family: 5000 square feet
- xiii) Minimum lot width;
Single-family: 50 feet
Townhomes: 28 feet (unit width)
Multi-family: no minimum
- xiv) Minimum lot frontage (overall);



- Overall development: 100 feet along major roadway
- xv) Setback Standards (external)
Minimum front setback: 35 feet from arterial roads; 15 feet from local roads
Minimum side setback: 30 feet
Minimum rear setback: 40 feet
- xviii) Setback Standards (internal – single-family and townhomes)
Minimum front setback: 35 feet from arterial roads; 15 feet from local roads
Minimum side setback: SFD – 5 feet; TH – 0 feet
Corner side setback: SFD – 15 feet; TH – 10 feet
Minimum rear setback: 10 feet
- xviii) Setback Standards (internal – multi-family)
Minimum front setback: 15 feet from curb
Minimum distance between buildings: 40 feet
- xvi) Maximum height of structures (principal and accessory);
All single-family detached and townhome structures will be limited to a maximum height of 35 feet.
All multi-family structures will be limited to a maximum of 4 stories.
- xvii) Maximum lot coverage;
No maximum lot coverage; open space requirements must be met.
Minimum open space: 30 percent
- xix) Minimum floor area;
For single-family detached: 1550 square feet
For townhomes: 1800 square feet
For multi-family: 700 square feet (one-bedroom), 1000 square feet (two-bedroom)
- xx) Site access;
The site will be accessed from two points along Old Stone Road. The proposed public parkway will stub out at the southern property line, and will be completed to Anderson Road separately.
- xxi) Site screening and buffering;
Proposed buffers: 40 feet between multi-family and R-1; 20 feet between townhomes and AG
- xxii) Location of dumpsters
Dumpsters for the multifamily pod of the PUD are shown on the site plan.
- xxiii) Location of open spaces.
Approximate size, location, and shape of open spaces is shown on the proposed site plan. The developer requests the ability to shift open spaces subject to building locations, topography or other constraints that present at the time of land disturbance.

Sincerely,

Planners and Engineers Collaborative, Inc.

Kenneth J. Wood, P.E., LEED AP
President

Revisions to City of Villa Rica Design Standards

Old Stone Road at Punkintown Road Rezoning

2/28/2022

Sec. 9.02. Residential design standards for Planned Unit Developments (PUD).

All new Planned Unit Developments established after the adoption of this Ordinance, shall include the following minimum design standards.

- 1) Utility Standards.
 - a) Mechanical features shall not be located in the supplemental area or front yard and shall be screened from view from any park or along any public right-of-way with planting, walls or fences of equal or greater height. Acceptable materials for screening shall include those materials found in *Sec. 7.09 - Fences, Walls, and Hedges*, provided they are compatible with the principal structure.
 - b) When located on rooftops, mechanical features shall be incorporated in the design of the building and screened with materials similar to the building.
 - c) Street lights may be provided by the developer in an effort to maintain a safe, walkable and well-lit public area throughout the city; pedestrian-scale street lights as approved by the Department of Community Development shall be provided by the developer, subject to site plan and design review in new development.
 - d) All developments shall provide a light at the front door. Lighting designed to illuminate the path to the front door is allowed. Spotlighting may be provided as long as it is properly shielded and does not become an annoyance to adjacent property owners or the public. General area illumination with oversized flood lights is prohibited. Specifically, lighting shall be shielded so that the source of light is not visible from adjacent properties or the public right-of-way.
 - e) Trees shall not be planted directly above storm drains. Trees shall not be planted in the public right-of-way.
- 2) Parking and Traffic Standards.
 - a) One-family detached dwellings and two-family dwellings shall meet the following requirements:
 - i) Driveways shall have a minimum width of nine feet and a maximum width of fifteen (15) feet.
 - ii) Circular drives are permitted.
 - iii) A grass strip in the middle of driveways is encouraged.
 - b) All other buildings shall meet the following requirements:
 - i) Parcels are permitted a maximum of one driveway curb cut per street. In cases where a property abuts multiple streets the total number of curb cuts or portions thereof may be allocated to a single street.
 - ii) Driveways shall have a maximum width of twelve (12) feet for one-way and twenty-four (24) feet for two-way.
 - iii) Two curb cuts serving two one-way driveways shall be counted as one curb cut.
 - iv) Public or private alleys, or driveway providing vehicular access to two or more parcels shall not constitute a curb cut.
 - v) New public streets shall not count as curb cuts.

- c) Carports are only permitted subject to the following requirements:
- i) Carports shall be located in the rear or side yard, but shall not be visible from a public right-of-way. The Community Development Director may approve an exemption where the enforcement of this provision is impractical due to environmental factors.
 - ii) Carport roofs shall be supported by columns with a minimum width and depth of eight inches.
 - iii) The base of carport columns shall be faced in stacked brick or stacked stone to a minimum height of three (3) feet above grade.
- d) On-site parking shall be prohibited in the supplemental areas. This shall not be interpreted as restricting on-street parking located along a public street.
- e) **Garage access on single-family lots shall be ~~prohibited~~ permitted in the front yard of the home.**
- 3) Roof and Chimney Standards.
- a) Principal building roofs for one-family detached dwellings shall have a minimum usable life of thirty (30) years, per manufacturer's warranty.
 - b) Roof shingles shall be slate, cedar, or asphalt.
 - c) Roof tiles shall be clay, terra cotta or concrete.
 - d) Metal roofs are:
 - i) Permitted on one-family and two-family detached dwellings if approved by the design review committee; and
 - ii) Permitted on multifamily and townhouse dwellings only when screened from the adjacent street by a parapet wall.
 - e) Gutters shall be copper, aluminum or galvanized steel.
 - f) Downspouts shall match gutters in material and finish.
 - g) Roof forms shall be based on architectural style.
 - h) **All roofs, excluding dormers, shall overhang a minimum of twelve (12) inches beyond the front facade.**
 - i) Dormers are permitted on all style homes (unless specified), but shall not be taller than the main roof to which they are attached.
 - j) Chimneys exposed to the public view may not be faced in wood or cement based siding and may not be of an exposed metal or ceramic pipe. All chimneys shall be wrapped in a brick, stone or suitable masonry finish material.
 - k) Chimneys on exterior building walls shall begin at grade.
 - l) Chimneys shall begin at grade and be faced with brick or stacked stone; extend chimneys between
- 4) Street Facing Facade and Style Standards.
- a) Exterior facade materials shall be limited to:
 - i) Full-depth brick;
 - ii) Natural or cast stone;

Commented [BE1]: As an age-restricted community, front-entry with easy access and zero entry between garage, front door, and living space is vital.

Commented [BE2]: Front façade will have a 12" overhang. Some floorplans may have this overhang on 3 sides while others have a flush overhang on the side facades.

- iii) Smooth natural-wood siding and/or cement-based siding;
 - iv) Shake siding;
 - v) Painted fish-scale style shingles, but only when used in front gables;
 - vi) True, smooth hard-coat stucco, provided that its use is limited to gables of Tudor revival-style buildings.
 - vii) Vinyl siding provided that the material has a thickness gage of 0.44 or greater.
- b) Exterior building materials shall not be:
- i) Simulated brick veneer, such as Z-Brick;
 - ii) Exterior insulation and finish systems (EIFS);
 - iii) Exposed concrete block;
 - iv) Metal siding or other metal exterior treatment;
 - v) Glass curtain walls;
 - vi) T-1-11 siding;
- c) Facade materials shall be combined horizontally, with the heavier below the lighter.
- d) Blank, windowless walls are prohibited along the front and rear facades, however blank, windowless walls are permitted along the side facades.
- e) Foundations shall be constructed as a distinct building element that contrasts with facade materials. Foundations that are exposed above the ground, must be parged with cement, stuccoed over or be faced in brick, natural stone, or cast stone.
- f) All exterior stair risers visible from a street shall be enclosed.
- g) Porches, stoops, and balconies may be located in the front or side yard.
- h) Porches, stoops, and balconies along front and side building facades shall not be enclosed with screens, plastics, or other materials that hinder visibility and/or natural air flow.
- i) Porches, stoops, and balconies shall be made of painted or stained wood, stone, brick, or ornamental metal, subject to the additional restrictions below.
- j) Wooden porches, stoops, and balconies shall provide top and bottom horizontal members on railings. The top railing shall consist of two elements. The upper element shall measure two [inches] by six inches and the lower element shall measure two [inches] by four inches. The bottom railing shall measure two [inches] by four inches.
- k) Front porches and front stoops of principal buildings shall face and be parallel to the front lot line or build-to line. However, in some instances front porches and front stoops may be located along the side façade.
- l) Porch and stoop foundations shall be enclosed.
- m) Front and side porches and stoops shall not have unpainted, unstained or otherwise untreated or exposed pressure treated lumber along the building line that abuts a public right-of-way.
- n) Balconies shall have not less than two clear unobstructed open or partially open sides. Partially open is to be constructed as fifty (50) percent open or more. The total combined length of the open or partially open sides shall exceed fifty (50) percent of the total balcony perimeter.

Commented [BE3]: In order to achieve maximum privacy and create the best living environment in the active adult homes and community, a select number of home plans will include windows on all 4 sides while others on only 3 sides.

Commented [BE4]: For aesthetic purposes and to break up monotony of the townhomes, some end units may have entry on the side façade. The intent is to create curb appeal for the building an community where able.

- o) ~~Stoops and porch[es] shall be a minimum of two feet and a maximum of four feet from grade to the top of the stairs, unless existing topography is greater.~~
 - p) ~~Stoops shall provide a minimum top landing of four feet by four feet.~~
 - q) ~~Stoop stairs and landings shall be of similar width.~~
 - r) Stoops may be covered or uncovered.
 - s) When provided, porches shall have a minimum clear depth of ~~eight~~ four feet from building facade to outside face of column.
 - t) ~~Front porch widths shall be between eighty (80%) percent and one hundred (100%) percent of the adjacent facade.~~
 - u) ~~Side porch widths (including wraparound porches) shall be between twenty-five (25) percent and 100 percent of the adjacent facade.~~
 - v) Enfronting porches may have multistory verandas, living space, or balconies above.
 - w) Porch columns shall be spaced a maximum distance of eight feet on center.
 - x) Front porch columns shall have foundation piers extending to grade.
 - y) All porches shall be covered, ~~patios may remain uncovered.~~
 - z) Enfronting balconies are only permitted on attached or detached one-family home facades when porches are not provided on said facades.
 - aa) Enfronting balconies shall have a minimum clear depth of four feet.
 - bb) Enfronting balcony widths shall be between twenty-five (25%) percent and one-hundred (100) percent of the adjacent facade.
 - cc) Balconies may be covered or uncovered.
- 5) Door and Window Standards.
- a) The main entry door to enfronting principal buildings shall face, be visible from, and be accessible from the adjacent public sidewalk.
 - b) ~~The main entry door to all uses shall be linked to the public sidewalk via the driveway and a pedestrian walkway or wheelchair access.~~
 - c) ~~Building numbers at least six inches in height shall be located above or beside the street-facing pedestrian entrance, or above or beside the stairs accessing a front porch.~~
 - d) Doors that operate as sliders are prohibited along enfronting facades.
 - e) ~~Window panes shall be recessed a minimum of three inches and a maximum of eight inches from the adjacent facade, except on frame houses, on which panes shall be recessed a minimum of two inches.~~
 - f) ~~Where windows lights are utilized they shall be true divided lights, simulated divided lights, or one-over-one lights. Grids between glass (GBGs) are prohibited.~~
 - g) Window trim shall not be flush with the exterior facade and shall provide a minimum relief of one-quarter inch or greater.
 - h) Where used, window shutters shall match one-half the width of the window opening.
 - i) Painted window or door glass is prohibited.

Commented [BE5]: In keeping with the needs of the age-restricted homebuyer, additional grade changes and steps are a detriment and safety hazard. The homes are designed with zero entry in mind for functionality and safety.

Commented [BE6]: In keeping with the needs of the age-restricted homebuyer, additional grade changes and steps are a detriment and safety hazard. The homes are designed with zero entry in mind for functionality and safety.

Commented [BE7]: In keeping with the needs of the age-restricted homebuyer, additional grade changes and steps are a detriment and safety hazard. The homes are designed with zero entry in mind for functionality and safety.

Commented [BE8]: Based on the depth required for the footprint of an age-restricted single family home, adding additional depth to a front porch creates lot fit issues and reduces greenspace in the backyard. The plans offer front porches on select plans ranging from 4'-6' in depth to allow seating and visual interest, but also maximize available greenspace for the homeowners and aesthetics of the community.

Commented [BE9]: Age-restricted front-entry plans make the requirement not feasible.

Commented [BE10]: Age-restricted front-entry plans make the requirement not feasible.

Commented [BE11]: Clarification of terms.

Commented [BE12]: In keeping with the importance of zero entry access for safety and convenience in an age-restricted community, the main entry door will connect via sidewalk to the driveway and the driveway will then connect to a public sidewalk.

Commented [BE13]: Building/house numbers are typically exterior driven to ensure that they are positioned in the appropriated place for both aesthetics and visibility by emergency services.

Commented [BE14]: The trim on the windows of the front facades will create the visual appearance of a setback. Low E vinyl windows are used for increased quality and decreased maintenance, both of which are important to the age-restricted buyer. These windows when installed create a small frame around the glass itself, however they are not recessed into the walls of the home.

Commented [BE15]: Homes use windows with grids-between-glass on the front facades only to add to the aesthetics and curb appeal. Sides and rear façade windows will be one-over-one which can be carried over to front façade if preferred.

- j) Enfronting windows and door glass (except on churches and fire stations) shall utilize clear glass or tinted glass. Tinted glass shall have a transmittance factor of 50 percent or greater and shall have a visible light reflectance factor of ten or less.

~~k) Windows shall be provided for a minimum of thirty (30%) percent and a maximum of 50 percent of the total street-facing facade of the principal building, with each facade and story calculated independently.~~

- l) Street-facing window units shall not exceed twenty-eight (28) square feet with minimum height of three feet, with the exception of transoms and fan lights.

~~m) Wood trim between four and six inches wide shall surround windows of wood frame structures. Windows grouped together shall have center mullions two inches wider than the side trim.~~

- n) Sills shall be of masonry, wood, stone, cast stone, or terra cotta.

Commented [BE16]: With front-entry homes being important to the age-restricted buyer, the main entry door and garage do not leave enough space to accomplish 30%-50% windows on the front façade.

Commented [BE17]: The trim on the windows of the front facades will create the visual appearance of a setback. Low E vinyl windows are used for increased quality and decreased maintenance, both of which are important to the age-restricted buyer. These windows when installed create a small frame around the glass itself, however they are not recessed into the walls of the home.

Sec. 9.03. Multifamily and single-family attached design standards.

- 1) **APPLICABILITY.** All new multi-family developments (apartments, townhomes) of three (3) units or more are subject to the following standards.
- 2) **LAYOUT AND SITE PLANNING.**
 - a) **Topography.** Buildings shall be sited in relation to topography of the site, which minimizes cut and fill and limits maximum on-site slope to ten (10%) percent.
 - b) Attempts shall be made to preserve existing vegetation and natural features.
 - c) **Building Orientation.** Multi-family building(s) shall be oriented to the street or city road, a common open space, or clustered to form neighborhoods. Multifamily buildings shall not be oriented to parking lots. Accessory buildings, including residential garages, storage buildings, etc., shall be located behind the primary building. No primary or accessory building shall have service doors, garage doors, loading doors, or similar service entrances opening toward or oriented to the street or city road.
 - d) Buildings shall be located so that the window to window distance between buildings or facing exterior walls shall not be less than forty (40) feet, as measured by a line perpendicular to the plane of the surface of said window. This distance may be reduced to not less than thirty (30) feet for an exposure where a room is a bathroom or laundry/utility room, or is used as a community or group meeting room or for a similar purpose.
 - e) Individual buildings shall be located to avoid more than two (2) buildings with parallel orientations to a public street, unless offset by more than twenty (20) feet. Vary the orientation to lessen the massing. The maximum length of a multi-family building shall not exceed one-hundred ninety-two (192) feet. No more than eight (8) townhome units shall be attached in a single row.
 - f) Off-street parking, driveway, drive aisles, carport, garage or service facilities may encroach into the side or rear yard as specified in but shall be no closer than ten (10) feet to any lot line. In no event shall parking be located in required landscaping areas.
 - g) All sides of a building shall display a similar level of architectural features and materials.
- 3) **OPEN SPACE.** Open space shall be required in conformance with *Section 7.13 - Open Space Requirements* and the requirements of the Zoning Ordinance.
- 4) **VEHICULAR AND PEDESTRIAN CIRCULATION.** Create a hierarchy of internal drives.
 - a) Drives shall be a minimum of twenty (20) feet wide. The City may request wider drives if on-street parking is permitted.

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- b) Multi-family developments with one-hundred fifty (150) units or more shall have at least two (2) points of ingress/egress.
 - c) The internal "street" system shall connect to surrounding neighborhood and local streets.
 - d) All internal sidewalks shall be a minimum of five (5) feet wide.
 - e) All internal sidewalks shall connect to adjacent residential areas, commercial areas, schools, parks, places of worship, and similar publicly accessible uses.
- 5) FACADE.
- a) Variation. Architectural detailing, horizontal/vertical offsets, window details and other features shall be provided on all sides of the building to avoid featureless building massing, enhance character and style, and reduce the visual scale.
 - b) Buildings with continuous facades that are ninety (90) feet or greater in width shall be designed with offsets (projecting or recessed) not less than two (2) feet deep, and at intervals of not greater than sixty (60) feet.
 - c) Materials shall be durable and attractive. Visually heavier materials should be used as the building's foundation.
 - i) Exposed foundations shall be constructed of one or more of the following:
 - (1) Brick;
 - (2) Stone (limestone, granite, fieldstone, etc.); or
 - (3) Split-face, integrally-colored block or architectural pre-cast concrete that simulates natural material.
 - ii) Facade walls shall be constructed of any combination of the following. A minimum of forty (40%) percent shall be masonry.
 - (1) Stone;
 - (2) Wood clapboard siding;
 - (3) Brick;
 - (4) Stucco or "Drained" External Insulation and Finish System (Drainable E.I.F.S.), not to exceed twenty (20%) percent of the overall non-window facade area; or
 - (5) Cement fiber board (e.g., "Hardiplank").
 - iii) Facade Plane projections such as the following are encouraged:
 - (1) Veranda/balcony
 - (2) Sunroom
 - (3) Screened porch
 - (4) Breakfast nook
 - (5) Turret
 - iv) The facades of townhomes should be detailed to differentiate individual units.
- 6) ENTRIES. Entries shall be pedestrian-scaled and clearly defined and accented with such features as awnings, porticos, overhangs, recesses/projections, arcades, raised corniced parapets over the door, peaked roof forms and arches.

7) ROOF.

- a) Minimum Pitch for pitched roofs shall be five feet for every twelve feet (5:12) of rise over run.
- b) Materials. Quality roof materials such as tile, slate, standing-seam metal, three-dimensional asphalt or fiberglass shingles shall be used on all structures.
- c) Minimum Eave/Overhang Width. All multifamily buildings shall have eaves or overhangs a minimum of twelve (12) inches deep on all sides.
- d) Roof Articulation. Roofs shall display a variety of forms and articulation to reduce apparent scale. Elements such as dormers, gables, cross gables, hipped, secondary hipped or gabled roofs can be used to achieve this appearance.
- e) Flat roofs shall contain a cornice or molding, and vary in height or shape every fifty (50) feet.
- f) Rooftop mechanical equipment shall either be fully screened with architecturally compatible materials on all sides or visually integrated into the overall design of the building. In no case shall rooftop mechanical equipment be visible from adjoining streets, residential zones or uses.

8) AUTOMOBILE STORAGE.

- a) Garage Access. Except for structured parking decks, all attached garages shall provide access internally from the garage to individual units.
- b) Minimum garage depth shall be twenty-two (22) feet.
- c) Minimum garage width shall be twelve (12) feet.
- d) Carport. Where established, carports shall:
 - i) Meet all setback standards around the perimeter of the site applicable to a primary structure.
 - ii) Be designed in keeping with the primary structure, and the materials shall be compatible with those of the primary structure.
- e) No more than two (2) garage structures shall be located adjacent to each other end-to-end.

9) WINDOWS. Windows are required on all sides of the building that are:

- a) Adjacent to a street; or
- b) Adjacent to a common area.
- c) Windows should be enhanced with divided lights, grids, transom windows, keystone, lintels or trim/architrave.

10) DESIGN COMPATIBILITY. All structures within the multifamily development shall be compatible. Similar styles, color, architectural detail and materials shall be used for garages, carports, grouped mailboxes, laundry facilities, clubhouses, shelters, etc.

11) MECHANICAL AND UTILITY EQUIPMENT SCREENING. All mechanical equipment including ground-, roof-, and building-mounted, shall be completely screened from view. Screening can be achieved by landscaping, fences or walls for ground-placed equipment, and the use of parapet walls or other roof designs for roof-mounted equipment. Screening enclosures shall be architecturally compatible with the primary structure.

12) DUMPSTER AND STORAGE ENCLOSURE SCREENING. Dumpsters and storage area screening shall conform to the regulations of *Section 7.05 - Landscaping Standards*.

13) LANDSCAPING. Landscaping requirements are set forth in *Section 7.05 - Landscaping Standards*.

14) LIGHTING. Standards for parking lot, site and building lighting are set forth in *Section 7.12 - Outdoor Lighting*.

Commented [BE18]: In order to avoid the garage being pronounced and creating a "snout" affect as referenced in our call, garages are approximately 20'x20' to allow adequate space for two cars, but avoid the garage being the most visible part of the home. These garage measurements also maximize the green space in the backyard of each home. Extending the foot print of the home to add to the garage depth will push the home back eliminating more backyard/green space which is important to the age-restricted buyer.

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- 15) NOISE AND VIBRATION STANDARDS. In residential/commercial mixed-use developments, the International Building Code (IBC) provides a minimum design requirement for unit-to-unit acoustical protection between floors. It requires a Sound Transmission Class (STC) rating or Impact Insulation Class (IIC) rating of 50. The International Residential Code (IRC) requires a minimum design separation of STC 45 for townhouses.
- a) Scope. This Section shall apply to common interior walls, partitions and floor/ceiling assemblies between adjacent dwelling units or between dwelling units and adjacent public areas such as halls, corridors, stairs or service areas.
 - b) Airborne sound. Walls, partitions and floor/ceiling assemblies separating dwelling units from each other or from public or service areas shall have a sound transmission class (STC) of not less than 50 (45 if field tested) for air-borne noise when tested in accordance with ASTM E 90. Penetrations or openings in construction assemblies for piping; electrical devices; recessed cabinets; bathtubs; soffits; or heating, ventilating or exhaust ducts shall be sealed, lined, insulated or otherwise treated to maintain the required ratings. This requirement shall not apply to dwelling unit entrance doors; however, such doors shall be tight fitting to the frame and sill.
 - c) Structure-borne sound. Floor/ceiling assemblies between dwelling units or between a dwelling unit and a public or service area within the structure shall have an impact insulation class (IIC) rating of not less than 50 (45 if field tested) when tested in accordance with ASTM E 492(09).
 - d) Notwithstanding other sections of this title, it shall be unlawful for any person to create, maintain or cause any ground vibration which is perceptible without instruments at any point on any affected property adjoining the property on which the vibration source is located. For the purpose of this title, the perception threshold shall be presumed to be more than 0.05 inches per second RMS vertical velocity.

ZONING DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 176, 177 & 192 of the 2nd and 6th District, Carroll County, Georgia and being more particularly described as follows:

Beginning at the intersection of Land Lots 176, 191 and 192, said point being the POINT OF BEGINNING; thence along the Land Lot line common to Land Lots 191 & 192 South 89 degrees 7 minutes 22 seconds West a distance of 928.32 feet to a point; thence North 3 degrees 3 minutes 13 seconds West a distance of 571.19 feet to a point; thence North 7 degrees 12 minutes 46 seconds West a distance of 299.28 feet to a point; thence North 26 degrees 31 minutes 58 seconds West a distance of 333.82 feet to a point; thence North 14 degrees 23 minutes 37 seconds West a distance of 725.57 feet to a point; thence North 63 degrees 5 minutes 25 seconds East a distance of 42.03 feet to a point; thence North 62 degrees 7 minutes 13 seconds East a distance of 56.72 feet to a point; thence North 61 degrees 34 minutes 57 seconds East a distance of 58.85 feet to a point; thence North 63 degrees 16 minutes 32 seconds East a distance of 47.99 feet to a point; thence North 65 degrees 21 minutes 38 seconds East a distance of 57.38 feet to a point; thence North 67 degrees 30 minutes 57 seconds East a distance of 59.46 feet to a point; thence North 67 degrees 16 minutes 26 seconds East a distance of 52.51 feet to a point; thence North 66 degrees 30 minutes 38 seconds East a distance of 56.86 feet to a point; thence North 66 degrees 33 minutes 16 seconds East a distance of 53.83 feet to a point; thence North 67 degrees 9 minutes 2 seconds East a distance of 54.25 feet to a point; thence North 67 degrees 11 minutes 9 seconds East a distance of 55.15 feet to a point; thence North 66 degrees 31 minutes 27 seconds East a distance of 53.25 feet to a point; thence North 68 degrees 19 minutes 30 seconds East a distance of 55.82 feet to a point; thence North 69 degrees 23 minutes 32 seconds East a distance of 58.75 feet to a point; thence North 72 degrees 14 minutes 38 seconds East a distance of 52.67 feet to a point; thence North 75 degrees 32 minutes 32 seconds East a distance of 49.88 feet to a point; thence North 82 degrees 18 minutes 42 seconds East a distance of 45.62 feet to a point; thence South 88 degrees 21 minutes 17 seconds East a distance of 49.46 feet to a point; thence South 84 degrees 9 minutes 12 seconds East a distance of 52.61 feet to a point; thence South 83 degrees 15 minutes 17 seconds East a distance of 57.23 feet to a point; thence South 82 degrees 17 minutes 27 seconds East a distance of 64.52 feet to a point; thence South 81 degrees 12 minutes 43 seconds East a distance of 47.08 feet to a point; thence South 60 degrees 37 minutes 48 seconds West a distance of 3.66 feet to a point; thence South 8 degrees 11 minutes 33 seconds East a distance of 530.20 feet to a point; thence North 81 degrees 29 minutes 25 seconds East a distance of 199.94 feet to a point; thence 152.18 feet along an arc of a curve to the left, said curve having a radius of 50.00 feet and a chord bearing and distance of South 39 degrees 30 minutes 4 seconds East 99.88 feet to a point; thence South 12 degrees 9 minutes 52 seconds East a distance of 15.69 feet to a point; thence South 74 degrees 7 minutes 19 seconds East a distance of 328.86 feet to a point; thence North 53 degrees 26 minutes 4 seconds East a distance of 71.61 feet to a point; thence South 10 degrees 7 minutes 32 seconds East a distance of 430.87 feet to a point; thence South 6 degrees 13 minutes 23 seconds East a distance of 100.01 feet to a point; thence South 79 degrees 21 minutes 6 seconds West a distance of 305.35 feet to a point; thence South 15 degrees 01 minute 21 seconds

West a distance of 818.34 feet to a point; thence South 22 degrees 33 minutes 8 seconds West a distance of 177.40 feet to a point to a point and the TRUE POINT OF BEGINNING.

Said tract containing 61.9 acres, more or less.

BK PG
2152 328

CARROLL COUNTY, GEORGIA
REAL ESTATE TRANSFER TAX
PAID 150.00
DATE 3/13/03
[Signature]
CLERK OF SUPERIOR COURT

FILED
CARROLL COUNTY
CLERK SUPERIOR COURT

03 MAR -3 PM 3:07

Return to:
SMITH DIMENT CONERLY, LLP
402 Newnan Street
Carrollton, Georgia 30117

LIMITED WARRANTY DEED

THIS INDENTURE is made as of the 4th day of February, 2003, between **ROUSH PROPERTIES, LLC, a Georgia limited liability company**, as party of the first part (hereinafter referred to as the "Grantor"), and **WGSC, LLC, a Georgia limited liability company**, as party of the second part (hereinafter referred to as the "Grantee"), (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH:

That Grantor, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and forever confirm unto the said Grantee:

AN UNDIVIDED TWENTY-EIGHT AND ONE-HALF PERCENT (28.5%) INTEREST IN AND TO:

TRACT I: All that tract or parcel of land lying and being in Land Lot 192 of the 6th Land District and lying within the City Limits of Villa Rica, Carroll County, Georgia, and being more particularly shown and delineated as Tract II on a plat entitled "L.B.S. & Associates, Inc." as prepared by Randy L. Tibbitts, Georgia Registered Land Surveyor No. 2137, as dated June 22, 1994, and as revised October 24, 1994, and recorded in Plat Book 52, page 133, Public Land Records of Carroll County, Georgia.

TRACT II: All that tract or parcel of land lying and being in Land Lots 176 and 177 of the 2nd District and Land Lot 192 of the 6th District, within the City Limits of Villa Rica, Carroll County, Georgia, as being shown and delineated as Tract I on a plat entitled "Survey for D. L. Hitchcock and Terry Lee Fernander", dated June 22, 1994, prepared by Tibbitts Land Surveying, Inc., certified by Randy L. Tibbitts, GA RLS #2137, which plat is recorded in Plat Book 50, page 136, revised October 24, 1994, which revised plat is recorded in Plat Book 52, Page 133, Carroll County, Georgia, Public Real Estate Records. Said plat and the record thereof are each by reference incorporated herein and made a part hereof for a more complete and accurate description of said property.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of any and all persons claiming by, through or under Grantor, except for all ad valorem real property taxes for the year 2002 and subsequent years, not yet due and payable.

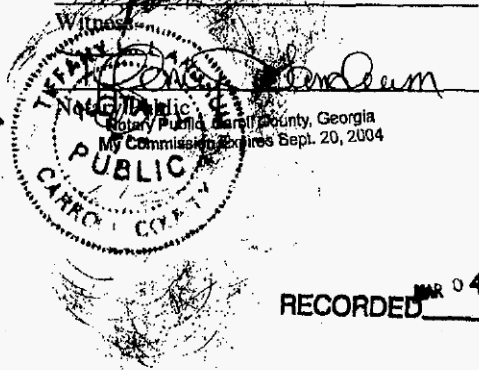
THIS CONVEYANCE IS MADE TO GRANTEE AT THE DIRECTION OF DAVID T. HARRIS IN A TRANSACTION INTENDED TO QUALIFY AS A LIKE-KIND EXCHANGE PURSUANT TO SECTION 1031 OF THE INTERNAL REVENUE CODE OF 1986, AS AMENDED, AND IS THE RELINQUISHED PROPERTY IN SUCH LIKE-KIND EXCHANGE.

IN WITNESS WHEREOF, Grantor has executed and delivered this deed under seal the day and year first above-written.

Signed, sealed and delivered
in the presence of:

ROUSH PROPERTIES, LLC
A Georgia limited liability company

By: C.A. Roush, Jr.
C.A. Roush, Jr.
Manager



RECORDED MAR 04 2003 KENNETH SKINNER, CLERK

PROPERTY OWNER(S) AUTHORIZATION FORM

I, Josh Chapman, swear and affirm that I am the owner of the property located along Old Stone Road, Villa Rica, GA 30180 – Parcel ID Nos. V05 0130012, V05 0130095, as shown on the Tax Map and/or deed records of Carroll County, Georgia.

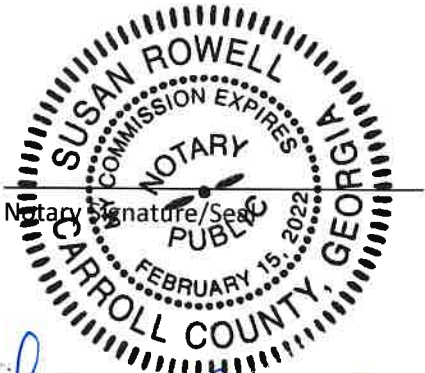
I hereby authorize InLine Communities, LLC to act as the applicant or agent in pursuit of the development requested on this property.


(Signature of Property Owner)

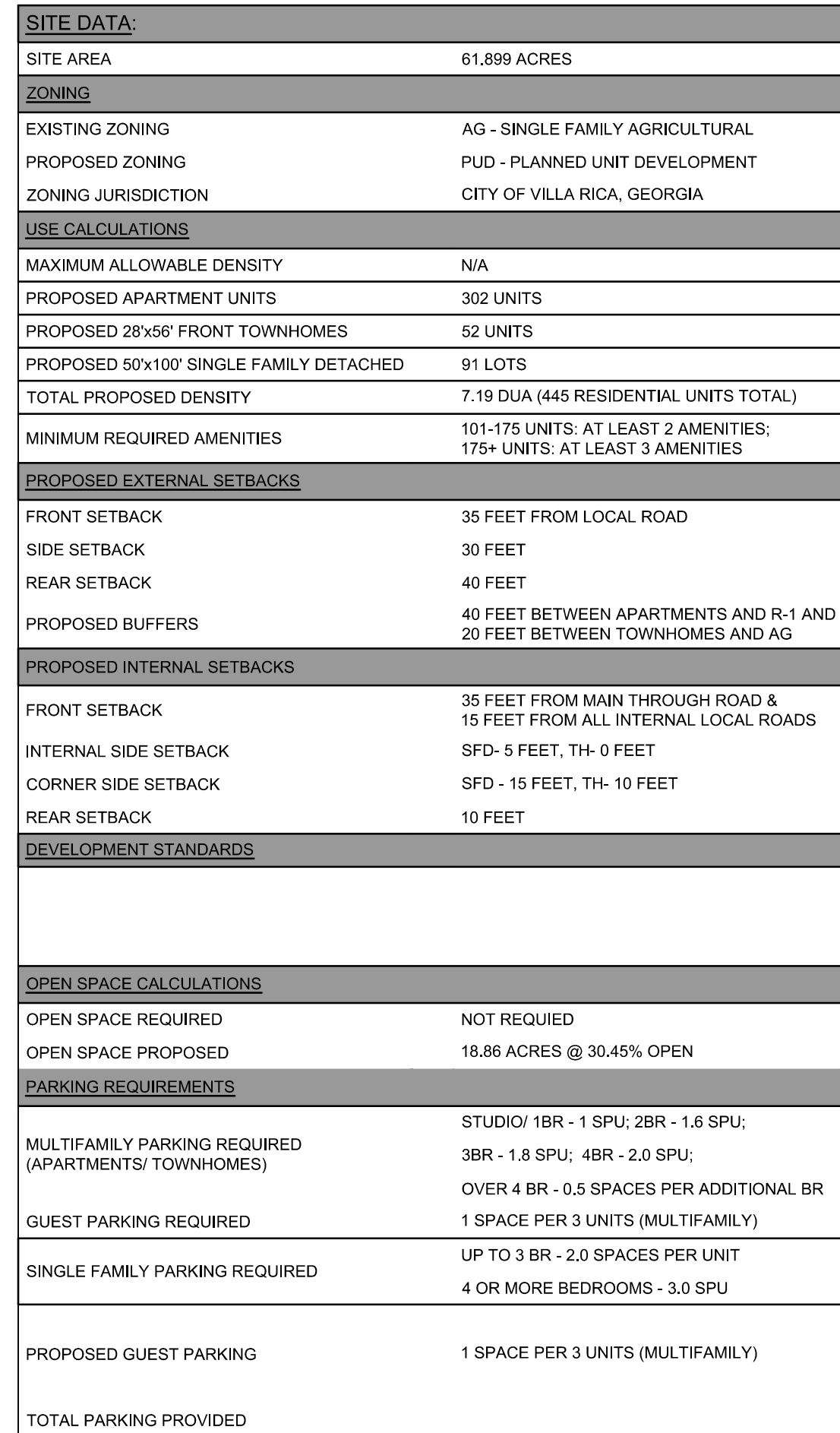
Joshua N. Chapman General Partner
WGSC, LLC

Personally appeared before me on this 6th day of October 2021.

My commission expires on 2/15/22.



10/6/21
Date



PEC+

350 RESEARCH COURT STE 200
PEACHTREE CORNERS, GA 30092

OLD STONE RD

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT
OLD STONE RD
VILLA RICA, GA. 30180
CITY OF VILLA RICA/
CARROLL COUNTY JURISDICTION

FOR
INLINE COMMUNITIES, LLC.

MUNICIPALITY PROJECT #

[illegible]

THIS SEAL IS ONLY VALID IF COUNTER SIGNED
AND DATED WITH AN ORIGINAL SIGNATURE.

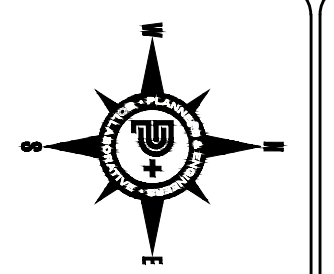


GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION # 0000059389 EXP. 10/28/2024

REZONNIG MASTER PLAN



SCALE: 1" = 100'
DATE: 2/22/2022
PROJECT: 21219.00



Z1

24 HOUR CONTACT:
BRIAN EHRSAM

ILLUSTRATIVE SITE PLAN



October 21, 2021

PROPOSED REZONING ON PROPERTY
BY INLINE COMMUNITIES, LLC
NOTICE OF CONSTITUTIONAL CHALLENGE

BACKGROUND

WGSC, LLC (the "Owner") is the Owner of land located on Old Stone Road in Villa Rica, Georgia (the "Property"). An application for the rezoning from AG to PUD for a mixed residential community was filed by InLine Communities, LLC (the "Applicant").

PROPOSED USE

The Applicant proposes to develop a mixed residential community on the Property.

CONSTITUTIONAL REQUIREMENTS

In accordance with the requirements of various Georgia cases, including *OS Advertising Company v. Rubin*, 263 Ga. 761 (1994); *Cobb County Board of Commissioners v. Poss*, 257 Ga. 393 (1987); and *Gradous v. Board of Commissioners*, 256 Ga. 469 (1989), it is hereby submitted that, if not rezoned as requested by this action, the Villa Rica City Zoning Ordinance presently in effect, with any amendments, which prohibits the Project, is unconstitutional in that it renders the Property unusable and destroys its marketability. As such, the current zoning classification constitutes a taking of the Property without just and adequate compensation and without due process of law in violation of the Fourteenth Amendment to the United States Constitution and in violation of Article I, Section I, Paragraph I and Article I, Section III, Paragraph I(a) of the Constitution of the State of Georgia. In this connection, the Property Owner and Applicant contend that to deny the requested rezoning constitutes an abuse of the police power, in that such denial bears no substantial relation to the public health, safety, morality, or general welfare. Accordingly, such action would constitute a deprivation of Property rights without due process

of law. Furthermore, to deny the rezoning results in relatively little gain or benefit to the public while inflicting serious injury or loss on the Owner and Applicant. To this extent, such action is confiscatory and void. The Property is best suited for mixed residential community use, as proposed by the Applicant, and to deny the rezoning renders the Property unusable and destroys its marketability. This is a taking of Property without just compensation and without due process of law. In reality, the denial of the requested rezoning causes a detriment to public good, in that the public can be served by the facilities proposed by the Applicant given the particular location of this Property.

Accordingly, we respectfully urge your approval of the zoning request.



May 9th, 2022

Renee Kilgore, Board Administrator
Community Development Department
City of Villa Rica
571 W. Bankhead Highway
Villa Rica, GA 30180

Re: Planning Report
Inline Communities, LLC
RA-02-22
116 Reed Road
Land Lot 126, District 6
Parcel #: V06 0040139
Acreage: 74.91
Ward: 2
Planning Board Member: David Rogers
City Council Member: Matthew Momtahan
City of Villa Rica, Carroll County, Georgia

Dear Ms. Kilgore:

Inline Communities, LLC (the Applicant) seeks a rezoning from Single-Family Urban (R2) to Single-Family Attached (SFA) in order to construct 181 single-family townhomes on the site. The Applicant has not requested any variances.

The following documents, which were submitted in support of the Application, have been reviewed:

1. Zoning Master Plan, prepared by Planners & Engineers Collaborative+, unsigned and unstamped, dated March 11th, 2022;
2. Application Checklist, notarized and dated August 5, 2021;
3. Zoning Map Amendment (Rezoning) Application, dated August 5, 2021;
4. Acknowledgement and Consent of Rezoning Application, notarized and dated March 25th, 2022, signed by Timothy Warren, Chairman of The Carroll City – County Hospital Authority;
5. Corrective Warranty Deed, dated October 20th, 2006, signed by James R. Giffin;
6. Applicant Statement of Intent, prepared by Kenneth J. Wood, P.E., LEED AP, President of Planners & Engineers Collaborative+, dated March 28th, 2022;
7. Photos of Conceptual Architecture, prepared by Inline Communities, undated.



A. Existing Conditions

The subject property is located east of Tolbert Drive. The parcel has 382.43' of frontage along Tolbert Drive to the north. The tract is currently zoned Single-Family Urban (R2) and feature undeveloped land. The property borders the city's southern and western boundary directly adjacent to unincorporated Carroll County.

The subject property is adjacent to residential uses in the existing Augusta Woods and Twin Oaks subdivisions to the south and north, respectively, both of which are in the city limits. The property also borders the Southside manufactured home subdivision in unincorporated Carroll County to the south. Directly west of the site across Tolbert Drive are commercial uses (Starbucks, Moe's Southwest Grill, Bojangles, Paradise Auto Spa and Noire Nail Bar).

A stream cuts across the property from the northeast corner of the lot and following the northern property line, and cutting across the southwestern section of the lot. The applicant has identified a possible second stream connecting from the interior of the lot from the identified stream in a southeasterly direction to the southern property line. No easements have been identified on the preliminary layout or property survey.

Surrounding Properties:

TABLE 1 – ADJACENT ZONING AND LAND USE CHARACTER AREAS		
	Current Zoning	Land Use Character Area
North	Planned Unit Development (PUD)	Suburban Village Conservation / Open Space
East	Single-Family Agricultural (AG) – City Agriculture (A) – County	Suburban Neighborhood – City Residential – County
South	Planned Unit Development (PUD) – City Manufactured Home Subdivision (MHS) – County	Suburban Village – City Residential – County
West	Commercial Medium-Density (C2)	Suburban Village

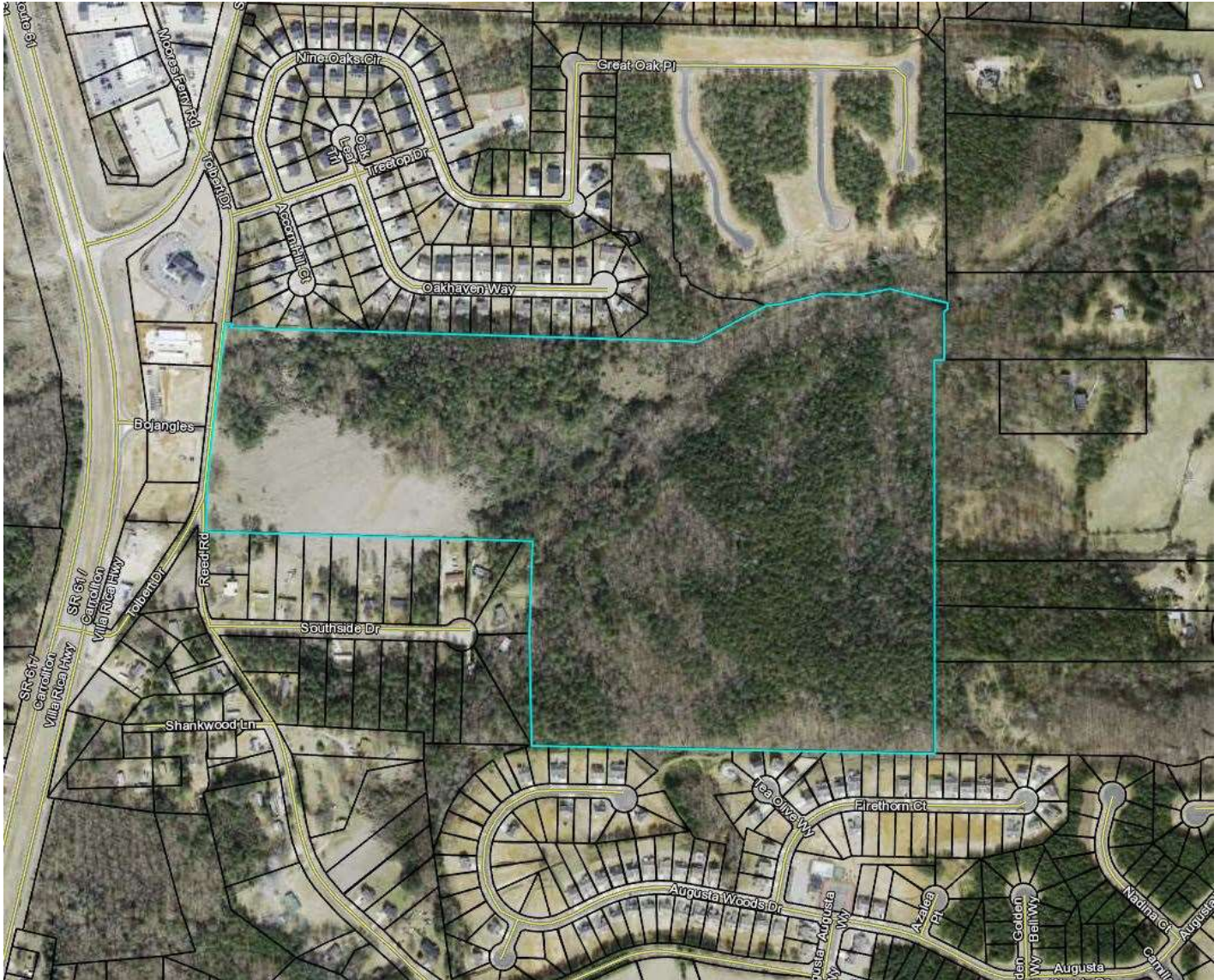


Figure 1: Carroll County GIS image of the site, with the property boundaries approximated.

B. Site History

The entirety of the parcel is vacant and has been vacant throughout its existence. The Unified Development Code (UDC) zoned the property as Rural Development (RD). The parcel was rezoned in 2020 during the citywide rezoning from RD to AG, which was considered a lateral rezoning. The Carroll City – County Hospital Authority has owned the property since at least 1985.

The property was subject to annexation into the city limits in 2003 as part of application case number ANNEX-01-03. The City Council approved the annexation and staff updated the Zoning



Map to reflect the changes at that time, rezoning the property to the RD classification as required in the Zoning Ordinance at that time. The property owner/applicant did not have plans at that time to develop the property, according to the application's staff report.

An application was filed for a rezoning in February of 2021 and subsequently withdrawn by Trademark Quality Homes to construct 157 homes on the parcel and to utilize the currently the R-2 zone. The applicant withdrew the application upon further due diligence and discovery of rock on the site.

Inline Communities, LLC submitted an application in July 2021 for a rezoning from Single-Family Agricultural (AG) to Single-Family Urban (R2), which was subsequently granted to construct 194 detached single-family homes. The applicant has now submitted this application due to topographic issues on the site.

C. Proposed Development

The applicant is under contract for the parcel with the intent to construct 181 single-family attached (townhome) dwellings within the confounds of the area as described in Section A. The applicant has proposed to rezone the property to SFA from R2. The proposed density is 5 du/acre and will provide a buffer from the AG zone of 10'. The applicant is proposing 74.4% of the land area for open space, equal to 55.8 acres. The applicant has advised that each townhouse will have a two-car garage and at least two spaces within the driveway for parking. 55 guest parking spaces will be installed throughout the development. The development will also feature a conservation area, a stormwater management facility, several community open space areas and amenity/pool space. The applicant has indicated that land development would start in early 2023 with completion in mid-2024 (pending land development in a single phase); home starts in mid/late 2023 with a community close/build-out in 2028/2029.

See Table 2 below for yard and bulk requirements in the SFA Zone:

TABLE 2 - BULK REQUIREMENTS – SFA SINGLE-FAMILY ATTACHED ZONE DISTRICT			
	Required	Proposed	Conforming (C) or Nonconforming (NC)
Minimum Lot Area (ac)	1	74.9	C
Minimum Lot Width (ft)	100	100	C
Minimum Front Yard Setback (ft)	25	25	C
Minimum Rear Yard Setback (ft)	40	40	C
Minimum Side Yard Setback (ft)	40	40	C
Maximum Building Coverage (%)	40	Unknown	Unknown
Maximum Building Height (ft)	40	40	Unknown
Maximum Impervious Coverage (%)	50	50	Unknown
Minimum Heated Square Feet (sf)	1,040 – One Story 650 – Two Story	1,040 – One Story 650 – Two Story	Unknown



The development is proposed to have city sewer and water, and will draw sewer access from one of the adjacent subdivisions. All right-of-ways are proposed to be 50' in width.

Design Standards

The city has design standards for all townhome developments in Section 9.01 of the Zoning Ordinance to which the applicant must comply at the time of architectural review.

Amenities/Open Space

The applicant has proposed several common areas and open space totaling 55.8 acres (74.4% of the site area), whereas the ordinance requires a total of 9 acres (12% of the site area) for open space. The ordinance specifies what is considered non-qualifying open space and qualifying open space as specified below:

<u>TABLE 8 – QUALIFYING AND NON-QUALIFYING OPEN SPACE</u>	
<u>Non-Qualifying Open Space</u>	<u>Qualifying Open Space</u>
Required Private Yards	Conservation areas and wetlands preserved as conservation areas.
Street rights-of-way, open parking area and driveways for dwellings	Floodplains
Land covered by buildings	Woodlands
Required detention and retention ponds that are not visually or physically accessible.	Riparian Corridors
The floodway of any stream, regulated drain, river or other water body accessible.	Retention and detention facilities with the following characteristics: 1. Perimeter access. An easement of at least fifteen (15) feet from the top of bank with a minimum five (5) feet wide path of a material that meets the requirements of the ADA. 2. Access. An area of open space at least twenty (20) feet wide shall extend from a street right-of-way to the fifteen (15) foot perimeter access area of the detention area. 3. Planting. Native plant material is encouraged around the perimeter of retention ponds.



Any area with slopes exceeding a twenty-five percent (25%) grade.	Development amenity areas containing semi-public areas such as: 1. Plazas with seating and special features such as public art or fountains. 2. Pocket parks with seating and landscaping. 3. Decorative water features; and lakes.
Any wetlands on the development site, unless preserved as a conservation area.	

The city's ordinance permits for the following mix of amenities at the discretion of the developer and approval of the City Council:

- Swimming pool sized to comply with NRPA standards.
- Golf course.
- Resident clubhouse.
- Two tot lots with a minimum size of five-hundred (500) square feet per lot
- Basketball, volleyball, or other sport court.
- Two picnic areas, with a minimum size of five-hundred (500) square feet per area, and including a minimum of two picnic tables and one (1) barbeque grill/pit per area.
- Other amenity approved by the City Council.

The city requires a minimum of amenities for multi-family residential subdivisions. According to the Villa Rica Zoning Ordinance, "Developments with one-hundred seventy-six (176) or more dwelling units shall provide at least two (3) amenities." The applicant proposes to construct three amenities in the development and has proposed a pool and cabana, walking trail, and a third amenity to be determined. Based on the Zoning Master Plan, this meets the ordinance requirements, subject to the City Council accepting the walking trail as an amenity.

Offsite Improvements

Several off-site improvements are also proposed along Tolbert Drive. The developer proposes curbing and sidewalks on Tolbert Drive. No other off-site improvements are indicated on the plat, including acceleration and deceleration lanes. The developer also proposes a public parking lot for access to the walking trail and a "fire access only" drive for fire department access.

Density

The applicant has proposed a gross density of 5 dwelling units per acre (du/acre) for the entire development, based on the Zoning Master Plan submitted. As this development is located within the SFA Zone, the maximum density permitted is 17.424 du/acre. The development meets the required density in the zone.



Flood Plain

A stream (identified as Keaton Creek on FEMA maps) cuts through the property in a northeasterly/southwesterly direction. Based on the Conceptual Master Plan submitted, the applicant appears to abide by all buffer requirements from the stream (25' state buffer, 50' city stream buffer and 75' city impervious buffer). A permit may be required from the United States Army Corps of Engineers in order to construct a stream crossing with a walkway to access the proposed "proposed passive city park" in the rear of the development. Figure 2, below, indicates the flood zone map for the property:

National Flood Hazard Layer FIRMette

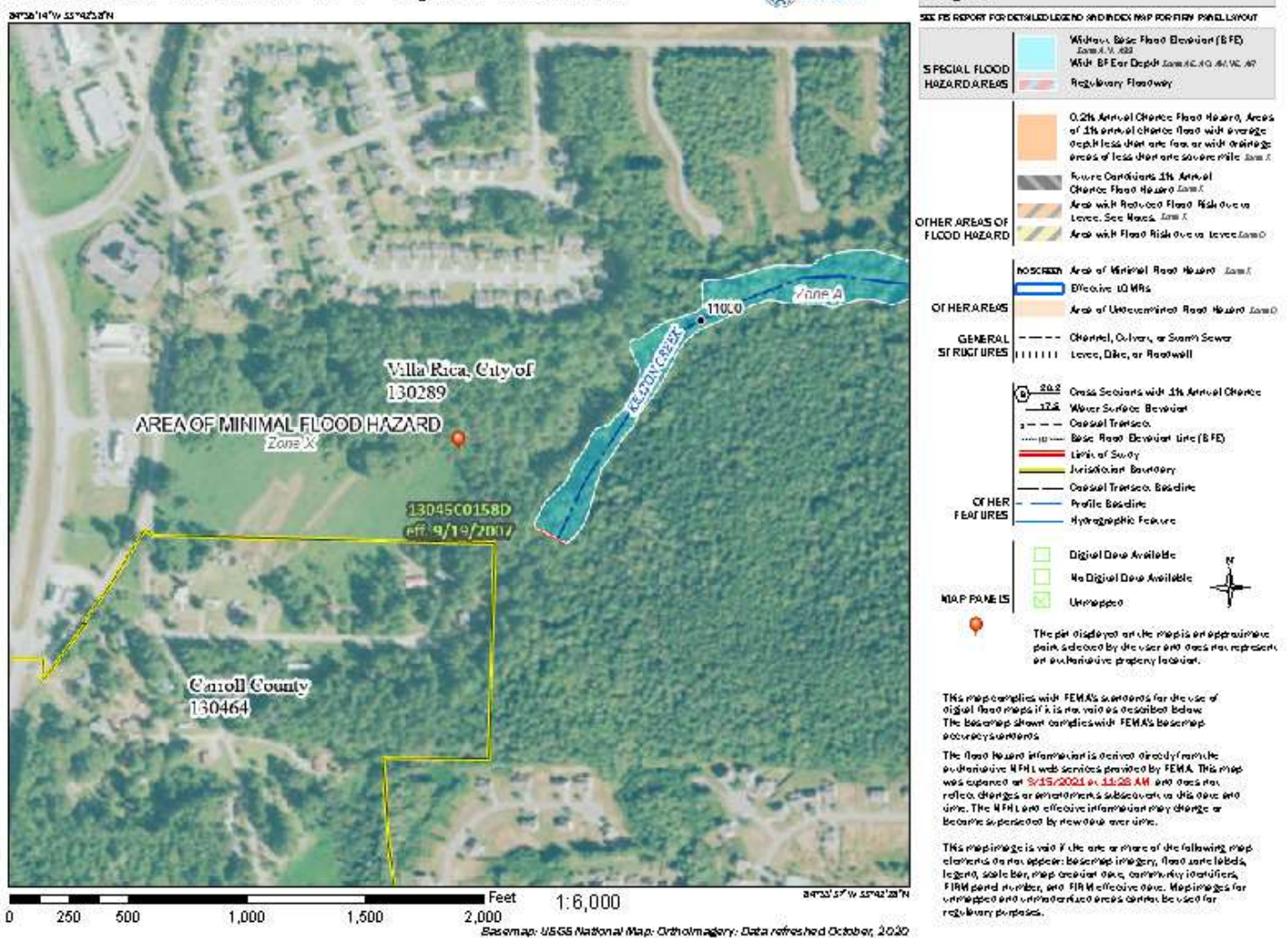


Figure 2: National Flood Hazard Layer FIRM Map 13045C0158D

Buffering/Screening/Tree Conservation:

A landscaping plan will be required to be submitted by the applicant at the time of Final Plat



submittal. Section 7.05(7) of the zoning ordinance requires that a twenty (20) foot wide landscape area adjacent to the road or right-of-way be provided, and must be designated as “common area” or placed in a landscape easement. In addition, several shrubs and trees must be planted within this area. Trees are to be planted at a minimum rate of five (5) trees per one-hundred (100) linear feet of perimeter planting. Shrubs are to be provided at a minimum rate of ten (10) per one-hundred (100) linear feet of perimeter planting. Decorative perimeter fencing is also required within a common area adjacent to the right-of-way.

Based on *Table 7.7: Individual Residential Lot Landscape*, Individual lots within the newly formed townhome developments are also required to have two trees each, and ten (10) shrubs. All front yards must be sodded.

Table 7.7: Individual Residential Lot Landscape			
Zoning District	Number of Trees	Minimum Number of Shrubs	Front Yard Sod
AG	3	12	no
R1	3	12	no
R2	2	10	yes
SFA	2	10	yes

Additional landscape areas, such as surrounding retention ponds, street trees and other planting requirements will be enforced by the department as required, including the planting and buffering specified above.

D. Rezoning Review Criteria

The Zoning Ordinance of the City of Villa Rica, Section 11.05(2)(b), requires the Planning & Zoning Commission and the legislative body to pay reasonable regard to the following when preparing and considering proposed amendments:

i. The Comprehensive Plan;

Villa Rica Future Land Use Map

The Future Land Use Plan prescribes “Suburban Village” and “Conservation/Open Space” as future land use character areas for the parcels. The intent of the Suburban Village Character Area is as follows:

“Suburban Villages are characterized by clustered commercial development around the



intersection of prominent roads (Community Crossroads) and include immediate surrounding residential areas, which are suburban in nature. The general development pattern is compact, with stand-alone or a few businesses on a site. However, in more suburban and rural areas, a single business typically occupies a property. Future development should emphasize the compact, small-scale development that supports the immediate surrounding area, including residences, retail, and office uses. Higher density developments should be located closer to more dense/intense areas, where similar development exists. Sidewalks and pedestrian linkages to nearby parks and other amenities should be provided in new developments.”

The character area has design principles that recommend “low to moderate density with concentrated neighborhood commercial development oriented around intersection/community crossroads”.

The Comprehensive Plan indicates the following zoning categories as appropriate zoning categories for the Suburban Village Character Area. The UDC zoning categories and their corresponding 2020 zoning ordinance categories are indicated below:

<u>TABLE 3 - APPROPRIATE ZONING CATEGORIES – SUBURBAN VILLAGE</u>	
<u>UDC Zoning Categories</u>	<u>Corresponding 2020 Zoning Ordinance Category</u>
Single Family (R20)	Single-Family Suburban (R1) Single-Family Urban (R2)
Multi-Family (R-14)	Multi-Family Low-Density (MF1)
Residential Townhome (RT)	Single-Family Attached (SFA)
Rural Development (RD)	Single-Family Agricultural (AG)
Planned Development (PD)	Planned Unit Development (PUD)
Neighborhood Commercial (NC)	Commercial Low-Density (C1)
Office-Institutional	Office Medical Institutional (OMI)

The intent of the Conservation/Open Space Character Area is as follows:

“Protect environmentally sensitive areas and open space for conservation and passive recreation purposes. Prevent degradation to natural resources in areas that have developer or have the potential to develop. Conservation areas are public or privately-owned properties that are not suitable for development and are intended to be permanently protected for natural area conservation and passive recreation purposes. Open space areas also include parks and undeveloped areas that provide both passive and active recreation opportunities.”



The character area has design principals that do not recommend residential construction and minimal impervious coverage. The major objective of the character area is to preserve land for natural landscapes and to maintain and create connections between natural features.

The proposed development appears to meet the intents of both character areas in the Comprehensive Plan.

ii. Current conditions and the character of current structures and uses in each district;

The lot is vacant with no uses or structures. The character of the R2 zone is typical of a single-family suburban-style subdivision, whereas the character of the SFA zone is typical of attached vertical units to which the applicant intends to construct. Uses to the north and south are single-family detached. The general vicinity of properties east of the site on Daniel Road are established residential properties on large parcels or vacant land.

iii. The most desirable use for which the land in each district is adapted;

The proposed development is a desirable use based on the Comprehensive Plan and overall character of the area. The current use of the property as a vacant property is not the highest and best use for the property given the acreage and the density recommendations stated in the Comprehensive Plan.

iv. The conservation of property values throughout the jurisdiction; and

Property values are expected to be increased by the new housing stock and further reduction of vacant parcels in the city should the rezoning and development of the lot materialize.

v. Responsible development and growth

The southwestern portion of the city is expected to grow with residential and commercial uses in the near and long term future. The road network in the area provides for three different ways to gain access to Highway 61 for a better pattern of distribution of vehicles to and from the new community. The development is a townhome development compared to neighboring subdivisions, such as Augusta Woods and Twin Oaks, however this community proposes nearly 75% of the site to be dedicated to public open space. The lot size proposed meets the minimum standards in the SFA zoning district.

The State of Georgia has several rezoning standards for consideration by decision-making bodies, as indicated in O.C.G.A. 36-67-3 (2010):

i. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;

Tolbert Drive has had considerable residential development both within and outside of the city limits. The size of the lot as well as adjacent and nearby properties lend the impetus for more residential single-family development on this tract and other nearby tracts. This is the



only vacant parcel left within the city limits that is located on the road and it would be reasonable to expect further development pressure within this quadrant of the city.

ii. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;

The use is not expected to affect the existing uses nearby or usability of any adjacent structures or lots.

iii. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;

The property does have a reasonable economic use as currently zoned; however, it is not the highest and best use of land given the acreage and Comprehensive Plan designations for appropriate zoning, which would allow for higher density and/or intensity. Because of the size and location of the parcel, along with development pressures along the Highway 61 corridor, the rezoning to townhomes with smaller lot sizes than the 25,000 sq. ft. without sewer and 40,000 sq. ft. with sewer minimums required in the AG zone would give the parcel an economic advantage for courting uses.

iv. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;

No excessive usage of city infrastructure has been identified as expected from the rezoning proposal by staff; however, the ability to provide sewer capacity along and surrounding Highway 61 is becoming increasingly more difficult for the city, which may complicate the ability for the development to materialize. Potential traffic impacts along South Carroll Road, Tolbert Drive, West Liberty Road and Highway 61 must be studied and reviewed by the City Engineer as a part of final plat approval.

v. If the local government has an adopted land use plan, whether the zoning proposal is in conformity with the policy and intent of the land use plan; and

The rezoning is supported by the Comprehensive Plan. The Comprehensive plan prescribes Conservation/Open Space and Suburban Village as the land use character areas, which recommend for the conservation of natural features on the site near Keaton Creek (which the applicant is proposing to do) as well as subdivisions style developments along the entire southwestern side of the city. This is consistent with the requested zone change from R2 to SFA.

vi. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

The availability of sewer and water capacity for the development would tremendously affect the developability of the parcel for the intended use. Poor capacity may hamper the ability to construct the number of townhomes that are sought.



E. Comments

1. The City Council shall require that a legal plan or contract for the perpetuation, maintenance and function of all the common area or other common property be established and furnished to the Council to be approved by the City Attorney prior to final approval. The legal plan or contract shall assure that all such common areas shall be provided for in a satisfactory manner without expense to the City. The documents shall be recorded in the County Recorder's office by the applicant prior to occupancy of any building on the project.
2. Where applicable, a homeowners' or maintenance association shall be established for the purpose of permanently maintaining all open space and potential non-commercial recreational facilities. Such homeowner's or maintenance association agreements, guaranteeing continuing maintenance, and giving lien to the City in the event of lack of such maintenance, shall be submitted to the City Council for approval prior to the issuance of any permits.
3. A Landscape Plan, Open Space Plan and other details, as required, should be submitted to the City Engineer for review prior to Final Plat approval.

Recommendation:

Staff recommendation: **APPROVAL WITH CONDITIONS**

Reasons: The requested rezoning would provide further growth along the Highway 61 corridor. However, the ability to service the development with adequate utility usage shall be confirmed prior to construction.

Conditions:

1. Receipt of a favorable sewer and water capacity letter from the city's Utilities Department guaranteeing availability to service all lots within the proposed development within sixty (60) days. This letter must be on file with the city's Community Development Department upon receipt.
2. The applicant must comply with all recommendations found within the traffic report dated August 23rd, 2021, prepared by A & R Engineering, Inc.
3. The applicant must address the Reed Road/Tolbert Dr. and South Carroll Road intersection in the form of a traffic study.
4. The developer shall contribute no more than \$1,500 per lot to the cost of traffic improvements.
- ~~5. The Applicant/Developer/Owner agrees to construct a minimum of eight elevations, and a minimum of 5% of each elevation shall be constructed.~~
- ~~6. The Applicant/Developer/Owner agrees that at least 50% of the homes on a corner lot must have a side load garage.~~
7. The Applicant/Developer/Owner agrees that site/neighborhood/development amenities include a pool and cabana, walking trail, tot lot, and picnic/cookout/barbecue grilling area.
8. The Applicant/Developer/owner agrees that the proposed pool will have a



minimum surface area of 1,500 square feet.

- ~~9. The Applicant/Developer/Owner agrees to include a community green as part of the site/neighborhood/development's open/green space requirement substantially similar in size and scope as proposed in the concept/zoning plan.~~
10. The Applicant/Developer/Owner agrees to install sidewalks on both sides of internal streets and along the frontage of Tolbert/Reed Road.
11. The Applicant/Developer/Owner agrees to submit the site/neighborhood/development to covenants pursuant to the Georgia Property Owners Act (O.C.G.A. § 44-3-220, et seq.)
12. The Applicant/Developer/Owner agrees to be responsible for incorporating a minimum of one traffic calming practice in accordance with the Institute of Transportation Engineers (ITE) manual for traffic calming along the main entrance road internal to the neighborhood. The practice may include a stop sign, road diet, speed hump or other device which shall be approved through the civil plan review process.
13. The Applicant/Developer/Owner acknowledges that water and sewer availability is not expressly implied as a result of zoning.
14. The Applicant/Developer/Owner agrees and acknowledges that all conditions or stipulations of re-zoning shall bind Applicant/Developer/Owner's successors and assigns.
15. The Covenants, Conditions and Restrictions shall include a clause that limits the maximum number of units that can be rented or leased within the development at any one time to 10% or less of the total homes. ~~However, if all of the homes are owned by one entity and governed by a third party management company, then the rental restriction shall be waived in its entirety.~~
16. The Applicant/Developer/Owner agrees to build all internal roadways and parking aisles to standards that would accommodate emergency access vehicles. This includes emergency access to the proposed park in the rear of the property.

Public Notifications:

As required by *Section 11.05* in the Code of the City of Villa Rica, the public has been notified in *Times-Georgian* on May 2nd, 2022; a sign has been posted on the subject properties; and all abutting property owners have received notification via regular and certified mail.

Public Response:

In response to the public notifications, no residents have contacted the city to voice concern or support for the proposed actions.

Should you have any questions concerning the above comments please do not hesitate to contact me. I reserve the right to make additional comments based upon further review or submission of



Inline Communities – 116 Reed Road

RA-02-22

May 9th, 2022

Page 14 of 15

revised plans or new information.

Very truly yours,

Ronald Johnson

Planning & Zoning Specialist

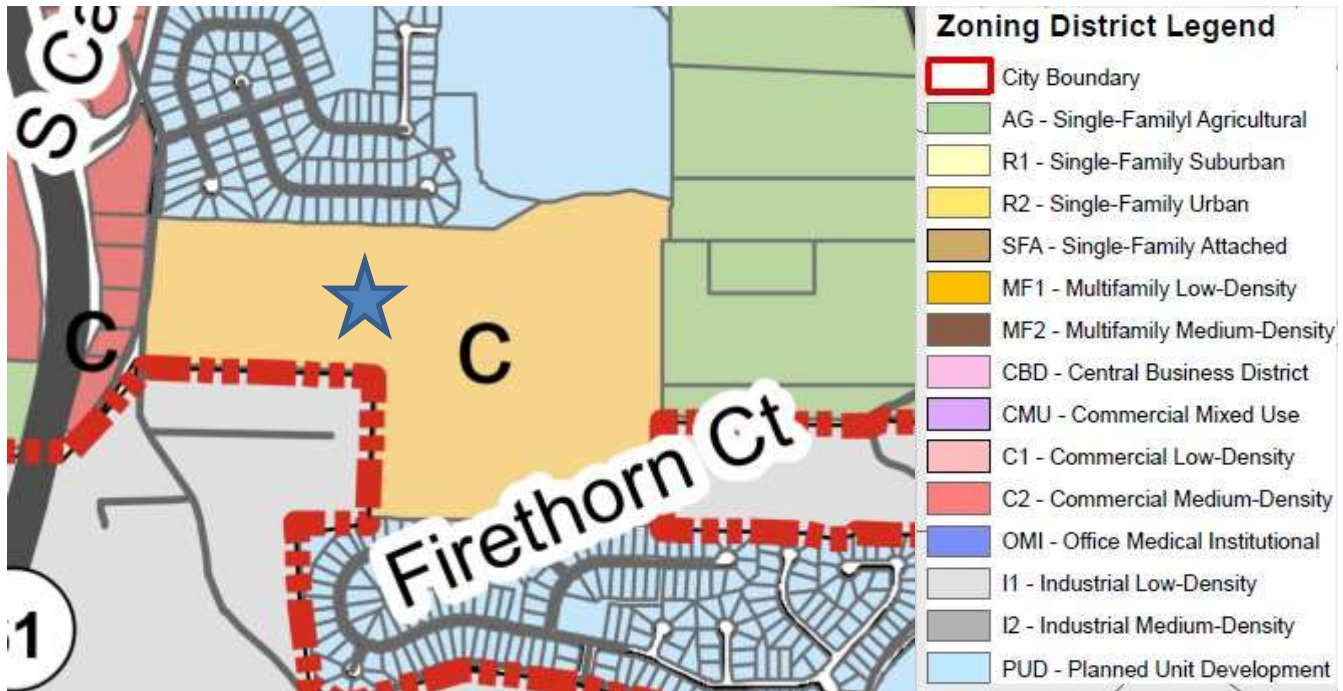
cc: Tom Barber, City Manager (via email)

Tracy Jarvis, Community Development Director (via email)



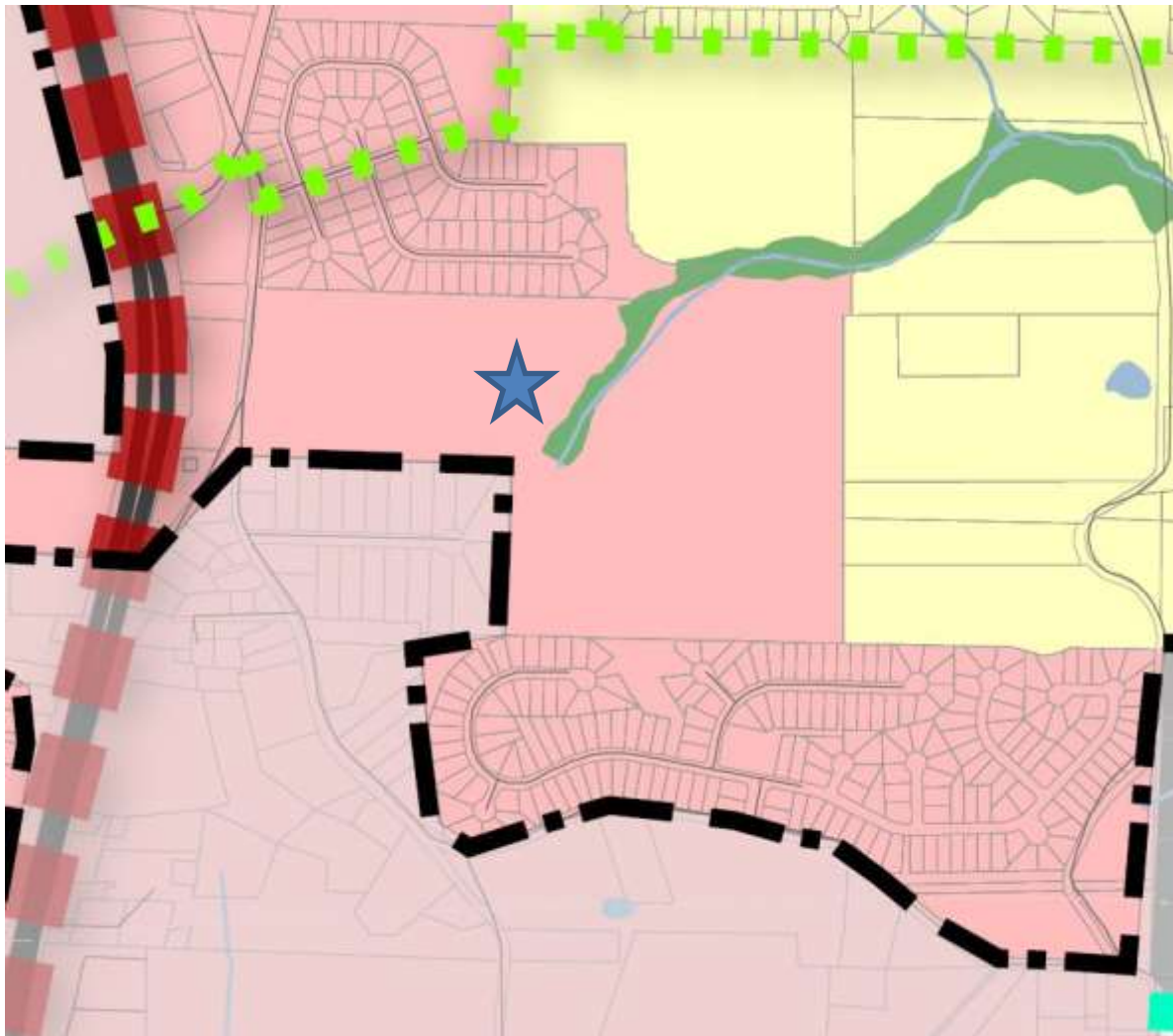
Corresponding Maps:

Villa Rica Zoning Map:





Villa Rica Future Land Use Map:



CHARACTER AREAS

-  CONSERVATION / OPEN SPACE
-  TRADITIONAL NEIGHBORHOOD
-  SUBURBAN NEIGHBORHOOD
-  URBAN VILLAGE
-  SUBURBAN VILLAGE
-  COMMUNITY CROSSROADS
-  I-20 GATEWAY
-  COMMERCIAL CORRIDOR

ACTIVITY CENTERS

-  DOWNTOWN
-  INDUSTRIAL
-  COMMERCIAL
-  MEDICAL
-  PROPOSED GREENWAY TRAIL
-  PROPOSED ROAD PROJECTS
-  URBAN GROWTH AREA
-  CITY BOUNDARY





OLD STONE ROAD

Master Development Plan

INLINE
COMMUNITIES



Planners & Engineers
Collaborative+
WE PROVIDE SOLUTIONS.

TABLE OF CONTENTS

Site Context & Proposal

Site Location

Site Context Map

Current Zoning

Future Land Use

Site Proposal Narrative

Proposed Standards

4

5

6

7

8

9

Survey, Renderings & Overview

Survey

Site Plan Rendering

Project Overview

11-12

13

14

Open Space, Green Space, & Connectivity

Green Space & Open Space

Site Connectivity

16

17

Detailed Residential Plan

Residential Narrative

Detached Homes

Detached Home Pod Summary

Detached Home Pod Standards

Townhomes

Townhome Pod Summary

Townhome Pod Standards

Townhome & Detached Finishes & Amenities

Multi-family

Multi-family Pod Summary

Multi-family Pod Standards

Multi-family Finishes & Amenities

19

20

21

22

23

24

25

26

27

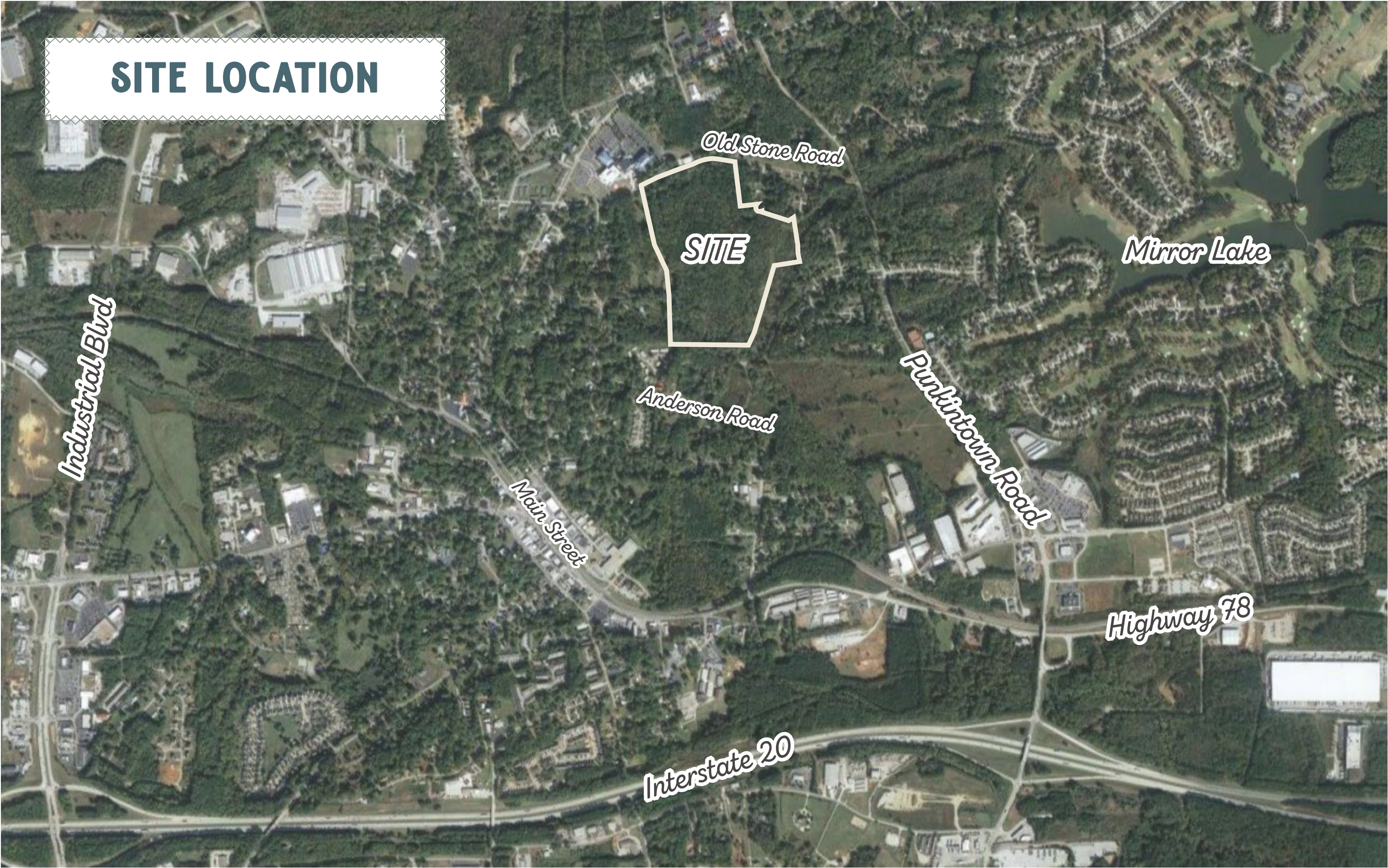
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32

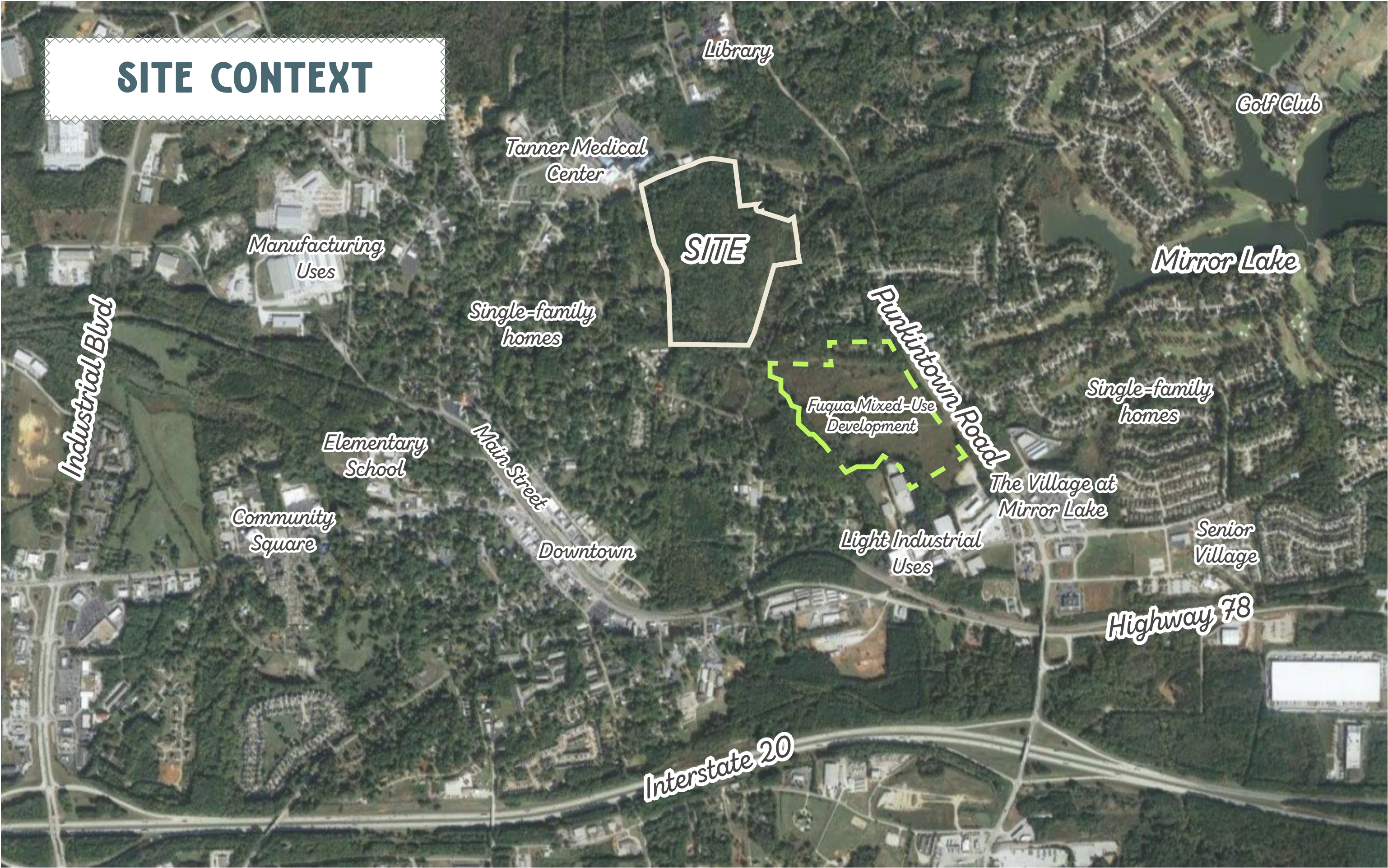
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SITE CONTEXT & PROPOSAL

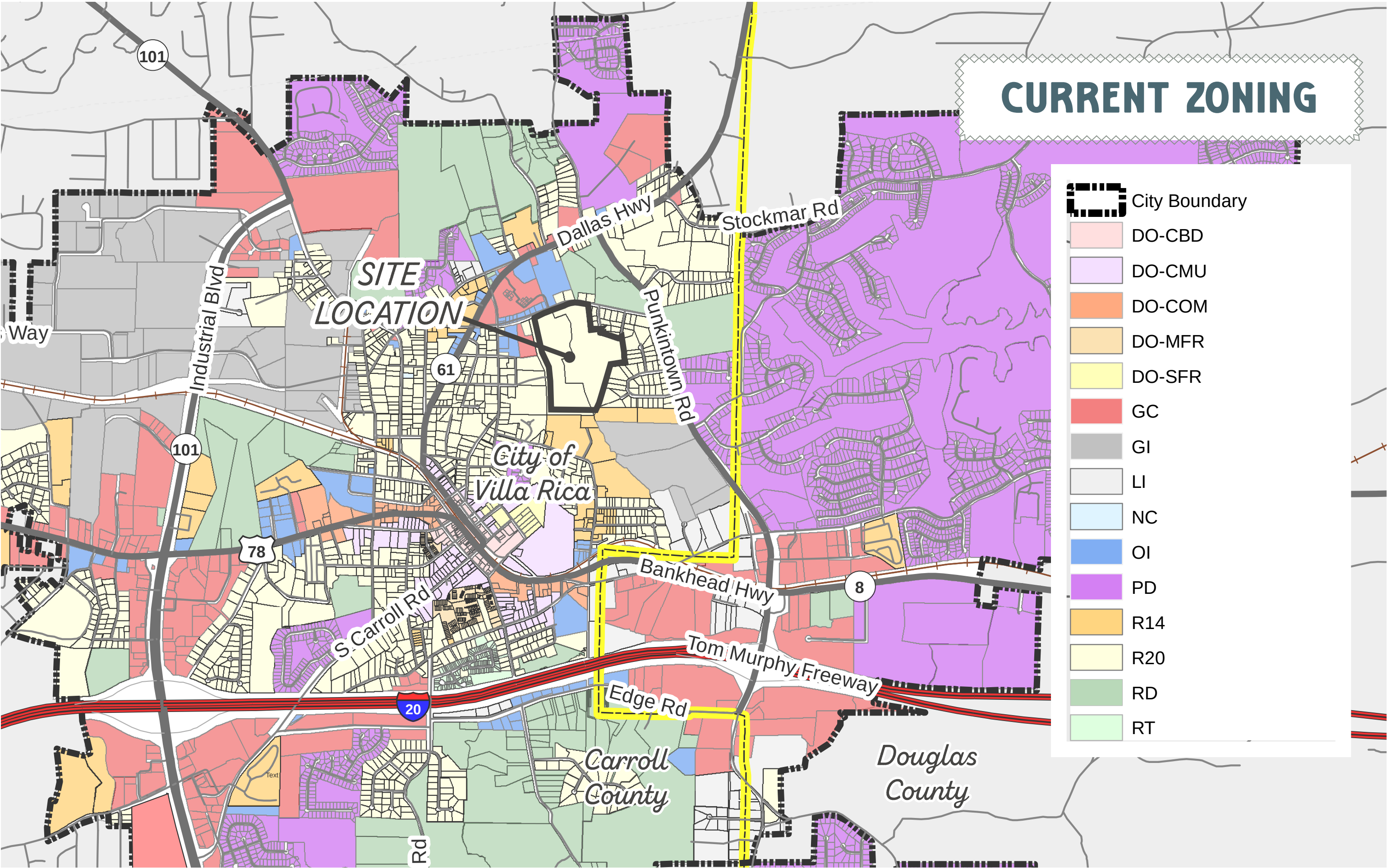


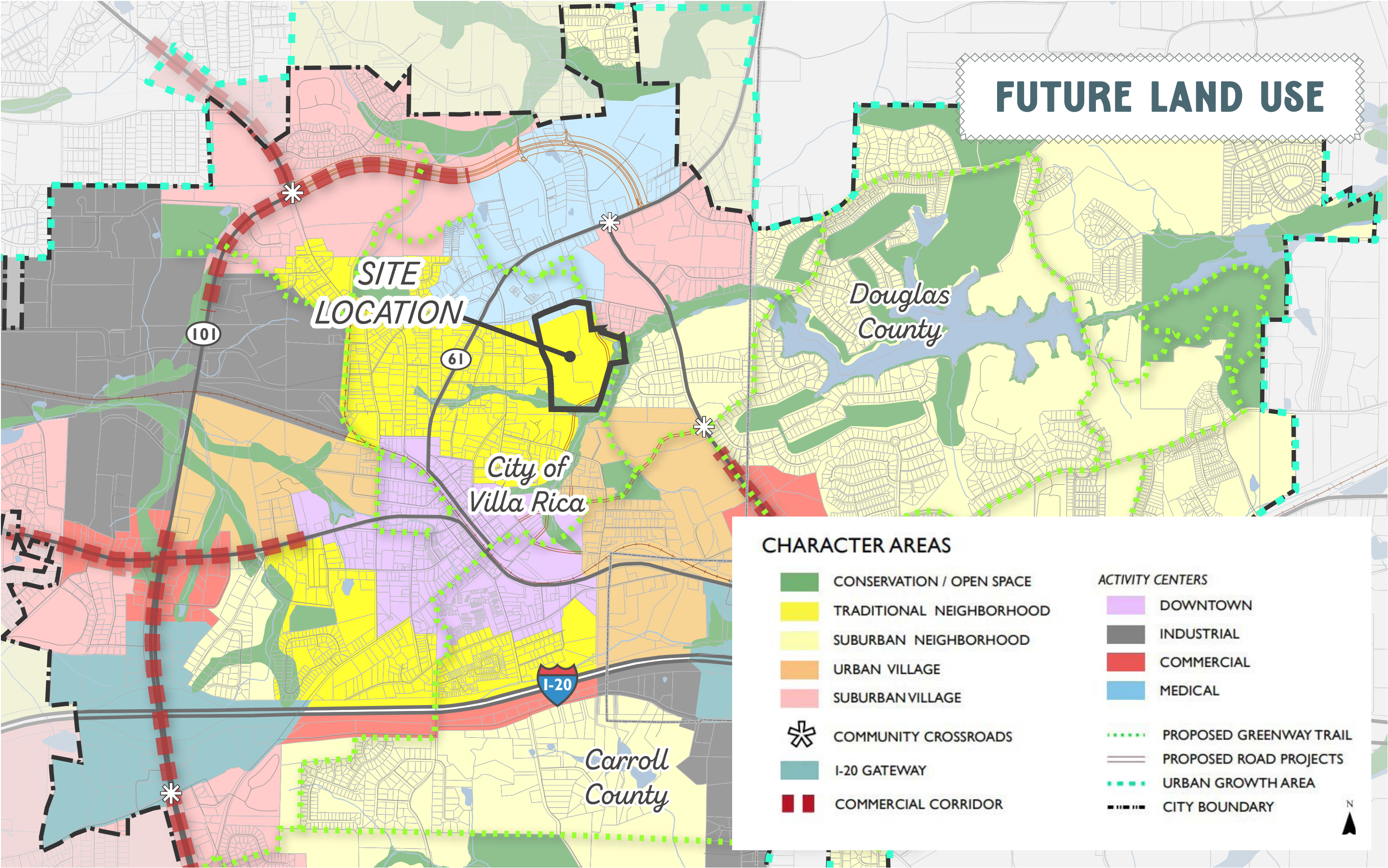
SITE LOCATION



SITE CONTEXT

Interstate 20





SITE PROPOSAL NARRATIVE

Overall Project Proposal

The subject property is comprised of an approximately 62-acre tract of land in the city limits of Villa Rica, and would be developed into a new, mixed-residential community under the Planned Unit Development zoning designation. The property is currently undeveloped, but about twelve acres of the site are covered by floodplain. Part of the Town Branch Stream runs through the eastern and southern parts of the site.

Existing Conditions

- North: undeveloped land, office and institutional uses, including the Tanner Medical Center Villa Rica and the Villa Rica Public Library
- East: single-family homes, Mirror Lake, and the Mirror Lake Golf Club
- South: single-family homes, some public institutional uses, and later, the Fuqua Mixed Use Development (southeast)
- West: single-family homes, small-scale commercial uses, and Downtown Villa Rica (to the southwest)

Planned Unit Development Summary

The proposed Planned Unit Development includes two new communities: a multi-family residential community, and an age-restricted (55+) community consisting of townhomes and a single-family detached lots.

The two densest portions of the PUD, the townhome and multi-family units, would be oriented toward Old Stone Road, and would have frontage along a new, internal roadway that runs north-south through the development. These uses would be located closest to the intersection of Punkintown Road and Old Stone Road, where most activity in the area is situated.

The single-family detached lots would be located on either side of the new roadway, south of the more dense residential uses. The single-family detached pod would be buffered by existing natural features of the site, including the stream, floodplain area, and existing tree cover.

The single-family and townhome community would share an amenity (examples given later in this booklet), while the multi-family units would have its own amenity and clubhouse area. The multi-family units will also feature an entrance park and gates on all entrances.

All areas of the proposed development would have excellent access to nature and outdoors space. In addition to embedded parks and outdoor space throughout the pods, over 12 acres of the site will be left undisturbed to maintain adequate distance from the existing floodplain and streambuffer. The Gold Nugget Trail is proposed to run through the property, which will increase access to nature for residents of Greater Villa Rica and the proposed development.

Detailed Community Descriptions

The PUD proposal includes two distinct communities: a 302 unit multi-family community on the eastern side of the development, and a single-family, age-restricted (55+) community that includes townhomes and detached homes on the western and southern sides of the property.

There are 52 front-loaded townhomes (28’x56”) proposed, located on the western side of the property, closest to Old Stone Road. There are 91 single-family detached lots (50’x100’) proposed on the southern half of the property. This community would be accessed by the new, internal roadway. The single-family detached homes and townhomes would be an age-restricted community, limited to seniors 55 and older.

The multi-family community would have 302 one and two-bedroom units targeted at young professionals and empty nesters. As mentioned, these units will have their own parkspace and amenities, in addition to their own parking, guest parking, and gated access points.

The proposed overall density for the entire development (445 new units) would be approximately 7.19 units per acre, spread across the two communities. Sample photos of the interiors, exteriors, and amenities for each product type can be found later in this booklet.

Planned Unit Development Zoning Rationale

The proposed development is consistent with the intent and purpose of the Code and the goals and policies of the Comprehensive Plan. According to the 2018 Plan update, the site is part of the Traditional Neighborhood Character Area. Characteristics of this character area include moderate to high density (4 to 8 units per acre), a high percentage of open space incorporated throughout residential designs, and trail/greenway connections. Future development may include detached homes, small lot homes, and multi-family housing. The proposed plan is highly consistent with this vision, including a proposed overall density within the target range, a variety of housing types, and ample open/community space.

The proposal also adds housing choice to the City of Villa Rica close to the downtown area, another goal expressed in the comprehensive plan. As this region of metro Atlanta continues to grow in population, housing must be built to accommodate demand. The proposed development would serve this purpose and also contribute to housing the workforce for nearby job centers.

This booklet contains extensive information about the project proposal, including conceptual landscaping plans, trail extensions, architectural concepts, materials, and other ideas.



PROPOSED STANDARDS

Per Section 6.05 of the Villa Rica municipal code, the following standards are proposed for the development:

i) Location, size, orientation and shape of buildings;

Approximate size, orientation, and shape of buildings is shown on the proposed site plan. The developer requests the ability to shift structures within the building envelope subject to topography or other constraints that present at the time of land disturbance.

ii) Building materials and appurtenances;

Buildings will be constructed of a mixture of high-quality materials including (but not limited to) fabricated or cementitious siding, cementitious board and batten, fabricated or cementitious stacked stone, brick, or other similar materials.

iii) Parking;

Parking minimums will be as follows:

Single-family detached: minimum 2 garage spaces per unit

Townhomes: minimum 2 garage spaces per unit

Multi-family: minimum 1.6 spaces per unit / maximum 2 spaces per unit; 1 space per 3 units for guest parking

iv) Signage;

Signage will be designed and constructed to the City of Villa Rica zoning ordinance standards for each land use.

v) Exterior renovation or altering of existing structures;

Exterior renovation or altering of existing structures will be completed per the City of Villa Rica standards.

vi) Demolition of existing structures;

Demolition of existing structures will be completed per the City of Villa Rica standards.

vii) Landscaping;

Landscaping will be designed and implemented per the City of Villa Rica standards.

viii) Environmental and natural resource protection;

Erosion and sedimentation control will be to City of Villa Rica, Georgia, and/or Nationwide standards, and will be detailed out at land disturbance.

ix) Erosion and sedimentation control;

Erosion and sedimentation control will be to City of Villa Rica standards, Georgia, and/or Nationwide and will be detailed out at land disturbance.

x) Vehicular and pedestrian circulation;

Vehicular circulation will be designed approximately as shown on the site plan.
Pedestrian circulation: will be implemented per the City of Villa Rica standards.

xi) Outdoor lighting;

Outdoor lighting will be constructed per the City of Villa Rica standards.

xii) Minimum lot area;

Single-Family: 5000 square feet

Townhomes: No minimum

Multi-family: No minimum

xiii) Minimum lot width;

Single-family: 50 feet

Townhomes: 28 feet (unit width)

Multi-family: no minimum

xiv) Minimum lot frontage (overall);

Overall development: 100 feet along major roadway

xv) Setback Standards (external)

Minimum front setback: 35 feet from arterial roads; 15 feet from local roads

Minimum side setback: 30 feet

Minimum rear setback: 40 feet

xviii) Setback Standards (internal – single-family and townhomes)

Minimum front setback: 35 feet from arterial roads; 15 feet from local roads

Minimum side setback: SFD – 5 feet; TH – 0 feet

Corner side setback: SFD – 15 feet; TH – 10 feet

Minimum rear setback: 10 feet

xviii) Setback Standards (internal – multi-family)

Minimum front setback: 15 feet from curb

Minimum distance between buildings: 40 feet

xvi) Maximum height of structures (principal and accessory);

All single-family detached and townhome structures will be limited to a maximum height of 35 feet.

All multi-family structures will be limited to a maximum of 4 stories.

xvii) Maximum lot coverage;

No maximum lot coverage; open space requirements must be met.

Minimum open space: 30 percent (calculation is for entire site and includes streams and floodplain area, buffers, and unusable land)

xix) Minimum floor area;

For single-family detached: 1550 square feet

For townhomes: 1800 square feet

For multi-family: 700 square feet (1-bedroom), 1000 square feet (2-bedroom)

xx) Site access;

The site will be accessed from two points on Old Stone Road. The proposed public parkway will stub out at the southern property line, and will be completed to Anderson Road separately.

xxi) Site screening and buffering;

Proposed buffers: 40 feet between multi-family and R-1; 20 feet between townhomes and AG

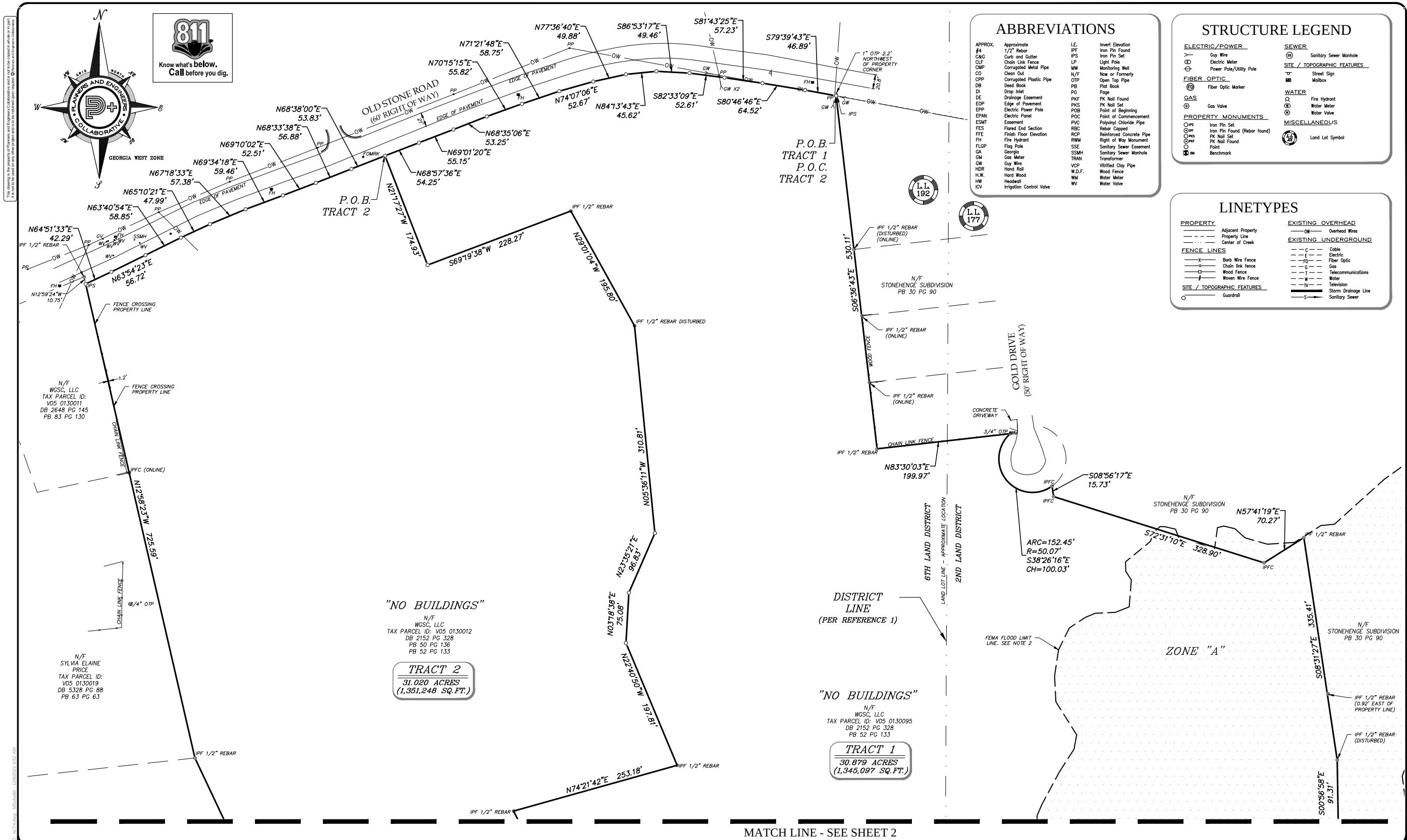
xxii) Location of dumpsters

Dumpsters for the multifamily pod of the PUD are shown on the site plan.

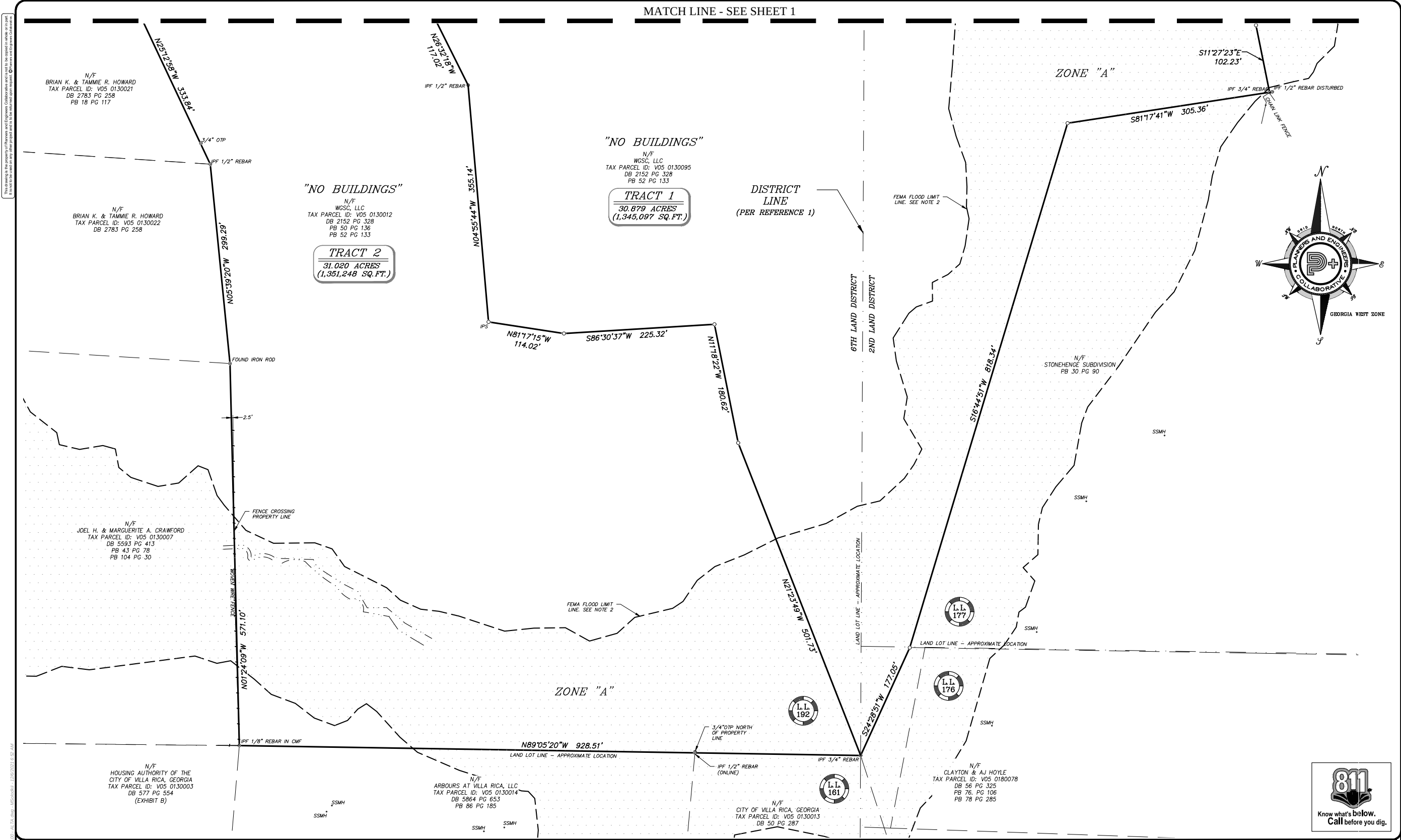
xxiii) Location of open spaces.

Approximate size, location, and shape of open spaces is shown on the proposed site plan. The developer requests the ability to shift open spaces subject to building locations, topography or other constraints that present at the time of land disturbance.

SURVEY, RENDERINGS & OVERVIEW



Planners & Engineers Collaborative+ LAND PLANNING • SURVEYING & CONSTRUCTION • CIVIL ENGINEERING • ARBORISTS • LANDSCAPE ARCHITECTURE • WATER RESOURCES 350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092 (770)451-2741 WWW.PEC.PLUS C.O.A. - LSP000004	REVISIONS				ALTA/NSPS LAND TITLE SURVEY FOR INLINE COMMUNITIES				SHEET 1 OF 3 DRAWN BY: MS CHECKED BY: JNH FILE NO.: 21219.00 DATE: 12/03/21 SCALE: 1" = 60' DATE OF FIELD WORK: TBD					
	5						LAND LOT(S) 176, 177 & 192 DISTRICT 2ND & 6TH				CARROLL COUNTY GEORGIA			
	4													
	3													
	2													
	1													
	REV	DATE	DESCRIPTION	BY										



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350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092
(770)451-3741 WWW.PEC-PLUS
C.O.A.-LS9000004

REVISIONS				
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REV	DATE	DESCRIPTION	BY	

ALTA/NSPS LAND TITLE SURVEY
FOR
INLINE COMMUNITIES

LAND LOT(S) 176, 177 & 192
DISTRICT 2ND & 6TH

CARROLL COUNTY
GEORGIA

SHEET 2 OF 3
DRAWN BY: MS
CHECKED BY: JNH
FILE NO.: 21219.00
DATE: 12/03/21
SCALE: 1" = 60'
DATE OF FIELD WORK: TBD

811
Know what's below.
Call before you dig.



PROJECT OVERVIEW

The 62-acre site is master planned to include two main communities across three types of residential housing: an age-restricted (55+) community with townhomes and single-family detached lots, and a multi-family development.

The proposal includes:

- An age restricted (55+) community:
 - 52 28-foot wide townhomes
 - 91 50-foot wide lots with single-family detached homes
- A 302-unit multi-family apartment community with 1-2 bedroom units, specifically targeting empty-nesters and young professionals
- An overall density of 7.19 units per acre
- Amenity area for the age-restricted community (townhomes / single-family detached lots)
- Amenity area for the multi-family community
- Stormwater management areas
- Preserved natural space, including natural vistas, forested areas, floodplain, and streams

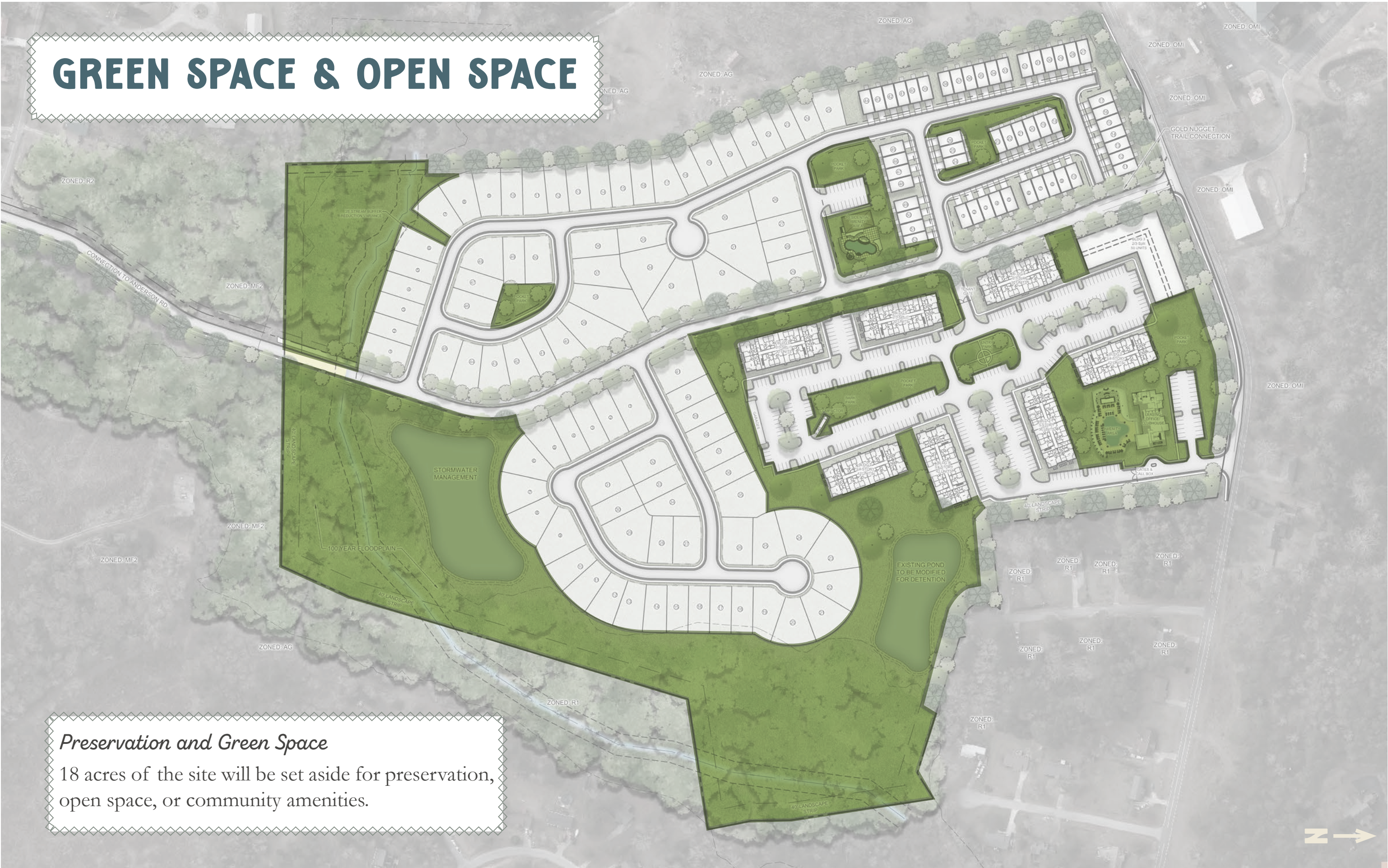
The planned unit development proposal is consistent with the City of Villa Rica Comprehensive Plan, as it will provide new, high-quality housing in the City Limits.

The proposal is consistent with recent development trends in the area, and provides new opportunities for expanding housing choice in the area. Furthermore, the accessibility from the site to major work and leisure nodes in the area is unmatched due to the prime location. This objective is furthered by the proposed Gold Nugget Trail that is slated to run through the property.



OPEN SPACE, GREEN SPACE & CONNECTIVITY

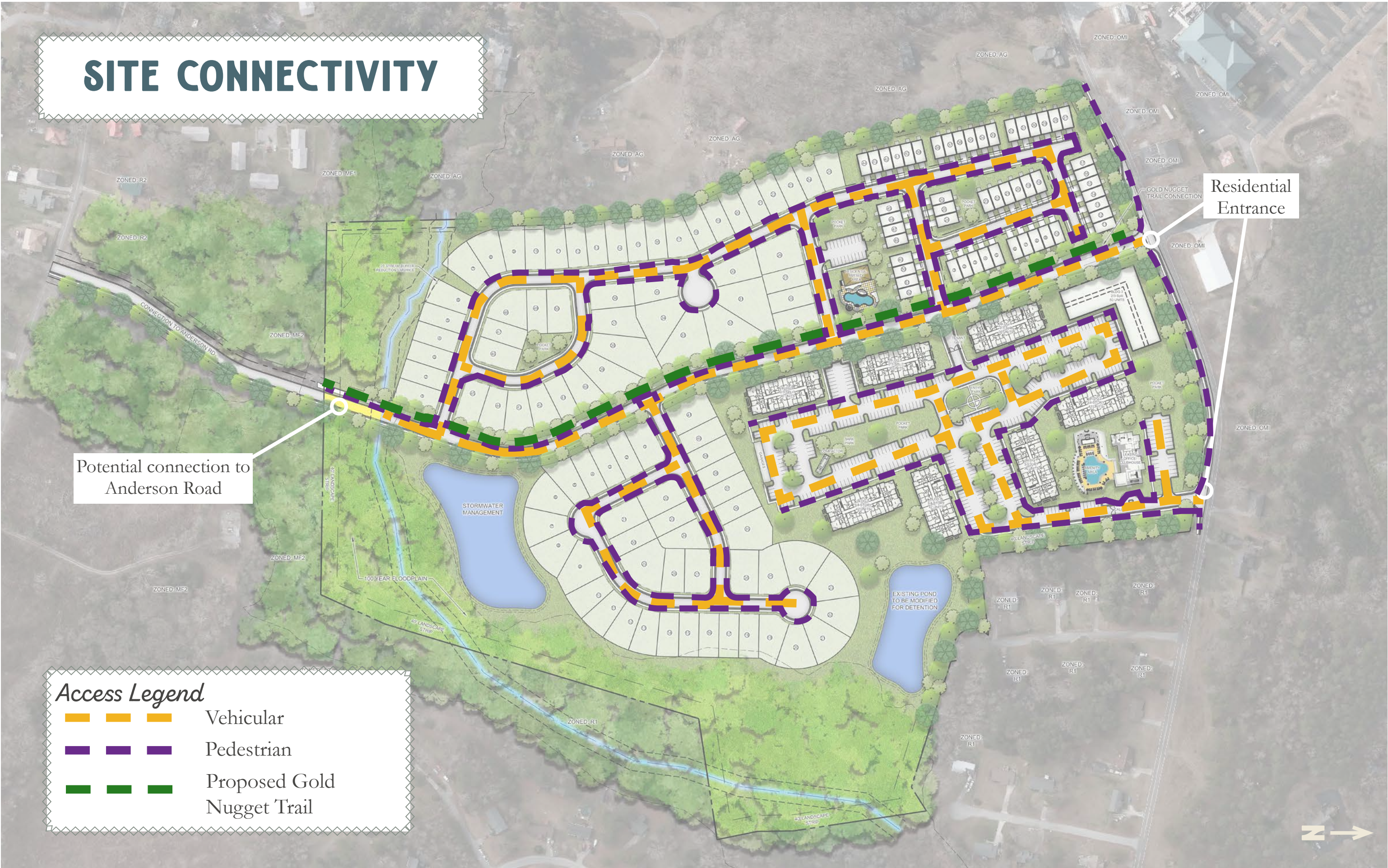
GREEN SPACE & OPEN SPACE



Preservation and Green Space

18 acres of the site will be set aside for preservation, open space, or community amenities.

SITE CONNECTIVITY



Access Legend

-  Vehicular
-  Pedestrian
-  Proposed Gold Nugget Trail

DETAILED RESIDENTIAL PLAN

**DETACHED HOMES
TOWNHOMES**

Age Restricted (55+) Community

MULTI-FAMILY

Apartment Community

RESIDENTIAL NARRATIVE

The proposed Planned Unit Development includes two new communities across three pods of development: a multi-family residential pod, a single-family attached (townhome) pod, and a single-family detached pod. The two single-family pods will be age restricted to seniors 55+ form one community, while the multi-family development is its own community.

The townhomes would be oriented toward Old Stone Road, and would have frontage along a new, internal roadway that runs north-south through the development, while the single-family detached lots would be located on either side of the new roadway. The single-family detached lots would be buffered by existing natural features of the site, including the stream, floodplain area, and existing tree cover. The multi-family community would also have frontage along the new internal roadway, and would be located closest to the intersection of Punkintown Road and Old Stone Road, where most activity in the area is situated.

The age-restricted community (55+) of single-family detached and townhomes has its own amenity area (examples given later in this booklet), and the multi-family community would also have its own amenity and clubhouse area. The multi-family community will also feature an entrance park and gates on all entrances.

In addition to embedded parks and outdoor space throughout the two communities, over 12 acres of the site will be left undisturbed to maintain adequate distance from the existing floodplain and streambuffer. The Gold Nugget Trail is proposed to run through the site which will increase access to nature for residents of Greater Villa Rica and the proposed development.

The proposed development is consistent with the intent and purpose of the Code and the goals and policies of the Comprehensive Plan. According to the 2018 Plan update, the site is part of the Traditional Neighborhood Character Area. Characteristics of this character area include moderate to high density (4 to 8 units per acre), a high percentage of open space incorporated throughout residential designs, and trail/greenway connections. Future development may include detached homes, small lot homes, and multi-family housing. The proposed plan is highly consistent with this vision, including a proposed overall density within the target range, a variety of housing types, and ample open/community space.

The proposal also adds housing choice to the City of Villa Rica close to the downtown area, another goal expressed in the comprehensive plan. As this region of metro Atlanta continues to grow in population, housing must be built to accommodate demand. The proposed development would serve this purpose and also contribute to housing the workforce for nearby job centers. Additionally, the age-restricted (to 55+) townhomes and detached lots will increase housing choice for seniors, allowing them to age in place while limiting the burden on schools in the area.



DETACHED HOMES

Age Restricted (55+) Community

DETACHED HOMES SUMMARY

There are approximately 91 front-entry, single-family detached homes proposed. The homes would be accessed from new internal roadways that would stem from another new, centralized internal roadway running through the site. The single-family homes would be part of the age-restricted, 55+ community, and would share an amenity area with the townhomes.

The single-family detached lots would have a minimum lot size of 5,000 square feet (similar to nearby homes). The single-family homes would feature a master bedroom suite on the main floor.

The homes would be clad in high-quality materials, including cementitious siding, board and batten, cementitious or fabricated brick and stone. Colors, textures, and materials are represented in the provided photos.

Sample amenities and interiors can be found in the subsequent sections.



Detached Home Conceptual Architecture





Detached Home Conceptual Architecture



DETACHED HOME STANDARDS

Maximum Building Height	35 feet/2 stories
Maximum Building Coverage	None
Minimum Lot Width	50 feet
Minimum Single-Family Lot Size	5,000 square feet
Front Setback	35 feet from arterial roads; local roads
Internal Side Setback	5 feet
Corner Side Setback	15 feet
Rear Setback	10 feet
Minimum Heated Square Footage	1,550 square feet
Entry Type	Front Entry
Garage Size	Two-car garage



TOWNHOMES

Age Restricted (55+) Community



Townhome Conceptual Architecture



Townhome Conceptual Interior



TOWNHOMES SUMMARY

There are approximately 52 front-loaded townhomes proposed, which would be accessed from the proposed, new internal roadway. The townhomes would be part of the age-restricted, 55+ community, and would share an amenity area with the single-family detached homes.

The townhomes would feature a master bedroom suite on the main floor.

The homes would be clad in high-quality materials, including cementitious siding, board and batten, cementitious or fabricated brick and stone. Colors, textures, and materials are represented in the provided photos.

Sample amenities and interiors can be found in the subsequent sections.



Townhome Sample Architecture

TOWNHOME POD STANDARDS

Maximum Building Height	35 feet/2 stories
Maximum Building Coverage	None
Standard Townhome Dimensions	28'x50'
Minimum Tpwntownhome Lot Size	None
Front Setback	35 feet from arterial roads; 15 feet from local roads
Internal Side Setback	5 feet between buildings; 0 feet attached
Corner Side Setback	10 feet
Rear Setback	10 feet
Minimum Heated Square Footage	1,800 square feet
Entry Type	Front Entry
Garage Size	Two-car garage



Townhome Sample Interior



A modern kitchen interior featuring light-colored cabinetry, a white countertop, and a central island with a white countertop and open shelving. The island is equipped with two modern bar stools. In the background, there is a dining area with a wooden table and chairs. The kitchen includes a stainless steel refrigerator, a gas cooktop, a sink with a faucet, and a double oven. The lighting is warm and ambient, with recessed ceiling lights and pendant lights over the island and dining area.

TOWNHOME & DETACHED FINISHES & AMENITIES

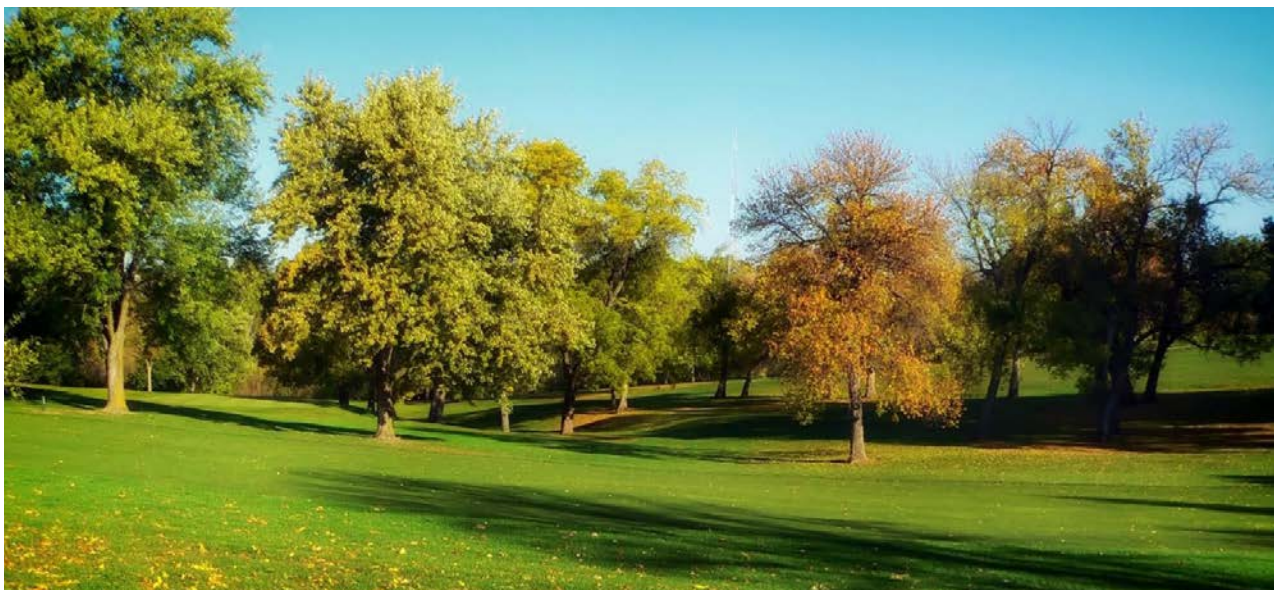
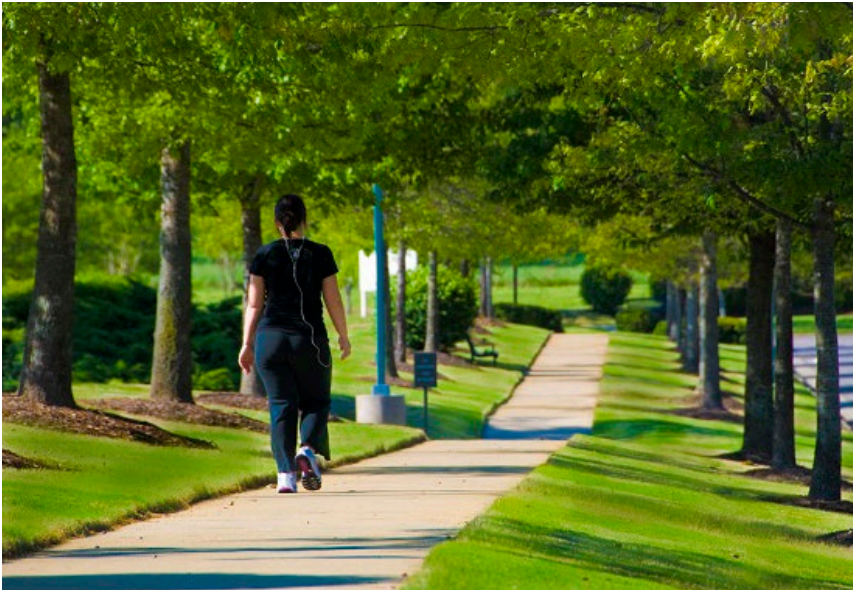
DETACHED HOME INTERIOR FINISHES



TOWNHOME INTERIOR FINISHES



TOWNHOME & DETACHED AMENITIES



MULTI-FAMILY

Apartment Community

MULTI-FAMILY SUMMARY

The multi-family community would consist of 302 units, and would have its own means of ingress and egress from the PUD, open space, and amenity area.

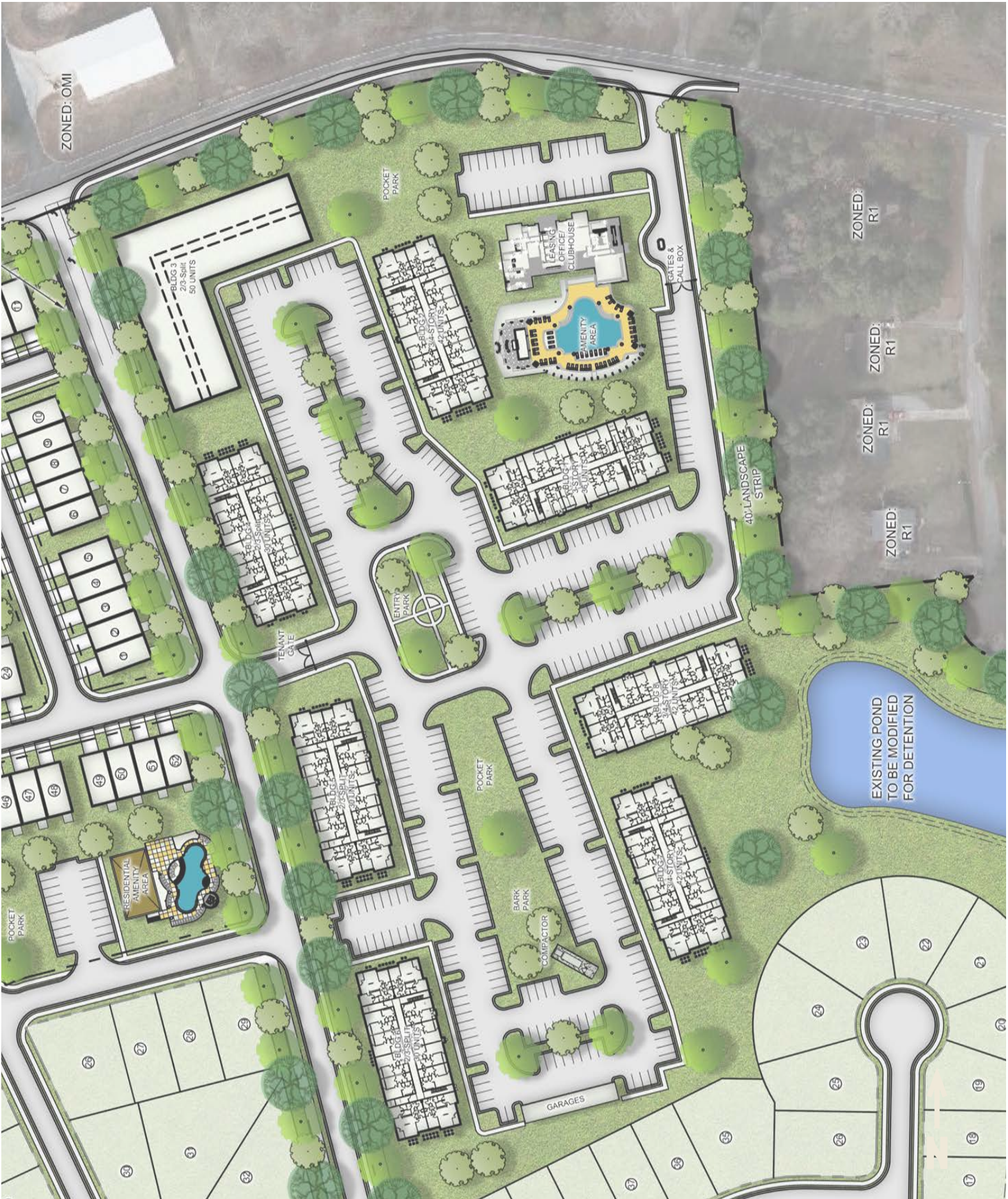
The multi-family homes would include 1-2 bedroom units, with a minimum of 50% 1-bedroom and a maximum of 50% 2-bedroom units. The pod would have a parking ratio to match, as required by the City of Villa Rica code. Due to the availability of options, multi-family homes would cater to a variety of markets, specifically young professionals and empty nesters.

The buildings would be clad in high-quality materials, including cementitious siding, board and batten, cementitious or fabricated brick and stone. Colors, textures, and materials are represented in the provided photos.

Sample amenities and interiors can be found in the subsequent sections.



Multi-Family Conceptual Architecture





Multi-Family Conceptual Architecture & Amenity



MULTI-FAMILY STANDARDS

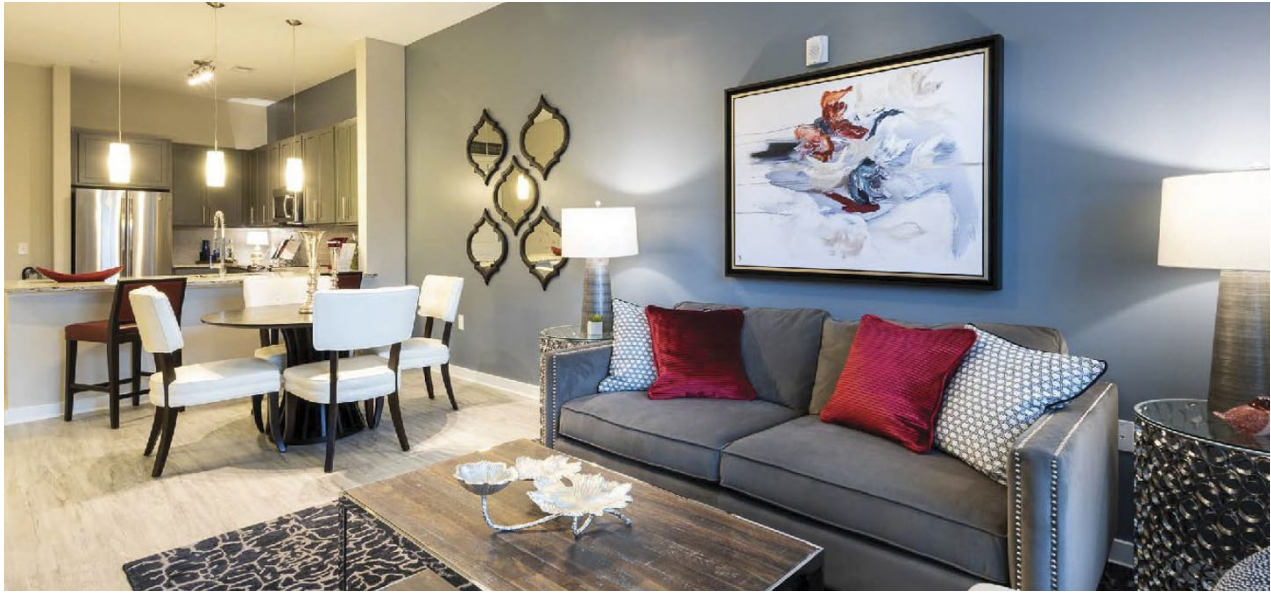
Maximum Building Height	4 stories
Maximum Building Coverage	None
Minimum Lot Width	None
Front Setback	15 feet from curb
Side Setback	40 feet between buildings
Rear Setback	40 feet between buildings/exterior site setbacks
Minimum Heated Square Footage	700 square feet (1-bedroom); 1,000 square feet (2-bedroom)



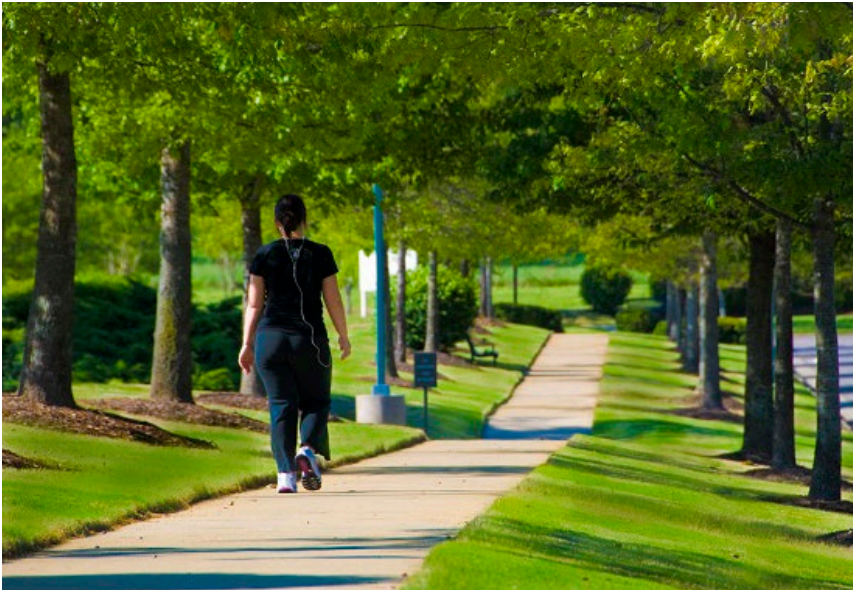


MULTI-FAMILY FINISHES & AMENITIES

MULTI-FAMILY INTERIOR FINISHES



MULTI-FAMILY AMENITIES





April 19, 2022

RE: **Old Stone Road Project – Planning Commission Deferral Request**

Dear City of Villa Rica,

InLine Communities would respectfully request deferral of our currently submitted application to the Tuesday, May 17th Planning Commission Hearing. The project is currently scheduled for the Tuesday, April 19th Planning Commission Hearing but are requesting the deferral to further complete due-diligence.

We appreciate your time and involvement in this matter.

Sincerely,

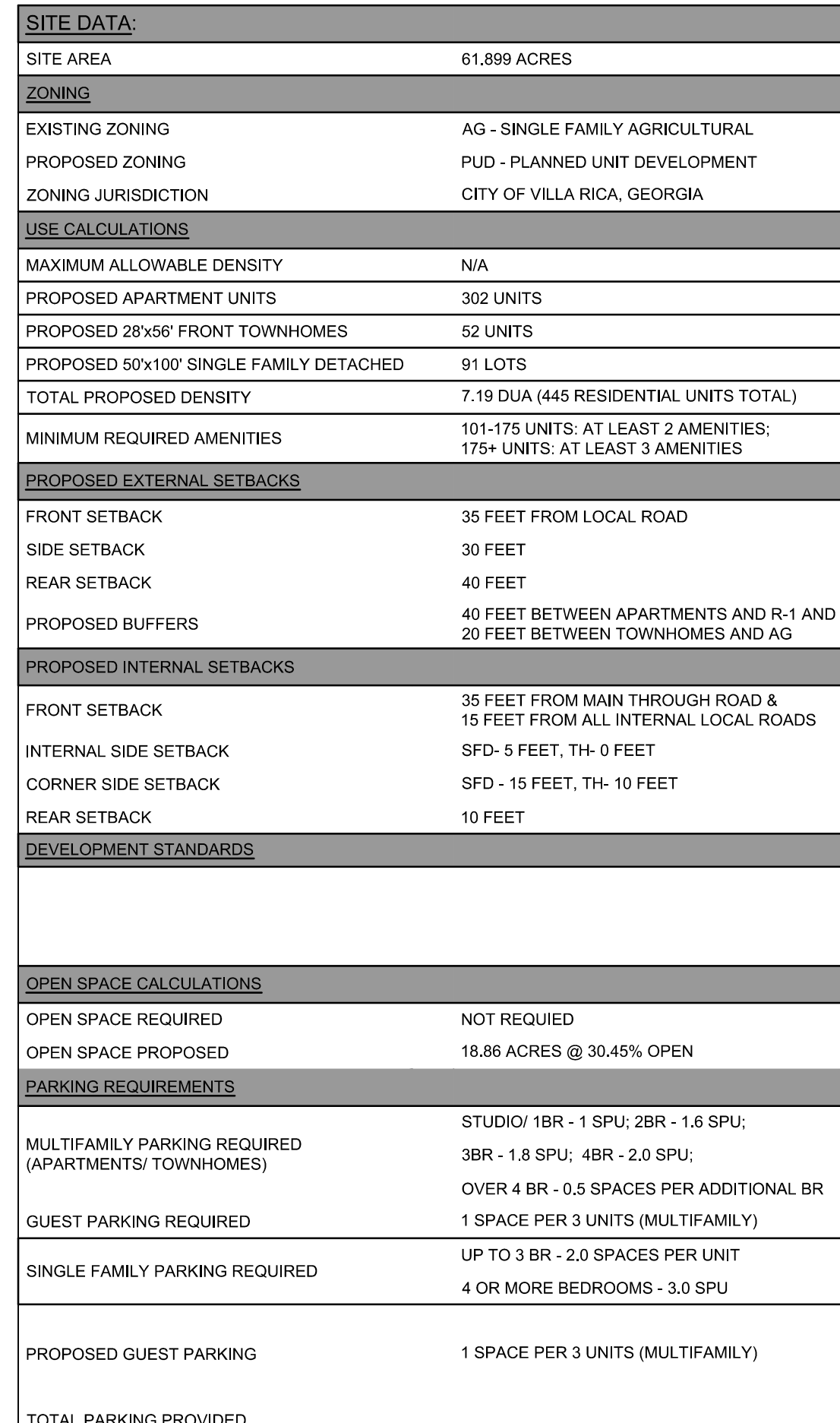
InLine Communities, LLC

A blue ink signature of Bryan Musolf, written in a cursive style, positioned above a horizontal line.

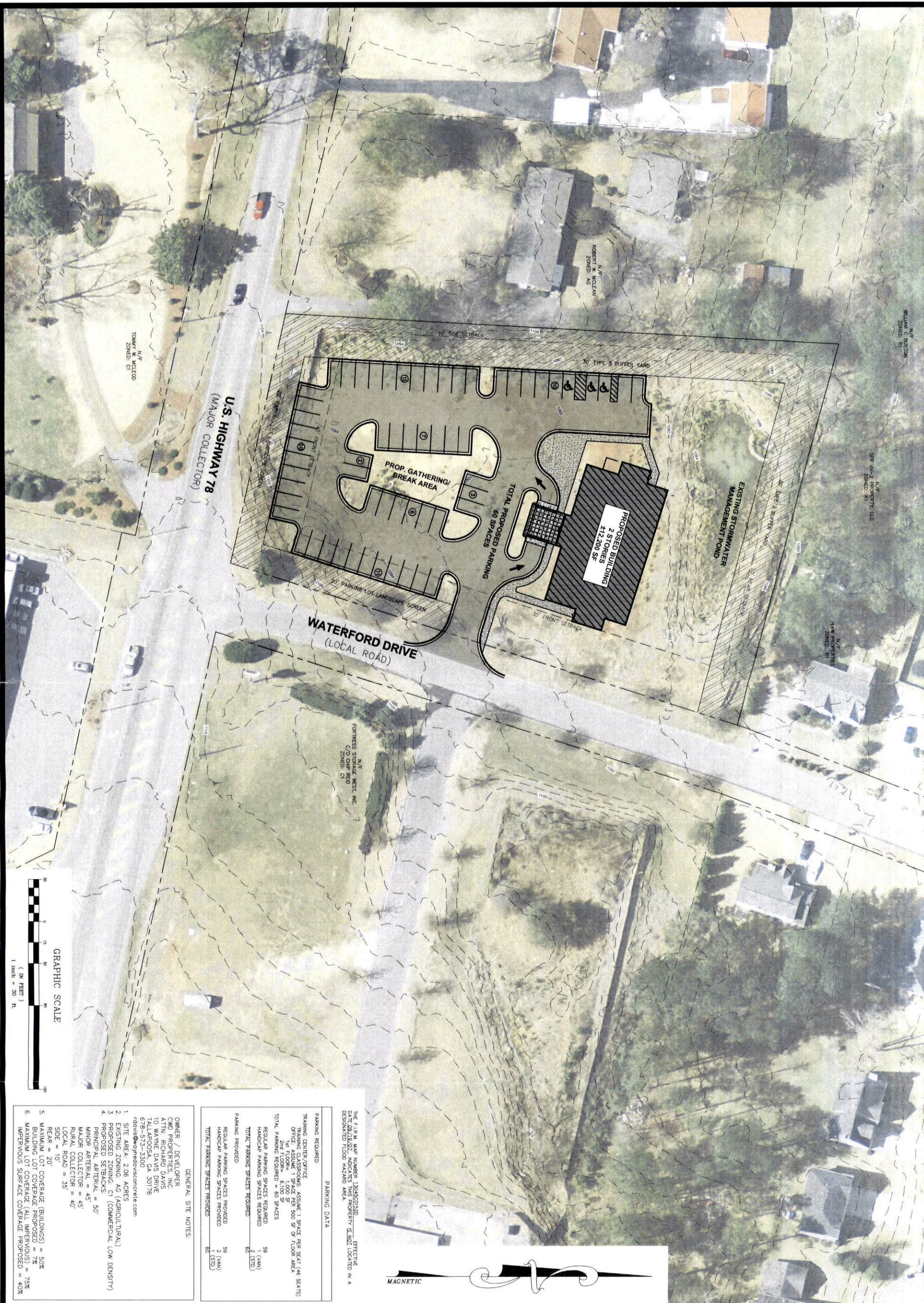
Bryan Musolf, Manager
Phone: (404) 895-0913
Email: bryan@inlinecommunities.com

A blue ink signature of Brian Ehram, written in a cursive style, positioned above a horizontal line.

Brian Ehram, Project Manager
Phone: (513) 687-0752
Email: behram@inlinecommunities.com



24 HOUR CONTACT
BRIAN EHRSAM



GENERAL SITE NOTES:

OWNER / DEVELOPER
MR. JAMES W. DAVIS
ATTN: RICHARD ALC
10 WYMAN DAVIS DRIVE
TALLAPOOSA, GA 30176
678-573-3300
rdavis@wymanedavisconcrete.com

1. SITE AREA: 2.06 ACRES
2. EXISTING ZONING: AG (AGRICULTURAL)
3. PROPOSED ZONING: C1 (COMMERCIAL LOW DENSITY)
4. PROPOSED SETBACKS:

PRINCIPAL ARTERIAL = 50'
MINOR ARTERIAL = 45'
MAJOR COLLECTOR = 45'
RURAL COLLECTOR = 40'
RURAL ROAD = 35'
SIDE = 35'

REAR = 20'

5. MAXIMUM LOT COVERAGE (BUILDINGS) = 50%
6. BUILDING LOT COVERAGE (PROPOSED) = 72%
7. MAXIMUM LOT COVERAGE (ALL IMPERVIOUS) = 75%
8. IMPERVIOUS SURFACE COVERAGE PROPOSED = 40%

PARKING DATA	
PARKING REQUIRED	
TRAINING CENTER/OFFICE	
OFFICIAL CLASSROOMS, 1 ROOM 1 SPACE	PER SEC 1.46 SEATING
OFFICIAL CLASSROOMS, 1 ROOM 500 SQ FT FLOOR AREA	1 SPACE
1st FLOOR=	1,000 SF
2nd FLOOR=	1,000 SF
TOTAL PARKING REQUIRED=	60 SPACES
REGULAR PARKING SPACES REQUIRED	50
HANDICAP PARKING SPACES REQUIRED	2 (VAN)
TOTAL PARKING SPACES REQUIRED	52 (STD)
PARKING PROVIDED	
REGULAR PARKING SPACES PROVIDED	50
HANDICAP PARKING SPACES PROVIDED	2 (VAN)
TOTAL PARKING SPACES PROVIDED	52 (STD)

THE FIRM MAP NUMBER 10045500152D EFFECTIVE
DATE 09/19/07 INDICATES THIS PROPERTY IS NOT LOCATED IN A
DESIGNATED FLOOD HAZARD AREA.

SHEET 1 OF 1	TITLE:	PRELIMINARY LAYOUT CWD PROPERTIES, INC. LOCATED IN CITY OF VILLA RICA CARROLL COUNTY, GEORGIA		
	SCALE: 1" = 30'	DATE: 03-21-2022	JOB NUMBER: 220321	DESIGNED BY: JDB
	WARNING: THIS PLAN SHEET IS NOT THE FINAL DESIGN AND SHALL BE USED ONLY FOR INFORMATIONAL PURPOSES. IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS FROM THE APPROPRIATE GOVERNING AUTHORITIES. WARNING: UTILITIES LOCATIONS ARE LIMITED NOT SHOWN. CONTACT LOCAL UTILITY COMPANIES PRIOR TO EXCAVATION.			
	 GEORGIA & WEST, INC. ENGINEERING • LAND SURVEYING • LAND PLANNING			
	105 CORPORATE DRIVE CARROLLTON, GA 30117 E-MAIL: mailbox@georgiaandwest.com		OFFICE (770) 834-4694 FAX (770) 834-1005	
		NO DATE REVISION	DESCRIPTION	

Revisions to City of Villa Rica Design Standards

Old Stone Road at Punkintown Road Rezoning

5/10/2022

Sec. 9.02. Residential design standards for Planned Unit Developments (PUD).

All new Planned Unit Developments established after the adoption of this Ordinance, shall include the following minimum design standards.

- 1) Utility Standards.
 - a) Mechanical features shall not be located in the supplemental area or front yard and shall be screened from view from any park or along any public right-of-way with planting, walls or fences of equal or greater height. Acceptable materials for screening shall include those materials found in *Sec. 7.09 - Fences, Walls, and Hedges*, provided they are compatible with the principal structure.
 - b) When located on rooftops, mechanical features shall be incorporated in the design of the building and screened with materials similar to the building.
 - c) Street lights may be provided by the developer in an effort to maintain a safe, walkable and well-lit public area throughout the city; pedestrian-scale street lights as approved by the Department of Community Development shall be provided by the developer, subject to site plan and design review in new development.
 - d) All developments shall provide a light at the front door. Lighting designed to illuminate the path to the front door is allowed. Spotlighting may be provided as long as it is properly shielded and does not become an annoyance to adjacent property owners or the public. General area illumination with oversized flood lights is prohibited. Specifically, lighting shall be shielded so that the source of light is not visible from adjacent properties or the public right-of-way.
 - e) Trees shall not be planted directly above storm drains. Trees shall not be planted in the public right-of-way.
- 2) Parking and Traffic Standards.
 - a) One-family detached dwellings and two-family dwellings shall meet the following requirements:
 - i) Driveways shall have a minimum width of nine feet and a maximum width of fifteen (15) feet.
 - ii) Circular drives are permitted.
 - iii) A grass strip in the middle of driveways is encouraged.
 - b) All other buildings shall meet the following requirements:
 - i) Parcels are permitted a maximum of one driveway curb cut per street. In cases where a property abuts multiple streets the total number of curb cuts or portions thereof may be allocated to a single street.
 - ii) Driveways shall have a maximum width of twelve (12) feet for one-way and twenty-four (24) feet for two-way.
 - iii) Two curb cuts serving two one-way driveways shall be counted as one curb cut.
 - iv) Public or private alleys, or driveway providing vehicular access to two or more parcels shall not constitute a curb cut.
 - v) New public streets shall not count as curb cuts.

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- c) Carports are only permitted subject to the following requirements:
 - i) Carports shall be located in the rear or side yard, but shall not be visible from a public right-of-way. The Community Development Director may approve an exemption where the enforcement of this provision is impractical due to environmental factors.
 - ii) Carport roofs shall be supported by columns with a minimum width and depth of eight inches.
 - iii) The base of carport columns shall be faced in stacked brick or stacked stone to a minimum height of three (3) feet above grade.
 - d) On-site parking shall be prohibited in the supplemental areas. This shall not be interpreted as restricting on-street parking located along a public street.
 - e) GaragePedestrian garage access on single-family lots shall be prohibited in the front yard of the home.
- 3) Roof and Chimney Standards.
- a) Principal building roofs for one-family detached dwellings shall have a minimum usable life of thirty (30) years, per manufacturer's warranty.
 - b) Roof shingles shall be slate, cedar, or asphalt.
 - c) Roof tiles shall be clay, terra cotta or concrete.
 - d) Metal roofs are:
 - i) Permitted on one-family and two-family detached dwellings if approved by the design review committee; and
 - ii) Permitted on multifamily and townhouse dwellings only when screened from the adjacent street by a parapet wall.
 - e) Gutters shall be copper, aluminum or galvanized steel.
 - f) Downspouts shall match gutters in material and finish.
 - g) Roof forms shall be based on architectural style.
 - h) All roofs, excluding dormers, shall overhang a minimum of twelve (12) inches beyond the facade. For the purposes of building setbacks, the overhang shall not be included in the measurement.
 - i) Dormers are permitted on all style homes (unless specified), but shall not be taller than the main roof to which they are attached.
 - j) Chimneys exposed to the public view may not be faced in wood or cement based siding and may not be of an exposed metal or ceramic pipe. All chimneys shall be wrapped in a brick, stone or suitable masonry finish material.
 - k) Chimneys on exterior building walls shall begin at grade.
 - l) Chimneys shall begin at grade and be faced with brick or stacked stone; extend chimneys between
- 4) Street Facing Facade and Style Standards.
- a) Exterior facade materials shall be limited to:
 - i) Full-depth brick;
 - ii) Natural or cast stone;

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- iii) Smooth natural-wood siding and/or cement-based siding;
 - iv) Shake siding;
 - v) Painted fish-scale style shingles, but only when used in front gables;
 - vi) True, smooth hard-coat stucco, provided that its use is limited to gables of Tudor revival-style buildings.
 - vii) Vinyl siding provided that the material has a thickness gage of 0.44 or greater.
- b) Exterior building materials shall not be:
- i) Simulated brick veneer, such as Z-Brick;
 - ii) Exterior insulation and finish systems (EIFS);
 - iii) Exposed concrete block;
 - iv) Metal siding or other metal exterior treatment;
 - v) Glass curtain walls;
 - vi) T-1-11 siding;
- c) Facade materials shall be combined horizontally, with the heavier below the lighter.
- d) ~~Blank~~For townhomes blank, windowless walls are prohibited along all facades. For single-family detached a windowless wall will be permitted along one of the two side facades.
- e) Foundations shall be constructed as a distinct building element that contrasts with facade materials. Foundations that are exposed above the ground, must be parged with cement, stuccoed over or be faced in brick, natural stone, or cast stone.
- f) All exterior stair risers visible from a street shall be enclosed.
- g) Porches, stoops, and balconies may be located in the front or side yard.
- h) Porches, stoops, and balconies along front and side building facades shall not be enclosed with screens, plastics, or other materials that hinder visibility and/or natural air flow.
- i) Porches, stoops, and balconies shall be made of painted or stained wood, stone, brick, or ornamental metal, subject to the additional restrictions below.
- j) Wooden porches, stoops, and balconies shall provide top and bottom horizontal members on railings. The top railing shall consist of two elements. The upper element shall measure two [inches] by six inches and the lower element shall measure two [inches] by four inches. The bottom railing shall measure two [inches] by four inches.
- k) Front porches and front stoops of principal buildings shall face and be parallel to the front lot line or build-to line. However, for townhomes front porches and front stops may be located along the side façade.
- l) Porch and stoop foundations shall be enclosed.
- m) Front and side porches and stoops shall not have unpainted, unstained or otherwise untreated or exposed pressure treated lumber along the building line that abuts a public right-of-way.
- n) Balconies shall have not less than two clear unobstructed open or partially open sides. Partially open is to be constructed as fifty (50) percent open or more. The total combined length of the open or partially open sides shall exceed fifty (50) percent of the total balcony perimeter.

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- ~~o) — Stoops and porch[es] shall be a minimum of two feet and a maximum of four feet from grade to the top of the stairs, unless existing topography is greater.~~
 - p) StoopsGround level slabs or stoops shall provide a minimum top landing of four feet by four feet.
 - q) Ground level slabs or stoop stairs and landings shall be of similar width.
 - r) Stoops may be covered or uncovered.
 - s) When provided, porches shall have a minimum clear depth of ~~eight~~four feet from building facade to outside face of column.
 - ~~t) — Front porch widths shall be between eighty (80%) percent and one hundred (100%) percent of the adjacent facade.~~
 - ~~u) — Side porch widths (including wraparound porches) shall be between twenty-five (25) percent and 100 percent of the adjacent facade.~~
 - v) Enfronting porches may have multistory verandas, living space, or balconies above.
 - w) Porch columns shall be spaced a maximum distance of eight feet on center.
 - x) Front porch columns shall have foundation piers extending to grade.
 - y) All porches shall be covered~~—, patios may remain uncovered.~~
 - z) Enfronting balconies are only permitted on attached or detached one-family home facades when porches are not provided on said facades.
 - aa) Enfronting balconies shall have a minimum clear depth of four feet.
 - bb) Enfronting balcony widths shall be between twenty-five (25%) percent and one-hundred (100) percent of the adjacent facade.
 - cc) Balconies may be covered or uncovered.
- 5) Door and Window Standards.
- a) The main entry door to enfronting principal buildings shall face, be visible from, and be accessible from the adjacent public sidewalk.
 - b) The main entry door to all uses shall be linked to the public sidewalk via ~~a~~the driveway and pedestrian walkway or wheelchair access.
 - c) Building numbers at least ~~six~~four inches in height shall be located above or beside the street-facing pedestrian entrance, or above or beside the stairs accessing a front porch.
 - d) Doors that operate as sliders are prohibited along enfronting facades.
 - ~~e) — Window panes shall be recessed a minimum of three inches and a maximum of eight inches from the adjacent facade, except on frame houses, on which panes shall be recessed a minimum of two inches.~~
 - ~~f) — Where windows lights are utilized they shall be true divided lights, simulated divided lights, or one over one lights. Grids between glass (GBGs) are prohibited.~~
 - g) Window trim shall not be flush with the exterior facade and shall provide a minimum relief of one-quarter inch or greater.
 - h) Where used, window shutters shall match one-half the width of the window opening.
 - i) Painted window or door glass is prohibited.

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- j) Enfronting windows and door glass (except on churches and fire stations) shall utilize clear glass or tinted glass. Tinted glass shall have a transmittance factor of 50 percent or greater and shall have a visible light reflectance factor of ten or less.
 - ~~k) Windows shall be provided for a minimum of thirty (30%) percent and a maximum of 50 percent of the total street-facing facade of the principal building, with each facade and story calculated independently.~~
 - l) Street-facing window units shall not exceed twenty-eight (28) square feet with minimum height of three feet, with the exception of transoms and fan lights.
 - ~~m) Wood trim between four and six inches wide shall surround windows of wood frame structures. Windows grouped together shall have center mullions two inches wider than the side trim.~~
 - n) Sills shall be of masonry, wood, stone, cast stone, or terra cotta.

Sec. 9.03. Multifamily and single-family attached design standards.

- 1) **APPLICABILITY.** All new multi-family developments (apartments, townhomes) of three (3) units or more are subject to the following standards.
- 2) **LAYOUT AND SITE PLANNING.**
 - a) **Topography.** Buildings shall be sited in relation to topography of the site, which minimizes cut and fill and limits maximum on-site slope to ten (10%) percent.
 - b) Attempts shall be made to preserve existing vegetation and natural features.
 - c) **Building Orientation.** Multi-family building(s) shall be oriented to the street or city road, a common open space, or clustered to form neighborhoods. Multifamily buildings shall not be oriented to parking lots. Accessory buildings, including residential garages, storage buildings, etc., shall be located behind the primary building. No primary or accessory building shall have service doors, garage doors, loading doors, or similar service entrances opening toward or oriented to the street or city road.
 - d) Buildings shall be located so that the window to window distance between buildings or facing exterior walls shall not be less than forty (40) feet, as measured by a line perpendicular to the plane of the surface of said window. This distance may be reduced to not less than thirty (30) feet for an exposure where a room is a bathroom or laundry/utility room, or is used as a community or group meeting room or for a similar purpose.
 - e) Individual buildings shall be located to avoid more than two (2) buildings with parallel orientations to a public street, unless offset by more than twenty (20) feet. Vary the orientation to lessen the massing. The maximum length of a multi-family building shall not exceed one-hundred ninety-two (192) feet. No more than eight (8) townhome units shall be attached in a single row.
 - f) Off-street parking, driveway, drive aisles, carport, garage or service facilities may encroach into the side or rear yard as specified in but shall be no closer than ten (10) feet to any lot line. In no event shall parking be located in required landscaping areas.
 - g) All sides of a building shall display a similar level of architectural features and materials.
- 3) **OPEN SPACE.** Open space shall be required in conformance with *Section 7.13 - Open Space Requirements* and the requirements of the Zoning Ordinance.
- 4) **VEHICULAR AND PEDESTRIAN CIRCULATION.** Create a hierarchy of internal drives.
 - a) Drives shall be a minimum of twenty (20) feet wide. The City may request wider drives if on-street parking is permitted.

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- b) Multi-family developments with one-hundred fifty (150) units or more shall have at least two (2) points of ingress/egress.
 - c) The internal "street" system shall connect to surrounding neighborhood and local streets.
 - d) All internal sidewalks shall be a minimum of five (5) feet wide.
 - e) All internal sidewalks shall connect to adjacent residential areas, commercial areas, schools, parks, places of worship, and similar publicly accessible uses.
- 5) FACADE.
- a) Variation. Architectural detailing, horizontal/vertical offsets, window details and other features shall be provided on all sides of the building to avoid featureless building massing, enhance character and style, and reduce the visual scale.
 - b) Buildings with continuous facades that are ninety (90) feet or greater in width shall be designed with offsets (projecting or recessed) not less than two (2) feet deep, and at intervals of not greater than sixty (60) feet.
 - c) Materials shall be durable and attractive. Visually heavier materials should be used as the building's foundation.
 - i) Exposed foundations shall be constructed of one or more of the following:
 - (1) Brick;
 - (2) Stone (limestone, granite, fieldstone, etc.); or
 - (3) Split-face, integrally-colored block or architectural pre-cast concrete that simulates natural material.
 - ii) Facade walls shall be constructed of any combination of the following. A minimum of forty (40%) percent shall be masonry.
 - (1) Stone;
 - (2) Wood clapboard siding;
 - (3) Brick;
 - (4) Stucco or "Drained" External Insulation and Finish System (Drainable E.I.F.S.), not to exceed twenty (20%) percent of the overall non-window facade area; or
 - (5) Cement fiber board (e.g., "Hardiplank").
 - iii) Facade Plane projections such as the following are encouraged:
 - (1) Veranda/balcony
 - (2) Sunroom
 - (3) Screened porch
 - (4) Breakfast nook
 - (5) Turret
 - iv) The facades of townhomes should be detailed to differentiate individual units.
 - 6) ENTRIES. Entries shall be pedestrian-scaled and clearly defined and accented with such features as awnings, porticos, overhangs, recesses/projections, arcades, raised corniced parapets over the door, peaked roof forms and arches.
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- 7) ROOF.
- a) Minimum Pitch for pitched roofs shall be five feet for every twelve feet (5:12) of rise over run.
 - b) Materials. Quality roof materials such as tile, slate, standing-seam metal, three-dimensional asphalt or fiberglass shingles shall be used on all structures.
 - c) Minimum Eave/Overhang Width. All multifamily buildings shall have eaves or overhangs a minimum of twelve (12) inches deep on all sides.
 - d) Roof Articulation. Roofs shall display a variety of forms and articulation to reduce apparent scale. Elements such as dormers, gables, cross gables, hipped, secondary hipped or gabled roofs can be used to achieve this appearance.
 - e) Flat roofs shall contain a cornice or molding, and vary in height or shape every fifty (50) feet.
 - f) Rooftop mechanical equipment shall either be fully screened with architecturally compatible materials on all sides or visually integrated into the overall design of the building. In no case shall rooftop mechanical equipment be visible from adjoining streets, residential zones or uses.
- 8) AUTOMOBILE STORAGE.
- a) Garage Access. Except for structured parking decks, all attached garages shall provide access internally from the garage to individual units.
 - b) Minimum garage depth shall be twenty-two (22) (20) feet.
 - c) Minimum garage width shall be twelve (12) feet.
 - d) Carport. Where established, carports shall:
 - i) Meet all setback standards around the perimeter of the site applicable to a primary structure.
 - ii) Be designed in keeping with the primary structure, and the materials shall be compatible with those of the primary structure.
 - e) No more than two (2) garage structures shall be located adjacent to each other end-to-end.
- 9) WINDOWS. Windows are required on all sides of the building that are:
- a) Adjacent to a street; or
 - b) Adjacent to a common area.
 - c) Windows should be enhanced with divided lights, grids, transom windows, keystone, lintels or trim/architrave.
- 10) DESIGN COMPATIBILITY. All structures within the multifamily development shall be compatible. Similar styles, color, architectural detail and materials shall be used for garages, carports, grouped mailboxes, laundry facilities, clubhouses, shelters, etc.
- 11) MECHANICAL AND UTILITY EQUIPMENT SCREENING. All mechanical equipment including ground-, roof-, and building-mounted, shall be completely screened from view. Screening can be achieved by landscaping, fences or walls for ground-placed equipment, and the use of parapet walls or other roof designs for roof-mounted equipment. Screening enclosures shall be architecturally compatible with the primary structure.
- 12) DUMPSTER AND STORAGE ENCLOSURE SCREENING. Dumpsters and storage area screening shall conform to the regulations of *Section 7.05 - Landscaping Standards*.
- 13) LANDSCAPING. Landscaping requirements are set forth in *Section 7.05 - Landscaping Standards*.
- 14) LIGHTING. Standards for parking lot, site and building lighting are set forth in *Section 7.12 - Outdoor Lighting*.

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- 15) **NOISE AND VIBRATION STANDARDS.** In residential/commercial mixed-use developments, the International Building Code (IBC) provides a minimum design requirement for unit-to-unit acoustical protection between floors. It requires a Sound Transmission Class (STC) rating or Impact Insulation Class (IIC) rating of 50. The International Residential Code (IRC) requires a minimum design separation of STC 45 for townhouses.
- a) **Scope.** This Section shall apply to common interior walls, partitions and floor/ceiling assemblies between adjacent dwelling units or between dwelling units and adjacent public areas such as halls, corridors, stairs or service areas.
 - b) **Airborne sound.** Walls, partitions and floor/ceiling assemblies separating dwelling units from each other or from public or service areas shall have a sound transmission class (STC) of not less than 50 (45 if field tested) for air-borne noise when tested in accordance with ASTM E 90. Penetrations or openings in construction assemblies for piping; electrical devices; recessed cabinets; bathtubs; soffits; or heating, ventilating or exhaust ducts shall be sealed, lined, insulated or otherwise treated to maintain the required ratings. This requirement shall not apply to dwelling unit entrance doors; however, such doors shall be tight fitting to the frame and sill.
 - c) **Structure-borne sound.** Floor/ceiling assemblies between dwelling units or between a dwelling unit and a public or service area within the structure shall have an impact insulation class (IIC) rating of not less than 50 (45 if field tested) when tested in accordance with ASTM E 492(09).
 - d) **Notwithstanding other sections of this title, it shall be unlawful for any person to create, maintain or cause any ground vibration which is perceptible without instruments at any point on any affected property adjoining the property on which the vibration source is located. For the purpose of this title, the perception threshold shall be presumed to be more than 0.05 inches per second RMS vertical velocity.**



CITY OF VILLA RICA

City Council Packet

SUBJECT: RA-02-22 – Inline Communities, LLC –Proposed Rezoning of 116 Reed Road

CITY COUNCIL AGENDA DATE: May 24th, 2022

DATE: May 12th, 2022

PREPARED BY: Ronald Johnson, Planning and Zoning Specialist

PUBLIC HEARING REQUIRED: Yes

PURPOSE: Inline Communities, LLC seeks a rezoning from Single-Family Urban (R2) to Single-Family Attached (SFA).

BACKGROUND: The applicant was previously approved in 2021 (Application #: RA-07-21) for a rezoning from Single-Family Agricultural (AG) to R2 in order to construct 196 single-family homes on the site, along with several conditions (#1-15 below). The applicant has now changed their plans to instead construct 181 townhome units on the site because of substantial rock and other topographic issues on the site that proved to be more extensive than what was previously thought. This has prompted another application for a rezoning.

STAFF RECOMMENDATION: Staff recommends APPROVAL w/ Conditions

Reasons: The requested rezoning would provide further growth along the Highway 61 corridor. However, the ability to service the development with adequate utility usage shall be confirmed prior to construction.

Conditions (~~red /strikethrough comments are proposed for removal~~):

1. Receipt of a favorable sewer and water capacity letter from the city's Utilities Department guaranteeing availability to service all lots within the proposed development within sixty (60) days. This letter must be on file with the city's Community Development Department upon receipt.
2. The applicant must comply with all recommendations found within the traffic report dated August 23rd, 2021, prepared by A & R Engineering, Inc.
3. The applicant must address the Reed Road/Tolbert Dr. and South Carroll Road intersection in the form of a traffic study.
4. The developer shall contribute no more than \$1,500 per lot to the cost of traffic improvements.
- ~~5. The Applicant/Developer/Owner agrees to construct a minimum of eight elevations, and a minimum of 5% of each elevation shall be constructed.~~
- ~~6. The Applicant/Developer/Owner agrees that at least 50% of the homes on a corner lot must have a side load garage.~~
7. The Applicant/Developer/Owner agrees that site/neighborhood/development amenities include a pool and cabana, walking trail, tot lot, and picnic/cookout/barbecue grilling area.
8. The Applicant/Developer/owner agrees that the proposed pool will have a

minimum surface area of 1,500 square feet.

- ~~9. The Applicant/Developer/Owner agrees to include a community green as part of the site/neighborhood/development's open/green space requirement substantially similar in size and scope as proposed in the concept/zoning plan.~~
10. The Applicant/Developer/Owner agrees to install sidewalks on both sides of internal streets and along the frontage of Tolbert/Reed Road.
11. The Applicant/Developer/Owner agrees to submit the site/neighborhood/development to covenants pursuant to the Georgia Property Owners Act (O.C.G.A. § 44-3-220, et seq.)
12. The Applicant/Developer/Owner agrees to be responsible for incorporating a minimum of one traffic calming practice in accordance with the Institute of Transportation Engineers (ITE) manual for traffic calming along the main entrance road internal to the neighborhood. The practice may include a stop sign, road diet, speed hump or other device which shall be approved through the civil plan review process.
13. The Applicant/Developer/Owner acknowledges that water and sewer availability is not expressly implied as a result of zoning.
14. The Applicant/Developer/Owner agrees and acknowledges that all conditions or stipulations of re-zoning shall bind Applicant/Developer/Owner's successors and assigns.
15. The Covenants, Conditions and Restrictions shall include a clause that limits the maximum number of units that can be rented or leased within the development at any one time to 10% or less of the total homes. ~~However, if all of the homes are owned by one entity and governed by a third party management company, then the rental restriction shall be waived in its entirety.~~
16. The Applicant/Developer/Owner agrees to build all internal roadways and parking aisles to standards that would accommodate emergency access vehicles. This includes emergency access to the proposed park in the rear of the property.

PLANNING COMMISSION RECOMMENDATION: TBD

MOTION:

I move to approve the rezoning request from Inline Communities, LLC of Villa Rica, GA for a rezoning from R2 to SFA with conditions as outlined by staff.



May 9th, 2022

Renee Kilgore, Board Administrator
Community Development Department
City of Villa Rica
571 W. Bankhead Highway
Villa Rica, GA 30180

Re: Planning Report
Inline Communities, LLC
RA-02-22
116 Reed Road
Land Lot 126, District 6
Parcel #: V06 0040139
Acreage: 74.91
Ward: 2
Planning Board Member: David Rogers
City Council Member: Matthew Momtahan
City of Villa Rica, Carroll County, Georgia

Dear Ms. Kilgore:

Inline Communities, LLC (the Applicant) seeks a rezoning from Single-Family Urban (R2) to Single-Family Attached (SFA) in order to construct 181 single-family townhomes on the site. The Applicant has not requested any variances.

The following documents, which were submitted in support of the Application, have been reviewed:

1. Zoning Master Plan, prepared by Planners & Engineers Collaborative+, unsigned and unstamped, dated March 11th, 2022;
2. Application Checklist, notarized and dated August 5, 2021;
3. Zoning Map Amendment (Rezoning) Application, dated August 5, 2021;
4. Acknowledgement and Consent of Rezoning Application, notarized and dated March 25th, 2022, signed by Timothy Warren, Chairman of The Carroll City – County Hospital Authority;
5. Corrective Warranty Deed, dated October 20th, 2006, signed by James R. Giffin;
6. Applicant Statement of Intent, prepared by Kenneth J. Wood, P.E., LEED AP, President of Planners & Engineers Collaborative+, dated March 28th, 2022;
7. Photos of Conceptual Architecture, prepared by Inline Communities, undated.



A. Existing Conditions

The subject property is located east of Tolbert Drive. The parcel has 382.43' of frontage along Tolbert Drive to the north. The tract is currently zoned Single-Family Urban (R2) and feature undeveloped land. The property borders the city's southern and western boundary directly adjacent to unincorporated Carroll County.

The subject property is adjacent to residential uses in the existing Augusta Woods and Twin Oaks subdivisions to the south and north, respectively, both of which are in the city limits. The property also borders the Southside manufactured home subdivision in unincorporated Carroll County to the south. Directly west of the site across Tolbert Drive are commercial uses (Starbucks, Moe's Southwest Grill, Bojangles, Paradise Auto Spa and Noire Nail Bar).

A stream cuts across the property from the northeast corner of the lot and following the northern property line, and cutting across the southwestern section of the lot. The applicant has identified a possible second stream connecting from the interior of the lot from the identified stream in a southeasterly direction to the southern property line. No easements have been identified on the preliminary layout or property survey.

Surrounding Properties:

TABLE 1 – ADJACENT ZONING AND LAND USE CHARACTER AREAS		
	Current Zoning	Land Use Character Area
North	Planned Unit Development (PUD)	Suburban Village Conservation / Open Space
East	Single-Family Agricultural (AG) – City Agriculture (A) – County	Suburban Neighborhood – City Residential – County
South	Planned Unit Development (PUD) – City Manufactured Home Subdivision (MHS) – County	Suburban Village – City Residential – County
West	Commercial Medium-Density (C2)	Suburban Village

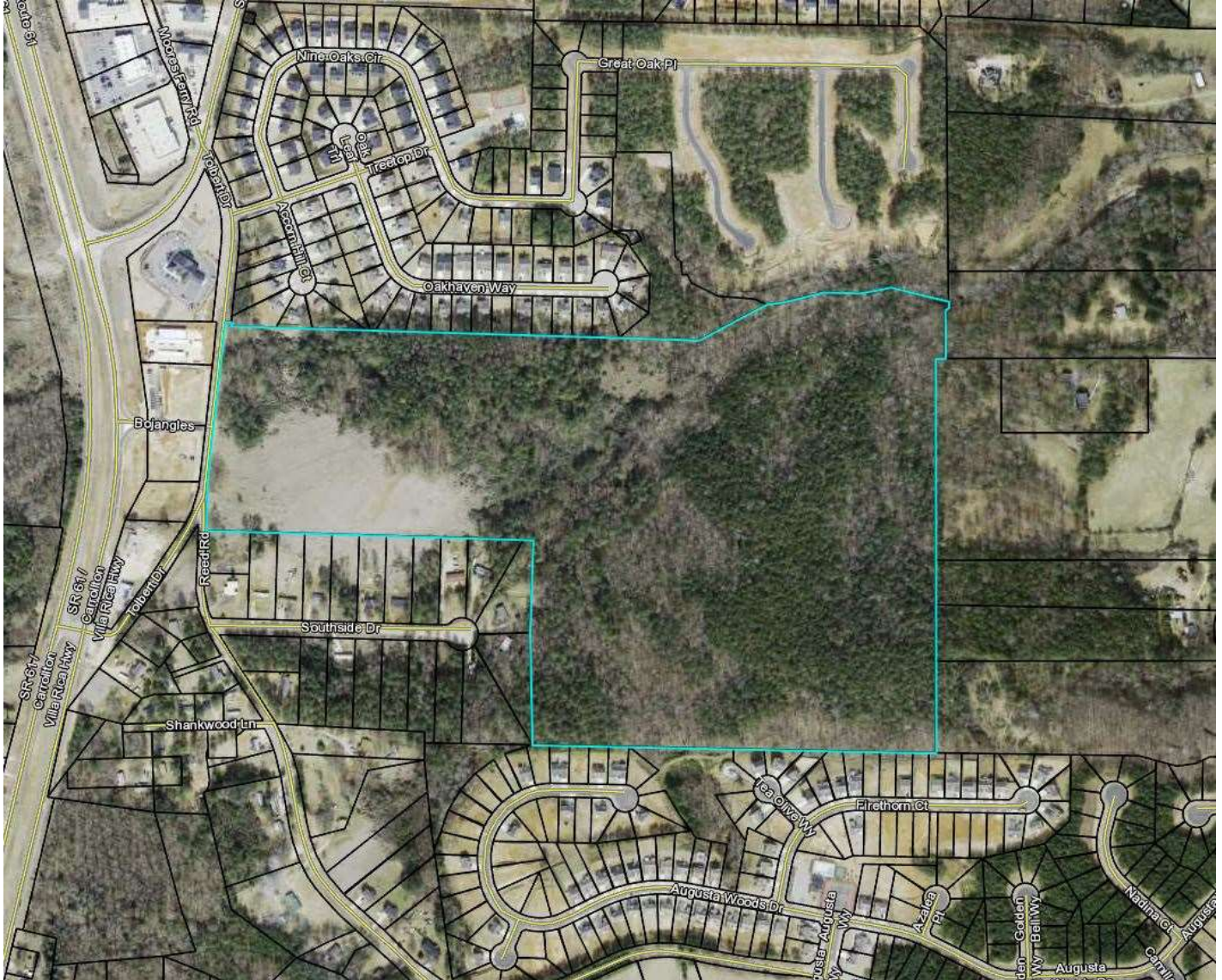


Figure 1: Carroll County GIS image of the site, with the property boundaries approximated.

B. Site History

The entirety of the parcel is vacant and has been vacant throughout its existence. The Unified Development Code (UDC) zoned the property as Rural Development (RD). The parcel was rezoned in 2020 during the citywide rezoning from RD to AG, which was considered a lateral rezoning. The Carroll City – County Hospital Authority has owned the property since at least 1985.

The property was subject to annexation into the city limits in 2003 as part of application case number ANNEX-01-03. The City Council approved the annexation and staff updated the Zoning



Map to reflect the changes at that time, rezoning the property to the RD classification as required in the Zoning Ordinance at that time. The property owner/applicant did not have plans at that time to develop the property, according to the application's staff report.

An application was filed for a rezoning in February of 2021 and subsequently withdrawn by Trademark Quality Homes to construct 157 homes on the parcel and to utilize the currently the R-2 zone. The applicant withdrew the application upon further due diligence and discovery of rock on the site.

Inline Communities, LLC submitted an application in July 2021 for a rezoning from Single-Family Agricultural (AG) to Single-Family Urban (R2), which was subsequently granted to construct 194 detached single-family homes. The applicant has now submitted this application due to topographic issues on the site.

C. Proposed Development

The applicant is under contract for the parcel with the intent to construct 181 single-family attached (townhome) dwellings within the confounds of the area as described in Section A. The applicant has proposed to rezone the property to SFA from R2. The proposed density is 5 du/acre and will provide a buffer from the AG zone of 10'. The applicant is proposing 74.4% of the land area for open space, equal to 55.8 acres. The applicant has advised that each townhouse will have a two-car garage and at least two spaces within the driveway for parking. 55 guest parking spaces will be installed throughout the development. The development will also feature a conservation area, a stormwater management facility, several community open space areas and amenity/pool space. The applicant has indicated that land development would start in early 2023 with completion in mid-2024 (pending land development in a single phase); home starts in mid/late 2023 with a community close/build-out in 2028/2029.

See Table 2 below for yard and bulk requirements in the SFA Zone:

TABLE 2 - BULK REQUIREMENTS – SFA SINGLE-FAMILY ATTACHED ZONE DISTRICT			
	Required	Proposed	Conforming (C) or Nonconforming (NC)
Minimum Lot Area (ac)	1	74.9	C
Minimum Lot Width (ft)	100	100	C
Minimum Front Yard Setback (ft)	25	25	C
Minimum Rear Yard Setback (ft)	40	40	C
Minimum Side Yard Setback (ft)	40	40	C
Maximum Building Coverage (%)	40	Unknown	Unknown
Maximum Building Height (ft)	40	40	Unknown
Maximum Impervious Coverage (%)	50	50	Unknown
Minimum Heated Square Feet (sf)	1,040 – One Story 650 – Two Story	1,040 – One Story 650 – Two Story	Unknown



The development is proposed to have city sewer and water, and will draw sewer access from one of the adjacent subdivisions. All right-of-ways are proposed to be 50' in width.

Design Standards

The city has design standards for all townhome developments in Section 9.01 of the Zoning Ordinance to which the applicant must comply at the time of architectural review.

Amenities/Open Space

The applicant has proposed several common areas and open space totaling 55.8 acres (74.4% of the site area), whereas the ordinance requires a total of 9 acres (12% of the site area) for open space. The ordinance specifies what is considered non-qualifying open space and qualifying open space as specified below:

<u>TABLE 8 – QUALIFYING AND NON-QUALIFYING OPEN SPACE</u>	
<u>Non-Qualifying Open Space</u>	<u>Qualifying Open Space</u>
Required Private Yards	Conservation areas and wetlands preserved as conservation areas.
Street rights-of-way, open parking area and driveways for dwellings	Floodplains
Land covered by buildings	Woodlands
Required detention and retention ponds that are not visually or physically accessible.	Riparian Corridors
The floodway of any stream, regulated drain, river or other water body accessible.	Retention and detention facilities with the following characteristics: 1. Perimeter access. An easement of at least fifteen (15) feet from the top of bank with a minimum five (5) feet wide path of a material that meets the requirements of the ADA. 2. Access. An area of open space at least twenty (20) feet wide shall extend from a street right-of-way to the fifteen (15) foot perimeter access area of the detention area. 3. Planting. Native plant material is encouraged around the perimeter of retention ponds.



Any area with slopes exceeding a twenty-five percent (25%) grade.	Development amenity areas containing semi-public areas such as: 1. Plazas with seating and special features such as public art or fountains. 2. Pocket parks with seating and landscaping. 3. Decorative water features; and lakes.
Any wetlands on the development site, unless preserved as a conservation area.	

The city's ordinance permits for the following mix of amenities at the discretion of the developer and approval of the City Council:

- Swimming pool sized to comply with NRPA standards.
- Golf course.
- Resident clubhouse.
- Two tot lots with a minimum size of five-hundred (500) square feet per lot
- Basketball, volleyball, or other sport court.
- Two picnic areas, with a minimum size of five-hundred (500) square feet per area, and including a minimum of two picnic tables and one (1) barbeque grill/pit per area.
- Other amenity approved by the City Council.

The city requires a minimum of amenities for multi-family residential subdivisions. According to the Villa Rica Zoning Ordinance, "Developments with one-hundred seventy-six (176) or more dwelling units shall provide at least two (3) amenities." The applicant proposes to construct three amenities in the development and has proposed a pool and cabana, walking trail, and a third amenity to be determined. Based on the Zoning Master Plan, this meets the ordinance requirements, subject to the City Council accepting the walking trail as an amenity.

Offsite Improvements

Several off-site improvements are also proposed along Tolbert Drive. The developer proposes curbing and sidewalks on Tolbert Drive. No other off-site improvements are indicated on the plat, including acceleration and deceleration lanes. The developer also proposes a public parking lot for access to the walking trail and a "fire access only" drive for fire department access.

Density

The applicant has proposed a gross density of 5 dwelling units per acre (du/acre) for the entire development, based on the Zoning Master Plan submitted. As this development is located within the SFA Zone, the maximum density permitted is 17.424 du/acre. The development meets the required density in the zone.



submittal. Section 7.05(7) of the zoning ordinance requires that a twenty (20) foot wide landscape area adjacent to the road or right-of-way be provided, and must be designated as “common area” or placed in a landscape easement. In addition, several shrubs and trees must be planted within this area. Trees are to be planted at a minimum rate of five (5) trees per one-hundred (100) linear feet of perimeter planting. Shrubs are to be provided at a minimum rate of ten (10) per one-hundred (100) linear feet of perimeter planting. Decorative perimeter fencing is also required within a common area adjacent to the right-of-way.

Based on *Table 7.7: Individual Residential Lot Landscape*, Individual lots within the newly formed townhome developments are also required to have two trees each, and ten (10) shrubs. All front yards must be sodded.

Table 7.7: Individual Residential Lot Landscape			
Zoning District	Number of Trees	Minimum Number of Shrubs	Front Yard Sod
AG	3	12	no
R1	3	12	no
R2	2	10	yes
SFA	2	10	yes

Additional landscape areas, such as surrounding retention ponds, street trees and other planting requirements will be enforced by the department as required, including the planting and buffering specified above.

D. Rezoning Review Criteria

The Zoning Ordinance of the City of Villa Rica, Section 11.05(2)(b), requires the Planning & Zoning Commission and the legislative body to pay reasonable regard to the following when preparing and considering proposed amendments:

i. The Comprehensive Plan;

Villa Rica Future Land Use Map

The Future Land Use Plan prescribes “Suburban Village” and “Conservation/Open Space” as future land use character areas for the parcels. The intent of the Suburban Village Character Area is as follows:

“Suburban Villages are characterized by clustered commercial development around the



intersection of prominent roads (Community Crossroads) and include immediate surrounding residential areas, which are suburban in nature. The general development pattern is compact, with stand-alone or a few businesses on a site. However, in more suburban and rural areas, a single business typically occupies a property. Future development should emphasize the compact, small-scale development that supports the immediate surrounding area, including residences, retail, and office uses. Higher density developments should be located closer to more dense/intense areas, where similar development exists. Sidewalks and pedestrian linkages to nearby parks and other amenities should be provided in new developments.”

The character area has design principles that recommend “low to moderate density with concentrated neighborhood commercial development oriented around intersection/community crossroads”.

The Comprehensive Plan indicates the following zoning categories as appropriate zoning categories for the Suburban Village Character Area. The UDC zoning categories and their corresponding 2020 zoning ordinance categories are indicated below:

<u>TABLE 3 - APPROPRIATE ZONING CATEGORIES – SUBURBAN VILLAGE</u>	
<u>UDC Zoning Categories</u>	<u>Corresponding 2020 Zoning Ordinance Category</u>
Single Family (R20)	Single-Family Suburban (R1) Single-Family Urban (R2)
Multi-Family (R-14)	Multi-Family Low-Density (MF1)
Residential Townhome (RT)	Single-Family Attached (SFA)
Rural Development (RD)	Single-Family Agricultural (AG)
Planned Development (PD)	Planned Unit Development (PUD)
Neighborhood Commercial (NC)	Commercial Low-Density (C1)
Office-Institutional	Office Medical Institutional (OMI)

The intent of the Conservation/Open Space Character Area is as follows:

“Protect environmentally sensitive areas and open space for conservation and passive recreation purposes. Prevent degradation to natural resources in areas that have developer or have the potential to develop. Conservation areas are public or privately-owned properties that are not suitable for development and are intended to be permanently protected for natural area conservation and passive recreation purposes. Open space areas also include parks and undeveloped areas that provide both passive and active recreation opportunities.”



The character area has design principals that do not recommend residential construction and minimal impervious coverage. The major objective of the character area is to preserve land for natural landscapes and to maintain and create connections between natural features.

The proposed development appears to meet the intents of both character areas in the Comprehensive Plan.

ii. Current conditions and the character of current structures and uses in each district;

The lot is vacant with no uses or structures. The character of the R2 zone is typical of a single-family suburban-style subdivision, whereas the character of the SFA zone is typical of attached vertical units to which the applicant intends to construct. Uses to the north and south are single-family detached. The general vicinity of properties east of the site on Daniel Road are established residential properties on large parcels or vacant land.

iii. The most desirable use for which the land in each district is adapted;

The proposed development is a desirable use based on the Comprehensive Plan and overall character of the area. The current use of the property as a vacant property is not the highest and best use for the property given the acreage and the density recommendations stated in the Comprehensive Plan.

iv. The conservation of property values throughout the jurisdiction; and

Property values are expected to be increased by the new housing stock and further reduction of vacant parcels in the city should the rezoning and development of the lot materialize.

v. Responsible development and growth

The southwestern portion of the city is expected to grow with residential and commercial uses in the near and long term future. The road network in the area provides for three different ways to gain access to Highway 61 for a better pattern of distribution of vehicles to and from the new community. The development is a townhome development compared to neighboring subdivisions, such as Augusta Woods and Twin Oaks, however this community proposes nearly 75% of the site to be dedicated to public open space. The lot size proposed meets the minimum standards in the SFA zoning district.

The State of Georgia has several rezoning standards for consideration by decision-making bodies, as indicated in O.C.G.A. 36-67-3 (2010):

i. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;

Tolbert Drive has had considerable residential development both within and outside of the city limits. The size of the lot as well as adjacent and nearby properties lend the impetus for more residential single-family development on this tract and other nearby tracts. This is the



only vacant parcel left within the city limits that is located on the road and it would be reasonable to expect further development pressure within this quadrant of the city.

ii. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;

The use is not expected to affect the existing uses nearby or usability of any adjacent structures or lots.

iii. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;

The property does have a reasonable economic use as currently zoned; however, it is not the highest and best use of land given the acreage and Comprehensive Plan designations for appropriate zoning, which would allow for higher density and/or intensity. Because of the size and location of the parcel, along with development pressures along the Highway 61 corridor, the rezoning to townhomes with smaller lot sizes than the 25,000 sq. ft. without sewer and 40,000 sq. ft. with sewer minimums required in the AG zone would give the parcel an economic advantage for courting uses.

iv. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;

No excessive usage of city infrastructure has been identified as expected from the rezoning proposal by staff; however, the ability to provide sewer capacity along and surrounding Highway 61 is becoming increasingly more difficult for the city, which may complicate the ability for the development to materialize. Potential traffic impacts along South Carroll Road, Tolbert Drive, West Liberty Road and Highway 61 must be studied and reviewed by the City Engineer as a part of final plat approval.

v. If the local government has an adopted land use plan, whether the zoning proposal is in conformity with the policy and intent of the land use plan; and

The rezoning is supported by the Comprehensive Plan. The Comprehensive plan prescribes Conservation/Open Space and Suburban Village as the land use character areas, which recommend for the conservation of natural features on the site near Keaton Creek (which the applicant is proposing to do) as well as subdivisions style developments along the entire southwestern side of the city. This is consistent with the requested zone change from R2 to SFA.

vi. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

The availability of sewer and water capacity for the development would tremendously affect the developability of the parcel for the intended use. Poor capacity may hamper the ability to construct the number of townhomes that are sought.



E. Comments

1. The City Council shall require that a legal plan or contract for the perpetuation, maintenance and function of all the common area or other common property be established and furnished to the Council to be approved by the City Attorney prior to final approval. The legal plan or contract shall assure that all such common areas shall be provided for in a satisfactory manner without expense to the City. The documents shall be recorded in the County Recorder's office by the applicant prior to occupancy of any building on the project.
2. Where applicable, a homeowners' or maintenance association shall be established for the purpose of permanently maintaining all open space and potential non-commercial recreational facilities. Such homeowner's or maintenance association agreements, guaranteeing continuing maintenance, and giving lien to the City in the event of lack of such maintenance, shall be submitted to the City Council for approval prior to the issuance of any permits.
3. A Landscape Plan, Open Space Plan and other details, as required, should be submitted to the City Engineer for review prior to Final Plat approval.

Recommendation:

Staff recommendation: **APPROVAL WITH CONDITIONS**

Reasons: The requested rezoning would provide further growth along the Highway 61 corridor. However, the ability to service the development with adequate utility usage shall be confirmed prior to construction.

Conditions:

1. Receipt of a favorable sewer and water capacity letter from the city's Utilities Department guaranteeing availability to service all lots within the proposed development within sixty (60) days. This letter must be on file with the city's Community Development Department upon receipt.
2. The applicant must comply with all recommendations found within the traffic report dated August 23rd, 2021, prepared by A & R Engineering, Inc.
3. The applicant must address the Reed Road/Tolbert Dr. and South Carroll Road intersection in the form of a traffic study.
4. The developer shall contribute no more than \$1,500 per lot to the cost of traffic improvements.
- ~~5. The Applicant/Developer/Owner agrees to construct a minimum of eight elevations, and a minimum of 5% of each elevation shall be constructed.~~
- ~~6. The Applicant/Developer/Owner agrees that at least 50% of the homes on a corner lot must have a side load garage.~~
7. The Applicant/Developer/Owner agrees that site/neighborhood/development amenities include a pool and cabana, walking trail, tot lot, and picnic/cookout/barbecue grilling area.
8. The Applicant/Developer/owner agrees that the proposed pool will have a



minimum surface area of 1,500 square feet.

- ~~9. The Applicant/Developer/Owner agrees to include a community green as part of the site/neighborhood/development's open/green space requirement substantially similar in size and scope as proposed in the concept/zoning plan.~~
10. The Applicant/Developer/Owner agrees to install sidewalks on both sides of internal streets and along the frontage of Tolbert/Reed Road.
11. The Applicant/Developer/Owner agrees to submit the site/neighborhood/development to covenants pursuant to the Georgia Property Owners Act (O.C.G.A. § 44-3-220, et seq.)
12. The Applicant/Developer/Owner agrees to be responsible for incorporating a minimum of one traffic calming practice in accordance with the Institute of Transportation Engineers (ITE) manual for traffic calming along the main entrance road internal to the neighborhood. The practice may include a stop sign, road diet, speed hump or other device which shall be approved through the civil plan review process.
13. The Applicant/Developer/Owner acknowledges that water and sewer availability is not expressly implied as a result of zoning.
14. The Applicant/Developer/Owner agrees and acknowledges that all conditions or stipulations of re-zoning shall bind Applicant/Developer/Owner's successors and assigns.
15. The Covenants, Conditions and Restrictions shall include a clause that limits the maximum number of units that can be rented or leased within the development at any one time to 10% or less of the total homes. ~~However, if all of the homes are owned by one entity and governed by a third party management company, then the rental restriction shall be waived in its entirety.~~
16. The Applicant/Developer/Owner agrees to build all internal roadways and parking aisles to standards that would accommodate emergency access vehicles. This includes emergency access to the proposed park in the rear of the property.

Public Notifications:

As required by *Section 11.05* in the Code of the City of Villa Rica, the public has been notified in *Times-Georgian* on May 2nd, 2022; a sign has been posted on the subject properties; and all abutting property owners have received notification via regular and certified mail.

Public Response:

In response to the public notifications, no residents have contacted the city to voice concern or support for the proposed actions.

Should you have any questions concerning the above comments please do not hesitate to contact me. I reserve the right to make additional comments based upon further review or submission of



Inline Communities – 116 Reed Road

RA-02-22

May 9th, 2022

Page 14 of 15

revised plans or new information.

Very truly yours,

Ronald Johnson

Planning & Zoning Specialist

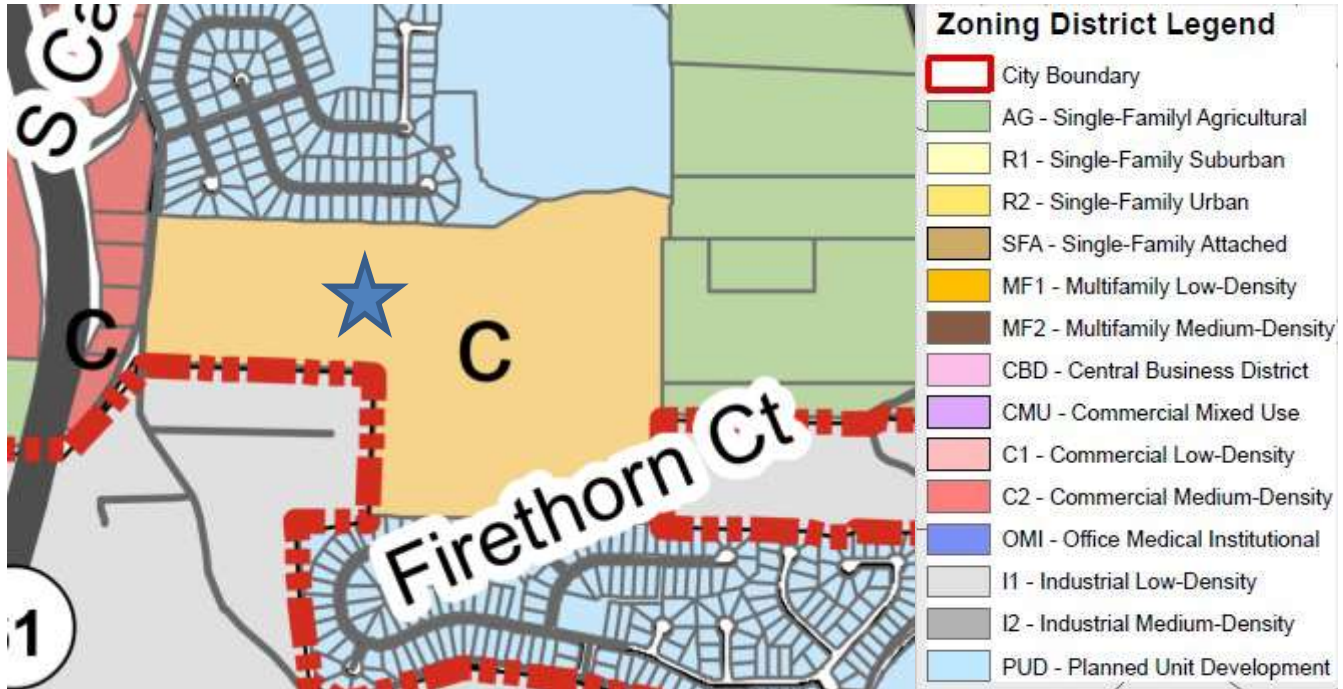
cc: Tom Barber, City Manager (via email)

Tracy Jarvis, Community Development Director (via email)

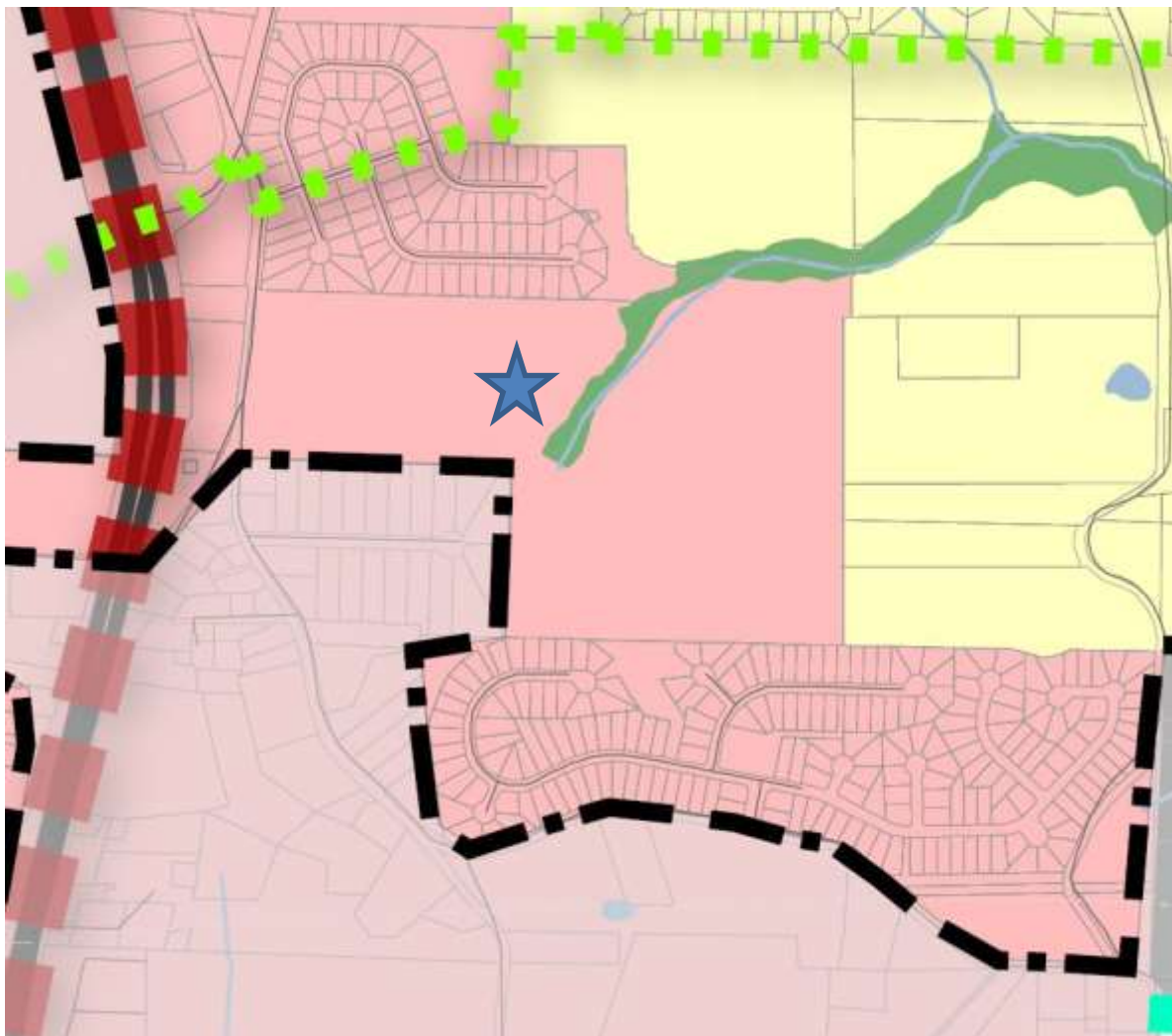


Corresponding Maps:

Villa Rica Zoning Map:



Villa Rica Future Land Use Map:



CHARACTER AREAS

-  CONSERVATION / OPEN SPACE
-  TRADITIONAL NEIGHBORHOOD
-  SUBURBAN NEIGHBORHOOD
-  URBAN VILLAGE
-  SUBURBAN VILLAGE
-  COMMUNITY CROSSROADS
-  I-20 GATEWAY
-  COMMERCIAL CORRIDOR

ACTIVITY CENTERS

-  DOWNTOWN
 INDUSTRIAL
 COMMERCIAL
 MEDICAL
 PROPOSED GREENWAY TRAIL
 PROPOSED ROAD PROJECTS
 URBAN GROWTH AREA
 CITY BOUNDARY





CITY OF VILLA RICA

City Council Packet

SUBJECT: RA-03-22 – CWD Properties, LLC – Rezoning from AG to C1 at 1101 W. Bankhead Highway

CITY COUNCIL AGENDA DATE: May 24th, 2022

DATE: May 12th, 2022

PREPARED BY: Ronald Johnson, Planning and Zoning Specialist

PUBLIC HEARING REQUIRED: Yes

PURPOSE: CWD Properties, LLC seeks a rezoning from Single-Family Agricultural (AG) to Commercial Low-Density (C1).

BACKGROUND: The applicant is proposing to construct a 12,200 SF training office facility on the 2.07-acre site for Wayne Davis Concrete. The site was previously zoned as General Commercial (GC) under the UDC until 2020 when the citywide rezoning changed the property's designation to AG. The applicant proposes a stormwater facility in the rear of the property and to adhere to required buffers and all other standards in the zoning ordinance.

STAFF RECOMMENDATION: Staff recommends APPROVAL w/ Conditions

Reasons:

1. The change from AG to C1 is supported by the Comprehensive Plan. The C1 Zone is listed as an appropriate zoning category listed in the Comprehensive Plan for the Suburban Village Character Area.
2. The use is the highest and best use for the land compared to a vacant lot or single-family home.
3. The rezoning will provide a commercial infill opportunity on a roadway that features mostly commercial enterprises.

PLANNING COMMISSION RECOMMENDATION: TBD

MOTION:

I move to approve the rezoning request from CWD Properties, LLC of Tallapoosa, GA for a rezoning from AG to C1 as presented by staff.



City of Villa Rica

APPLICATION FOR ZONING ORDINANCE TEXT/ZONING MAP AMENDMENT

- ☐ OFFICIAL ZONING ORDINANCE TEXT AMENDMENT
☒ OFFICIAL ZONING MAP AMENDMENT

CHECK ONE

Please complete the blanks with the information requested. If any of the information or required materials is missing or incomplete, the application will not be processed. Also, please note the required information requested on the back of this page.

Day of Application: March 23, 2022

APPLICANT

Applicant Name: CWD Properties, Inc. ATTN: Richard Davis
Address: 10 Wayne Davis Drive City: Tallapoosa State: GA Zip Code: 30176
Phone: 678-573-3300 Fax: _____ Email: rdavis@waynedavisconcrete.com
Agent Name: N/A
Address: _____ City: _____ State: _____ Zip Code: _____
Phone: _____ Fax: _____ Email: _____
Owner Name (If different from applicant): John Kegley
Address: 2340 Pleasant Grove CH. Road City: Villa Rica State: GA Zip Code: 30180
Phone: 770-235-4042 Fax: _____ Email: jkegley1969@gmail.com

NOTE: A NOTARIZED STATEMENT SIGNED BY THE PROPERTY OWNER(S) AUTHORIZING THE APPLICANT TO MAKE THIS REQUEST SHALL BE ATTACHED TO THIS APPLICATION).

REZONING REQUEST

Existing Zoning: AG Requested Zoning: C1
Property Address: 1101 W. HWY 78 City: Villa Rica State: GA Zip Code: 30180
Nearest Intersection: Highway 78 & Waterfront Drive
Present Use of Property: Vacant, Graded with Stormwater Pond
Proposed Use: Office, Training/Customer Service Center for Wayne Davis Concrete
Size of Tract: 2.06 Land Lot Numbers: 165 Districts: 6
Gross Density: 0.49 Unit(s) Per Acre Net Density: 0.49 Unit(s) Per Acre
Property Tax Parcel Number: V02-0070183



Case # _____

REZONING APPLICATION REVIEW

FOR OFFICE USE ONLY

Total Amount Paid: \$ _____ Cash _____ Check Number _____ Received by: _____
Application Checked by: _____ Date: _____ Map Number(s): _____
Planning Commission: Approved ☐ Denied ☐ Date: _____ Conditions: No ☐ Yes ☐ How Many: _____
City Council Decision: Approved ☐ Denied ☐ Date: _____ Conditions: No ☐ Yes ☐ How Many: _____
Manager's Signature _____ Date: _____

The procedure for amending the Official Zoning Ordinance text, or making changes to the Official Zoning Map are set forth in Section 2.03.B of the Official Zoning Ordinance. Generally, the amendment process involves review by the Community Development Director and the Planning Commission with a final review and decision by the City Council.

I, Richard Davis, hereby state that all of the above statements and statements contained in the documents submitted with this application are true.

Richard L Davis
Signature

3-23-22
Date

**REQUIRED MATERIALS TO ACCOMPANY THE APPLICATION FOR THE OFFICIAL
ZONING ORDINANCE TEXT AMMENDMENT**

The Community Development Director may waive informational requirements upon finding that the information is not required to determine compliance with the Official Zoning Ordinance.

- ☐ 1. Proposed text amendment;
- ☐ 2. Written statement describing reasons for the proposed text amendment; and
- ☐ 3. Any other exhibits as may be required by the Community Development Director.



Case # _____

REZONING APPLICATION REVIEW

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered:

Has the applicant¹ made, within two (2) years immediately preceding the filing of the application for rezoning, campaign contributions aggregating for \$250.00 or more made gifts having in the aggregate a value of \$250.00 or more to a member of a City Council or Planning Commission who will consider the applicant: Yes ☐ No ☒

If **YES**, the applicant and the attorney representing the applicant must file a disclosure report with the City within ten (10) days after this application is first filed. Please supply the following information will be considered as the required disclosure:

Council/Planning Commission Member Name	Dollar Amount of Campaign Contribution	Description of Gift \$250.00 or Greater Given to Board Member



Case # _____

REZONING APPLICATION REVIEW

REQUIRED MATERIALS TO ACCOMPANY THE APPLICATION FOR THE OFFICIAL ZONING MAP AMMENDMENT

The Community Development Director may waive informational requirements upon finding that the information is not required to determine compliance with the Official Zoning Ordinance.

- ☒ 1. Copy of deed, lease, option agreement or other evidence of ownership or applicant's interest in the property. If the applicant is not the owner, attach a notarized statement signed by the owner authorizing the applicant to request the amendment.
- ☒ 2. A site development plan prepared in conformance with submittal requirements (unless waived by the Community Development Director or requested zoning district is Single-Family Residential).
- ☒ 3. A written statement describing the following:
 - a. The proposed uses and the effect the proposed use may have on surrounding properties and a statement of the facts indicating that the proposed change will not be detrimental to the general public interest and the purposes of this Code;
 - b. Whether such change is consistent with the intent and the purpose of this Code and the goals and policies of the Comprehensive Plan;
 - c. The areas which are most likely to be directly affected by such change and the likely effects;
 - d. Whether the proposed amendment is made necessary because of changed or changing social values, new planning concepts or other social or economic conditions in the areas and zoning districts affected;
 - e. The proposed time schedule and phasing for development;
 - f. The source/method for providing utility/infrastructure services to the property;
 - g. A description of existing road conditions and any new roads to be included in the development will have on existing road and traffic conditions; and
 - h. A list of any state, federal or other public agencies' approvals or permits required for the proposed development.
- ☐ 4. Additional exhibits, as may be required by the Community Development Director.

We certify that the foregoing information is true and correct, this 23 day of MARCH, 2022.

Richard L Davis
Applicant's Name – Printed

Richard L Davis
Signature of Applicant

Applicant's Attorney (If applicable) – Printed

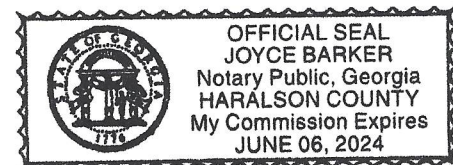
Signature of Applicant's Attorney (If applicable)

Sworn to and subscribed before me this 23 day of March, 2022.

Joyce Barker

Notary Public

¹ APPLICANT MEANS ANY INDIVIDUAL OR BUSINESS ENTITY (CORPORATION, PARTNERSHIP, LIMITED PARTNERSHIP, FIRM ENTERPRISE, FRANCHISE, ASSOCIATION OR TRUST) APPLYING FOR REZONING OR OTHER ACTION.

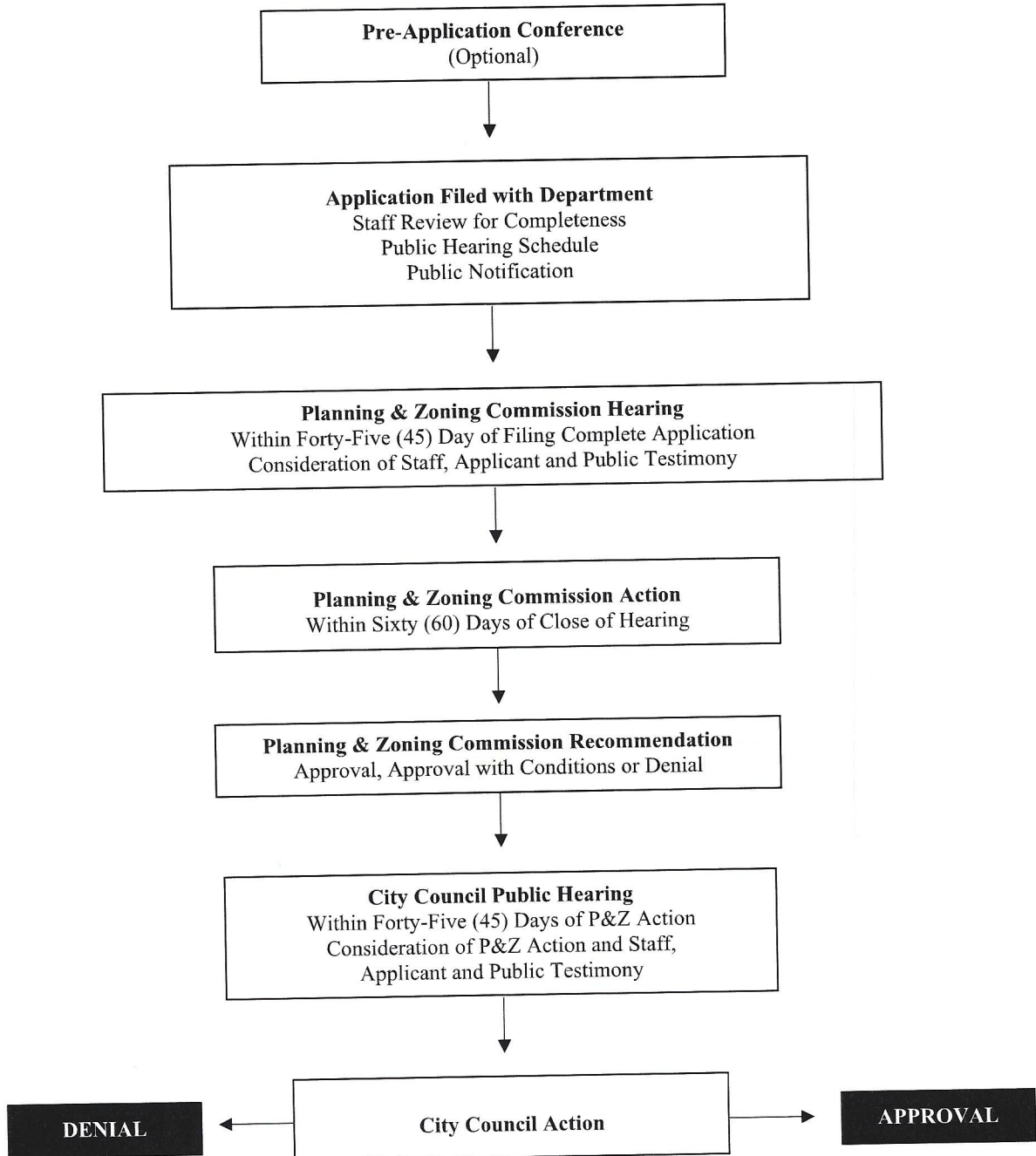




Case # _____

REZONING APPLICATION REVIEW

PROCESS





THE CITY OF VILLA RICA

CONTACT US

Community Development Director/City Engineer <i>Bobby C. Elliott, P.E.</i>	(678) 840-1213	belliott@villarica.org
Deputy Community Development Director <i>Chris Montesinos</i>	(678) 840-1237	cmontesinos@villarica.org
Administrative Assistant <i>Kirsten Pilgrim</i>	(678) 840-1219	kpilgrim@villarica.org
Licensing & Permitting Specialist <i>Nyree Simpson</i>	(678) 840-1224	nsimpson@villarica.org
Licensing & Permitting Clerk <i>Whitney Cox</i>	(678) 840-1230	wcox@villarica.org
Planning & Zoning Specialist <i>Ronald Johnson</i>	(678) 840-1238	rjohnson@villarica.org
Building Inspector/Site Plan Review <i>Peggy Allen</i>	(678) 840-1231	pallen@villarica.org
Code Enforcement Officer <i>Robert Francis</i>	(678) 840-1215	rfrancis@villarica.org
Code Enforcement Officer <i>Travell Daniels</i>	(678) 840-1215	tdaniels@villarica.org
Code Enforcement Officer/Site Inspector <i>Charlie Marlar</i>	(678) 840-1215	cmarlar@villarica.org

CWD Properties, Inc.
P.O. Box 815
Tallapoosa GA 30176

March 22, 2022

Tracy Jarvis
City of Villa Rica
571 W. Bankhead Highway
Villa Rica, Georgia 30180

RE: RE-ZONING OF 1101 W. HIGHWAY 78 (TAX PARCEL #V02-0070183)

Dear Mr. Jarvis,

CWD Properties, Inc. is requesting the re-zoning of 1101 W. Highway 78 from Agricultural Residential District (AG) to Low-Density Commercial (C1). Our company is purchasing the 2.06-acre tract to build a training center/customer service office for Wayne Davis Concrete. This office will be used for employee training and customer-service-oriented operations.

The proposed zoning change will not be detrimental to the general public interest. Most of the development along Highway 78 is commercial. Therefore, this zoning will be compatible with the area. The proposed use is also consistent with the City of Villa Rica's Comprehensive Plan. The planned use is a low intensity commercial use, since it is proposed to be office/training use. It is apparent that this property was previously developed for commercial use since it is pad graded with a constructed stormwater management pond.

The area most likely to be directly affected by the zoning change will be the Waterford Drive residential subdivision, and the effect will be traffic. However, traffic generation from this site will be low compared to other more intensive commercial uses. Since the proposed use will be primarily an employee training center, the daily vehicular trip count is expected to be low.

The proposed zoning change is not necessary because of changed social or economic conditions. The zoning change falls in line with the planned future land use as shown in the City's Comprehensive Plan and is a more appropriate zoning considering the existing development in the area and the highway corridor within it.

We anticipate starting construction on this development as soon as zoning is approved and the building and land disturbance permits are received. Our intention is to open this facility as quickly as possible. Utilities will be provided along Highway 78 and Waterford Drive. The Highway 78 and Waterford Drive roadways appear to be in good condition. The proposed development is planned for light duty vehicles only, so there should be no concern with the existing road pavements as a result of the development. There are no known approvals or permits required from state or federal agencies at this point.

Enclosed you will find our completed zoning packet. If you have any questions, please let me know.

Sincerely,

A handwritten signature in blue ink that reads "Richard Davis". The signature is stylized with a large, sweeping "R" and a cursive "Davis".

Richard Davis
Vice President

Enclosures

ACKNOWLEDGMENT AND CONSENT OF REZONING APPLICATION

STATE OF GEORGIA
COUNTY OF CARROLL

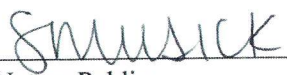
COMES NOW, JOHN KEGLEY (the "Owner"), who after being duly sworn does state:

1. I am the record title holder of a tract of land containing approximately 2.065 acres located at 1101 West Highway 78, Villa Rica, Georgia 30180 and commonly known as Tax Parcel ID # V020070183 (the "Property").
2. I have entered into a sales agreement with CWD Properties, Inc. for the purchase of the Property.
3. I consent to the application of CWD Properties, Inc. for rezoning of the Property to a zoning classification to C-1.

So stated, this 15 day of March, 2022.

Sworn to and subscribed before me


John Kegley


Notary Public

(Notary seal)

My commission expires: 5/16/22



2

Prepared By and Return To:
DAVID J. MCMAHAN, LLC
Attorney at Law
318 Westview Drive
Villa Rica, Georgia 30180
Attn: David J. McMahan
File No. R2129-17

PT-61-022-20 17-000860
CARROLL COUNTY, GA - REAL ESTATE
TRANSFER TAX PD \$ 65.00
INTANGIBLE TAX PD \$
DATE 3-14-17

Alan J. Lee CLERK OF SUPERIOR COURT

FILED
GA. CARROLL COUNTY
CLERK SUPERIOR COURT

17 MAR 14 PM 3:43

Alan J. Lee
CLERK SUPERIOR COURT
CARROLL COUNTY GEORGIA

STATE OF GEORGIA,
COUNTY OF Carroll

WARRANTY DEED

THIS INDENTURE, Made this 1st day of March, in the year Two Thousand Seventeen (2017) between,

NALLEY PROPERTIES, LLC,

of the County of , State of Georgia, as party or parties of the first part, hereinafter called "Grantor", and

JOHN KEGLEY,

as party or parties of the second part, hereinafter called "Grantee" (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns and to include the masculine, feminine or neuter gender where the context requires or permits).

WITNESSETH, that: Grantor, for and in consideration of the sum of Ten Dollars and Other Valuable Considerations (\$10.00 & OVC) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND INCORPORATED HEREIN

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed, sealed and delivered this General Warranty Deed, the day and year above written.

Signed this 1st day
of March, 2017,
in the presence of:

NALLEY PROPERTIES, LLC

Brandon Nalley
Unofficial Witness

By: *Larry C Nalley* (seal)
LARRY C NALLEY
Title: MEMBER

[Signature]
Notary Public

My Commission Expires:
(NOTARY PUBLIC SEAL AFFIXED)

BY: *Amberly Nalley* (seal)
AMBERLY NALLEY
Title: MEMBER

(CORP SEAL)



EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 165 of the 6th District, Carroll County, Georgia and being more particularly shown and delineated as Tract One as shown on a plat entitled "Boundary Survey for 60/40 Land Company, Inc. and Villa Rica West Self-Storage, Inc," prepared by Vansant-Campbell Land Surveying-Land Planning certified by Gil Campbell, Georgia Registered Land Surveyor No. 2445 and Robert G. Vansant Georgia Registered Land Surveyor No. 1760 dated December 5, 2000 and appearing of record in Plat Book 88, Page 21, in the Office of the Clerk of Superior Court of Carroll County, Georgia, which plat and the record thereof are by reference incorporated herein.

In the year 2016, said property is addressed as 1101 HWY 78 W, Villa Rica, Georgia, 30180, according to the present system of naming and numbering streets and houses and bears the tax identification number V02 007 0183 .

This conveyance is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises, if any, however, this reference shall not operate to reimpose same.

RECORDED

MAR 15 2017

Alan J. Lee, Clerk

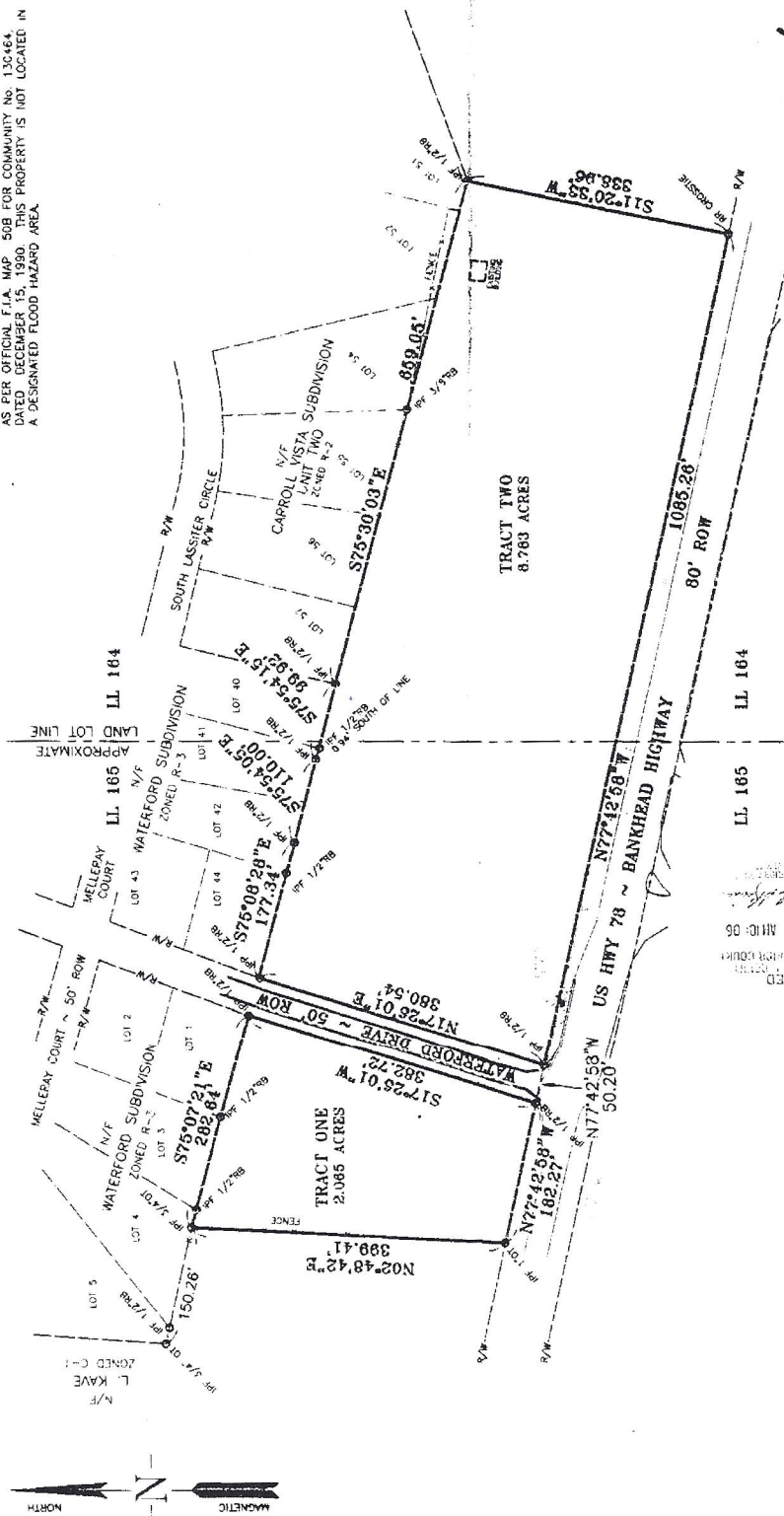
10/27/2005 WD DEED BK 3320 PG 136 10/27/2005 SD DEED BK 3320 PG 137 10/27/2005 NOT DEED BK 3320 PG 141 10/27/2005 ASGN DEED BK 3320 PG 145
1/6/2009 FCD DEED BK 4460 PG 160 8/8/2013 WD DEED BK 5274 PG 887 8/8/2013 SD DEED BK 5274 PG 890 3/14/2017 WD DEED BK 5533 PG 579

LL 164 & 165 (CARROLL CO.)

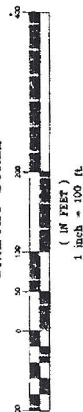
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE
ACCURATE WITHIN ONE FOOT IN 626,021 FEET.

TYPE OF EQUIPMENT USED TOPCON GTS-3C/DATA COLLECTOR.

AS PER OFFICIAL FIA MAP. 508 FOR COMMUNITY NO. 130464.
DATED DECEMBER 15, 1980. THIS PROPERTY IS NOT LOCATED IN
A DESIGNATED FLOOD HAZARD AREA.



GRAPHIC SCALE



LEGEND
R/W --- RIGHT OF WAY
I.P.F. --- IRON PIN FOUND
I.P.P. --- IRON PIN PLACED
C.T. --- CRIMPED TOP PIPE
R.B. --- REINFORCING BAR
O.V. --- OPEN OR FORMERLY
B.L. --- BUILDING LINE

BOUNDARY SURVEY FOR
60/40 LAND COMPANY, INC.
AND
VILLA RICA WEST SELF STORAGE, INC.
LOCATED IN

LAND LOT 164 & 165 6th DISTRICT
CARROLL COUNTY GEORGIA

DATE: DECEMBER 5, 2000 SCALE: 1" = 100'
JOB No. = 00-482



Prepared By
VANSANT - CAMPBELL
LAND SURVEYING - LAND PLANNING

5687 Bellair Parkway, Douglasville, Georgia 30134 (770) 942-7234

Property Owners & Addresses Within 500 feet of Subject Property
(1101 W. HWY 78)

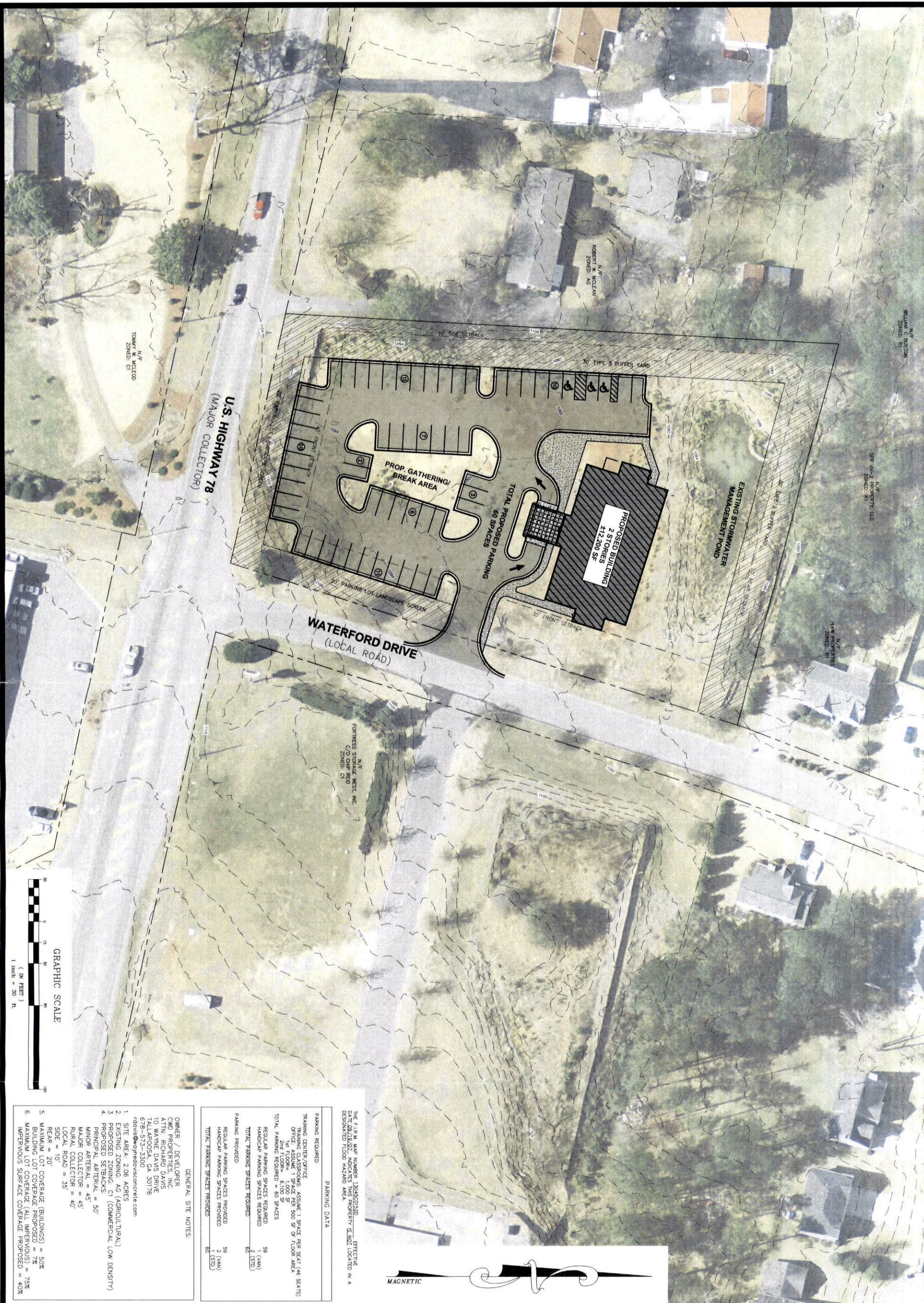
- Spirit Master Funding, LLC.
Martin's Restaurant System, Inc.
5222 Floyd Rd.
Mableton, GA. 30126
- Fore West Enterprises, LLC.
105 Three West PKWY
Villa Rica, GA. 30180
- JLB Real Estate Holdings, LLC.
104 Three West PKWY
Villa Rica, GA. 30180
- Rock Ridge Holdings, LLC.
1610 Bailey Rd., SE
Aragon, GA. 30104
- RHDH Investments, LLC.
346 Lawrence St.
Marietta, GA. 30060
- Hevron Properties, LLC.
Attn: Michael Kaye
P.O. Box 71533
Marietta, GA. 30007
- Tommy W. McLeod
1120 W. HWY 78
Villa Rica, GA. 30180

- 381 North, LLC.
P.O. Box 324
Villa Rica, GA. 30180
- Shanda F. Davis
1201 W. HWY 78
Villa Rica, GA. 30180
- Robert W. McLean
1121 W. HWY 78
Villa Rica, GA. 30180
- Top Soil Preservation Alliance, LLC.
215 W. Bankhead HWY.,
Ste. A
Villa Rica, GA. 30180
- Janice D. & Riley Crystal Roach
110 Melleray Ct.
Villa Rica, GA. 30180
- SFR JV-1 2021-1 Borrower, LLC.
C/O Tricon American Homes, LLC.
1508 Brookhollow Dr.
Santa Ana, CA. 92705
- Robert H. & Pamela G. Farr
96 Melleray Ct.
Villa Rica, GA. 30180
- Nathan Mitchell
92 Melleray Ct.
Villa Rica, GA. 30180

- Patricia I. Aday
84 Melleray Ct.
Villa Rica, GA. 30180
- William C. Burton
76 Melleray Ct.
Villa Rica, GA. 30180
- SFR JV-2 Property, LLC.
P.O. Box 15087
Santa Ana, CA. 92735
- Cody M., Harry M., & Pamela B. Paulus
54 Waterford Dr.
Villa Rica, GA. 30180
- H & W Properties
342 S. Carroll Rd.
Villa Rica, GA. 30180
- Wanda Hicks
105 Melleray Ct.
Villa Rica, GA. 30180
- Michael W. Black
93 Melleray Ct.
Villa Rica, GA. 30180
- Timothy E. & Lavada D. King
71 Melleray Ct.
Villa Rica, GA. 30180

- Andrew P. Ritz
1097 Magnolia Dr.
Villa Rica, GA. 30180
- Andrey & Marina, LLC.
2377 S. Van Wert Rd.
Villa Rica, GA. 30180
- Riley W. & Marilyn Peavy
90 Waterford Dr.
Villa Rica, GA. 30180
- Fortress Storage West, Inc.
C/O Chip Reid
7750 HWY 92 N
Douglasville, GA. 30134
- Properties Unleashed, Inc.
445 Ivy Chase Loop
Dallas, GA. 30157
- Nevin King
3906 Saddlecreek Dr.
Douglasville, GA. 30135
- Danny W. Hyde
26 Melleray Ct.
Villa Rica, GA. 30180
- 18 Melleray, LLC.
3225 McLeod Dr.
Ste. 777
Las Vegas, NV. 89121

- Monique N. Austin
10 Melleray Ct.
Villa Rica, GA. 30180
- Yamasa Co. LTD.
P.O. Box 4090
Scottsdale, AZ. 85261
- Mary Nicole Houston
11 Melleray Ct.
Villa Rica, GA. 30180
- 19 Melleray, LLC.
3225 McLeod Dr.
Ste. 777
Las Vegas, NV. 89121
- Jackie L. & Steven Rollins
31 Melleray Ct.
Villa Rica, GA. 30180
- SFR JV-1 2019 – 1 Borrower, LLC.
1580 Brookhollow Dr.
Santa Ana, CA. 92705
- Marie Dubois
85 Waterford Dr.
Villa Rica, GA. 30180



GENERAL SITE NOTES:

1. OWNER / DEVELOPER: PROGRESS, LLC
2. ADDRESS: 10001 RICHARD LANE
3. ATTORNEY: WAYNE DAVIS DRIVE
4. TALLAPOOSA, GA 30176
5. 678-573-3300
6. rdavis@yrdavisconcrete.com
1. SITE AREA: 2.06 ACRES
2. EXISTING ZONING: AG (AGRICULTURAL)
3. PROPOSED ZONING: C1 (COMMERCIAL LOW DENSITY)
4. PROPOSED SETBACKS:
 - PRINCIPAL ARTERIAL = 50'
 - MINOR ARTERIAL = 45'
 - RURAL COLLECTOR = 40'
 - RURAL ROAD = 35'
 - SIDE = 10'
 - REAR = 20'
5. MAXIMUM LOT COVERAGE (BUILDINGS) = 50%
6. BUILDING LOT COVERAGE PROPOSED = 7%
7. MAXIMUM LOT COVERAGE (ALL IMPERVIOUS) = 75%
8. IMPERVIOUS SURFACE COVERAGE PROPOSED = 40%

PARKING DATA	
PARKING REQUIRED:	
TRAINING CENTER/OFFICE	
TRAINING CLASSROOMS (ASSUMED 1 SPACE PER SEAT) (46 SEATS)	
OFFICE (ASSUMED 1 SPACE PER 50' OF FLOOR AREA)	
1st FLOOR = 1,000 sq.	
2nd FLOOR = 6,000 sq.	
TOTAL PARKING REQUIRED	80 SPACES
REGULAR PARKING SPACES REQUIRED	59
HANDICAP PARKING SPACES REQUIRED	2 (ADA)
TOTAL PARKING SPACES REQUIRED	60 (STD)
PARKING PROVIDED:	
REGULAR PARKING SPACES PROVIDED	59
HANDICAP PARKING SPACES PROVIDED	2 (ADA)
TOTAL PARKING SPACES PROVIDED	60 (STD)

THE F.I.R.M. MAP NUMBER 130A500152D EFFECTIVE
DATE 09/19/07 INDICATES THIS PROPERTY IS NOT LOCATED IN A
DESIGNATED FLOOD HAZARD AREA.

SHEET 1 OF 1	TITLE:						
	PRELIMINARY LAYOUT						
	CWD PROPERTIES, INC.						
	LOCATED IN CITY OF VILLA RICA CARROLL COUNTY, GEORGIA						
	SCALE:	1" = 30'	DATE:	03-21-2022	JOB NUMBER:	220321	DESIGNER:

WARNING: THIS PLAN SHEET IS NOT THE CONTRACT. CONTRACT DOCUMENTS ASSOCIATED WITH THE APPROPRIATE GOVERNMENTAL AGENCIES.

WARNING: UTILITIES LOCATIONS ARE APPROXIMATE. BEWARE OF HIDDEN UTILITIES NOT SHOWN. CONTACT LOCAL UTILITY COMPANIES PRIOR TO EXCAVATION.

NOTICE: IT IS THE PROPERTY OWNER'S/ CONTRACTOR'S RESPONSIBILITY TO OBTAIN NECESSARY PERMITS AND TO OBTAIN ALL NECESSARY PERMITS FROM THE APPROPRIATE GOVERNING AUTHORITIES.

GW **GEORGIA
& WEST, INC.**
ENGINEERING • LAND SURVEYING • LAND PLANNING

105 CORPORATE DRIVE
CARROLLTON, GA 30117

OFFICE (770) 834-4694
FAX (770) 834-1005

E-MAIL: mailbox@georgiaandwest.com

[illegible]



May 10, 2022

Renee Kilgore, Board Administrator
Community Development Department
City of Villa Rica
571 W. Bankhead Highway
Villa Rica, GA 30180

Re: Planning Report
CWD Properties, Inc.
RA-03-22
1101 W. Bankhead Highway
Land Lot 165, District 6th
Parcel # V02 0070183
Acreage: 2.07
Ward: 3
City Council Member: Leslie McPherson
Planning Board Member: Tom Flowers
City of Villa Rica, Carroll County, Georgia

Dear Ms. Kilgore:

CWD Properties, Inc. (the Applicant) seeks a rezoning of a 2.07-acre vacant parcel from Single-Family Agricultural (AG) to Commercial Low-Density (C1) in order to construct a two-story, 12,200 sq. ft. office facility.

The following documents, which were submitted in support of the Application, have been reviewed:

1. Application for Zoning Map Amendment, dated March 23, 2022;
2. Disclosure of Campaign Contributions, undated;
3. Applicant Checklist, notarized and dated March 23, 2022, signed by Richard L. Davis;
4. Notarized Affidavit/Authorization by Property Owner, dated March 15th, 2022;
5. Applicant Summary Description of Project, prepared by Richard Davis, Vice President of CWD Properties, Inc., dated March 22, 2022;
6. Warranty deed, dated March 1st, 2017, signed by Larry C. Nalley and Amberly Nalley;
7. Property survey, prepared by Gil Campbell, PLS and Robert G. Vansant, PLS, dated December 5, 2000;
8. Preliminary Layout, prepared by Georgia & West, Inc., dated March 21st, 2022.



A. Existing Conditions

The subject property is located on the NW corner of W. Highway 78 and Waterford Drive. The lot is currently cleared and does not feature any buildings or improvements. The lot is almost entirely flat in nature and does not have any water features. The parcel is currently zoned Single-Family Agricultural (AG). The parcel does not border a city boundary/unincorporated area. The property has approximately 182.4 linear feet of frontage along W. Highway 78 and 382.6 linear feet of frontage along Waterford Drive.

The parcel is directly adjacent to AG zoned property to the west, C1 zoned property to the east across Waterford Drive and to the south across W. Highway 78, and Single-Family Suburban (R1) zoned property to the north within the Waterford subdivision. The C1 zoned properties feature a self-storage facility (to the east), and a single-family home and a shopping plaza (to the south). The land uses to the west are a vacant lot and a house of worship. The land uses to the north and west are single-family homes.

Surrounding Properties:

TABLE 1 – SURROUNDING LAND USES		
	Current Zoning	Land Use Character Area
North	Single-Family Suburban (R1)	Suburban Village
East	Commercial Low-Density (C1)	Suburban Village
South	Commercial Low-Density (C1)	Industrial Activity Center
West	Single-Family Agricultural (AG)	Suburban Village



Figure 1: Carroll County GIS image of the site, with the property boundaries approximated.

B. Site History

The entire site is currently undeveloped. The Unified Development Code (UDC) had the property zoned as General Commercial (GC). The parcel was rezoned in 2020 during the citywide rezoning from GC to AG, which was considered a substantive change. The Carroll City – County Hospital Authority has owned the property since at least 1985.



C. Proposed Development

The applicant's request to rezone the property to C1 requires the implementation of several nonresidential design standards and other sections of the development ordinance that are applicable to nonresidential developments.

The applicant is under contract for the 2.07-acre parcel in question and proposes a two-story 12,200 sq. ft. office building. The office is to be used for a training facility by Wayne Davis Concrete. Administrative and professional offices are a permitted use in the C1 zoning district.

The applicant is proposing to keep the existing stormwater management pond and utilize it for the proposed project. A total of 60 parking spaces are required and the applicant is proposing a total of 60 spaces.

Design Standards and Bulk Requirements

The applicant is expected to follow all architectural design standards indicated within Section 9.04 *Non-residential Design Standards*. Staff has identified at least one subsection of 9.04 that the applicant would need to incorporate into the preliminary layout plan that has not been added in order to address that deficiency.

See Table 2 below for yard and bulk requirements in the C1 Zone as indicated in the Zoning Ordinance:

TABLE 2 - BULK REQUIREMENTS – INDUSTRIAL LOW-DENSITY (I2) ZONING DISTRICT			
	Required	Proposed	Conforming (C) or Nonconforming (NC)
Minimum Lot Area (ac)	1	2.07	C
Minimum Lot Width (ft)	100	Unknown	Unknown
Minimum Front Yard Setback (ft)	35 (local road) 45 (Major Collector)	35 45	C
Minimum Rear Yard Setback (ft)	20	50+	C
Minimum Side Yard Setback (ft)	10	30+	C
Maximum Building Coverage	50	7	C
Maximum Building Height (ft)	45	Unknown	Unknown
Maximum Impervious Coverage (%)	75	40	C

The development is proposed to have city sewer and water, and the applicant is required to follow all requirements of the Villa Rica Development Code.

Open Space

The C1 zone has a 5% open space requirement as per Table 7.24 of the Villa Rica Zoning Ordinance. The applicant appears to have ample space on the concept plan to provide the necessary



5% open space and it is not projected that meeting this ordinance provision will be problematic. The ordinance specifies what is considered nonqualifying open space and qualifying open space as specified below:

Table 7.24: Minimum Required Open Space		
Zoning District	Percentage of Open Space	Notes
R1, R2	8%	-
SFA, MF1	12%	-
MF2	15%	-
CMU, C1, C2, OMI	5%	-
I1, I2	2%	Sites less than 3 acres are exempt
AG, CBD	-	Exempt

TABLE 5 – QUALIFYING AND NON-QUALIFYING OPEN SPACE	
<u>Non-Qualifying Open Space</u>	<u>Qualifying Open Space</u>
Required Private Yards	Conservation areas and wetlands preserved as conservation areas.
Street rights-of-way, open parking area and driveways for dwellings	Floodplains
Land covered by buildings	Woodlands
Required detention and retention ponds that are not visually or physically accessible.	Riparian Corridors
The floodway of any stream, regulated drain, river or other water body accessible.	Retention and detention facilities with the following characteristics: 1. Perimeter access. An easement of at least fifteen (15) feet from the top of bank with a minimum five (5) feet wide path of a material that meets the requirements of the ADA. 2. Access. An area of open space at least twenty (20) feet wide shall extend from a street right-of-way to the fifteen (15) foot perimeter



	access area of the detention area. 3. Planting. Native plant material is encouraged around the perimeter of retention ponds.
Any area with slopes exceeding a twenty-five percent (25%) grade.	Development amenity areas containing semi-public areas such as: 1. Plazas with seating and special features such as public art or fountains. 2. Pocket parks with seating and landscaping. 3. Decorative water features; and lakes.
Any wetlands on the development site, unless preserved as a conservation area.	

Offsite Improvements

The developer has not proposed any off-site improvements on the concept plan drawing at this time.

Buffering/Screening/Tree Conservation:

A landscaping plan was not submitted by the applicant, and is required to be submitted prior to the issuance of a Land Disturbance Permit. The applicant will be required to provide perimeter landscaping for off-street parking areas, along with interior landscaping for off-street parking areas as indicated in Section 7.05(6) *Parking area Landscaping*. The applicant is expected to follow all required tree and shrub planting requirements of Section 7.05.

The applicant will be required to provide buffering of the site in conformance with Section 7.05(12)(b) of the zoning ordinance and as illustrated in Table 7.8 and Table 7.9 of the zoning ordinance. The ordinance requires the proposed use to provide a “Buffer Type 3”, which would require a 30’ width buffer area, amongst other landscaping requirements as set forth in Table 7.9.



Table 7.8: Applicable Buffer Yard Types														
		New Residential Development						New Commercial Development					New Industrial Development	
		AG	R1	R2	SFA	MF1	MF2	CBD	CMU	C1	C2	OMI	I1	I2
Existing Residential	AG	-	1	1	2	3	3	3	3	3	4	3	4	4
	R1		-	1	2	3	3	3	3	3	4	3	4	4
	R2			-	1	2	3	3	3	3	4	3	4	4
	SFA				-	1	2	3	3	3	3	3	4	4
	MF1					-	1	2	2	2	3	2	3	4
	MF2						-	2	2	2	3	2	3	4
Existing Commercial	CBD							-	1	1	1	1	3	4
	CMU								-	1	1	1	3	4
	C1									-	1	1	2	4
	C2										-	1	2	4
	OMI											-	2	4
Existing Industrial	I1												-	3
	I2													-

- When a dissimilar land use locates next to an established residential land use within the same zoning classification, buffering and screening standards per Table 7.7: Buffer Yard Types Description for Buffer Yard Type 2 shall apply.



Table 7.9: Buffer Yard Types Description

Type 1	Buffer width - Ten (10) feet. Any combination of materials selected from the Landscape Materials Categories listed in Table 7.8: Unit Value of Landscaping Material which equals or exceeds a unit value of 3.0 for each one hundred (100) linear feet, along any exterior roadway, and unit value or 2.0 for each one hundred (100) linear feet of adjoining property (developed or undeveloped), provided that at least fifty percent (50%) of the unit value shall be derived from deciduous shade trees (overstory).	Type 3	Buffer width - Thirty (30) feet. Any combination of materials selected from the Landscape Materials Categories listed in Table 7.8: Unit Value of Landscaping Material which equals or exceeds a unit value of 5.0 for each one hundred (100) linear feet, along any exterior roadway, and unit value or 4.0 for each one hundred (100) linear feet of adjoining property (developed or undeveloped), provided that at least ten percent (10%) of the unit value shall be derived from Deciduous Shade Trees (overstory) or deciduous ornamental trees (understory). A minimum fifty percent (50%) of the trees and shrubs shall be evergreen species. Earthen mounds shall be incorporated into the buffer yard design.
Type 2	Buffer width - Twenty (20) feet. Any combination of materials selected from the Landscape Materials Categories listed in Table 7.8: Unit Value of Landscaping Material which equals or exceeds a unit value of 4.0 for each one hundred (100) linear feet, along any exterior roadway, and unit value or 3.0 for each one hundred (100) linear feet of adjoining property (developed or undeveloped), provided that at least twenty-five percent (25%) of the unit value shall be derived from deciduous shade trees (overstory). A minimum fifty percent (50%) of the trees and shrubs shall be evergreen species. Earthen mounds are encouraged to gain additional height.	Type 4	Buffer width - Seventy-five (75) feet. The buffer yard shall contain an opaque fence/wall a minimum of eight (8) feet in height. An undulating earthen mound may be substituted but the average maintained height with plant material shall be eight (8) feet. Any combination of materials selected from the Landscape Materials Categories listed in Table 7.8: Unit Value of Landscaping Material which equals or exceeds a unit value of 5.0 for each one hundred (100) linear feet, along any exterior roadway, and unit value or 4.0 for each one hundred (100) linear feet of adjoining property (developed or undeveloped). Seventy-five percent (75%) of the unit value shall be derived from evergreen trees. Fifty percent (50%) of required landscaping shall be on the adjacent property side of the fence.

Flood Plain

The property is not considered to be in a flood zone as designated by FEMA. This area is considered in “Flood Zone X”, which is an area of minimal flood hazard. Figure 2, below, indicates the flood zone map:



National Flood Hazard Layer FIRMette



Figure 2: National Flood Hazard Map, retrieved from FEMA.gov

Rezoning Review Criteria

The Zoning Ordinance of the City of Villa Rica, Section 11.05(2)(b), requires the Planning & Zoning Commission and the legislative body to pay reasonable regard to the following when preparing and considering proposed amendments:

i. **The Comprehensive Plan;** Villa Rica Future Land Use Map

The Future Land Use Plan prescribes “Suburban Village” as the future land use character areas for the parcel. The intent of the Suburban Village Character Area is as follows:

“Suburban Villages are characterized by clustered commercial development around the



intersection of prominent roads (Community Crossroads) and include immediate surrounding residential areas, which are suburban in nature. The general development pattern is compact, with stand-alone or a few businesses on a site. However, in more suburban and rural areas, a single business typically occupies a property. Future development should emphasize the compact, small-scale development that supports the immediate surrounding area, including residences, retail, and office uses. Higher density developments should be located closer to more dense/intense areas, where similar development exists. Sidewalks and pedestrian linkages to nearby parks and other amenities should be provided in new developments.”

The character area has design principles that recommend “low to moderate density with concentrated neighborhood commercial development oriented around intersection/community crossroads”.

The Comprehensive Plan indicates the following zoning categories as appropriate zoning categories for the Suburban Village Character Area. The UDC zoning categories and their corresponding 2020 zoning ordinance categories are indicated below:

<u>TABLE 3 - APPROPRIATE ZONING CATEGORIES – SUBURBAN VILLAGE</u>	
<u>UDC Zoning Categories</u>	<u>Corresponding 2020 Zoning Ordinance Category</u>
Single Family (R20)	Single-Family Suburban (R1) Single-Family Urban (R2)
Multi-Family (R-14)	Multi-Family Low-Density (MF1)
Residential Townhome (RT)	Single-Family Attached (SFA)
Rural Development (RD)	Single-Family Agricultural (AG)
Planned Development (PD)	Planned Unit Development (PUD)
Neighborhood Commercial (NC)	Commercial Low-Density (C1)
Office-Institutional	Office Medical Institutional (OMI)

- ii. **Current conditions and the character of current structures and uses in each district;**
The lot currently features a undeveloped/vacant land. The character of the C1 zone is commercial in nature, and is specialized for low intensity commercial uses. All uses south and east of the site are commercial, and the adjacent sites to the north and west are established residential properties. The subject property is located on major state highway and corridor in the city.
- iii. **The most desirable use for which the land in each district is adapted;**



The proposed development is a desirable use based on the Comprehensive Plan and overall character of the area. The current use of the property as a vacant property is not the highest and best use for the property given the location.

iv. The conservation of property values throughout the jurisdiction; and

Property values are not expected to be greatly affected, either positively or negatively by the redevelopment of the lot for commercial purposes.

v. Responsible development and growth

The facility will provide jobs and will be highest and best use for the property. Locating higher density and intensity uses near major roadways are encouraged in the Comprehensive Plan, and locating the use along the W. Bankhead Highway corridor (by accomplishes this goal.

The State of Georgia has several rezoning standards for consideration by decision-making bodies, as indicated in O.C.G.A. 36-67-3 (2010):

i. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;

The surrounding area features a mix of commercial and residentially zoned properties nearby. The proposed rezoning would better align the property with the surrounding commercial uses on W. Bankhead Highway. The utilization of Waterford Drive in order to access the property is not proposed to have an impact on surrounding properties.

ii. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;

No adverse effect is expected should the new use be adequately buffered and screened from the existing residential neighborhood.

iii. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;

The property does not have a reasonable economic use as currently zoned, and neither a vacant parcel nor 1-2 single-family homes would be considered the highest and best use of land given the location and Comprehensive Plan designation of the parcel as Suburban Village. Because of the location of the parcel, a commercial use can be desirable on the property.

iv. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;

No excessive usage of city infrastructure has been identified as expected from the rezoning proposal by staff.



v. If the local government has an adopted land use plan, whether the zoning proposal is in conformity with the policy and intent of the land use plan; and

The rezoning is supported by the Comprehensive Plan. The Comprehensive plan prescribes Suburban Village as the land use character area, which recommends commercial zoning categories, which aligns with the requested zone change from Single-Family Agricultural (AG) to Commercial Low-Density (C1).

vi. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

There are no existing or changing conditions that will affect the developability of the parcel that has presented itself during application review.

D. Comments

1. A Landscape Plan, Open Space Plan and other details, as required, should be submitted to the City Engineer for review prior to construction drawing approvals.
2. The City Council shall require that a legal plan or contract for the perpetuation, maintenance and function of all the common area or other common property be established and furnished to the Council to be approved by the City Attorney prior to final approval. The legal plan or contract shall assure that all such common areas shall be provided for in a satisfactory manner without expense to the City. The documents shall be recorded in the County Recorder's office by the applicant prior to occupancy of any building on the project.
3. The Planning & Zoning Commission shall have the authority to modify any of the requirements of the nonresidential design standards section in accordance with Subsection 2.02(9)(a) ix.

Recommendation:

Staff recommendation: APPROVAL

Reasons:

1. The change from AG to C1 is supported by the Comprehensive Plan. The C1 Zone is listed as an appropriate zoning category listed in the Comprehensive Plan for the Suburban Village Character Area.
2. The use is the highest and best use for the land compared to a vacant lot or single-family home.
3. The rezoning will provide a commercial infill opportunity on a roadway that features mostly commercial enterprises.

Public Notifications:

As required by *Section 11.05* in the Code of the City of Villa Rica, the public has been notified in



Times-Georgian on May 2nd, 2022; a sign has been posted on the subject properties; and all abutting property owners have received notification via regular and certified mail.

Public Response:

In response to the public notifications, no residents have contacted the city via letter objecting to the proposed development.

Should you have any questions concerning the above comments please do not hesitate to contact my office. We reserve the right to make additional comments based upon further review or submission of revised plans or new information.

Very truly yours,

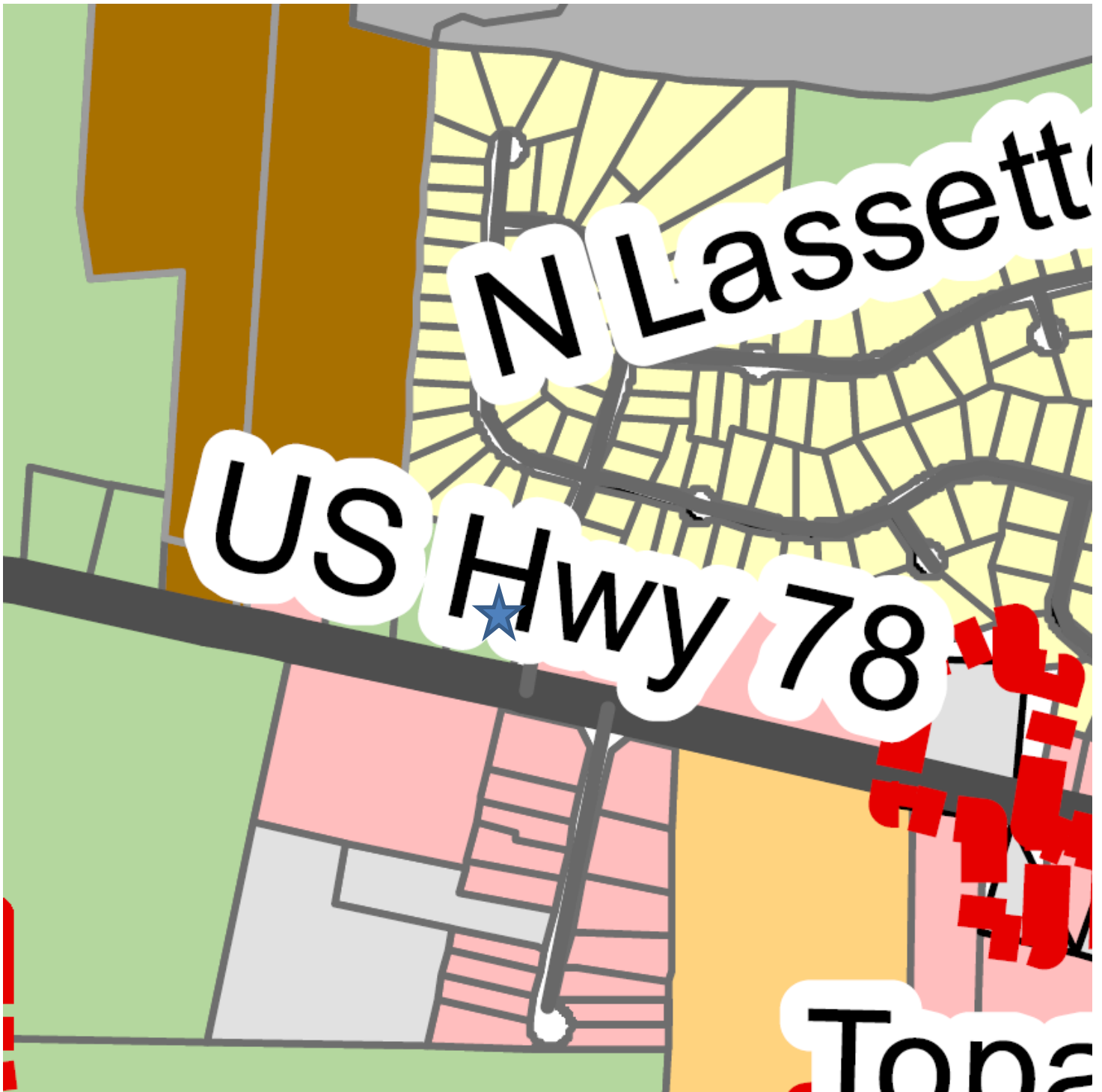
Ronald Johnson

Planning & Zoning Specialist

cc: Tom Barber, City Manager (via email)
Tracy Jarvis, Community Development Director (via email)

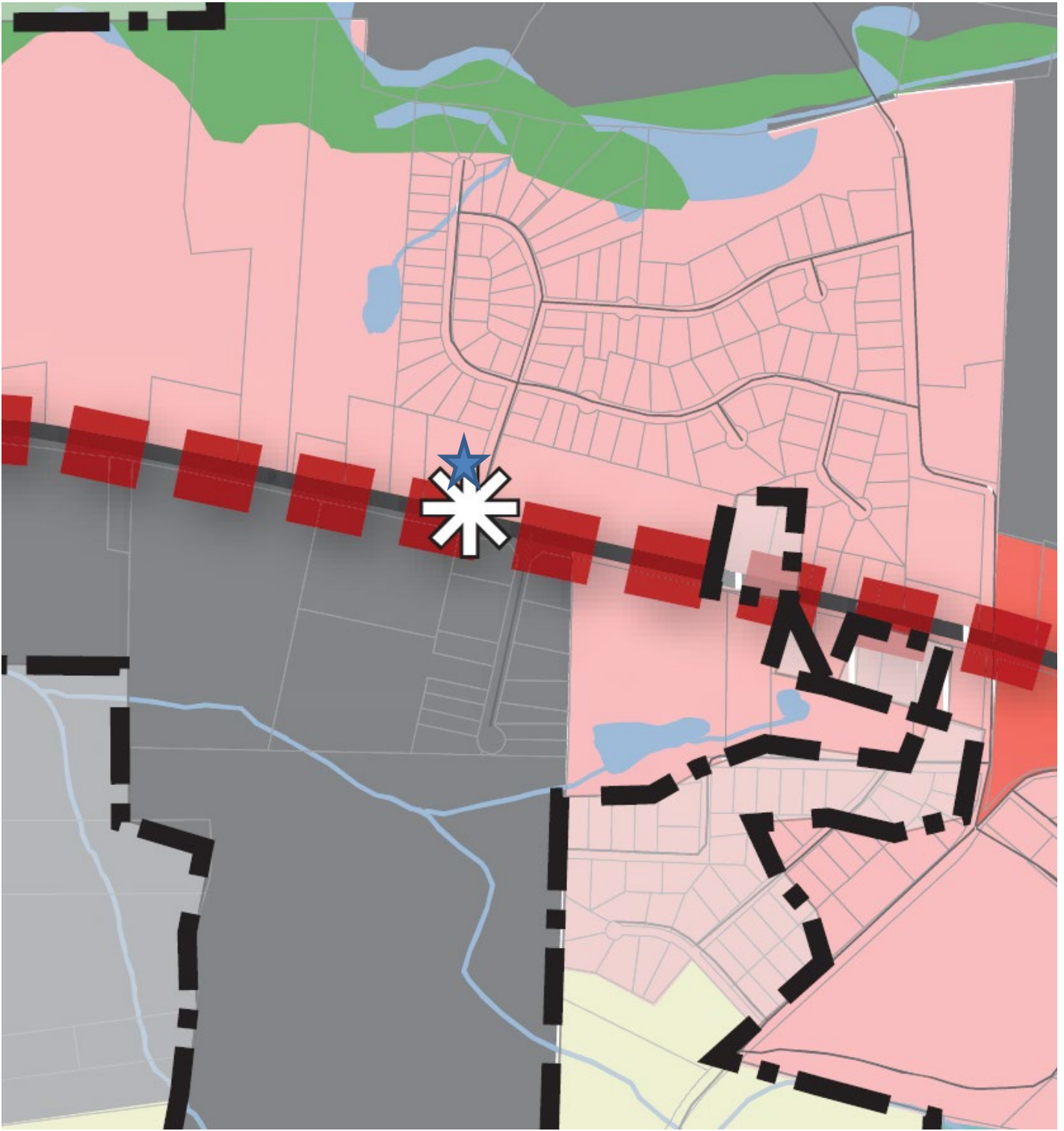


Zoning Map:





Future Land Use Map:





CITY OF VILLA RICA

City Council Meeting Agenda Item Cover Sheet

SUBJECT: Distilled Package License Application Packet and Schedule for Review
AGENDA DATE: May 24, 2022

DATE PREPARED: May 19, 2022
PREPARED BY: Nyree Simpson, Licensing Specialist

AMOUNT: N/A
GL ACCOUNT #: N/A
FUNDING SOURCE: N/A
BUDGETED ITEM? N/A

PURPOSE: The Community Development Department's presentation of the Distilled Spirits Packaged Store licensing application packet and, process for approval is being presented to City Council for hearing, consideration and approval.

BACKGROUND: On Tuesday, April 12th City Council approved the allowance of wholesale package retail stores within the city limits. As a result, applications for licensing must commence. Presented at this meeting is the application packet and process for approval, with dates and time frames provided.

STAFF RECOMMENDATION: APPROVAL

IMPACT: N/A

MOTION: I move to approve the submitted application and lottery process for packaged stores within the city limits of Villa Rica pursuant to Chapter 4 Alcoholic Beverages, Sec. 4-28 Application.



CITY OF VILLA RICA DISTILLED SPIRITS PACKAGE LICENSE APPLICATION

INSTRUCTIONS: Every question must be answered fully and correctly. If the space provided is not sufficient, answer the question on a separate sheet and indicate in that space that a separate sheet is attached. When completed, it must be dated, signed and verified under oath by the applicant and filed in person by the applicant with the **Community Development Department at 1605 Carrollton Villa Rica Highway, Villa Rica, GA 30180** together with all supporting documentation and a check for the required non-refundable application fee.

A license issued to an individual shall be issued in the name of the individual. A license issued to a partnership shall be issued in the name of the partnership and in the name of one of the partners who shall be the named licensee. A license issued to a corporation having as its principal business the sale of alcoholic beverages shall be issued in the name of the corporation and in the name of the majority stockholder or a principal officer of the corporation; and such majority stockholder or officer shall be the named licensee. A license issued to a corporation having as its principal business an activity other than the sale of alcoholic beverages shall be issued in the name of the corporation and in the name of the officer or employee of the corporation primarily responsible for the operation of the licensed premises; and such officer or employee shall be the named licensee.

NON-REFUNDABLE APPLICATION FEE

Package Beer	\$100	Pouring Restaurant – All	\$100	Pouring Supper Club	\$500
Package Wine	\$100	Pouring Beer & Wine	\$100	Supper Club Wine & Beer	\$500
Wine Tasting	\$100	Wholesale Dealer	\$500	Alcohol Catering	\$100
Growler	\$100	Wine & Craft Beer Boutique	\$100	Special Event	\$100
Wholesale	\$500				

TYPE OF LICENSE/Annual License Fee (Check One Only)

- ☐ Retail Package Malt Beverages & Wine - \$300
- ☐ Wholesale License \$5,000.00
- ☐ Retail Package Malt Beverage - \$200
- ☐ Pouring License Restaurant - \$3,500
- ☐ Pouring License Supper Club - \$5,000
- ☐ Pouring License Private Club - \$3,500
- ☐ Growler License (in conjunction with Retail Package Malt Beverage License) - \$200
- ☐ Retail Package Wine - \$100
- ☐ Limited Pouring License Restaurant - \$500
- ☐ Limited Pouring License Supper Club - \$3,000
- ☐ Limited Pouring License Private Club - \$500
- ☐ Alcohol Catering (in conjunction with Limited Pouring License – Restaurant) - \$500
- ☐ Wine Tasting (in conjunction with Retail Package Wine License) - \$100
- ☐ Wine & Craft Beer Boutique - \$500

TYPE OF OUTLET

- ☐ Retail Package Sales
- ☐ Wholesale License
- ☐ Restaurant
- ☐ Special Event
- ☐ Supper Club
- ☐ Private Club
- ☐ Wine & Craft Beer Boutique

PART I

1. Type of Ownership

- ☐ Individual ☐ Partnership ☐ Corporation

(A) If individual, give full name and address of owner:

Full Name

Address

(B) If corporation/partnership, give corporate/partnership name: _____

Federal Tax ID: _____

Name, percent interest and legal address of principal stockholders and corporate officers or partners:

Full Name	Address	% Interest
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Full Name	Address	% Interest
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Full Name	Address	% Interest
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Full Name	Address	% Interest
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Describe the principal business of the corporation/partnership:

Full name, legal residence, and social security number of the named licensee (a) Individual (b) Principal Officer/Employer (c) Partner, each partner must be a named licensee:

Full Name	Address
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2. Is the above address your legal and bona-fide place of domicile? ☐ Yes ☐ No

3. Trade name of business for which application is made: _____

4. Address of business for which application is made: _____

Phone Number: _____
Business Home

Mailing Address: _____

If additional space is required, please attach to this application, noting which section it refers to.

Package Store License District: _____

*** PART II ***

1. Will the proposed outlet have live entertainment? ☐ Yes ☐ No
(If yes, describe how often and what type in detail)

2. Have you received a copy of the City of Villa Rica Alcoholic Beverage Ordinance? ☐ Yes ☐ No
No application will be processed until receipt of a copy of this ordinance is acknowledged.
3. Have you included with this application a check for the non-refundable application fee required by Chapter 3 of the Alcohol Beverage Ordinance of the City of Villa Rica? ☐ Yes ☐ No
4. As required by Chapter 4 of the Alcoholic Beverage Ordinance of the City of Villa Rica, have you included the following with this application? Please check the applicable answer(s).
- (a) A copy of the deed to the premises to be licensed, if owned by applicant. ☐
 - (b) A copy of the lease agreement covering the premises to be licensed, if leased by the applicant. ☐
 - (c) In the case of a partnership, a copy of the partnership agreement. ☐
 - (d) In the case of a corporation, a copy of the articles of incorporation. ☐
 - (e) A current stamped certificate from a registered surveyor which shows a scale drawing of the premises and the location at which the applicant desires to operate an alcoholic beverage outlet and which shows, with linear foot measurements where appropriate, such location's compliance or noncompliance with the provisions of Chapter 3 of the Alcoholic Beverage Ordinance of the City of Villa Rica. ☐
5. Have you confirmed with the City of Villa Rica Community Development Department that the location of the proposed outlet is in a zoning district approved for the sale of alcoholic beverages subject to the specific limitations of the respective district as provided for in Chapter 3 of the Alcoholic Beverage Ordinance of the City of Villa Rica?
☐ Yes ☐ No
6. If applicable, have you received approval from the City of Villa Rica Building Official for any new construction, renovations, remodeling, etc. at the premises to be licensed? ☐ Yes ☐ No
7. If applicable, have you received an approved site plan from the City of Villa Rica for the location of the premises to be licensed? ☐ Yes ☐ No
8. If applicable, have you received a Carroll/Douglas County Health Department Food Service Permit and any other applicable local, state, or federal permits, etc. required for a food service establishment?
☐ Yes ☐ No
No pouring license application will receive final approval until the necessary permits are secured.

9. Do you comply with the requirements of Regulation 560-2-2-.38 below? ☐ Yes ☐ No

Neither a retail dealer or retail consumption dealer, whether licensed in this State or not, nor any of his employees or members of such retail dealers or retail consumption dealer's immediate family shall have, own, or enjoy any ownership interest in, or partnership arrangement or other business association with the business of any wholesaler, manufacturer, producer, shipper, importer or broker.

10. Has the named licensee and all other persons otherwise required, submitted themselves to the City of Villa Rica Police Department for fingerprinting and background check(s) as provided for in Chapter 3 of the Alcoholic Beverage Ordinance of the City of Villa Rica? ☐ Yes ☐ No

11. Does the following apply to the named licensee, any partner(s), the corporation, or any corporate officer?

(a) Convicted within the last ten (10) years of any felony or any misdemeanor involving moral turpitude?

☐ Yes ☐ No

(b) Any other misdemeanor within the past five (5) years? ☐ Yes ☐ No

(c) Denied or had revoked, within the past five (5) years, any license to sell alcoholic beverages issued by any government entity? ☐ Yes ☐ No

(d) Been convicted of selling alcohol to a minor within the past three (3) years? ☐ Yes ☐ No

If the answer to any portion of question 11 is yes, describe in detail and give dates of occurrences:

12. Has any alcoholic beverage business in which the named licensee, partner(s), the corporation, or corporate officers holds or has held any financial interest, or are employed, or have been employed, ever been cited for any violation of the rules and regulations of the State Revenue Commissioner or any local ordinance/legislation relating to the sale or distribution of alcoholic beverage? ☐ Yes ☐ No

If yes, describe in detail and give dates:

13. On behalf of the named licensee, provide three (3) personal references (not relatives, former employers, fellow employees or school teachers) who are responsible, reputable adults, business or professional men or women, who have known the named licensee during the past five (5) years.

Include name, residence, business address, and number of years known.

14. I understand that the submission of this application does not entitle me to the award of a distilled spirits license.

15. Is the named licensee a citizen of the U.S.? ☐ Yes ☐ No

Place of Birth

Date of Birth

****The City of Villa Rica reserves the right to delay, suspend, or cancel this process at any time for any reason if it is determined by the City that the integrity of the selection process is compromised in any way.****

**** PART III ***

VERIFICATION

State of Georgia, _____ County

I, _____, licensee, do solemnly swear subject to criminal penalties for false swearing, that the statements and answers made by me to the foregoing questions in this application are true, and no false or fraudulent statement or answer is made herein to procure the granting of such license.

Applicants Signature (FULL NAME IN INK)

I hereby certify that _____ signed his/her name to the foregoing application after stating to me that he/she knew and understood all statements and answers made therein, and, under oath actually administered by me, has sworn that said statements and answers are true.

This _____ day of _____ 20 ____.

Notary Public

My Commission Expires: _____

(Seal)



**City of Villa Rica
Community Development Department**

**1605 Carrollton Villa Rica Highway
Villa Rica, GA 30180**

Distilled Spirits Package License
Checklist and Requirements for Application Submittal

Instructions and Information: Before an application for an alcoholic beverage wholesale license is accepted for approval review a pre-application meeting must be scheduled with a designated city employee from the city's Community Development Department. The application must be completed in its entirety. There shall be no unanswered items. Therefore, any item which isn't applicable shall be marked with either (N/A or Non Applicable). If additional space is required, you may use a separate sheet of paper; just be sure to indicate on that question's line a separate sheet is attached.

A completed application must include the following: applicant's signature, date of completion, and notarized by a state designated notary. Applications must be filed in person by the applicant at the Community Development Department's office located at 1605 Carrollton Villa Rica Highway, Villa Rica, and GA 30180. All supporting documentation must also be submitted at the time of application along with the non-refundable processing fee of \$500.00. Fees for application must be submitted by either; US postal money order, certified bank check issued by a US bank, or VISA, MasterCard, or Discover credit or debit cards – noncertified checks or American Express products will be accepted for payment. Payments processed via debit or credit cards will be assessed a 2% processing fee.

Licenses issued to an individual shall be issued in the name of that individual only. In the case of a partnership, the license shall be issued in the name of the partnership and one of the partners who shall be named as the licensee. A licensee issued to a corporation having as its principal business the same of alcoholic beverages shall be issued in the name of the corporation and, the name of the majority stakeholder or, a principal officer of the corporation primarily responsible for the operation of the licensed premises; such officer or employee shall be the named licensee.

Applications must include a verifiable physical address. Post office boxes are not acceptable, except for mailing addresses only.

As applications require careful review and may be reviewed by various city personnel a minimum of two (2) weeks of processing time is required. In some cases, more than two weeks may be required before an approval may be issued. No license shall be issued without all approvals, written approvals being issued.

Pursuant to the Villa Rica alcoholic beverage ordinance, only four (4) package store licenses may be issued; one (1) in each of the four (4) designated districts within the city. If more than one (1) applicant files an application for a district then all such applicants in such district will participate in a lottery to determine the recipient of the license within that district.

****The City of Villa Rica reserves the right to delay, suspend, or cancel this process at any time for any reason if it is determined by the City that the integrity of the selection process is compromised in any way.****



If granted, this alcoholic beverage license, as with all licenses granted, is a privilege and not a right. At any time after licensing issuance if it is discovered any information was falsified or purposely omitted as to influence the approval process, immediate suspension or revocation of the license may occur. The City Manager will respectively issue the final determination of the license status. If revocation or suspension should occur there will be no refunds of fee(s), be it the application or permit fee.

Requirements Summary:

- ❖ Nonrefundable application fee of \$500.00 (see acceptable payment forms as listed above).
- ❖ Valid City of Villa Rica Occupational Tax Permit aka Business License.
- ❖ A copy of the deed of the premises to be licensed, if owned by the applicant.
- ❖ A copy of the complete, executed lease agreement (signed by all parties), if premises are being leased.
- ❖ In the case of a partnership, a copy of the complete, executed partnership agreement.
- ❖ In the case of a corporation, a copy of the articles of incorporation as filed with the Georgia Secretary of State's Corporation Division.
- ❖ In the case of a business entity other than a corporation or a partnership, a copy of the articles of organization and the operating agreement or equivalent.
- ❖ A current stamped certificate from a registered surveyor which shows a scaled drawing of the premises and the location at which the applicant desires to operate an alcoholic beverage outlet, and which shows in linear foot measurements, where appropriate, such location's compliance or noncompliance with the provisions of the Alcoholic Beverage License ordinance.
- ❖ Zoning certification letter as issued from the Planning and Zoning Specialist, Ron Johnson.
- ❖ If applicable, approval from the Community Development Department for any new construction, renovations, remodeling, etc., at the premises to be licensed.
- ❖ If applicable, an approval of the site plan from the Community Development Department for the location of the premises to be licensed.
- ❖ Satisfactory fire inspection from the appropriate county's (Carroll or Douglas County) Fire Safety Division, or the State Fire Marshall's office, as determined by the size (square footage) of the facility to be licensed.
- ❖ The named licensee, and all other persons otherwise required, should register and submit themselves for fingerprinting and background check(s) at a certified GAPS location, as provided for in the Alcoholic Beverage License ordinance.
- ❖ Fingerprinting and background checks are assessed a fee, which shall be determined by the processing agency. This fee must not be submitted to the Community Development Department.

- ❖ Staff will verify with the Georgia Department of Revenue's Alcohol Licensing Division regarding the applicant's ability to obtain an Alcoholic Beverage Permit.
- ❖ Applicants shall provide a copy of a valid driver's license, photo identification, or US issued passport by any US state or federally issuing agency or authority.
- ❖ If an applicant was born outside of the United States, said applicant will be required to provide proof of Naturalization. ****Green Card residents are ineligible to apply as the named licensee for an Alcoholic Beverage License****



Alcoholic Beverages Ordinance License Fees

(1) Retail package licenses:

- a. Package malt beverage license: retail sale of malt beverages in the original package, \$200.00.
- b. Package wine license: retail sale of wine in the original package, \$100.00.
- c. Package distilled spirits; retail sale of distilled spirits in original package, \$5,000.00.

(2) Retail consumption on the premises licenses:

- a. Distilled spirits, wine, and malt beverages pouring licenses, restaurant: retail sale of distilled spirits, wine, and malt beverages by the drink, \$3,500.00.
- b. Wine and malt beverage pouring license, restaurant: retail sale of wine and malt beverages by the drink, \$500.00.
- c. Distilled spirits, wine, and malt beverages pouring licenses, supper club as defined in section 4-203: retail sale of distilled spirits, wine and malt beverages by the drink, \$5,000.00.
- d. Wine and malt beverage pouring license, supper club as defined in section 4-203: retail sale of wine and malt beverages by the drink, \$3,000.00.
- e. Distilled spirits, wine and malt beverages pouring license, private club as defined in section 4-204: retail sale of distilled spirits, wine, and malt beverages by the drink, \$3,500.00.
- f. Wine and malt beverage pouring license, private club as defined in section 4-204: retail sale of wine and malt beverages by the drink, \$5,000.00.
- g. Ancillary growler license, \$200.00.
- h. Limited pouring license, wine and craft beer boutique as defined in section 4-205: retail sale of wine and craft beer by the drink, \$500.00.
- i. License for consumption, hotel as defined in subsection 4-205(2): complimentary beverages by the drink, \$1,000.00.

(3) Wholesale licenses: Resident wholesale dealer's license, wholesale of distilled spirits, wine, and malt beverages by a wholesale dealer having a place of business in the city, \$5,000.00.

(4) Brewery license: \$1,000.00.

(5) Application Fees: Each application for a license under this chapter shall be accompanied by a nonrefundable application fee in the following amount:

- (a) Package malt beverage license, \$100.00

- (b) Package wine license, \$100.00
- (c) Distilled spirits; wine and malt beverage pouring license, restaurant, \$100.00
- (d) Wine and malt beverage pouring license; restaurant, \$100.00
- (e) Distilled spirits, wine and malt beverages pouring license, supper club, and \$500.00
- (f) Wine and malt beverage pouring license, supper club, \$500.00
- (g) Resident wholesale dealer's license, \$500.00
- (h) Distilled spirits, wine and malt beverage pouring license, private club, \$500.00
- (i) Wine and malt beverage pouring license, private club, \$500.00
- (j) Limited pouring license, wine and craft beer boutique, \$100.00
- (k) Ancillary growler license, \$100.00
- (l) Brewery, \$500.00
- (m) Hotel, not for sale to the public, \$500.00
- (n) Package distilled spirits license, \$1,000.00

- (6) **Payment of Fees:** Application fees shall be paid at the time of application filing and shall not be refunded under any circumstances. An applicant may pay the annual license fee at the time the application is filed; and in such event the annual license fee shall be refunded if the license applied for is not issued. If the annual license fee is not paid at the time of application, the annual license fee shall be paid prior to the issuance of the license by the mayor and council and no later than 14 days after notification of approval of the license by the mayor and council.
- (7) **New licenses:** For any new license granted hereunder prior to June 30th of each year, the licensee shall pay the full annual license fee.
 - (a) For any new license granted hereunder after July 1st of each year, the license shall be reduced by one-half.(Ord. No. 0-07-2020, 8-11-2020)