

COMMISSION
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TOM FLOWERS, VICE CHAIR
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ASHLEY HEAD

City of Villa Rica



CITY MANAGER: TOM BARBER
CITY CLERK: THERESA CAMPBELL
CITY ATTORNEY: C. DAVID MECKLIN

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

PLANNING AND ZONING MEETING AGENDA

Holt-Bishop Justice Center, Municipal Courtroom, 101 Main Street
December 19, 2023 | 6:00 PM

Meeting Call to Order (Chairman)

Adoption of the Agenda (Mayor Gil McDougal)

A. Old Business

1. Minutes (11-21-2023)
2. RA-05-23- Couey & Morgan Investments, Inc. Rezoning Parcel # V05 001001-From Commercial Medium-Density (C2) Zone to Industrial Aluminum Anodizing Use.

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.)

City of Villa Rica



REGULAR SESSION, PLANNING & ZONING MEETING MINUTES

Community Development, 1605 Carrollton Villa Rica Hwy.

Tuesday, November 21st, 2023

Present: Chairman John Hannabach, Vice Chairman Tom Flowers, Commissioner Ashley Head, and Commissioner Douglas Lang.

Absent: Commissioner David Rogers (AW)
(10 guests).

(Chairman John Hannabach) **Called Meeting to Order at 6:00 PM**

Adoption of the Agenda

Vice Chairman Tom Flowers ask for his last name to have a S on it but approved.

RESULT:	APPROVED 4/0
MOVER:	Vice Chairman Tom Flowers
SECONDER:	Commissioner Doug Lang
AYES	Chairman John Hannabach, Commissioner Ashley Head, Vice Chairman Tom Flowers, and Commissioner Doug Lang

A. Old Business

1. Minutes (10-17-2023)

RESULT:	APPROVED 4/0
MOVER:	Vice Chairman Tom Flowers
SECONDER:	Commissioner Doug Lang
AYES:	Chairman John Hannabach, Vice Chairman Tom Flowers, Commissioner Ashley Head, and Commissioner Douglas Lang

B. New Business

1. RA-05-23- Couey & Morgan Investments, Inc. Rezoning Parcel # V05 001001-From Commercial Medium-Density (C2) Zone to Industrial Aluminum Anodizing Use.
Tabled to Next Meeting 12-19-2023.

RESULT:	APPROVED 3/1
MOVER:	Vice Chairman Tom Flowers
SECONDER:	Commissioner Ashley Head
AYES:	Chairman John Hannabach, Vice Chairman Tom Flowers, and Commissioner Ashley Head

NAYS: Commissioner Douglas Lang.

Public Comments:

Will be available soon.

C. Adjournment 7:06 PM

RESULT:	APPROVED 4/0
MOVER:	Vice Chairman Tom Flowers
SECONDER:	Commissioner Ashley Head
AYES:	Chairman John Hannabach, Vice Chairman Tom Flowers, Commissioner Ashley Head, and Commissioner Douglas Lang

Planning & Zoning Chairman

Community Development Director



City of Villa Rica

Zoning

Copy of Application

Reference # P-0001-2023

Date Submitted: 10/1/2023 8:58:23 PM

Property Details

Address: CARROLLTON VILLA RICA HWY , VILLA RICA, GA 30180

Parcel/Lot: V08 0010001/{MERGEFIELD cf[f976f]}

Application Details

Project Name: HUBER HQ

Existing Use: C2 - Commercial Medium-Density

Proposed Use: I1 - Industrial Low-Density

Applicant Details

Name: BLAKE DEXTER

Address: 3535 PEACHTREE RD, STE 520-723 , ATLANTA, GA 30326

Email: BDEXTER@DEXTERCOS.COM **Phone #:** (404) 239-9400

Property Owner Details

Name: COUEY & MORGAN INVESTMENTS, INC. **Tax ID:** 81-1006719

Address: 1700 W FITZGERALD LN , WATKINSVILLE, GA 30677-8114

Email: JMREALESTATE@BELLSOUTH.NET **Phone #:** (770) 815-4088

Attorney Details

Name: Jeffrey F. Montgomery

Firm: Cushing, Morris, Armbruster & Montgomery, LLP

Address: 191 Peachtree Street, N.E., Suite 4500 , Atlanta, GA 30303

Email: jfm@cmamlaw.com **Phone #** (404) 521-2323

Planning Consultant Details

Name: JONATHAN TLENIS, P.E. **License #**

Firm: HRC ENGINEERS, SURVEYORS

Address: , ,

Email:

Phone #

Engineer Details

Name: JONATHAN TILENIS, P.E.

License #

Firm: HRC ENGINEERS, SURVEYORS

Address: 6554 Church Street , DOUGLASVILLE, GA GA

Email: jtilenis@hrcengineers.com

Phone #: (770) 942-0196

Traffic Engineer Details

Name:

License #

Firm:

Address: , ,

Email:

Phone #:

Property Information : Existing

Easements, Leases, or Other Agreements, Existing or Proposed on the Property
Existing Zoning District of Site
In Applicant's opinion with Board of Adjustments action be required for a variance?

No

Yes

Is a structure(s) present on existing lot?

No

If yes, how many?

A. Building Floor Area Total

Each Floor

B. Building Ground Area

C. Building Height Feet

Stories 1

D. Floor Area Ratio (FAR)

E. Lot Lines (Feet)/ Front, Rear, Side

F. Set Backs (Existing)/ Front, Rear, Side

G. Open Space (square foot)

Open Space %

H. Lot Coverage %

I. Parking (on site) Show Calculations below if not on accompanying site plan

See site plan attached

Present use(s) of site (each structure) & Proposed use on site Vacant, the commercial project was cancelled due to the Great Financial Recession in 2008

Proposed:

A. Building Floor Area Total 92000

B. Building Ground Area

C. Building Height Feet 30

D. Floor Area Ratio (FAR) 20

E. Lot Lines (Feet)/ Front, Rear, Side

F. Set Backs / Front, Rear, Side

Project Information

	Proposed	Existing
Maximum Height	30	
Lot Width		
Side Yard		
Lot Coverage % of building		
Lot Coverage Impervious Surface		
Planted Area %		
Parking Stalls		
Total of Side Yards		
Rear Yard		
Lot Area	421000	
Lot Coverage Impervious Surface %		
Planted Area		
Floor Area	92000	
Front Yard		

<u>Request Type</u>	
Rezoning	X
Special Use Permit	

Variance Type:	
Annexation	
Appeals	
Alteration to PUD	
Administrative Adjustment	
Certificate of Appropriateness	
Certificate of Occupancy	
Public Hearing Signs	
Record Filing Fee	
Street & Utility Inspection	
Text Amendment Initiated by Public	
Sexually Oriented Business Permit	
Development of Regional Impact (DRI) Application Initiating Review	
Future Land Use Map Amendment (FLUM without an associated rezoning)	
Copy of Unified Development Ordinance, Comprehensive Plan, Design Guidelines for Historic Districts and Sites, and all other printed Planning Materials. # of Copies:	



October 30, 2023

Mr. Ronald Johnson
Planning and Zoning Administrator
571 West Bankhead Highway
Villa Rica, GA 30180

RE: LOI for rezoning of approximately 20 acres at intersection of Hwy 61/Whitworth Rd
(Parcel/Lot V08 001000) from C2 to L1

Dear Ron,

This letter is intended to further explain the above referenced rezoning request by Dexter Companies to construct a building for our client Huber HQ to be used as Headquarters office space and light manufacturing/wholesale distribution of architectural aluminum metal products for use in high end interior and exterior trim work on projects such as hotels, airports, office buildings, and medical facilities.

This is an 80-year-old family-owned company with multiple locations in the United States and will add approximately 55 to 60 skilled job opportunities for the Villa Rica community. The company sometimes operates more than one shift so hours of operation may vary, but there is no noise or other nuisance that extends outside of the building facility itself. There will also be room on the property for future expansion of this business or possibly for an office/warehouse building for another tenant.

Compared to the current C2 zoning and most other zoning uses, this light industrial use will have a lower impact on the surrounding area in terms of traffic, onsite activity, and noise, and will provide excellent long-term employment to the community.

Thank you for your consideration, and please let me know if additional questions arise.

With Best Regards,

A handwritten signature in black ink, appearing to read "Allan W. Anderson".

Allan W. Anderson, CCIM
Executive Vice President

Development Leasing Property Management Advisory Services Investor

3535 Peachtree Road | Suite 520 #723 | Atlanta, GA 30326 | Telephone: 404-239-9400





Renee Kilgore, Planning & Zoning Secretary
City of Villa Rica
571 W. Bankhead Highway
Villa Rica, GA 30180

Re: Planning Report
Carrollton Villa Rica Highway
RA-05-23
Applicant's Name: Blake Dexter
Property Owner: Couey & Morgan Investments, Inc.
Land Lot 145, District 2, Section 5
Parcel # V08 0010001
Lot Size: 37.58 Acre +/-
Ward: 2
City Council Member: David Rogers
Planning Board Member: Matthew Momtahan
City of Villa Rica, Carroll County, Georgia

Dear Ms. Campbell:

This planning report is prepared in response to the Rezoning application submitted by Blake Dexter for the property located at Carrollton Villa Rica Highway (at Whitworth Road). The purpose of this report is to provide an analysis of the rezoning request and make recommendations for the City Council's consideration.

Background:

This property was subject to previous requests for single-family homes on the property that was withdrawn in 2022. Prior to that, the property was considered for an amusement park use. The applicant is interested in constructing an industrial aluminum anodizing use. The property is located within the Suburban Village Character Area. The site is directly adjacent to single-family homes to the south, single-family and vacant land to the west and north, and vacant land and Ithaca Gin Elementary School to the east. The site is located within the Carroll County portion of the city and borders unincorporated areas to the north, east and south. A pond is located on the property.

During the 2020 citywide rezoning, the property owner filed an appeal to keep the commercial zoning on the property, whereas the city proposed to change the zoning to Single-Family Agricultural (AG). The applicant argued that they had vested rights in commercial zoning of the property and have made investments in order to bring a commercially zoned property to fruition. The City Council imposed conditions on the property.

Rezoning Request:

The property is located in the Commercial Medium-Density (C2) Zone and is proposed to be rezoned to Industrial Low-Density (I1).



Description of Rezoning Request:

The request is being made in order to construct two industrial buildings on the site, one 100,000 SF industrial building where the main trade work will be performed and a 92,000 SF office building to support operations. The site will host an entrance off of Whitworth Road. The city's comprehensive plan prescribes Suburban Village Character Area to the subject property, which does not recommend industrial zoning categories. There are no other industrial zoned properties along the Highway 61 South corridor. The surrounding area is largely residential, commercial, agricultural and vacant land.

Site Analysis:

The site features a lake within the center, which greatly inhibits placement of buildings and usage of much of the site area. There is also a stormwater easement that runs along east-west through the Highway 61 frontage of the property. The property is situated at a prominent corner at Whitworth Road and is near Ithaca Gin Elementary (quarter mile). A wet well is also present on the site. The property does not have sewer capacity to develop larger uses on the land. The proposed use is not proposed to need large amounts of sewer capacity. These constraints make the property difficult for development.

Review of Criteria for Granting a Variance:

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:

1. The Comprehensive Plan;

Villa Rica Future Land Use Map - The Future Land Use Plan prescribes "Suburban Village Character Area" as the future land use 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:

TABLE 3 - APPROPRIATE ZONING CATEGORIES – SUBURBAN VILLAGE	
<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 (OI)	Office Medical Institutional (OMI)

The proposed zoning category is not supported by the Comprehensive Plan.

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

The lot currently features vacant land with a lift station and some sewer infrastructure improvements. The character of the I1 zone is industrial in nature, and is specialized for low intensity manufacturing, warehousing and industrial uses. The character of the surrounding area is residential, commercial, agricultural and institutional uses.

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

The use is not the most desirable use along the limited buildable frontages available along Highway 61. The commercial C2 zoning is preferred from a planning perspective. The staff has a general concern with spot zoning of the parcel should the zone be changed. The city has very few C2 zoned parcels left that have not been constructed upon and there is a general pressure for more commercial growth along Highway 61.

4. 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 industrial purposes.

5. Responsible development and growth

The industrial zoning is not supported by the Comprehensive Plan, may result in spot zoning, and may cause an increase in traffic on Whitworth Road, where school traffic is already present.

Recommendation:

Based on our analysis, we recommend that the City Council **deny** the rezoning request submitted by Blake Dexter for the property at Carrollton Villa Rica Highway and Whitworth Road. Our recommendation is based on the following findings:

- The industrial zoning is not supported by the Comprehensive Plan;
- May result in spot zoning; and
- May cause an increase in traffic on Whitworth Road, where school traffic is already present.

Conditions of Approval (if applicable):

Should the council wish to approve the application, the following conditions should be made applicable to the development:



1. The applicant will install a self-contained sewer treatment facility for manufacturing by-product and development sewer discharge, not including typical restroom and breakroom usage.
2. The rezoning only applies to the proposed use and reverts to the C2 Zone if the proposed aluminum anodizing use is discontinued.

Public Comments:

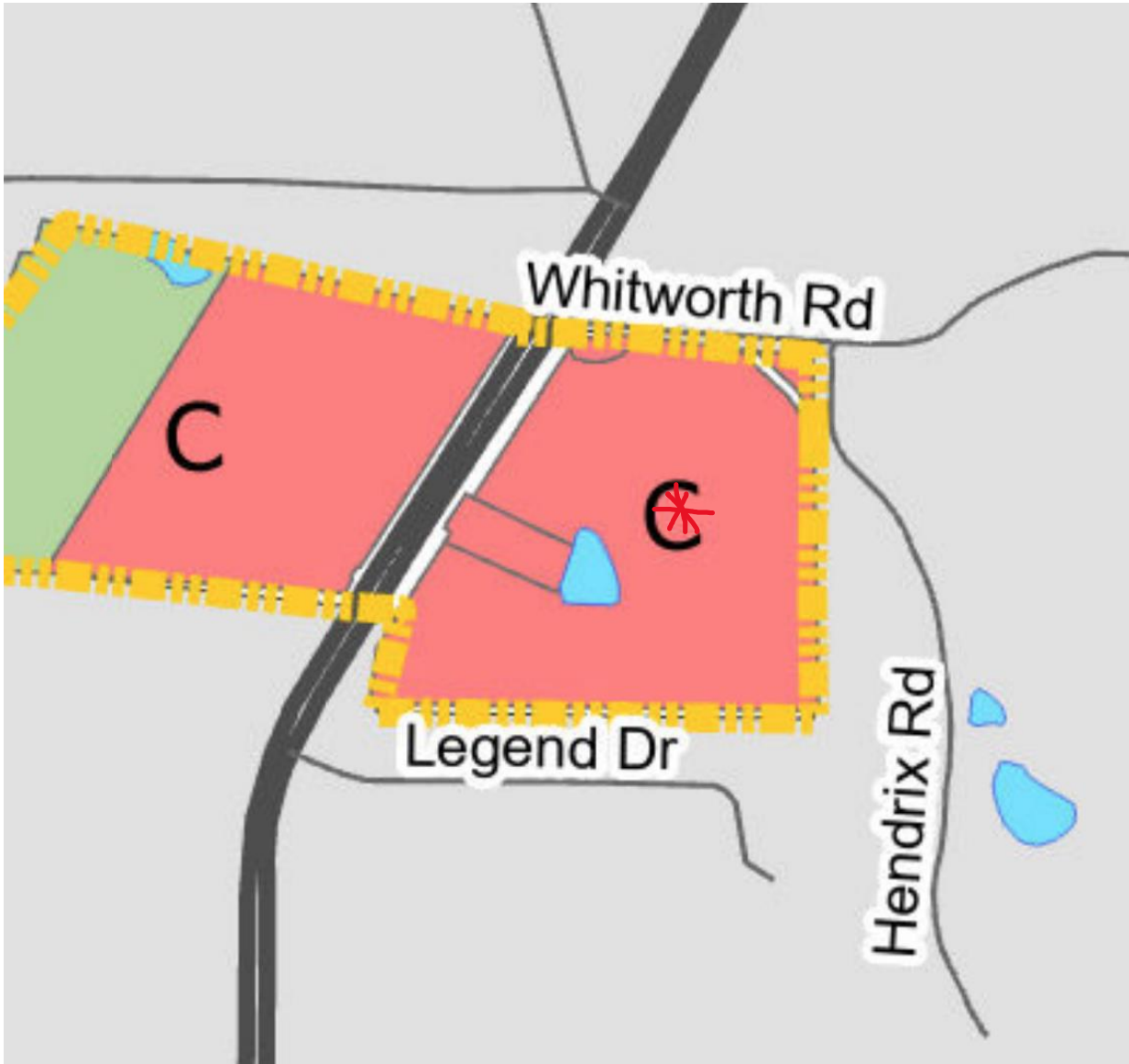
No Public Comments have been received by the Planning and Zoning staff as per the date of this report.

Conclusion:

In conclusion, this planning report has provided an analysis of the variance request and recommended a course of action for the City Council consideration. The decision should be made in accordance with the city's zoning regulations, comprehensive plan, and the best interests of the community.

Attachments:

Zoning Map:



Future Land Use Map:

