

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

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

SPECIAL CALLED CITY COUNCIL MEETING AGENDA

Holt-Bishop Justice Center, Municipal Courtroom, 101 Main Street

March 4, 2024 | 4:00 PM

Meeting Call to Order (Mayor Leslie McPherson)

Adoption of the Agenda (Mayor Leslie McPherson)

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.)

A. Governing Body Mayor Leslie McPherson

1. Reappointment to Villa Rica Development Authority
2. Amendment to Section 16-44 Restricted Uses and Activities - Hours for Collection of Trash (Kevin W. Drummond, City Attorney)

B. Community Development (Tracy Jarvis, Director)

1. TA-01-25 - Text Amendment Maximum Parking & Layout and Public Hearing (Shaun Daniels, City Planner)
2. CU-01-24 Special Exception Request: Place of Worship at 505 Berry Drive and Public Hearing (local road) (Shaun Daniels, City Planner)
3. VA-02-24 - J&M Tank Lines Gravel Variance and Public Hearing (Shaun Daniels, City Planner)

C. Executive Session

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).
2. Pursuant to the attorney-client privilege and as provided by Georgia Code section 50-14-2(1), a meeting otherwise required to be open was closed to the public in order to consult and meet with legal counsel pertaining to pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the agency or any officer or employee or in which the agency or any officer or employee may be directly involved and the matter discussed was potential litigation.

D. Adjournment Mayor Leslie McPherson



CITY OF VILLA RICA

City Council Packet

SUBJECT: Mayoral Reappointment of David Rogers to Villa Rica Development Authority

CITY COUNCIL AGENDA DATE: March 4, 2024

DATE: February 27, 2024

PREPARED BY: Theresa Campbell, City Clerk

PURPOSE: Mayoral Reappointment of David Rogers to Villa Rica Development Authority

BACKGROUND: David Roger's term has expired with the Villa Rica Development Authority and he would like to be reappointed. Mr. Rogers has been serving on the VRDA since June of 2019 and his term ended in 2023. The VRDA members chose to name Mr. Rogers as Chair following John Mount's resignation.

MAYOR APPOINTMENT: As Mayor, I have agreed to reappoint David Rogers to the Villa Rica Development Authority for a term beginning January 1, 2023 and ending December 31, 2026.



CITY OF VILLA RICA

City Council Meeting Agenda Item Cover Sheet

SUBJECT: Amendment to Section 16-44 Restricted uses and Activities
Hours for Collection of Trash

AGENDA DATE: March 4, 2024

DATE PREPARED: February 26, 2024

PREPARED BY: Kevin W. Drummond

AMOUNT: N/A

GL ACCOUNT #: N/A

FUNDING SOURCE: N/A

BUDGETED ITEM? N/A

PURPOSE: The City of Villa Rica continues to receive noise complaints related to the collection of garbage. The current ordinance prohibits the collection of trash or refuse in residential districts between the hours of 9:00 p.m. and 7:00 a.m. There are no restrictions in non-residential districts. The City receives a number of complaints concerning the noise associated with collection of trash late at night from dumpsters in districts that are adjacent to residential neighborhoods. The City has proposed that section 16-44 (5) of the Villa Rica Code of Ordinances be amended to include prohibiting the collection of trash and refuse between 9:00 p.m. and 7:00 a.m. in Residential Districts or any area adjacent to Residential Districts.

STAFF RECOMMENDATION: Staff recommends that the Council approve the amendment to Ordinance 16-44 (5).

MOTION: I move to approve the amendment to Section 16-44 (5) attached hereto to be effective immediately.

CITY OF VILLA RICA
ORDINANCE

WHEREAS, the City of Villa Rica does desire to protect the peace and tranquility of its citizens from unwanted noise; and

WHEREAS, there is some uncertainty with regard to the current language in its existing Ordinances.

NOW, THEREFORE, be it hereby ordained as follows:

Section 16-44 – Restricted uses and activities of Villa Rica Code of Ordinances is hereby amended by striking the existing subsection 5 of said Ordinance and replacing it with the following language:

(5) The collection of trash or refuse in or adjacent to residential districts is prohibited between the hours of 9:00 p.m. and 7:00 a.m.

Any and all other remaining portions of Villa Rica Code of Ordinances is hereby readopted in its entirety.

IT IS SO ORDAINED on this the 4th day of March, 2024.

Leslie McPherson, Mayor
City of Villa Rica, Georgia

Attest:

Theresa Campbell, City Clerk



CITY OF VILLA RICA

City Council Meeting

Agenda Item Cover Sheet

SUBJECT: TA-01-24 – Text Amendment to Eliminate Maximum Parking in Zoning Ordinance

AGENDA DATE: February 13, 2024

SPECIAL CALLED MEETING: March 4, 2024

DATE PREPARED: February 22, 2024

PREPARED BY: Shaun Daniels, City Planner

AMOUNT:

GL ACCOUNT #:

FUNDING SOURCE:

BUDGETED ITEM?

PUBLIC HEARING: YES

PURPOSE: Staff seeks a Text Amendment to take out maximum parking restrictions in Sections:

7.02 (4)(c) **OFF-STREET PARKING AND LOADING** – *Parking Layout*

7.02 (26)(a) **OFF-STREET PARKING AND LOADING** - *Maximum Spaces.*

7.04 (6)(c)(ii) **SIGHT VISIBILITY** - *Maximum Spaces.*

9.04 (4) **NON-RESIDENTIAL DESIGN STANDARDS** – *Parking Layout*

BACKGROUND: The existing Villa Rica Zoning Ordinance delineates specific parameters governing maximum parking and layout restrictions. The proposal to eliminate these limitations is under consideration, with a focus on fostering economic development. The objective is to enhance adaptability for businesses by introducing greater flexibility in parking regulations, thereby accommodating diverse needs. This strategic adjustment aims to facilitate local growth, attract new enterprises, and contribute to the creation of a dynamic and accessible community, fostering the establishment of various businesses without undue constraints imposed by parking limitations.

PLANNING COMMISSION RECOMMENDATION: APPROVAL (3-0)

STAFF RECOMMENDATION: Approval

IMPACT: N/A

MOTION:

- (1) I move to approve the requested Text Amendment from staff to remove maximum parking out of the current Zoning ordinance.



CITY OF VILLA RICA

City Commission Meeting

Agenda Item Cover Sheet

SUBJECT: TA-01-24 – Text Amendment to Eliminate Maximum Parking in Zoning Ordinance

AGENDA DATE: January 16, 2024

DATE PREPARED: January 11, 2024

PREPARED BY: Shaun Daniels, City Planner

AMOUNT:

GL ACCOUNT #:

FUNDING SOURCE:

BUDGETED ITEM?

PUBLIC HEARING: YES

PURPOSE: Staff seeks a Text Amendment to take out maximum parking restrictions in Sections:

7.02 (4)(c) **OFF-STREET PARKING AND LOADING** – *Parking Layout*

7.02 (26)(a) **OFF-STREET PARKING AND LOADING** - *Maximum Spaces.*

7.04 (6)(c)(ii) **SIGHT VISIBILITY** - *Maximum Spaces.*

9.04 (4) **NON-RESIDENTIAL DESIGN STANDARDS** – *Parking Layout*

BACKGROUND: The existing Villa Rica Zoning Ordinance delineates specific parameters governing maximum parking and layout restrictions. The proposal to eliminate these limitations is under consideration, with a focus on fostering economic development. The objective is to enhance adaptability for businesses by introducing greater flexibility in parking regulations, thereby accommodating diverse needs. This strategic adjustment aims to facilitate local growth, attract new enterprises, and contribute to the creation of a dynamic and accessible community, fostering the establishment of various businesses without undue constraints imposed by parking limitations.

STAFF RECOMMENDATION: Approval

IMPACT: N/A

MOTION:

- (1) I move to approve the requested Text Amendment from staff to remove maximum parking out of the current Zoning ordinance.

Current Unmodified Zoning Ordinance

CHAPTER VII – DEVELOPMENT STANDARDS

Sec. 7.02 – OFF-STREET PARKING AND LOADING

3) REVIEW PRIOR TO ISSUANCE OF IMPROVEMENT LOCATION PERMIT. Any proposed new development or conversion for which a Land Disturbance Permit (LDP) is required as specified in *Chapter XI: Petitions, Permits, and Procedures* shall be reviewed for conformance to the requirements of this chapter.

4) DESIGN STANDARDS. All off-street parking facilities shall be in accordance with the following standards and specifications:

a) DESIGN AND CONSTRUCTION OF PARKING AREAS. The following standards shall apply to the design of off-street parking areas as they are required in this section for all new or converted multifamily, commercial, industrial or quasi-public uses:

i) Minimum Size and Maneuvering Space. The minimum size of a parking space shall be as shown on *Table 7.1: Parking Dimensions* and *Figure 7.2: Parking Aisle and Space Dimensions*. In no instance shall the overhang of a vehicle be considered as part of the required parking space area. Minimum dimensions for semi tractor-trailer parking at truck stops shall be 12.5' x 65'.

(1) All parking spaces shall be provided with adequate maneuvering space into which vehicles can back for the purpose of exiting the parking space.

(2) Proximity. The parking spaces for dwelling units shall be located on the lot.

(3) Location. Off-street parking spaces may be located in front of a structure, but not within the required landscape buffer or utility and drainage easements, unless approved by the Planning & Zoning Commission.

(4) Setbacks. In no case shall a parking area be located closer than ten (10) feet from any right-of-way or adjacent property line. Parking areas shall be separated by a minimum of five (5) feet from the façade of a building or structure by an elevated sidewalk or planting strip.

b) DESIGN AND CONSTRUCTION OF THE PARKING LOT ENTRANCE DRIVE. Refer to *Section 7.03 – Entrance/Drive Standards*.

c) PARKING LAYOUT. In addition to the minimum requirements, a maximum of fifty (50) percent of the required parking shall be located between the front facade and the primary street. The balance of the parking shall be on the rear or side of the primary building.

25) LOADING AND UNLOADING SPACES REQUIRED. Every building used for nonresidential purposes which customarily receives or distributes goods by motor vehicle shall provide sufficient space on the premises for all loading and service purposes on the basis of the following minimum regulations:

a) Number of Loading and Unloading Spaces Required

i) Loading space as required under this section shall be provided as area additional to off-street parking spaces required by other provisions of this chapter and shall not be considered as supplying off-street parking space.

b) Loading and Unloading Space Design Standards

i) Dimensions. Every loading and unloading space shall not be less than twelve (12) feet in width, forty (40) feet in length, and fourteen (14) feet clearance.

ii) Access. Access to truck loading and unloading spaces shall be provided directly from a public street or alley or from any right-of-way that will not interfere with public convenience and that will permit the orderly and safe movement of such trucks.

- iii) Surfacing. All open loading spaces shall be graded and provided with a durable and dustless hard surface of asphalt, concrete, or other suitable materials capable of withstanding one thousand (1,000) pounds per square inch (psi).
- iv) Drainage. All loading spaces shall be provided with adequate drainage facilities as approved by the City Engineer during the Development Plan Review process.
- v) Location. No loading shall occur in a yard abutting a residential use and/or zone unless approved by the Planning & Zoning Commission.
- vi) Screening. Landscaping and screening shall be as indicated in Section 7.05 – Landscaping Standards. The Planning & Zoning Commission shall have the power to determine the need for an additional amount of planting/landscaping, materials, walls, fences or any combination of these as deemed necessary.
- vii) Lighting. When lighting facilities are used, such lighting shall be in accordance with Section 7.12 – Outdoor Lighting.

Table 7.2: Number of Loading Spaces	
Building Area	Number of Loading Spaces Required
Less than 5,000 square feet	No spaces required
5,000 square feet but less than 20,000 square feet	One (1) space required
20,000 square feet or more	Two (2) spaces required plus one (1) additional space for each 20,000 square feet over the initial 20,000 square feet

26) MINIMUM NUMBER OF PARKING SPACES. Table 7.3: Minimum Parking Space Requirements shall be used to determine the minimum number of parking spaces required for the specified use.

a) Maximum Spaces. The maximum number of permitted parking spaces is the minimum required number of spaces plus ten percent (10%).

i) For proposed parking lots of more than one-hundred (100) parking spaces that exceed the maximum number of permitted spaces (see Section 7.02(26)a above), the Planning & Zoning Commission may increase the minimum amount of required interior landscaping by five percent (5%), and may require that the additional paved area be constructed with pervious pavement.

b) Requirements for Uses Not Specified. Where a use is not specifically mentioned in Table 7.3: Minimum Parking Space Requirements, the requirements for a use which is so mentioned, and to which said use is similar shall apply.

c) Right-of-Way. No parking, loading or servicing of vehicles shall be done on the right-of-way of any publicly dedicated thoroughfare. This section is not intended to exclude vehicles from onstreet parking in areas zoned CBD.

d) Net Floor Area Measurement. For the purpose of determining parking space requirements in this section, the term “net floor area” means the area used for service to the public and excludes area used principally for non-public purposes such as storage, incidental repair, processing, show window, mechanical rooms, elevator shafts, stairwells, rest rooms and dressing rooms. Any derived number with a fractional value of more than fifty percent (50%) shall be rounded to the next highest whole number.

Section 7.04 – Sight Visibility

6) PARKING AREA LANDSCAPING

a) Perimeter Landscaping for Off-Street Parking Areas. All parking lots, including parking spaces (excluding interior drives and loading/unloading areas), shall be separated from all public or private street rights-of-way by a landscape screen that is a minimum of twenty (20) feet in width.

Parking areas adjacent to other developed parcels shall require a planting area that is a minimum ten (10) feet in width. Trees shall be provided for interior drives per *Subsection 7.05(8) – Street Tree Planting Requirements*. Screening may consist of any of the following options or a combination:

- i) **Planting.** A minimum of one (1) tree shall be provided for every thirty (30) linear feet of landscaped area. The trees may be a combination of deciduous and evergreen. The tree requirement may be reduced or eliminated if street trees are provided per *Subsection 7.05(8)* and are within thirty (30) feet of the edge of the parking area. In addition, a minimum of one (1) shrub shall be provided at a minimum of every three (3) feet in order to form a continuous screen a minimum of thirty-six (36) inches high within two (2) years of planting. The spacing may be wider than three feet depending on shrub selection and with approval by the Director. A minimum of fifty percent (50%) of the required shrubs shall be evergreen; or
- ii) **Landscape Berm.** A landscaped berm that is a minimum of three (3) feet in height shall be provided along the length of the landscaped area. Trees shall be provided and shrubs where the berm tapers to less than thirty-six (36) inches to maintain a continuous screening height of thirty-six (36) inches.

b) Perimeter Landscaping for Off-Street Parking Lots adjacent to Residential Uses or Zoning Districts. Parking lots shall be screened adjacent to the residential use or zoning district to a minimum height of four (4) feet in accordance with the appropriate buffer yard as determined by *Table 7.8: Applicable Buffer Yard Types* and *Table 7.9: Buffer Yard Types Description*.

c) Interior Landscaping for Off-Street Parking Areas. Parking areas (including loading, unloading and storage areas) containing more than twenty-five (25) vehicular parking spaces, shall provide interior landscaping in addition to the previously required perimeter landscaping. Interior landscaping may be contained in peninsulas or islands.

- i) **Landscaping area.** Five percent (5%) of vehicular use area shall be landscaped. However:
 - (1) **Minimum area.** The minimum landscape area permitted shall be one-hundred eighty (180) square feet with trees planted a minimum of four (4) feet from the curb or the edge of the pavement;
 - (2) **Distribution.** The required landscape areas are to be adequately dispersed throughout the off-street parking areas; and
 - (3) **Ground Cover.** Shrubs, ground cover, and other live plant material shall be used to fill the rest of the interior landscaped area.
- ii) **Maximum Spaces.** The maximum number of permitted parking spaces is the minimum required number of spaces plus ten percent (10%).
 - (1) **For proposed parking lots of more than one-hundred (100) parking spaces that exceed the maximum number of permitted spaces (see *Subsection 7.02(26)a* above), the Planning & Zoning Commission may increase the minimum amount of required interior landscaping by five percent (5%), and may require that the additional paved area be constructed with pervious pavement.**

- iii) A minimum of one (1) broadleaf/deciduous tree providing shade at maturity shall be provided for every one-hundred eighty (180) square feet of landscaped area. To obtain minimum desired coverage, the maximum spacing between required canopy trees shall be one-hundred (100) feet.
 - (1) As trees mature, trees shall have a clear trunk to at least five (5) feet above the ground, and the remaining plant material shall be maintained not to exceed three and one-half (3½) feet in height.
 - iv) Vehicle overhang. Parked vehicles may hang over the interior landscaped area no more than two (2) feet, as long as concrete or other wheel stops are provided to insure no greater overhang or penetration of the landscaped area.
-

Sec. 9.04 – NON-RESIDENTIAL DESIGN STANDARDS

1) **APPLICABILITY.** All non-residential development, with the exception of agricultural uses in agricultural zoning districts, shall meet or exceed the requirements of this section, in addition to all other applicable development standards established by this Ordinance. These non-residential standards shall apply to the following:

- a) New structures with permits submitted on or after the effective date of this ordinance;
- b) Expansions greater than thirty-five (35%) percent of pre-existing site, structure or building; and
- c) Expansions to structures that may be less than thirty-five (35%) percent but result in a structural addition greater than 20,000 square feet in gross floor area.

2) SITE LAYOUT

- a) Site planning which encourages compatibility between the site and the buildings and between all buildings on the site is encouraged. Where natural or existing topographic patterns contribute to a development, they shall be preserved and integrated. Modification to topography shall be permitted where it contributes to the overall development.
- b) The orientation of buildings shall promote interaction with the street or city road and provide a pedestrian friendly environment. All primary and outparcel site buildings shall be arranged so that they complement existing development. The buildings shall frame a corner or enclose a “main street” type corridor. Buildings on islands surrounded by parking should be avoided.
- c) Newly installed infrastructure and service revisions necessitated by exterior alterations shall be underground. To the extent possible, all existing overhead utilities shall be relocated underground.

3) **ACCESS.** Major and minor arterials and major collector streets must have reasonable restrictions as to the numbers and location of access points. To provide safe and sufficient traffic movement to and from adjacent lands:

- a) Frontage roads, access roads, and other internal drives shall be constructed to create a hierarchy of roads for safe on-site circulation. These internal drives shall provide pedestrian access and landscaping.
- b) Shared access shall be coordinated with contiguous lots. Access at the side or rear of buildings is encouraged.

- c) New access points onto the major and minor arterials shall be coordinated with existing access points whenever possible and approved by the City Engineer.
- d) Cross-access easements shall be required between adjacent compatible developments.
 - i) All curb cuts shall meet horizontal and vertical sight distance requirements as set forth in Section 304.4 of the City of Villa Rica Development Regulations. The distance from the centerline of the driveway entrance to the centerline of the nearest street intersection shall not be less than 150 linear feet.
 - ii) Opposing curb cuts shall align squarely or be offset no less than one-hundred twenty-five (125) feet.
 - iii) Stub Streets shall be built in all cases where adjacent lots have reasonable potential for development.
- e) Entry Drive. The commercial entry drive should be appropriate to the size of the development, incorporate signage, lighting, landscaping and set the tone for the development.
- f) No buildings or paved areas (other than access drives) may be located closer than fifty (50) feet to any area used or zoned for residential purposes.

4) PARKING LAYOUT. In addition to the minimum requirements, a maximum of fifty (50%) percent of the required parking shall be located between the front facade and the primary street. The balance of the parking shall be to the rear or side of the primary building. Refer to Section 7.02 – Off-Street Parking and Loading for parking standards.

5) CART CORRALS. Cart corrals for developments over fifty-thousand (50,000) square feet shall be curbed, and may be landscaped and covered

Stricken-Text in Zoning Ordinance

CHAPTER VII – DEVELOPMENT STANDARDS

Sec. 7.02 – OFF-STREET PARKING AND LOADING

25) **LOADING AND UNLOADING SPACES REQUIRED.** Every building used for nonresidential purposes which customarily receives or distributes goods by motor vehicle shall provide sufficient space on the premises for all loading and service purposes on the basis of the following minimum regulations:

a) Number of Loading and Unloading Spaces Required

i) Loading space as required under this section shall be provided as area additional to off-street parking spaces required by other provisions of this chapter and shall not be considered as supplying off-street parking space.

b) Loading and Unloading Space Design Standards

i) **Dimensions.** Every loading and unloading space shall not be less than twelve (12) feet in width, forty (40) feet in length, and fourteen (14) feet clearance.

ii) **Access.** Access to truck loading and unloading spaces shall be provided directly from a public street or alley or from any right-of-way that will not interfere with public convenience and that will permit the orderly and safe movement of such trucks.

iii) **Surfacing.** All open loading spaces shall be graded and provided with a durable and dustless hard surface of asphalt, concrete, or other suitable materials capable of withstanding one thousand (1,000) pounds per square inch (psi).

iv) **Drainage.** All loading spaces shall be provided with adequate drainage facilities as approved by the City Engineer during the Development Plan Review process.

v) **Location.** No loading shall occur in a yard abutting a residential use and/or zone unless approved by the Planning & Zoning Commission.

vi) **Screening.** Landscaping and screening shall be as indicated in Section 7.05 – Landscaping Standards. The Planning & Zoning Commission shall have the power to determine the need for an additional amount of planting/landscaping, materials, walls, fences or any combination of these as deemed necessary.

vii) **Lighting.** When lighting facilities are used, such lighting shall be in accordance with Section 7.12 – Outdoor Lighting.

Table 7.2: Number of Loading Spaces	
Building Area	Number of Loading Spaces Required
Less than 5,000 square feet	No spaces required
5,000 square feet but less than 20,000 square feet	One (1) space required
20,000 square feet or more	Two (2) spaces required plus one (1) additional space for each 20,000 square feet over the initial 20,000 square feet

26) **MINIMUM NUMBER OF PARKING SPACES.** Table 7.3: Minimum Parking Space Requirements shall be used to determine the minimum number of parking spaces required for the specified use.

~~a) **Maximum Spaces.** The maximum number of permitted parking spaces is the minimum required number of spaces plus ten percent (10%).~~

i) For proposed parking lots of more than one-hundred (100) parking spaces that exceed the maximum number of permitted spaces (see Section 7.02(26)a above), the Planning & Zoning Commission may increase the minimum amount of required interior landscaping by five percent (5%), and may require that the additional paved area be constructed with pervious pavement.

b) Requirements for Uses Not Specified. Where a use is not specifically mentioned in Table 7.3: Minimum Parking Space Requirements, the requirements for a use which is so mentioned, and to which said use is similar shall apply.

c) Right-of-Way. No parking, loading or servicing of vehicles shall be done on the right-of-way of any publicly dedicated thoroughfare. This section is not intended to exclude vehicles from onstreet parking in areas zoned CBD.

d) Net Floor Area Measurement. For the purpose of determining parking space requirements in this section, the term “net floor area” means the area used for service to the public and excludes area used principally for non-public purposes such as storage, incidental repair, processing, show window, mechanical rooms, elevator shafts, stairwells, rest rooms and dressing rooms. Any derived number with a fractional value of more than fifty percent (50%) shall be rounded to the next highest whole number.

Section 7.04 – Sight Visibility

6) PARKING AREA LANDSCAPING

a) Perimeter Landscaping for Off-Street Parking Areas. All parking lots, including parking spaces (excluding interior drives and loading/unloading areas), shall be separated from all public or private street rights-of-way by a landscape screen that is a minimum of twenty (20) feet in width. Parking areas adjacent to other developed parcels shall require a planting area that is a minimum ten (10) feet in width. Trees shall be provided for interior drives per *Subsection 7.05(8) – Street Tree Planting Requirements*. Screening may consist of any of the following options or a combination:

- iii) **Planting**. A minimum of one (1) tree shall be provided for every thirty (30) linear feet of landscaped area. The trees may be a combination of deciduous and evergreen. The tree requirement may be reduced or eliminated if street trees are provided per *Subsection 7.05(8)* and are within thirty (30) feet of the edge of the parking area. In addition, a minimum of one (1) shrub shall be provided at a minimum of every three (3) feet in order to form a continuous screen a minimum of thirty-six (36) inches high within two (2) years of planting. The spacing may be wider than three feet depending on shrub selection and with approval by the Director. A minimum of fifty percent (50%) of the required shrubs shall be evergreen; or
- iv) **Landscape Berm**. A landscaped berm that is a minimum of three (3) feet in height shall be provided along the length of the landscaped area. Trees shall be provided and shrubs where the berm tapers to less than thirty-six (36) inches to maintain a continuous screening height of thirty-six (36) inches.

b) Perimeter Landscaping for Off-Street Parking Lots adjacent to Residential Uses or Zoning Districts. Parking lots shall be screened adjacent to the residential use or zoning district to a minimum height of four (4) feet in accordance with the appropriate buffer yard as determined by *Table 7.8: Applicable Buffer Yard Types* and *Table 7.9: Buffer Yard Types Description*.

c) Interior Landscaping for Off-Street Parking Areas. Parking areas (including loading, unloading and storage areas) containing more than twenty-five (25) vehicular parking spaces, shall provide interior landscaping in addition to the previously required perimeter landscaping. Interior landscaping may be contained in peninsulas or islands.

- i) Landscaping area. Five percent (5%) of vehicular use area shall be landscaped. However:
 - (1) Minimum area. The minimum landscape area permitted shall be one-hundred eighty (180) square feet with trees planted a minimum of four (4) feet from the curb or the edge of the pavement;
 - (2) Distribution. The required landscape areas are to be adequately dispersed throughout the off-street parking areas; and
 - (3) Ground Cover. Shrubs, ground cover, and other live plant material shall be used to fill the rest of the interior landscaped area.
 - ii) ~~Maximum Spaces. The maximum number of permitted parking spaces is the minimum required number of spaces plus ten percent (10%).~~
 - ~~1) For proposed parking lots of more than one hundred (100) parking spaces that exceed the maximum number of permitted spaces (see Subsection 7.02(26)a above), the Planning & Zoning Commission may increase the minimum amount of required interior landscaping by five percent (5%), and may require that the additional paved area be constructed with pervious pavement.~~
 - iii) A minimum of one (1) broadleaf/deciduous tree providing shade at maturity shall be provided for every one-hundred eighty (180) square feet of landscaped area. To obtain minimum desired coverage, the maximum spacing between required canopy trees shall be one-hundred (100) feet.
 - 1) As trees mature, trees shall have a clear trunk to at least five (5) feet above the ground, and the remaining plant material shall be maintained not to exceed three and one-half (3½) feet in height.
 - 2) Vehicle overhang. Parked vehicles may hang over the interior landscaped area no more than two (2) feet, as long as concrete or other wheel stops are provided to insure no greater overhang or penetration of the landscaped area.
-

Sec. 9.04 – NON-RESIDENTIAL DESIGN STANDARDS

1) APPLICABILITY. All non-residential development, with the exception of agricultural uses in agricultural zoning districts, shall meet or exceed the requirements of this section, in addition to all other applicable development standards established by this Ordinance. These non-residential standards shall apply to the following:

- a) New structures with permits submitted on or after the effective date of this ordinance;
- b) Expansions greater than thirty-five (35%) percent of pre-existing site, structure or building; and
- c) Expansions to structures that may be less than thirty-five (35%) percent but result in a structural addition greater than 20,000 square feet in gross floor area.

2) SITE LAYOUT

- a) Site planning which encourages compatibility between the site and the buildings and between all buildings on the site is encouraged. Where natural or existing topographic patterns contribute to a

development, they shall be preserved and integrated. Modification to topography shall be permitted where it contributes to the overall development.

- b) The orientation of buildings shall promote interaction with the street or city road and provide a pedestrian friendly environment. All primary and outparcel site buildings shall be arranged so that they complement existing development. The buildings shall frame a corner or enclose a “main street” type corridor. Buildings on islands surrounded by parking should be avoided.
- c) Newly installed infrastructure and service revisions necessitated by exterior alterations shall be underground. To the extent possible, all existing overhead utilities shall be relocated underground.

3) ACCESS. Major and minor arterials and major collector streets must have reasonable restrictions as to the numbers and location of access points. To provide safe and sufficient traffic movement to and from adjacent lands:

- a) Frontage roads, access roads, and other internal drives shall be constructed to create a hierarchy of roads for safe on-site circulation. These internal drives shall provide pedestrian access and landscaping.
- b) Shared access shall be coordinated with contiguous lots. Access at the side or rear of buildings is encouraged.
- c) New access points onto the major and minor arterials shall be coordinated with existing access points whenever possible and approved by the City Engineer.

d) Cross-access easements shall be required between adjacent compatible developments.

i) All curb cuts shall meet horizontal and vertical sight distance requirements as set forth in Section 304.4 of the City of Villa Rica Development Regulations. The distance from the centerline of the driveway entrance to the centerline of the nearest street intersection shall not be less than 150 linear feet.

ii) Opposing curb cuts shall align squarely or be offset no less than one-hundred twenty-five (125) feet.

iii) Stub Streets shall be built in all cases where adjacent lots have reasonable potential for development.

e) Entry Drive. The commercial entry drive should be appropriate to the size of the development, incorporate signage, lighting, landscaping and set the tone for the development.

f) No buildings or paved areas (other than access drives) may be located closer than fifty (50) feet to any area used or zoned for residential purposes.

~~4) PARKING LAYOUT. In addition to the minimum requirements, a maximum of fifty (50%) percent of the required parking shall be located between the front facade and the primary street. The balance of the parking shall be to the rear or side of the primary building. Refer to Section 7.02—Off-Street Parking and Loading for parking standards.~~

5) CART CORRALS. Cart corrals for developments over fifty-thousand (50,000) square feet shall be curbed, and may be landscaped and covered.

Modifications to Zoning Ordinance

CHAPTER VII – DEVELOPMENT STANDARDS

Sec. 7.02 – OFF-STREET PARKING AND LOADING

25) **LOADING AND UNLOADING SPACES REQUIRED.** Every building used for nonresidential purposes which customarily receives or distributes goods by motor vehicle shall provide sufficient space on the premises for all loading and service purposes on the basis of the following minimum regulations:

a) Number of Loading and Unloading Spaces Required

i) Loading space as required under this section shall be provided as area additional to off-street parking spaces required by other provisions of this chapter and shall not be considered as supplying off-street parking space.

b) Loading and Unloading Space Design Standards

i) **Dimensions.** Every loading and unloading space shall not be less than twelve (12) feet in width, forty (40) feet in length, and fourteen (14) feet clearance.

ii) **Access.** Access to truck loading and unloading spaces shall be provided directly from a public street or alley or from any right-of-way that will not interfere with public convenience and that will permit the orderly and safe movement of such trucks.

iii) **Surfacing.** All open loading spaces shall be graded and provided with a durable and dustless hard surface of asphalt, concrete, or other suitable materials capable of withstanding one thousand (1,000) pounds per square inch (psi).

iv) **Drainage.** All loading spaces shall be provided with adequate drainage facilities as approved by the City Engineer during the Development Plan Review process.

v) **Location.** No loading shall occur in a yard abutting a residential use and/or zone unless approved by the Planning & Zoning Commission.

vi) **Screening.** Landscaping and screening shall be as indicated in Section 7.05 – Landscaping Standards. The Planning & Zoning Commission shall have the power to determine the need for an additional amount of planting/landscaping, materials, walls, fences or any combination of these as deemed necessary.

vii) **Lighting.** When lighting facilities are used, such lighting shall be in accordance with Section 7.12 – Outdoor Lighting.

Table 7.2: Number of Loading Spaces	
Building Area	Number of Loading Spaces Required
Less than 5,000 square feet	No spaces required
5,000 square feet but less than 20,000 square feet	One (1) space required
20,000 square feet or more	Two (2) spaces required plus one (1) additional space for each 20,000 square feet over the initial 20,000 square feet

26)

a) Requirements for Uses Not Specified. Where a use is not specifically mentioned in Table 7.3: Minimum Parking Space Requirements, the requirements for a use which is so mentioned, and to which said use is similar shall apply.

b) Right-of-Way. No parking, loading or servicing of vehicles shall be done on the right-of-way of any publicly dedicated thoroughfare. This section is not intended to exclude vehicles from onstreet parking in areas zoned CBD.

c) Net Floor Area Measurement. For the purpose of determining parking space requirements in this section, the term “net floor area” means the area used for service to the public and excludes

area used principally for non-public purposes such as storage, incidental repair, processing, show window, mechanical rooms, elevator shafts, stairwells, rest rooms and dressing rooms. Any derived number with a fractional value of more than fifty percent (50%) shall be rounded to the next highest whole number.

Section 7.04 – Sight Visibility

6) PARKING AREA LANDSCAPING

a) Perimeter Landscaping for Off-Street Parking Areas. All parking lots, including parking spaces (excluding interior drives and loading/unloading areas), shall be separated from all public or private street rights-of-way by a landscape screen that is a minimum of twenty (20) feet in width. Parking areas adjacent to other developed parcels shall require a planting area that is a minimum ten (10) feet in width. Trees shall be provided for interior drives per *Subsection 7.05(8) – Street Tree Planting Requirements*. Screening may consist of any of the following options or a combination:

- i) **Planting.** A minimum of one (1) tree shall be provided for every thirty (30) linear feet of landscaped area. The trees may be a combination of deciduous and evergreen. The tree requirement may be reduced or eliminated if street trees are provided per *Subsection 7.05(8)* and are within thirty (30) feet of the edge of the parking area. In addition, a minimum of one (1) shrub shall be provided at a minimum of every three (3) feet in order to form a continuous screen a minimum of thirty-six (36) inches high within two (2) years of planting. The spacing may be wider than three feet depending on shrub selection and with approval by the Director. A minimum of fifty percent (50%) of the required shrubs shall be evergreen; or
- ii) **Landscape Berm.** A landscaped berm that is a minimum of three (3) feet in height shall be provided along the length of the landscaped area. Trees shall be provided and shrubs where the berm tapers to less than thirty-six (36) inches to maintain a continuous screening height of thirty-six (36) inches.

b) Perimeter Landscaping for Off-Street Parking Lots adjacent to Residential Uses or Zoning Districts. Parking lots shall be screened adjacent to the residential use or zoning district to a minimum height of four (4) feet in accordance with the appropriate buffer yard as determined by *Table 7.8: Applicable Buffer Yard Types* and *Table 7.9: Buffer Yard Types Description*.

c) Interior Landscaping for Off-Street Parking Areas. Parking areas (including loading, unloading and storage areas) containing more than twenty-five (25) vehicular parking spaces, shall provide interior landscaping in addition to the previously required perimeter landscaping. Interior landscaping may be contained in peninsulas or islands.

- 1) **Landscaping area.** Five percent (5%) of vehicular use area shall be landscaped.

However:

- (1) **Minimum area.** The minimum landscape area permitted shall be one-hundred eighty (180) square feet with trees planted a minimum of four (4) feet from the curb or the edge of the pavement;
- (2) **Distribution.** The required landscape areas are to be adequately dispersed throughout the off-street parking areas; and

- (3) Ground Cover. Shrubs, ground cover, and other live plant material shall be used to fill the rest of the interior landscaped area.
 - 2) A minimum of one (1) broadleaf/deciduous tree providing shade at maturity shall be provided for every one-hundred eighty (180) square feet of landscaped area. To obtain minimum desired coverage, the maximum spacing between required canopy trees shall be one-hundred (100) feet.
 - (2) As trees mature, trees shall have a clear trunk to at least five (5) feet above the ground, and the remaining plant material shall be maintained not to exceed three and one-half (3½) feet in height.
 - 3) Vehicle overhang. Parked vehicles may hang over the interior landscaped area no more than two (2) feet, as long as concrete or other wheel stops are provided to insure no greater overhang or penetration of the landscaped area.
-

Sec. 9.04 – NON-RESIDENTIAL DESIGN STANDARDS

1) APPLICABILITY. All non-residential development, with the exception of agricultural uses in agricultural zoning districts, shall meet or exceed the requirements of this section, in addition to all other applicable development standards established by this Ordinance. These non-residential standards shall apply to the following:

- a) New structures with permits submitted on or after the effective date of this ordinance;
- b) Expansions greater than thirty-five (35%) percent of pre-existing site, structure or building; and
- c) Expansions to structures that may be less than thirty-five (35%) percent but result in a structural addition greater than 20,000 square feet in gross floor area.

2) SITE LAYOUT

- a) Site planning which encourages compatibility between the site and the buildings and between all buildings on the site is encouraged. Where natural or existing topographic patterns contribute to a development, they shall be preserved and integrated. Modification to topography shall be permitted where it contributes to the overall development.
- b) The orientation of buildings shall promote interaction with the street or city road and provide a pedestrian friendly environment. All primary and outparcel site buildings shall be arranged so that they complement existing development. The buildings shall frame a corner or enclose a “main street” type corridor. Buildings on islands surrounded by parking should be avoided.
- c) Newly installed infrastructure and service revisions necessitated by exterior alterations shall be underground. To the extent possible, all existing overhead utilities shall be relocated underground.

3) ACCESS. Major and minor arterials and major collector streets must have reasonable restrictions as to the numbers and location of access points. To provide safe and sufficient traffic movement to and from adjacent lands:

- a) Frontage roads, access roads, and other internal drives shall be constructed to create a hierarchy of roads for safe on-site circulation. These internal drives shall provide pedestrian access and landscaping.

- b) Shared access shall be coordinated with contiguous lots. Access at the side or rear of buildings is encouraged.
 - c) New access points onto the major and minor arterials shall be coordinated with existing access points whenever possible and approved by the City Engineer.
 - d) Cross-access easements shall be required between adjacent compatible developments.
 - i) All curb cuts shall meet horizontal and vertical sight distance requirements as set forth in Section 304.4 of the City of Villa Rica Development Regulations. The distance from the centerline of the driveway entrance to the centerline of the nearest street intersection shall not be less than 150 linear feet.
 - ii) Opposing curb cuts shall align squarely or be offset no less than one-hundred twenty-five (125) feet.
 - iii) Stub Streets shall be built in all cases where adjacent lots have reasonable potential for development.
 - e) Entry Drive. The commercial entry drive should be appropriate to the size of the development, incorporate signage, lighting, landscaping and set the tone for the development.
 - f) No buildings or paved areas (other than access drives) may be located closer than fifty (50) feet to any area used or zoned for residential purposes.
- 4) CART CORRALS. Cart corrals for developments over fifty-thousand (50,000) square feet shall be curbed, and may be landscaped and covered.





CITY OF VILLA RICA

City Council Meeting Agenda Item Cover Sheet

SUBJECT: CU-01-24 – Special Exception Use from Sections 8.14(1) of the Villa Rica Zoning Ordinance

AGENDA DATE: February 13, 2024

SPECIAL CALLED MEETING: March 4, 2024

DATE PREPARED: February 22, 2024

PREPARED BY: Shaun Daniels, Planner

AMOUNT:

GL ACCOUNT #:

FUNDING SOURCE:

BUDGETED ITEM?

PUBLIC HEARING: YES

PURPOSE: Rodney Rogers is requesting a Special Exception Use deviating from Section 8.14(1) of the Villa Rica Zoning Ordinance for 505 Berry Drive to establish a Place of Worship on a local road.

BACKGROUND: The zoning code mandates that all Houses of Worship must have frontage or direct access to an arterial roadway. The previous tenant, ServePro, utilized the entire 18,000 square feet of the building. The applicant intends to use only 6,500 square feet of the office portion of the building for a church, excluding the warehouse. With the proposed square footage and projected seating, the property complies with the required parking spaces.

STAFF RECOMMENDATION: APPROVAL

Reasons: The applicant will utilize only the office spaces, not the warehouse portion. Based on seating and projected attendance, the applicant meets the (7.4) *minimum parking space requirements* of the Villa Rica Zoning Ordinance requires.

Conditions:

The applicant must annually seek the renewal of the special exception use permit from the council, ensuring that the average attendance aligns with the city ordinance's parking space requirements. The maximum occupancy limit is set at 328 individuals concurrently, based on the property's current availability of 82 parking spaces.

IMPACT: N/A

MOTION:

I move to approve the requested Special Exception Use from Section 8.14(1) by Rodney Rogers as presented.



505 Berry Drive – Rodney Rodgers

CU-01-24

February 22nd, 2024

Theresa Campbell, City Clerk
City of Villa Rica
571 W. Bankhead Highway
Villa Rica, GA 30180

Re: Planning Report
505 Berry Drive
CU-01-24
Applicant's Name: Rodney Rogers
Property Owner: Ricky Wilson
Land Lot 130, District 5
Parcel # V06 0040012
Lot Size: 3.45 Acre +/-
Ward: 5
City Council Member: Danny Carter
Planning Board Member: Ashley Head
City of Villa Rica, Carroll County, Georgia

Dear Ms. Campbell:

This planning report is prepared in response to the Special Exception Use application submitted by Rodney Rogers for the property located at 505 Berry Drive. The purpose of this report is to provide an analysis of the Special Exception Use request and make recommendations for the City Council's consideration. Ordinarily seen by city council 2-13-24 but is tabled for a special called council meeting 3-4-24.

Background:

The applicant seeks approval for establishing a Place of Worship on a local road, deviating from the arterial road requirement outlined in the Villa Rica Code. The property is presently zoned as Commercial Low Density (C1) and is positioned just south of Interstate 20, with a tree buffer separating the two. The site falls within the Suburban Village Character Area.

The previous tenant, ServePro, utilized both the warehouse and office sections of the property, totaling approximately 85,000 square feet. The proposed Place of Worship intends to utilize 6,500 square feet of the previous tenant's office area, excluding the warehouse portion. Currently there are no contracted tenants utilizing the warehouse portion of the building. The property owner does nonprofit gestures with the use of the warehouse portion such as, allowing little league baseball players conduct batting practice during the off season. The exterior lot's western premises of the site includes a detention pond and a tree buffer. The PUD Ashbury Subdivision is located to the west of the lot. To the east is Daniel Road, leading southeast to the Single-Family Suburban (R1) Legacy Lake and Pebble Brook subdivisions.



505 Berry Drive – Rodney Rodgers

CU-01-24

February 22nd 2024

The site currently provides parking for (82) spaces and does not accommodate a school, overnight shelter, indigent food service, or full-time childcare facilities. Situated within the Carroll County section of the city, the site does not share borders with any unincorporated areas and lacks streams or natural water features.

Special Exception Use Request:

The applicant is seeking Special Exception Use from the following zoning regulation(s):

1. Section 8.14 *Places of Worship*

1) Location

a) Places of Worship shall be permitted only on a lot which has frontage on or direct access to an arterial street as identified by functional classification of roadways in Subsection 4.04(2)f(ii). The property is currently on a local road, Berry Drive, which the city code does not permit.

Description of Special Exception Use Request:

Please see above.

Site Analysis:

The current state of the site comprises a combination of vacant land and a commercial building, totaling approximately 18,000 square feet. The neighboring context includes 1-20 Gateway West to the north, 1-20 Gateway East to the northeast, and single-family Suburban Neighbors to the south. Agricultural land is present towards the west and southwest of the property. The surrounding area exhibits diverse land uses, with the potential for additional commercial utilization north of the site, just south of Interstate 20, which is designated as commercial low density (C1) zoning.

Surrounding Properties:

North	Commercial Low-Density (C1)	Vacant
East	Agricultural (AG)	Vacant/Public Utility
South	Low-Density Single-Family Residential (R1)	Single Family Suburban
West	Planned Unit Development (PUD)	Single Family Planned Subdivision



In considering a Special Exception Use request, the City Council should assess whether the following criteria are met:

- 1. Exceptional Circumstances:** No exceptional circumstances have been presented. However, if the volume of attendees exceeds 328 there is a chance of congestion on the local road, Berry Drive.
- 2. No Detriment to Public Health, Safety, or Welfare:** There is no detriment to public health, safety or welfare observed by staff.
- 3. Adjacent Property.** The use and value of the area adjacent to the property included in the Special Exception Use will not be affected in a substantially adverse manner; and the surrounding property values are not expected to be substantially impacted.
- 4. Practical Difficulty.** The strict application of the terms of this ordinance will result in practical difficulty in the use of the property. This situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain.

Recommendation:

Based on our analysis, we recommend that the City Council Approve the Special Exception Use request submitted by Rodney Rogers for the property at 505 Berry Drive with conditions.

Condition(s):

The applicant is obligated to apply annually for the renewal of the special exception use request permit from the council. This renewal process ensures that the average attendance adheres to the city ordinance's parking space stipulations, with a maximum occupancy limit of 328 individuals on the premises concurrently. This compliance is contingent upon the current parking lot availability of (82) spaces on the property. Reference to Zoning Ordinance Section 7.4, which outlines the Minimum Parking Space Requirements for Places of Worship, mandates one (1) space per four (4) fixed seats.

Conditions of Approval (if applicable):

N/A

Public Comments:

A public comment was presented to the council during the February 13, 2024, Council Meeting

Conclusion:

In conclusion, this planning report has provided an analysis of the Special Exception Use 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.



505 Berry Drive – Rodney Rodgers

CU-01-24

February 22nd, 2024

Please let me know if you require any additional information or have any questions regarding this report.

Sincerely,

Shaun Daniels

City Planner

sdaniels@villarica.gov | 678-785-9995

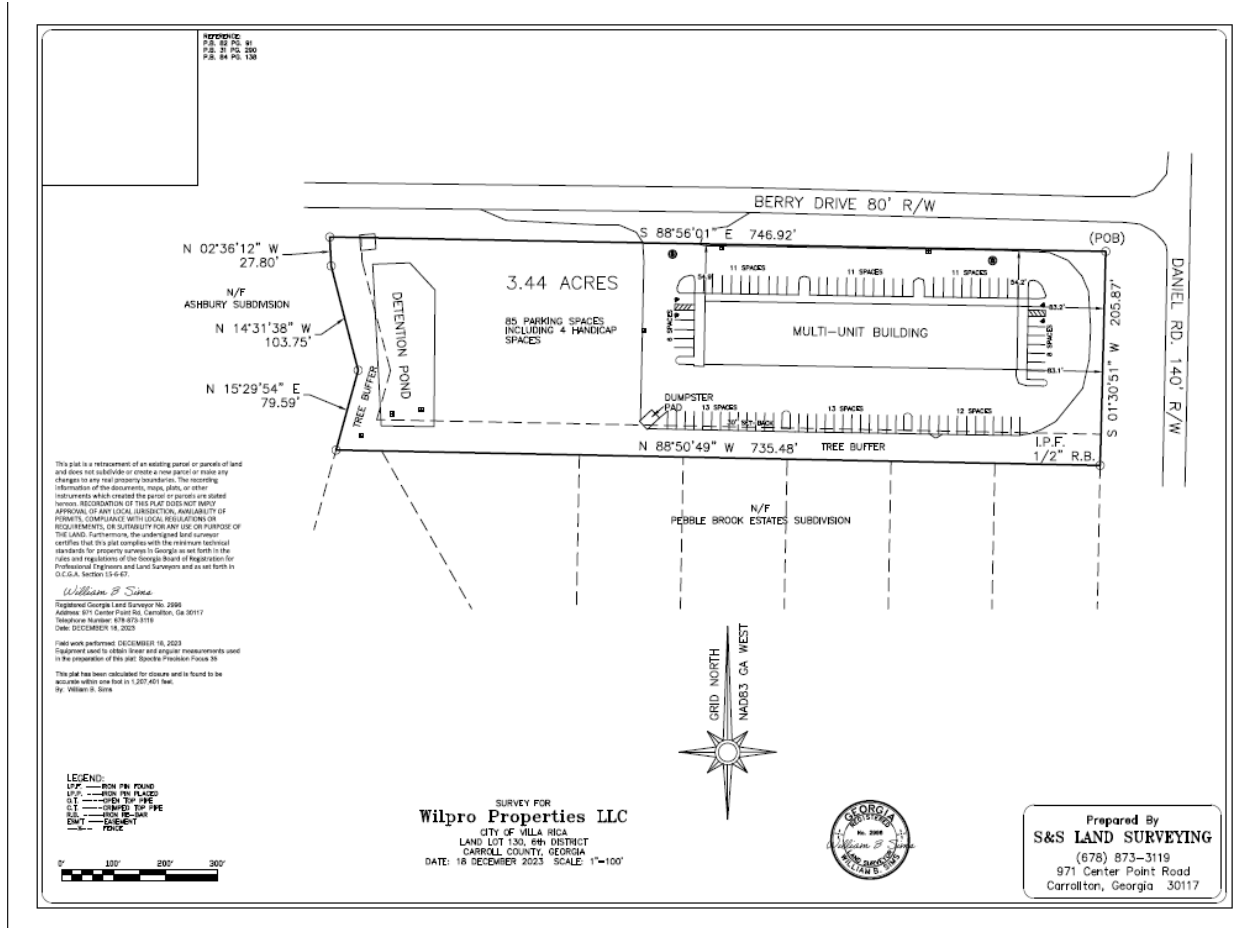


505 Berry Drive – Rodney Rodgers

CU-01-24

February 22nd, 2024

Attachments:





505 Berry Drive – Rodney Rodgers

CU-01-24

February 22nd, 2024

Zoning Map:

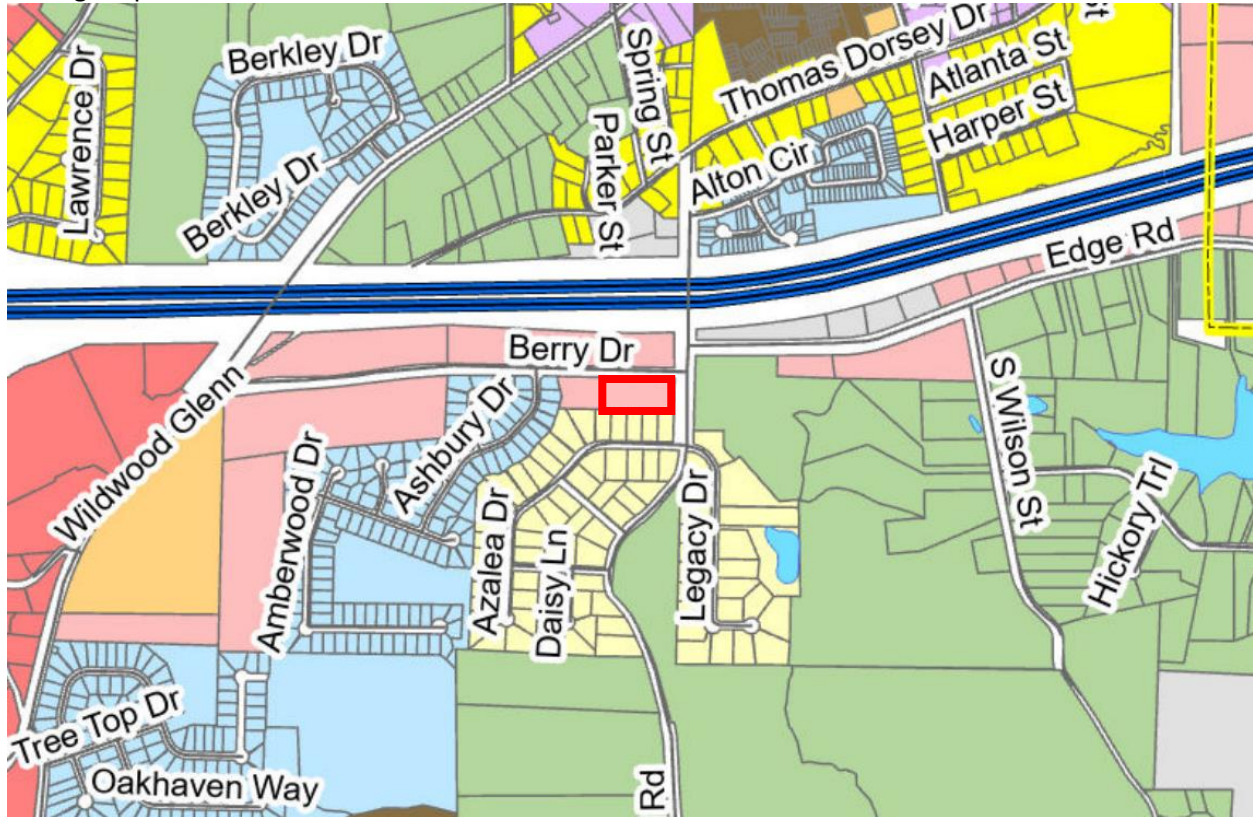




Table 7.4: Minimum Parking Space Requirements	
Type of Use	Minimum Required Parking
Agricultural	
Animal Breeding (commercially)	one (1) space per employee on largest shift
Farm Equipment Sales & Service	one (1) space per five hundred (500) square feet of enclosed sales area, plus one (1) space per two thousand five hundred (2,500) square feet of open sales area, plus one (1) space per employee on the largest shift
General Farming Uses	two (2) spaces per dwelling unit
Greenhouse or Plant Nursery	one (1) space per three hundred (300) square feet of interior sales, plus one (1) space per employee on the largest shift
Horse Stable (commercial)	one (1) space per four (4) stalls, plus one (1) space per employee on the largest shift
Truck Garden or Produce Stand	four (4) spaces per individual owner-occupied stand
Residential	
Accessory Apartments	one (1) space per dwelling unit
Amenity Area	one (1) space per three hundred (300) square feet of clubhouse or lodge space, plus one (1) space per two hundred fifty (250) square feet of non-competition pool
Assisted living/Senior Housing	eight-tenths (0.8) spaces for every patient/resident room/unit
Bed and Breakfast Establishment or Boarding House (owner must live on-premises)	one (1) space for each guest room, plus two (2) spaces for the owner
Facility for the Developmentally / Mentally Disabled	one (1) space for each employee on the largest shift, plus one (1) space per three (3) clients
Group Home	one (1) space per five (5) residents, plus one (1) space per employee on the largest shift
Manufactured Home Park	two (2) spaces per unit, plus one (1) visitor space for every two (2) units
Multi-Family	
Studio or 1 Bedroom	one (1) space per unit, plus one (1) visitor space per three (3) units
2 Bedrooms	1.6 spaces per unit, plus one (1) visitor space per three (3) units
3 Bedrooms	1.8 spaces per unit, plus one (1) visitor space per three (3) units
4 Bedrooms	two (2) spaces per unit, plus one (1) visitor space per three (3) units
each bedroom after 4	add 0.5 spaces per additional bedroom
Nursing home or convalescent care facility	one (1) space for every four (4) beds, plus one (1) per employee on the largest shift
Single-, two-family, and manufactured home	
Up to 3 Bedrooms	two (2) spaces per unit
4 or more Bedrooms	three (3) spaces per unit
Institutional	
Education	
Elementary and Junior High/Middle School	two and one-half (2.5) spaces per classroom
High School	one (1) space for every five (5) students of design capacity, plus two (2) spaces for each classroom OR one (1) space for every four (4) seats in any auditorium or assembly hall, whichever is greater
Nursery School	one (1) space per employee on largest shift, plus one (1) space per five (5) attendees
University, College or Vocational School	one (1) space for every three (3) students of design capacity
Other	
Club or Lodge	one (1) space for every fifty (50) square feet of net floor area
Community Center	one (1) space for every three (3) people at maximum capacity
Funeral Home	one space for every seventy-five (75) square feet of parlor or chapel space; or one (1) space per five (5) seats, whichever is greater. This number shall be exclusive of spaces dedicated to hearses, company vehicles or ambulances
Government and Municipal Building	one (1) space for each three hundred (300) square feet of net floor area
Hospital	one (1) space for each two (2) patient beds (excluding bassinets), plus one (1) space for each person on largest shift
Places of Worship	one (1) space per four (4) fixed seats or eighteen (18) linear feet of bench; if no fixed seating, one (1) space per twenty-eight (28) square feet of main auditorium space

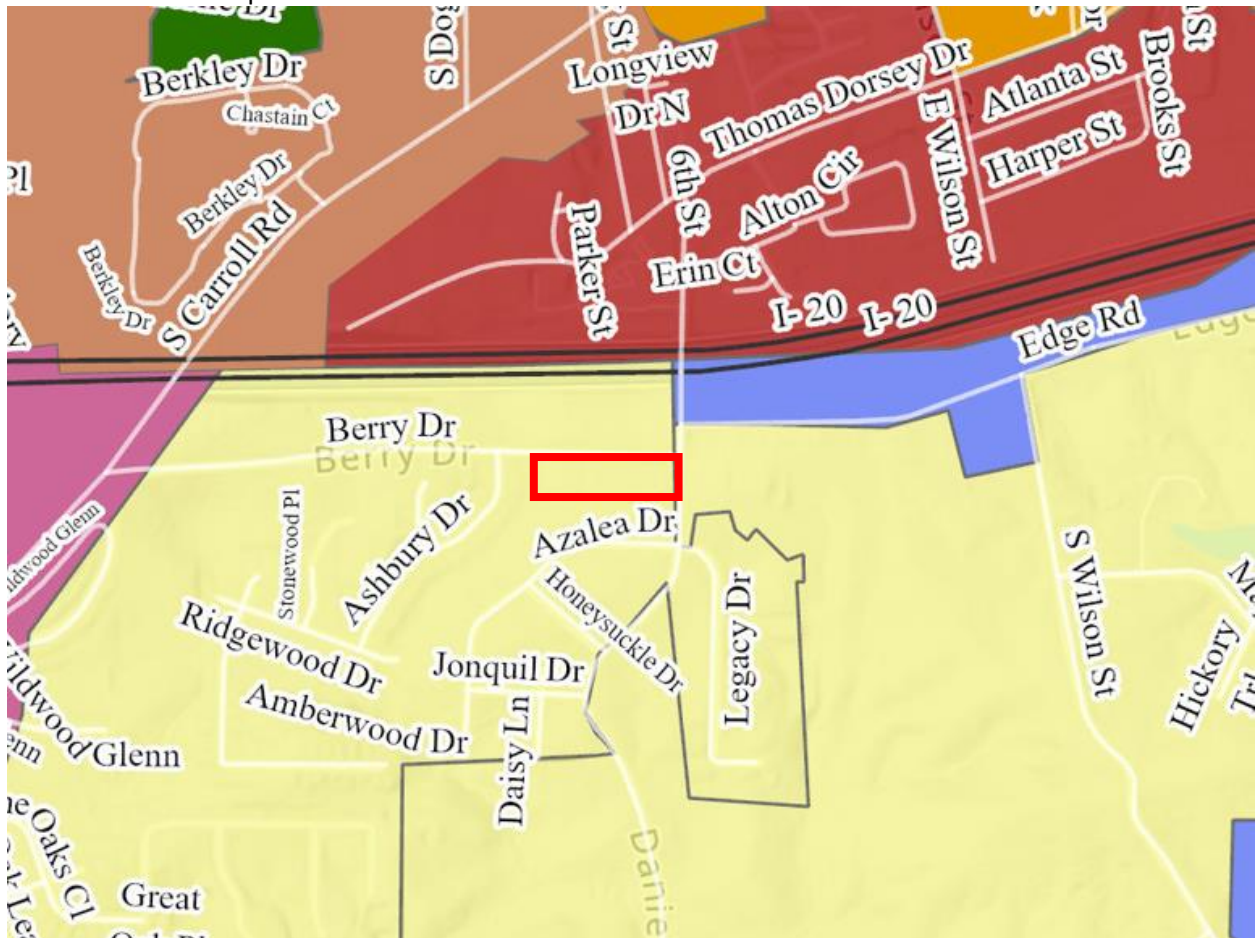


505 Berry Drive – Rodney Rodgers

CU-01-24

February 22nd, 2024

Future Land Use Map:





APPLICATION FOR SPECIAL EXCEPTION

Please complete the blanks with the requested information. 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: 01/19/2024

APPLICANT

Applicant Name: Rodney Dewayne Rogers

Address: 103 Fountain Oak **City:** Villa Rica **State:** Ga **Zip:** 30180

Phone: (678) 571 - 6755 **Fax:** () - **Email:** rodneyrogers@rchurchwc.com

Agent Name: _____

Address: _____ **City:** _____ **State:** _____ **Zip:** _____

Phone: () - **Fax:** () - **Email:** _____

Owner Name (If different from applicant): Ricky Wilson

Address: 505 Berry Dr **City:** Villa Rica **State:** Ga **Zip:** 30180

Phone: (678) 796 - 5459 **Fax:** () - **Email:** ricky.wilson@wilproenterprises.com

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

SPECIAL EXCEPTION

TYPE OF EXCEPTION (Select One): X **Conditional Use Permit** ☐ **Development Standards Variance**

Name: Reveal Church Worship Center

Special Exception Location (attach location map): 505 Berry Dr, Villa Rica, Ga 30180

Proposed Use: Place of Worship

Square Footage of Site: 6500 sq ft

Assessor's Parcel Number: V06 0040012

Describe Proposed Special Exception: Rezoning from Commercial to place of worship according to Section 8.14(Places of Worship) of the City of Villa Rica Zoning Ordinance.

(For Office Use Only)

Total Amount Paid \$ _____ Cash _____ Check # _____ 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: _____



APPLICATION FOR SPECIAL EXCEPTION

The procedure for approval of a Special Exception is set forth in Section 11.09 of the Villa Rica Zoning Ordinance. Generally, the process involves review by the Community Development Director and final review and decision by the City Council.

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

	01/19/24
Signature of Applicant	Date

Required Materials to Accompany the Application:

The Community Development Director may waive informational requirements upon finding that the information is not required to determine compliance with 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, attach a notarized statement signed by the owner authorizing the applicant to request the amendment.
- 2) A site development plan prepared in conformance with all application requirements;
- 3) *A written statement describing the following:*
 - a) The proposed use;
 - b) The effect the proposed development 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;
 - c) Whether such change is consistent with the intent and the purpose of this Code and the goals and policies of the Comprehensive Plan;
 - d) The areas that are most likely to be directly affected by such change and the likely effects;
 - e) 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.
- 4) Any other exhibits as may be required by the Community Development Manager.



APPLICATION FOR SPECIAL EXCEPTION

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 applicant made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to a member of the City Council who will consider the application?

Yes _____ No X

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 that will be considered as the required disclosure:

Council/Planning Commission Member Name	Dollar amount of Campaign Contribution	Description of Gift \$250 or greater given to Board Member
--	---	---

We certify that the foregoing information is true and correct, this 19th day of January, 2024.

Rodney Rogers

Applicant's Name – Printed

Rodney Rogers

Signature of Applicant

Applicant's Attorney, if applicable – Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this _____ day of _____, 20____.

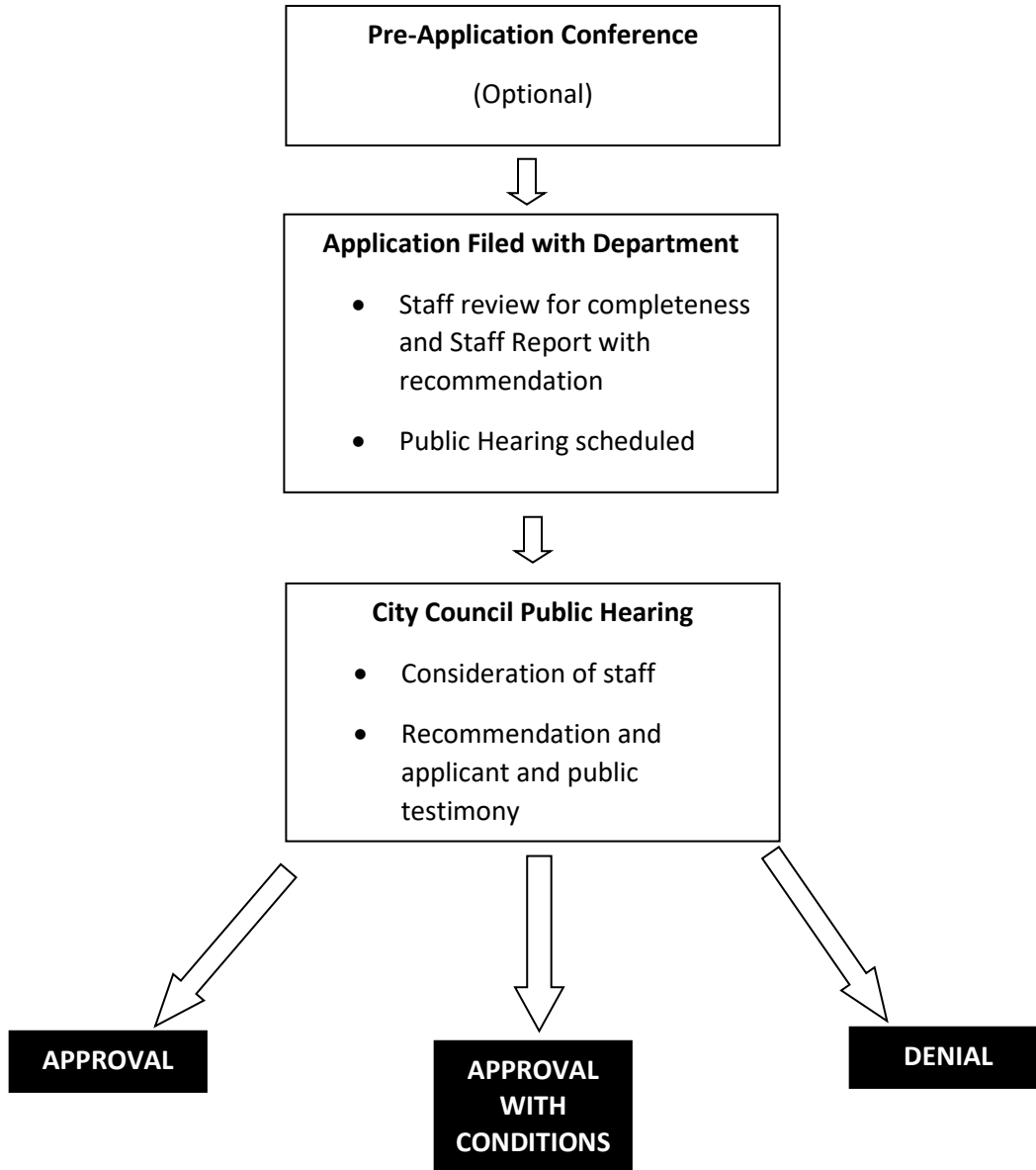
Notary Public

1. Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for rezoning or other action.

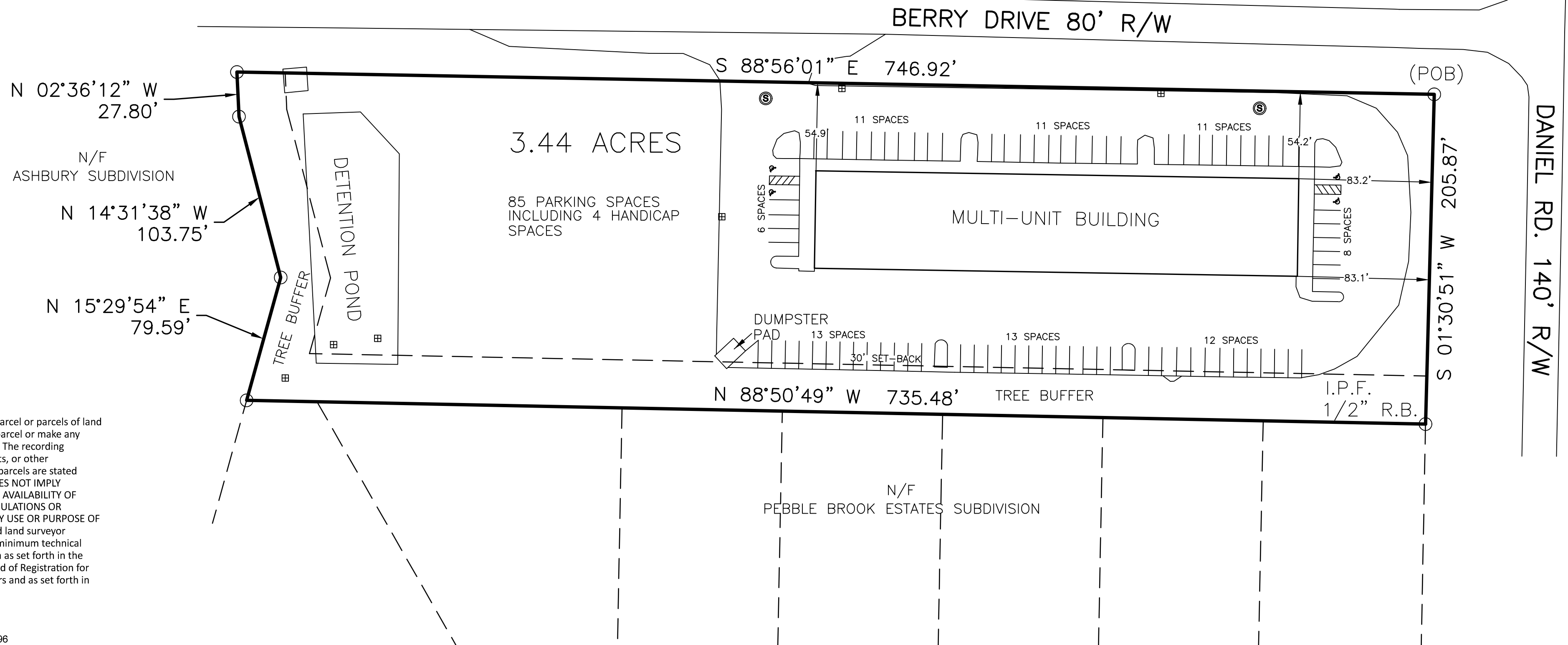


APPLICATION FOR SPECIAL EXCEPTION

PROCESS



REFERENCE:
P.B. 82 PG. 91
P.B. 31 PG. 290
P.B. 84 PG. 138



This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

William B Sims

Registered Georgia Land Surveyor No. 2996
Address: 971 Center Point Rd, Carrollton, Ga 30117
Telephone Number: 678-873-3119
Date: DECEMBER 18, 2023

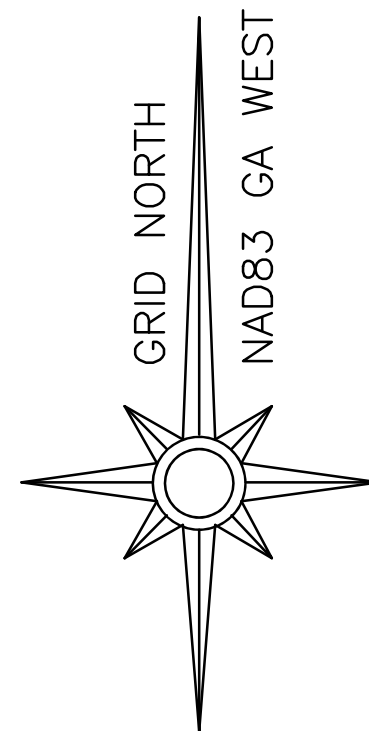
Field work performed: DECEMBER 18, 2023
Equipment used to obtain linear and angular measurements used in the preparation of this plat: Spectra Precision Focus 35

This plat has been calculated for closure and is found to be accurate within one foot in 1,207,401 feet.
By: William B. Sims

LEGEND:

I.P.F. ----IRON PIN FOUND
I.P.P. ----IRON PIN PLACED
O.T. ----OPEN TOP PIPE
C.T. ----CRIMPED TOP PIPE
R.B. ----IRON RE-BAR
ESM'T ----EASEMENT
--X-- FENCE

SURVEY FOR
Wilpro Properties LLC
CITY OF VILLA RICA
LAND LOT 130, 6th DISTRICT
CARROLL COUNTY, GEORGIA
DATE: 18 DECEMBER 2023 SCALE: 1"=100'



Prepared By
S&S LAND SURVEYING
(678) 873-3119
971 Center Point Road
Carrollton, Georgia 30117



Rodney Rogers
103 Fountain Oak
Villa Rica, Ga 30190
December 27th, 2023

City of Villa Rica
571 West Bankhead Highway
Villa Rica, Ga 30180

Dear City of Villa Rica

Thank you so much for consideration to be part of this wonderful city. I truly look forward to building relationship with all to ensure the betterment of this community. As requested, the variance application details are below.

- Number of People Excepted – 90.
- Hours of Operation – Sunday 10 AM to 2 PM, Wednesday Bible Study 7 PM – 9 PM, and Thursday Choir Practice 7 PM – 9PM.
- Number of Parking Spaces – 85 Parking Spaces

I believe this church would be appropriate for a local roadway because there is great visibility for the community to know and see a local church can provide help and advice for those in need. Also provides easy accessibility.

Sincerely,

Rodney Rogers

Rodney Rogers
Founder/Senior Pastor of Reveal Church Worship Center

Commercial Lease Agreement

This Lease is made this 22nd day of January (Month), 2024 (Year) by and between
Wilpro Properties (hereinafter "Landlord") and
Reveal Church Worship Center, Inc. Rodney Rogers (hereinafter "Tenant"). In consideration for the mutual
promises and covenants contained herein, and for other good and valuable consideration, the parties hereby agree
as follows:

1. The Landlord leases to the Tenant, and the Tenant rents from the Landlord the following described premises:
505 Berry Dr. Units 100, 200, 300, 400 Villa Rica, GA 30180

2. The term of the Lease shall be for three years commencing January 22, 2024 and ending January 22, 2027

3. The Tenant shall pay to Landlord as rent \$ seventy eight thousand per year in equal monthly installments of \$ 6500.00
payable in advance n/a (Time Period).

4. This Lease is subject to all present or future mortgages affecting the premises.

5. Tenant shall use and occupy the premises only as a worship center (Tenant Rental Status)
subject at all times to the approval of the Landlord.

6. The Tenant shall not make any alterations, additions or improvements to the premises without the prior written
consent of the Landlord.

7. The Landlord, at his own expense, shall furnish the following utilities or amenities for the benefit of the Tenant:
n/a

8. The Tenant, at his own expense, shall furnish the following:
water and electricity

9. The Tenant shall purchase at his own expense public liability insurance in the amount of \$ 1,000,000 as
well as fire and hazard insurance in the amount of \$ _____ for the premises and shall provide satisfactory
evidence thereof to the Landlord and shall continue same in force and effect throughout the Lease term hereof.

10. The Tenant shall not permit or commit waste to the premises.

11. The Tenant shall comply with all rules, regulations, ordinances codes and laws of all governmental authorities
having jurisdiction over the premises.

12. The Tenant shall not permit or engage in any activity that will effect an increase in the rate of insurance for the
Building in which the premises is contained nor shall the Tenant permit or commit any nuisance thereon.

13. The Tenant shall not sublet or assign the premises nor allow any other person or business to use or occupy the
premises without the prior written consent of the Landlord, which consent may not be unreasonably withheld.

14. At the end of the term of this Lease, the Tenant shall surrender and deliver up the premises in the same condition
(subject to any additions, alterations or improvements, if any) as presently exists, reasonable wear and tear excluded.

15. Upon default in any term or condition of this Lease, the Landlord shall have the right to undertake any or all other
remedies permitted by Law.

16. This Lease shall be binding upon, and inure to the benefit of, the parties, their heirs, successors, and assigns.

Signed this 22 day of Jan (Month) 2024 (Year).

Tenant

Landlord

Ricky Wilson

298808

BK PG
5200 977

PT-61-022-20 12-004986
CARROLL COUNTY, GEORGIA
REAL ESTATE
TRANSFER TAX PAID \$ 416.80
INTANGIBLE TAX PAID \$ —
DATE 10-15-12
Alan J. Lee
CLERK OF SUPERIOR COURT

FILED
GA. CARROLL COUNTY
CLERK SUPERIOR COURT

12 OCT 15 PM 4:48

Alan J. Lee
CLERK SUPERIOR COURT
CARROLL COUNTY, GEORGIA

③

PREPARED BY AND RETURN TO.

Attest according to:
Return to:

Hartley, Rowe & Fowler, P.C.
P.O. Box 489
Douglasville, GA 30133

✓
Enw

12-05823

ORE # 586

QUIT-CLAIM DEED

THIS INDENTURE, made this 11th day of October, 2012,
between Community & Southern Bank (herein called "Grantor") and
Wilpro Properties, LLC.
(herein called "Grantee").

WITNESSETH, Grantor for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold, and does by these presents bargain, sell, remise, release, and forever quit-claim to Grantee all the right, title and interest, claim or demand which Grantor has or may have had in and to all that tract of land described on Exhibit A, attached hereto and by this reference made a part hereof.

Together with all the rights, members and appurtenances to the said described premises in anywise appertaining or belonging.

TO HAVE AND TO HOLD the said described premises unto Grantee, so that neither Grantor nor any other person or persons claiming under Grantor shall at any time, claim or demand any right, title or interest to the aforesaid described premises or its appurtenances.

(The words "Grantor" and "Grantee" include all genders, plural and singular, and their respective heirs, successors and assigns where the context permits.)

BK PG
5200 978

IN WITNESS WHEREOF, Grantor has signed and sealed this quit-claim deed,
the day and year first above written.

Signed, sealed and delivered
in the presence of:

Marianne Landis
Witness

Paul E Brooks
Notary Public
My commission expires:

Community & Southern Bank

By: [Signature] (Seal)
Name: Catherine Benitez
Title: VP



BK PG
5200 979

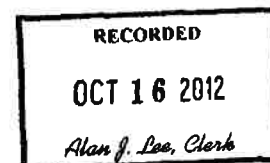
Exhibit "A"

Legal Description

All that tract or parcel of land lying and being in Land Lot 130 of the 6th District of Carroll County, Georgia, as being shown and delineated on a plat entitled "Survey for Dana Wynn", dated March 1, 2004, prepared and certified by Lewis Alton Waters, GA RLS No. 2047, which plat is recorded in Plat Book 84, Page 138, 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.

296274.1

CSB Form approved 4-11-2011





CITY OF VILLA RICA

City Council Meeting Agenda Item Cover Sheet

SUBJECT: VA-02-24 – Variance from Sections 7.02(5) of the Villa Rica Zoning Ordinance

AGENDA DATE: February 13, 2024

SPECIAL CALLED MEETING: March 4, 2024

DATE PREPARED: February 22, 2024

PREPARED BY: Shaun Daniels, Planner

AMOUNT:

GL ACCOUNT #:

FUNDING SOURCE:

BUDGETED ITEM:

PUBLIC HEARING: YES

PURPOSE: Jeff Arledge and J&M Tank Lines seeks a variance from section 7.02(5)- Paving and Drainage of the Villa Rica Zoning Ordinance at West Industrial Court in order.

BACKGROUND: The applicant is seeking to relocate their business from out of state to the corner of West Industrial Court and Highway 101. The applicant will be hosting company vehicles for maintenance purposes. The applicants are seeking a gravel variance renouncing the Villa Rica Zoning section 7.02(5) *Paving and Drainage*, authorized parking areas being a hard dust free surface. The applicant states that a parking surface such as paved asphalt will have a difficult time carrying the high volume and truck traffic loads, creating unnecessary hardship of consistent maintenance.

STAFF RECOMMENDATION: DENIAL

Reasons: Conflicts with Villa Rica City's ordinances section 7.02(5)- Paving and Draining of a hard dust-free pavement surface. The gravel does improve short term stormwater drainage and run off issues, but heavy vehicle and high truck volume could cause gravel displacement in parking lot leading to puddling and constant parking lot maintenance, and the variance request is potentially economic in nature and self-imposed.

IMPACT: Potential creation of dust forming from vehicles driving on a gravel lot.

MOTION: I move to deny the requested variance for gravel parking by Jeff Arledge and J&M Tank Lines as presented.



**APPLICATION FOR
VARIANCE/APPEAL**

☐ **APPEAL** ☐ **VARIANCE**

The procedure for requesting a Variance or filing an Appeal is set forth in Section 2.03.J and 2.03.K respectively, of the Unified Development Code (UDC). Generally, the amendment process involves review by the Community Development Manager and City Council.

Please complete the blanks with the requested information. 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: January 10, 2024

APPLICANT

Applicant Name: Jeff Arledge

Address: 1100 Corporate Parkway **City:** Birmingham **State:** Alabama **Zip:** 35242

Phone: (205) 552-1050 **Fax:** () - **Email:** jarledge@jmtank.com

Agent Name: _____

Address: _____ **City:** _____ **State:** _____ **Zip:** _____

Phone: () - **Fax:** () - **Email:** _____

Owner Name (If different from applicant): K & S Ventures LLC

Address: 125 Windsong Court **City:** Carrollton **State:** Georgia **Zip:** 30117

Phone: () - **Fax:** () - **Email:** _____

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

VARIANCE OR APPEAL INFORMATION

Address of Variance or Appeal Location: West Industrial Court (Parcel Number V03 0100037)

I, Jeff Arledge, hereby state that all of the above statements and statements contained in the documents submitted with this application are true. I hereby request processing of this application.

Jeff Arledge 1-11-24
Signature of Applicant Date



CASE # _____
VARIANCE/APPEAL

Required Materials to Accompany the Application

The Community Development Manager may waive informational requirements upon finding that the information is not required to determine compliance with UDC requirements.

Variance:

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 plan demonstrating the requested variance, showing the affected property, adjacent property, zoning and existing land use;
3. A statement of why the variance is necessary;
4. A statement as to how the applicant's request satisfies each required finding;
5. A listing of the owners of property within 250 feet of the subject property and the mailing addresses for said owners on file with the County Assessor; and
6. Any other exhibits as may be required by the Community Development Manager.

Appeals from Staff Determinations:

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 statement as to why the applicant believes the Staff's determination is contrary to the intent and requirements of the Code; and
3. Any other exhibits as may be required by the Community Development Manager.

Return Form to:
Planning & Zoning
Office of Community Development
City of Villa Rica
571 West Bankhead
Villa Rica, GA 30180

678.785.1004 (T)
770.459.7003 (F)

For Department Use Only

Case No: _____

Filing Fee: _____

Date Received: _____

Pre-Application Conf: _____

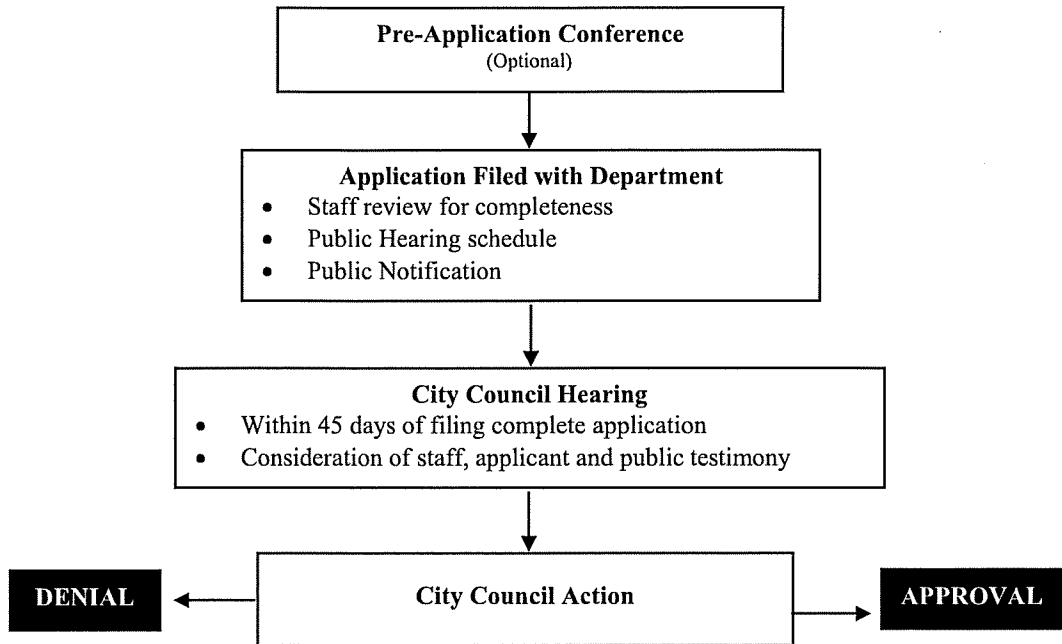
Staff Comments/Findings: _____

Action and Date: _____



CASE # _____
VARIANCE/APPEAL

PROCESS





West Industrial Court- J&M Tank Lines

VA-02-24

February 22nd, 2024

Theresa Campbell, City Clerk
City of Villa Rica
571 W. Bankhead Highway
Villa Rica, GA 30180

Re: Planning Report
W. Industrial Court
VA-02-24
Applicant's Name: Jeff Arledge and J&M Tank Lines
Property Owner: GX Development, LLC
Land Lot 190, District 6
Parcel # V02 0100037
Lot Size: 10 Acre +/-
Ward: 3
City Council Member: Stephanie Warmoth
Planning Board Member: Vacant
City of Villa Rica, Carroll County, Georgia

Dear Ms. Campbell:

This planning report is prepared in response to the variance application submitted by Jeff Arledge and J&M Tank Lines for the property located NW Corner of Highway 101 and W. Industrial Court, in Land Lot 190 of the 6th District in Carroll County. The purpose of this report is to provide an analysis of a gravel parking lot variance request and make recommendations for the City Council's consideration.

Background:

The property is currently zoned Medium-Density Industrial (I2) and located the Carroll County. The parcel has been vacant throughout its existence. Two special exceptions variances have been seen by City Council in 2000 and 2023, Special Exception for a Truck Stop and Convenience Store with accessory Truck Parking CU-01-20 and Special Exception for a Truck Parking Lot CU-01-23. J&M Tank lines are consistent with the character of the (I2) Industrial Medium-Density Zone. The surrounding properties are all zoned industrial and are used for industrial purposes. The property is expecting to host J&M Tank Lines company's trucks for maintenance and business office operations in the 9,600 square foot building. A multitude of vehicles will be entering the premises for various service activities. The trucks are expected to travel on the Highway 101 corridor daily and will meet various needs for the company's trucks before traveling to the Interstate I-20. No residential uses are located near the lot. No convenience stores are located near the parcel, or within the northwestern section of the city.

Variance Request:

The applicant is seeking a variance from the following zoning regulation(s):

Sec. 7.02(5) – OFF-STREET PARKING AND LOADING (5) PAVING AND DRAINAGE. *All parking areas, regardless of size, shall be a hard, dust-free surface. Pavement type and thickness shall be reviewed by the City Engineer prior to Planning & Zoning Commission approval, taking into consideration soil conditions and traffic loading. Porous pavement and pavers may also be used if approved by the Technical Advisory Committee or the Community Development Director. Pavers shall include durable materials, suitable for parking such as cobblestones, brick, concrete formed blocks or cut stone, the system of which is specifically installed and designed for vehicular loads. The applicant is proposing to install*



a gravel parking area on the 10-acre lot in lieu of a hard dust, dust-free surface permitted by Villa Rica City Ordinance. A concrete apron and loading area surrounding the proposed primary structure is also proposed but will be a small portion of the lot and will not be the primary area of parking for tractor trailers.

Description of Variance Request:

The applicant is requesting to have a gravel parking area for the company's trucks, according to the applicant's Letter of Intent, an asphalt surface parking lot would not hold up to the various loads of vehicles that will be on the property for maintenance. The applicant alluded to the property potentially having a high-water table, which could impact the ability to carry heavy loads creating weak points, cracks, and potholes. The applicant suggested an asphalt road could create company hardship resulting in consistent maintenance. **The installation of a gravel parking lot will be beneficial for water drainage starting out, but high traffic volume could cause compression of the gravel under load through time and may create unfavorable conditions for puddling and stormwater on the lot over time.**

Site Analysis:

The property will not create any such damage or destruction. No historic resources have been documented on this property. There are two streams/tributaries that cross the property, that would be subject to the state and local stream buffer requirements (including the 75', 50' and 25'). The far eastern section of the property, near GA Highway 101 is located in FEMA Flood Zone X, which represents an area of moderate flood hazard that is determined to be outside the Special Flood Hazard Area between the limits of the base flood and the 0.2-percent-annual-chance (or 500-yr) flood.

Review of Criteria for Granting a Variance:

In considering a variance request, the City Council should assess whether the following criteria are met:

1. Exceptional Circumstances:

No exceptional circumstances have been presented.

2. No Detriment to Public Health, Safety, or Welfare:

There is no detriment to public health, safety or welfare observed by staff.

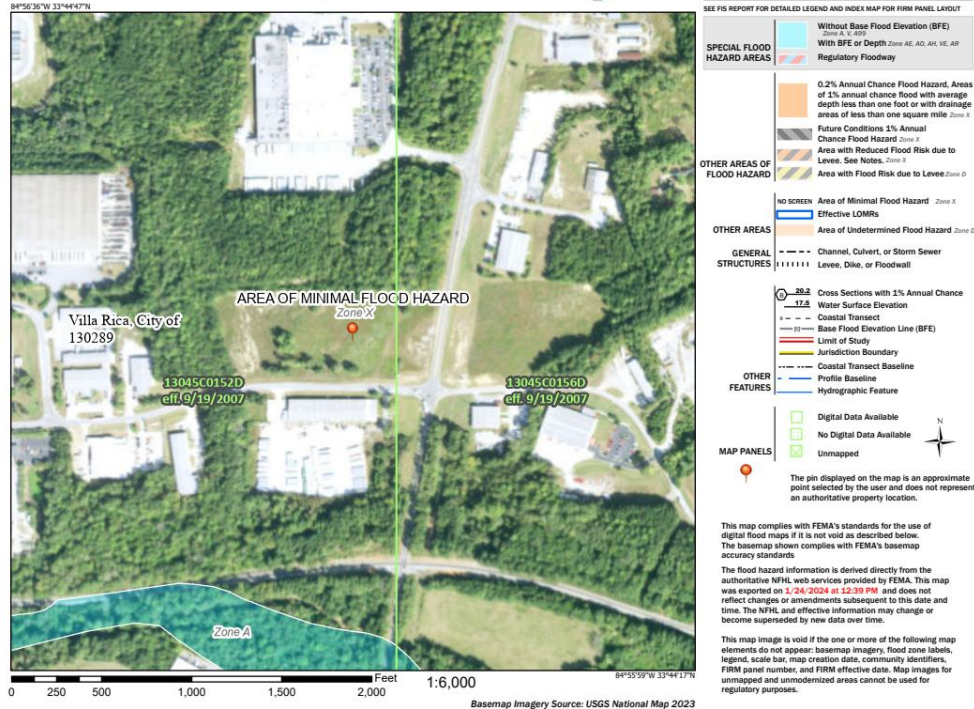
3. Adjacent Property:

The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and the surrounding property values are not expected to be substantially impacted.

Surrounding Properties:

Current Zoning		Land Use
North	Industrial Medium-Density (I2)	Industrial
East	Industrial Medium-Density (I2)	Vacant
South	Industrial Medium-Density (I2)	Industrial/Vacant
West	Industrial Medium-Density (I2)	Industrial

National Flood Hazard Layer FIRMette



Flood Plain: The property is not located within a flood zone and is not considered a Special Flood Hazard Areas as designated by FEMA.

4. Practical Difficulty

The request does have some economic basis due to suggesting constant wear of a required gravel parking lot, which could get damaged quicker over time and cause the company to conduct constant maintenance efforts. An asphalt parking lot is approximability two to three times more expensive to install compared to a gravel parking lot.

Recommendation:

Based on our analysis, we recommend that the City Council **Deny** the variance request submitted by J&M Tank Lines for the property at West Industrial Court (Land Lot 190) Our recommendation is based on the following findings:

Reasons:

- Conflicts will Villa Rica City's ordinances section 7.02(5)- Paving and Draining of a hard dust-free pavement surface.
- Gravel does improve short term stormwater drainage and run off issues, but heavy vehicle and high truck volume could cause gravel displacement in parking lot leading to puddling and constant parking lot maintenance,
- The variance request is potentially economic in nature and self-imposed.

Conditions of Approval (if applicable):

N/A

Public Comments:

A Public comment was made pertaining to another Industrial Company having a gravel parking lot within city limits.



West Industrial Court- J&M Tank Lines

VA-02-24

February 22nd, 2024

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.

Please let me know if you require any additional information or have any questions regarding this report.

Sincerely,

Shaun Daniels

City Planner

sdaniels@villarica.gov | 678-785-9995

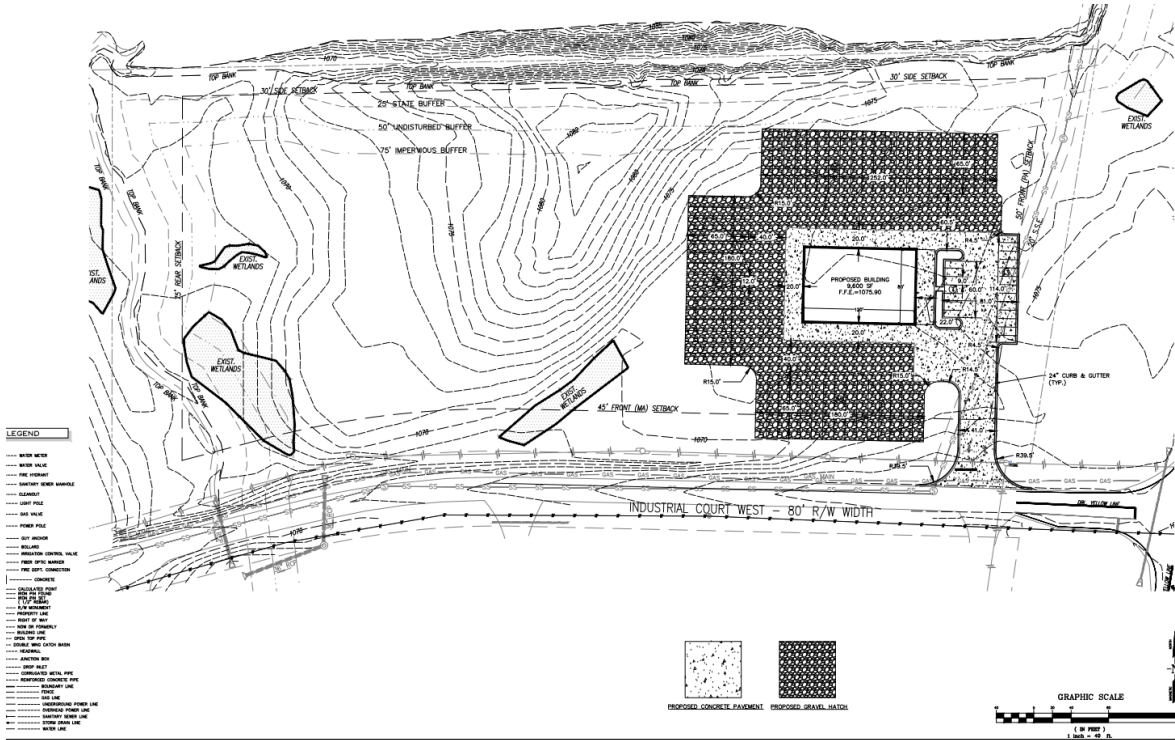


West Industrial Court- J&M Tank Lines

VA-02-24

February 22nd, 2024

Attachments:



Overview



Legend

- Parcels
- Roads

Parcel ID: V03 0100037
Class Code: Industrial
Taxing District: VILLA RICA
Acres: 10.0

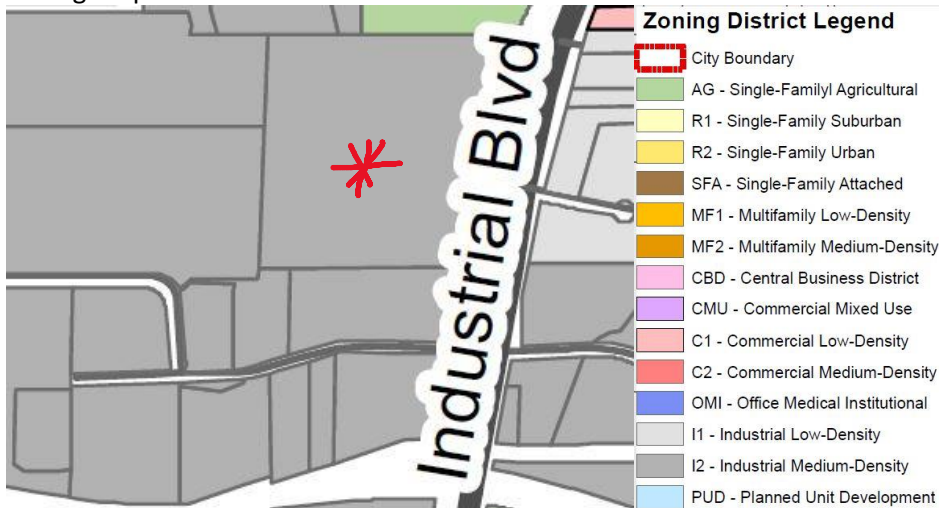
Owner: K & S VENTURES LLC
125 WINDSONG CT
CARROLLTON, GA 30117
Physical Address: W INDUSTRIAL CT
Assessed Value: Value \$173250

Last 2 Sales
Date: 1/10/2010 Price: 0 Reason: CD Qual: U
Date: 1/1/2010 Price: 0 Reason: CD Qual: U

(Note: Not to be used on legal documents)



Zoning Map:



Future Land Use Map:



References:

www.angi.com/articles/cost-to-pave-parking-lot.htm

[Heavy-Duty Pavement: Choosing the Best Solution for High Traffic Areas - TRUEGRID Pavers](#)

[Gravel vs. Pavement for Parking Lots and Driveways - Bennett Paving \(bennettpavingtx.com\)](#)

National Flood Hazard Layer FIRMette



84°56'36"W 33°44'47"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

84°55'59"W 33°44'17"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/24/2024 at 12:39 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

REVISION

No. DATE:

SITE PLAN

OF
J&M TANK LINES

L.L. 190, 6th DISTRICT
CITY OF VILLA RICA, CARROLL COUNTY, GEORGIA

OWNER:
J&M TANK LINES
1100 CORPORATE PARKWAY
BIRMINGHAM, AL 35242

DEVELOPER:
SAME AS ABOVE

24 HR. CONTACT:
JEFF ARLEDGE
205-329-3007

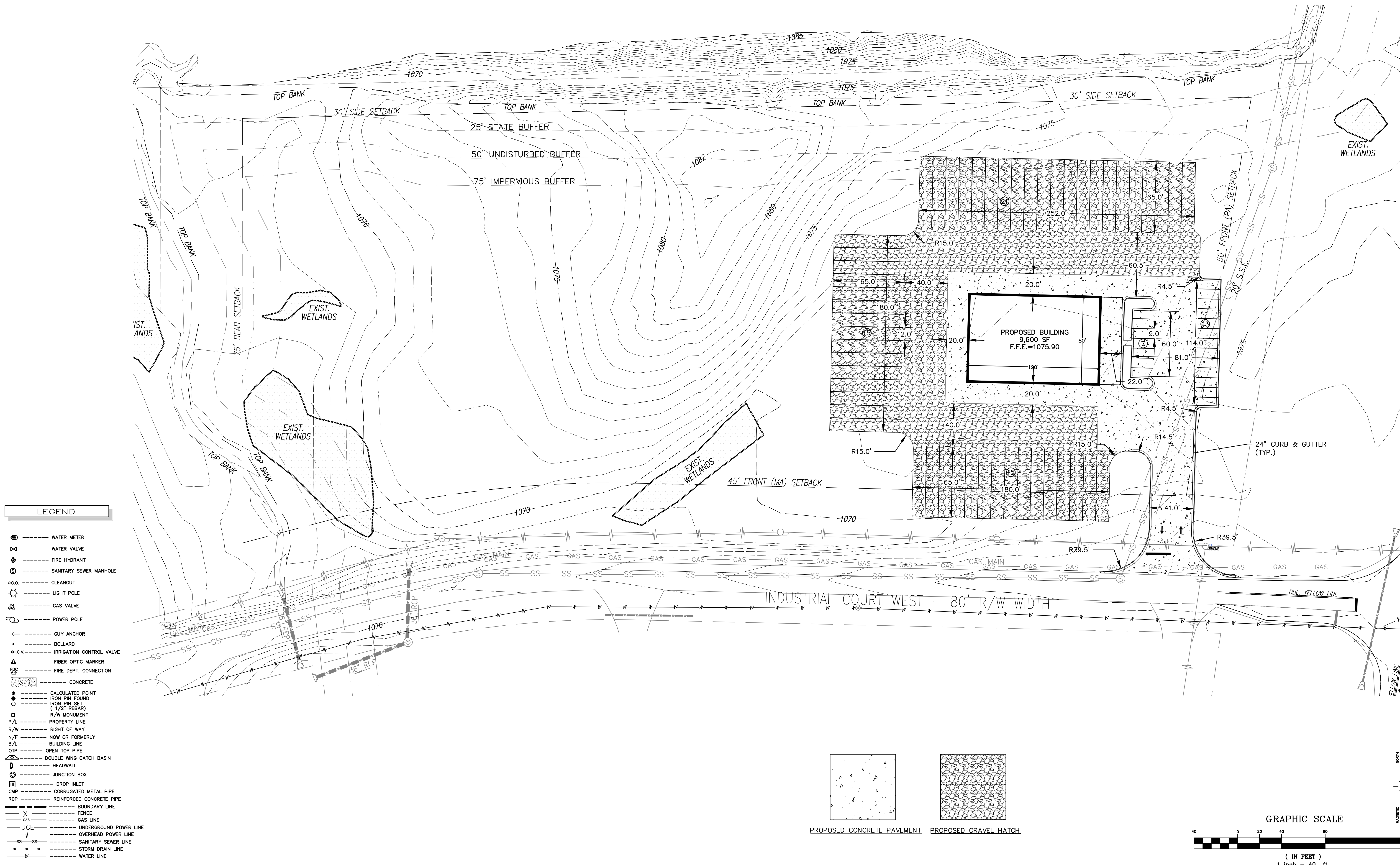
DATE: 12/22/23

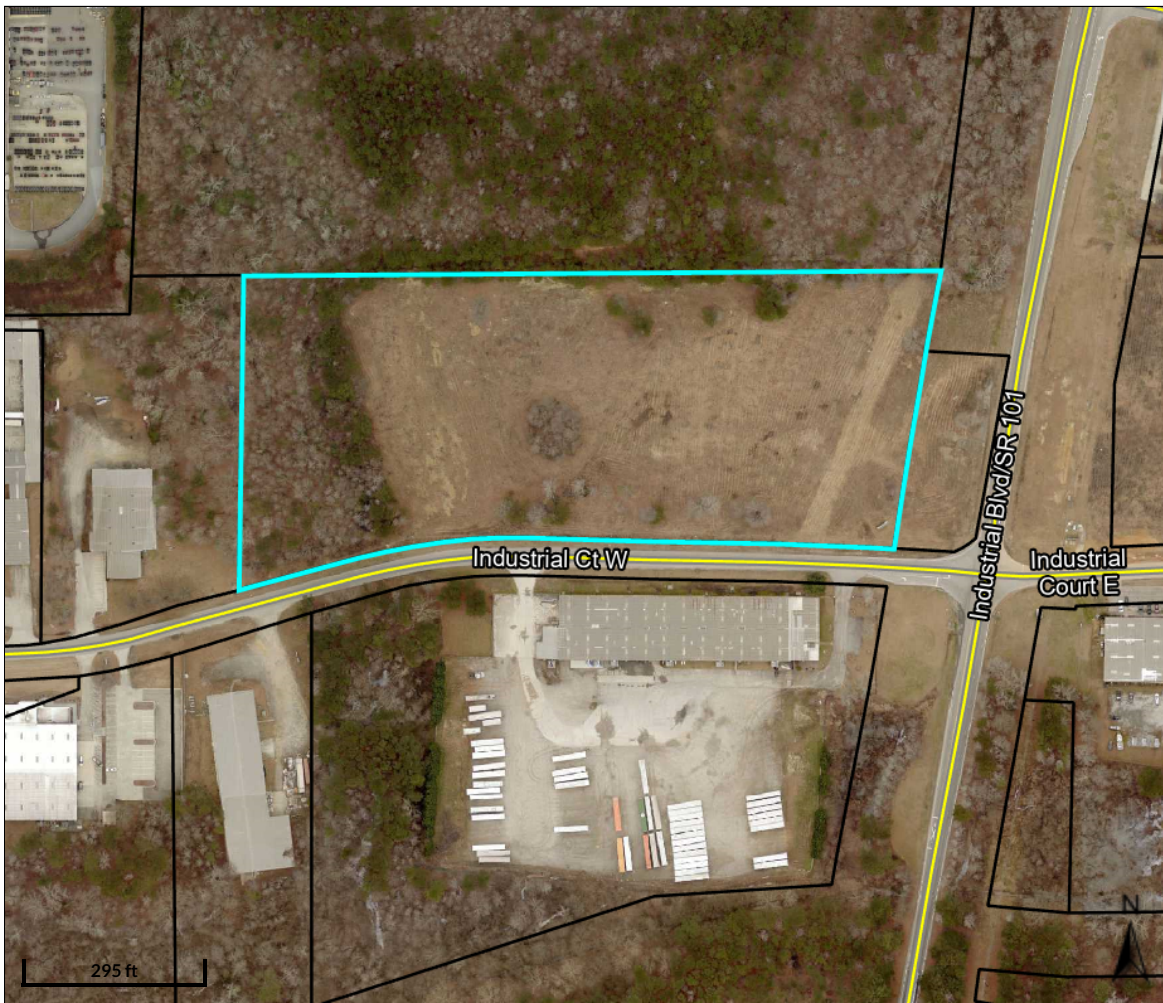
DRAWN BY: JFM

CHECKED BY: HBR

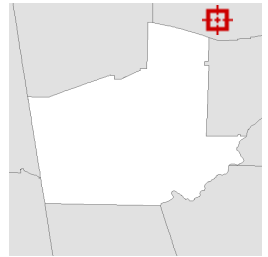
JOB#: H23254

SP1





Overview



Legend

-  Parcels
-  Roads

Parcel ID	V03 0100037	Owner	K & S VENTURES LLC	Last 2 Sales			
Class Code	Industrial		125 WINDSONG CT	Date	Price	Reason	Qual
Taxing District	VILLA RICA		CARROLLTON, GA 30117	1/10/2010	0	CD	U
Acres	10.0	Physical Address	W INDUSTRIAL CT	1/1/2010	0	CD	U
		Assessed Value	Value \$173250				

(Note: Not to be used on legal documents)

Date created: 1/12/2024

Last Data Uploaded: 1/12/2024 8:40:03 AM

Developed by  **Schneider**
GEOSPATIAL

January 10, 2024

City of Villa Rica Planning and Zoning

571 West Bankhead, Villa Rica, Ga 30180

RE: H23254 J&M Tank Lines Gravel Lot Variance

This letter serves as a statement regarding the reasoning for the variance request.

J & M Tank Lines is looking to relocate their business to a property along West Industrial Court (Parcel V03 0100037). An asphalt surface parking lot would not hold up to the loads of the vehicles that will be on property for maintenance. In addition, the property has been found to have a high water table, which impacts the ability of a paved surface to carry load. Constant use would create weak points, cracks, and potholes. This would create unnecessary hardship of consistent maintenance that could be avoided if allowed to use gravel.

This new facility and parking are an essential need for our continued operation and growth within the City of Villa Rica. Thank you for your consideration on this matter.

Should you have any questions or require additional information, please feel free to contact me at 205-329-3007 or via email at jarledge@jmtank.com.

Jeff Arledge

