



571 West Bankhead Hwy
Villa Rica, GA 30180
www.villarica.gov

JOINT COMMISSION MEETING

Holt-Bishop Justice Center, Municipal Courtroom, 101 Main Street
November 19, 2024 | 12:00 PM

Meeting Call to Order (Chairman)

Adoption of the Agenda (Chairman)

A. Welcome and Lunch (Chairman)

B. City of Villa Rica Update Nic Griffin (Deputy Director Building Development)

1. Data Tracking Chart Update
2. Downtown Villa Rica Happenings Update

C. School System Update

1. Attendance Line Adjustments
2. Villa Rica Cluster Community Conversation, September 23 @ Villa Rica High School

D. Next Steps

1. Next Meeting Schedule Decision, per the current schedule, would fall on Christmas Eve.

E. Public Comment

F. Adjournment (Chairman)

Villa Rica Carroll County

Development Tracking November 19, 2024 - TAD Joint Committee

Legend

Complete	Under Const	Concept	Possible	On Hold

	Total	GHEs	VRES	IES	MF - Multi Family (Apts.)	TH - Town Homes	Ind - Industrial	Market - upper, mid, low
Current residential units completed or under construction	1205	192	782	231	SF - Single Family	C/R - Commercial/Retail		Buyer - market, young, family, senior
Possible Residential units planned	4646	1903	1162	1581				

	Complex	Map	Developer	Road	Zone	Status	TAD	Market	Buyer	55+	CR	MF 1Br.	MF 2 Br.	MF 3 Br.	TH	SF	Assisted	Possible	Active	Notes
GHES District	Arbors Phase I	3	Arbor Valley Com	Cleghorn	GHES	Complete	Node 1	lower	WF			42	108	42				192	192	Open 2024
	Arbors Phase II	21	Arbor Valley Com	Cleghorn	GHES	Concept	Node 1	lower	WF			24	40	0				64	0	location may shift, should start spring
	Fuqua Commercial	11	Fuqua	Shoreline	GHES	Under Const.	Node 2	NA	NA		Yes							0	0	last parcel is starting
	Fuqua Apts - VR Parcel A	11	Flogmoy	Shoreline	GHES	LDP Issued	Node 2	upper	market			150	91	11				252	0	Open 2026 - 208 Apts.
	Fuqua TH's	11	Flogmoy	Shoreline	GHES	LDP Issued	Node 2	upper	market						235			235	0	Open 2026 - 235 TH's
	Fuqua SF	11	TBD	Shoreline	GHES	No developer	Node 2	upper	market							255		255	0	On hold - 255 SF
	Fortune Prky. / Inline Apts.	13	Linco & Inline	Old Stone	GHES	Concept	Node 3	mid	young			302						302	0	Open 2026 - 302 Apts. about to start
	Fortune Prky. / Inline TH's	13	Linco & Inline	Old Stone	GHES	Concept	Node 3	mid	senior	Yes					52			52	0	Open 2026 - 52 TH's about to start
	Fortune Prky. / Inline SF	13	Linco & Inline	Old Stone	GHES	LDP Issued	Node 3	mid	senior	Yes						91		91	0	Open 2025 - 91 SF
	Gordon St. Apts	14	Wood Partners	behind Olive Tree	GHES	No developer	Node 4	mid	young			160	144	16				320	0	Open 2026 - 320 - Apts
	Arpit TH's	15	Dobbins	Punkintown	GHES	Concept	Node 5	mid	senior	Yes					140			140	0	Open 2026 - 140 TH's (Timber only permit
	Punkintown Rd Improv.	15	Dobbins	Punkintown	GHES	Under Const.	Node 5	NA	NA		Yes							0	0	Open 2026
	Liberty Logistics	CR	Grand Cap.	Baker Ind	GHES	Civil Plan Review		Spec	Spec		Yes							0	0	Grading only, 37.1 Acre, 28.7 Dist
	Total											678	383	69	427	346	0	1903	192	

	Complex	Map	Developer	Road	Zone	Status	TAD	Market	Buyer	55+	Comm.	MF 1Br.	MF 2 Br.	MF 3 Br.	TH	SF	Assisted	Possible	Active	Notes
VRES District	Legacy @ Walton Phase I	1	Walton Communi	across from hospital	VRES	Complete	NA	lower	HUD			44	45	42				131	131	Open 2022
	Legacy @ Walton Phase II	1	Walton Communi	across from hospital	VRES	Under Const.	NA	lower	HUD			38	85	16				139	0	Open 2026 - moving
	Jeff Camp SF	2	Jeff Camp	RR tracks/dogwood	VRES	Complete	NA	mid	market							15		15	15	Open 2023
	Rivershire TH's	4	Rockhaven	Hwy 61	VRES	Under Const.	NA	mid	market						186			186	186	Open 2025 - already sold some lots
	ALTA Apts	8	Wood Partners	Next HS	VRES	Under Const.	NA	upper	market			152	104	24				280	280	Open 2025 - final plat stage
	Larry Boggs SF	9	Larry Boggs	Old Tanyard Rd.	VRES	Under Const.	NA	mid	market							20		20	20	Open 2025
	Emery TH's	10	Starlight	Hwy 78 W	VRES	Developing	NA	mid	market						150			150	150	Open 2026
	Cottages next to FBC	16	Chapman	next to FBC	VRES	LDP Issued	NA	mid	senior	Yes					191			191	0	Open 2026
	Villa Trace Apts	17	Elaine Brown	Hwy 78	VRES	Concept	NA	mid	market						50			50	0	On hold - 64 Apts
	Alma Grove TH	22	Land Art	Old Town Rd.	VRES	Concept	NA	mid	senior	Yes										TBD
	J&M Tank Lines	CR	K&S Ventures	West Ind Court	VRES	Under Const.	NA				Yes							0	0	Industrial
	Scott Evans	CR	Scott Evans	Industrial Blvd	VRES	Concept	NA				Yes							0	0	Commercial Dealership
	Hwy 78 Liquor Store	CR	TBD	Hwy 78/Van Wert	VRES	LDP Issued	NA				Yes							0	0	Working on building plans
	Hwy 101 Liquor Store	CR	Arpit	Lake Paradise Rd	VRES	Civil Plan Review	NA				Yes							0	0	
	Turano Baking Expansion	CR	Turano	Industrial Blvd	VRES	Under Const.	NA				Yes							0	0	Expansion
	Robbies Food Hall	CR	TBD	Main Street	VRES	LDP Issued	NA				Yes							0	0	In Building plan review
	Tractor Supply	CR	TBD	Park Ridge Drive	VRES	Concept	NA				Yes							0	0	Working on civil plans
	Waffle House	CR	TBD	Hwy 78	VRES	Concept	NA				Yes							0	0	Working on civil plans
	Total											234	234	82	577	35	0	1162	782	

	Complex	Map	Developer	Road			TAD			55+	Comm.	MF 1Br.	MF 2 Br.	MF 3 Br.	TH	SF	Assisted	Possible	Active	Notes
Ithica District	Twin Oaks Phase II	5	TPA	Bojangles	IES	Developing	NA	mid	market							67		67	67	Open 2024
	Charleston Place III	6		Hwy 61 South	IES	Developing	NA	mid	market							54		54	54	Open 2024
	Hickory Level TH's	7	TPA	Hickory Level Rd.	IES	Developing	NA	mid	market						110			110	110	Open 2024
	Golden Girls	12	Highland Res.	beside Vplex	IES	Concept	NA	mid	senior	Yes					140			140	0	Open 2025 (70+)
	Inline TH's	13	Tanner/Reid	Tolbert	IES	LDP Issued	NA	mid	market						194			194	0	Open 2025
	Summergate Phase III SF	18		Hwy 61 South	IES	On Hold	NA	mid	market							60		60	0	On hold
	Larry Boggs TH	19	Larry Boggs	1-20 @ Berry Dr.	IES	On Hold	NA	mid	market						91			91	0	On hold
	Avemore Apts	20	Sold to Embry	Across from BSMS	IES	On Hold	NA	mid	market			325						325	0	On hold
	Avemore TH	20	Sold to Embry	Across from BSMS	IES	On Hold	NA	mid	senior	Yes							290	290	0	On hold
	Avemore SF	20	Sold to Embry	Across from BSMS	IES	On Hold	NA	mid	market							250		250	0	On hold
	Kroger Hole Commercial	CR	Halpern	Hwy 61 South	IES	On Hold	NA				Yes							0	0	No development plans at this time
	Rodeo Site Commercial	CR	County	Hwy 61 South	IES	Sold	NA				Yes							0	0	County to develop for Ag Center
	IHOP	CR	TBD	Hickory Level Rd.	IES	On Hold	NA				Yes							0	0	Civil plans approved
	Strickland Bro Oil Change	CR	TBD	Tolbert	IES	LDP Issued	NA				Yes							0	0	In civil plan review
	Total											325	0	0	535	431	290	1581	231	

City of Villa Rica Residential Development Map 11/19/2024

