

COMMISSION
ASHLEY HEAD, CHAIR
ANDREW NEWTON, VICE CHAIR
LUZ MORALES
JULIE CEPIN
KELLY VINES

City of Villa Rica



INTERIM CITY MANAGER: DIANA DESANTO
CITY CLERK: THERESA CAMPBELL
CITY ATTORNEY: C. DAVID MECKLIN

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

PLANNING AND ZONING MEETING AGENDA

Holt-Bishop Justice Center, Municipal Courtroom, 101 Main Street
June 17, 2025 | 6:00 PM

Meeting Call to Order (Chairwoman)

- Introduction of Ward 1 Commissioner, Vivian Lyons

Adoption of the Agenda (Chairwoman)

A. Old Business

1. Approval of minutes from 5/20/2025

B. New Business

1. PUBLIC HEARING: TA-02-25 Stepfon Brown and Pro Building, on behalf of Peach State Trucking, are requesting multiple variances, deviating from the following sections: Section(s) 9.29 - Wall Signs, 9.37 - Billboard Signs, and 9.30 - Wayfinding Signs. The project is located at 460 Edge Road, within Ward 5, and zoned Commercial Medium Density (C2).
2. PUBLIC HEARING: TA-03-25 Skyler Evans is requesting three (3) variances, deviating from the following section: Section 7.05 Landscaping Standards. The project is located at 615 Industrial Blvd., within Ward 2, and zoned Commercial Medium Density (C2).

Adjournment (Chairwoman)

City of Villa Rica



PLANNING AND ZONING MEETING MINUTES

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

Tuesday, May 20, 2025 | 6:00pm

Meeting Called to Order Chairwoman Ashley Head called the meeting to order at 6:00pm.

Present: Chairwoman Ashley Head, Vice Chairman Andrew Newton and Commissioner Luz Morales

Adoption of the Agenda

RESULT:	ADOPTED 3/0
MOVER:	Commissioner Luz Morales
SECONDER:	Vice Chairman Andrew Newton
AYES:	Chairwoman Ashley Head, Vice Chairman Andrew Newton and Commissioner Luz Morales

A. Old Business

1. Approval of minutes from 04/15/2025

RESULT:	APPROVED 3/0
MOVER:	Vice Chairman Andrew Newton
SECONDER:	Commissioner Luz Morales
AYES:	Chairwoman Ashley Head, Vice Chairman Andrew Newton and Commissioner Luz Morales

2. TA-04-25 – Text Amendment to modify the Smoke Shops, Tobacco stores, and Medical Marijuana Dispensaries and definition of Vape Shops and Public Hearing (Shaun Daniels, Planning and Zoning Administrator)

Public Hearing: No one came forward

Vice Chairman Andrew Newton moved to approve this item with recommendations:

Replace the language *“For the purposes of this chapter, "principal" shall mean that alternative nicotine products, vape juice or vape products constitute at least 25 percent of the business's aggregate retail sales.”* **with** *“For the purposes of this chapter, "principal" shall be defined as alternative nicotine products, vape juice, or vape-related products occupying at least 50% of a business's total display area.”*

RESULT: **APPROVED 3/0**
MOVER: Vice Chairman Andrew Newton
SECONDER: Commissioner Luz Morales
AYES: Chairwoman Ashley Head, Vice Chairman Andrew Newton and
Commissioner Luz Morales

B. New Business- None

Adjournment- Commissioner Luz Morales moved to adjourn at 6:42 pm.

RESULT: **APPROVED 3/0**
MOVER: Commissioner Luz Morales
SECONDER: Vice Chairman Andrew Newton
AYES: Chairwoman Ashley Head, Vice Chairman Andrew Newton and
Commissioner Luz Morales

Planning & Zoning Chair

Community Development Director



Planning & Zoning Commission Meeting: June 17, 2025

City Council Meeting: July 8, 2025

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

Re: Community Development Staff Report
Stepfon Brown (Peach State Trucking)
VA-02-25
460 Edge Road
Land Lot 145025
Parcel # 01450250026
Acreage: 25.83
Zone: Commercial Medium Density (C2)
Ward: 5
City Council Member: Danny Carter
Planning Board Member: Ashley Head
City of Villa Rica, Douglas County, Georgia

Stepfon Brown and Pro Building, on behalf of Peach State Trucking (the Applicant), are requesting multiple sign variances, deviating from the following sections: Section(s) 9.29 – Wall Signs, 9.37- Billboard Signs, and 9.30 – Wayfinding Signs

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

1. Application for a Variance, dated March 25, 2025 (3 pages);
2. Limited Warranty Deed, dated July 23, 2023, signed by Nasser Ali Al-Anssi (5 pages);
3. Letter of Intent, undated, signed by Steven Ellis, Senior Vice President, Pro Building Systems (3 pages);
4. Applicant Statement of Necessity, undated, by Rick Renolds, Owner (1 page);
5. Sign Diagram Packet, dated May 13, 2025, (15 pages);

A. Existing Conditions

The subject property is located on Edge Road, west of Liberty Road and south of Interstate 20, with road frontage along each thoroughfare. There is approximately 380 feet of frontage along Edge Road, with a gradual slope descending from the southern frontage to the northern rear.



The parcel is currently zoned Commercial Medium-Density (C2) and is currently under construction of a truck center and repair facility. It does not border a city boundary or an unincorporated area, but forms the southern boundary of Douglas County, directly across Edge Road from Carroll County.

The property is adjacent to other Commercial Medium-Density (C2) zoned parcels to the north, west, east, and southwest. Additionally, it shares a boundary with agricultural property to the southwest. Nearby developments include J&M Tank Line Inc. to the west, and undeveloped property to the east, where Pilot and Flex Storage pylon signs are located.

Surrounding Properties:

TABLE 1 – SURROUNDING LAND USES		
	Current Zoning	Land Use Character Area
North	Commercial Medium-Density (C-2)	I-20 Gateway
East	Commercial Medium-Density (C-2)	I-20 Gateway
South	Commercial Medium-Density (C-2) and Agricultural (AG)	I-20 Gateway
West	Commercial Medium-Density (C-2)	I-20 Gateway

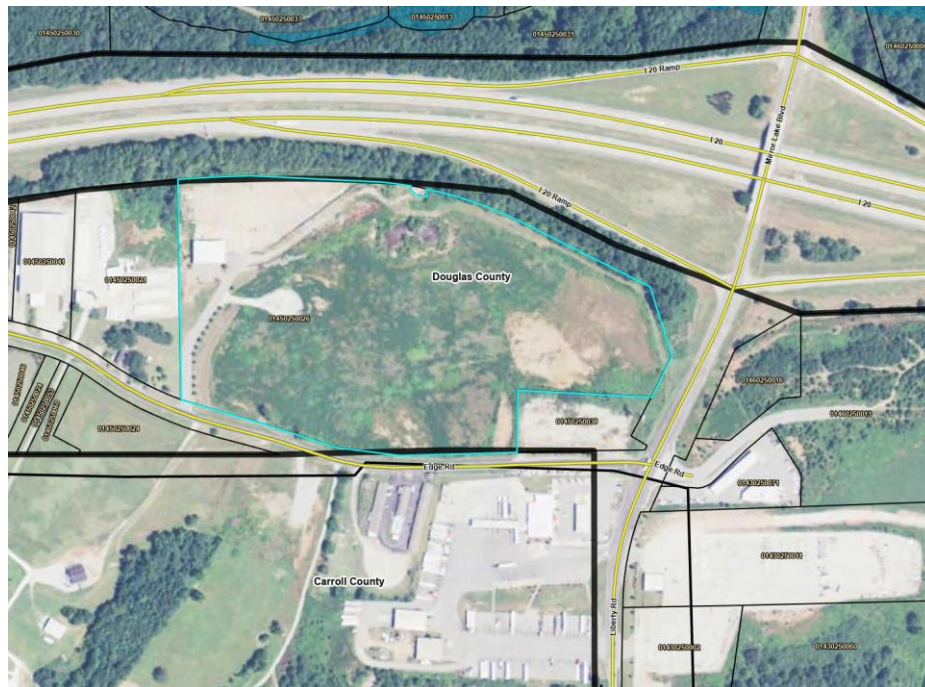


Figure 1: Carroll County GIS image of the site, with the property boundaries approximated.



B. Site History

The property was rezoned from General Commercial (GC) under the Unified Development Code (UDC) to Commercial-Medium Density (C2) as part of the citywide rezoning effort in 2020, representing a lateral zoning change. Construction of the 148,000 square-foot truck center & repair facility is currently underway.

C. Proposed Development

The applicant has been approved to construct a 148,000-square-foot, 45-foot-tall Peach State Trucking facility, designed primarily for tractor-trailer sales and maintenance. The development will feature canopy overhangs, a retail area, service bays, storage space, and administrative offices. Additionally, the project includes 487 parking spaces and will incorporate a variety of signage types, including wayfinding, pylon, monument, and wall signs.

According to the applicant's General Statement in the Letter of Intent and List of Variances, the request for multiple sign variances is driven by the large scale of the development for internal directional signage and the need for signage that is appropriately sized and proportioned for visibility from Interstate 20 and surrounding roadways.

The applicant is requesting a variance from Section 9.29 – Wall Signs, which limits signage to one per frontage. The proposed deviation would allow additional wall signs to improve navigation and wayfinding throughout the property.

Additionally, the applicant is requesting a variance from Section 9.37 – Billboard Signs, which restricts billboard height to 65 feet from the base of the structure to the top of the sign. The requested height increase to 78 feet falls within the 20% variance allowance permitted under Section 9.08 of the zoning ordinance. This adjustment is intended to enhance visibility for travelers on I-20, serving as a key directional indicator to minimize missed exits and unnecessary traffic congestion.

The proposed billboard sign will adhere to the maximum width of 48 feet and a maximum sign face area of 672 square feet. An adjacent undeveloped property to the east features a 110-foot multi-tenant electronic billboard, which was approved by the City Council on May 9, 2023 (VA-01-23). The current applicant's request is for a 78-foot static billboard sign.



Flood Plain

The property is not located within a flood zone. Figure 2, below, indicates the flood zone map:

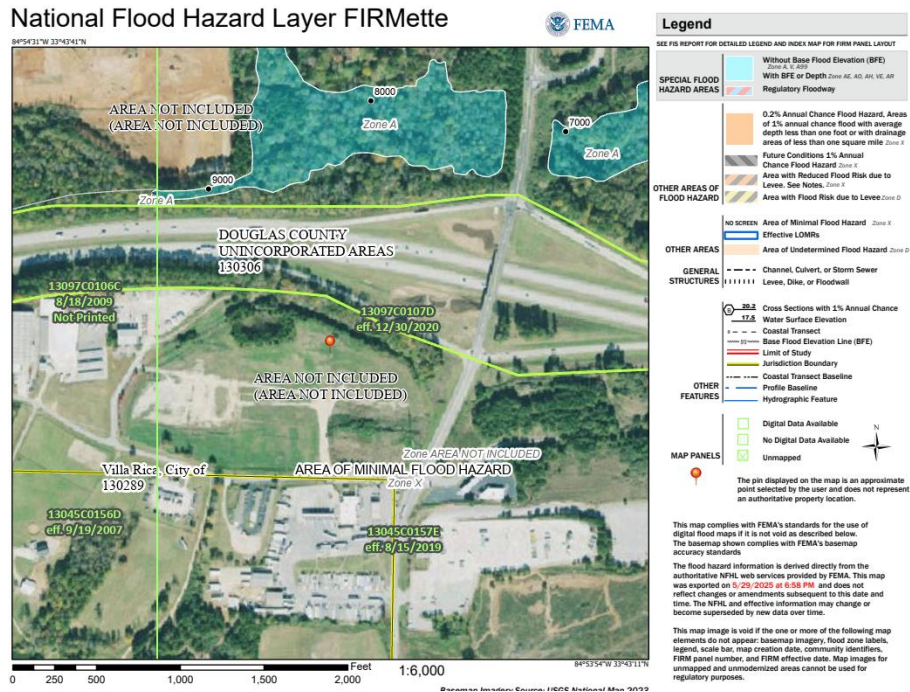


Figure 2: FEMA Flood Map

D. Variances

The developer has requested variance relief from the sign ordinance as outlined below. The applicant has provided justification for deviations from Sections 9.29 (Wall Signs), 9.24 (Pylon Signs), and 9.30 (Wayfinding Signs) in the Letter of Intent and List of Variances document. **Per Section 9.08(3) – Variances, no variance shall be granted that increases the size of a sign by more than twenty (20) percent beyond the allowable limit.**

1. Variance to exceed the city's maximum allowable wall sign size of 300 square feet under Section 9.29 – Wall Signs for the "Peach State Truck Centers" main wall sign. (A1.0)
 - Proposed: 328 square feet
 - Required: 300 square feet
 - **Can meet the variance requirement as proposed**



2. Variance from Section 9.29 to allow multiple wall signs on the East Elevation, including "Service Write-up," "Parts Sales," and "Truck Sales," strategically placed as wayfinding for customers. (H1.0)
 - Proposed: 3 signs
 - Required: 1 sign
 - **Cannot meet variance requirement as proposed**
3. Variance from Section 9.29 to allow multiple lane identifier wall signs on the East Elevation, consisting of three 4.1' x 4.1' signs for customer wayfinding. (J1.0-1.2)
 - Proposed: 3 signs
 - Required: 1 sign
 - **Can meet variance requirement as proposed**
4. Variance from Section 9.29 to allow multiple wall signs on the South Elevation, including three 4.7' x 4.7' "Parts Will Call" and "Trailer Drop" signs for customer wayfinding. (D1.0-1.2)
 - Proposed: 3 signs
 - Required: 1 sign
 - **Cannot meet variance requirement as proposed**
5. Variance from Section 9.29 to allow multiple wall signs on the North Elevation, identifying manufacturers represented at this facility ("Freightliner," "Thomas," "Cummins," etc.). (A1.1 & A1.2), (E1.4 – A1.7)
 - Proposed: 7 signs
 - Required: 1 sign
 - **Cannot meet the variance requirement as proposed**
6. Variance from Section 9.29 to allow multiple wall signs on the West Elevation, including "Parts Will Call" and "Drive-Thru" signs strategically placed for customer wayfinding. (G1.0)
 - Proposed: 2 signs
 - Required: 1 sign
 - **Cannot meet the variance requirement as proposed**
7. Ground-Mounted Wayfinding (3)
 - a. **Request for Planning Commission approval for three proposed wayfinding signs.**
8. Retaining Wall Sign
 - a. Variance to exceed the city's maximum allowable wall sign size of 300 square feet under Section 9.29 – Wall Signs for the "Peach State Truck Centers" retaining wall sign. (I1.0)
 - Proposed: 391 square feet
 - Required: 300 square feet
 - **Cannot meet the variance requirement as proposed**



9. Billboard Sign Along I-20

a. Variance from Section 9.37 – Billboard Signs to allow a 78-foot-tall billboard sign with a 622.5-square-foot sign face with digital display. (L1.0)

- Proposed: Height - 78 feet; Sign face area - 622.5 square feet
- Required: Height - 65 feet
- **Can meet the variance requirement**

10. Wayfinding Signs

a. Variance from Section 9.30 – Wayfinding Signs to allow a height of 13 feet and a sign face area of 19.2 square feet, exceeding the city's maximum allowable height of 10 feet and area of 16 square feet.

- Proposed: Height - 12 feet; Sign face area - 19.2 square feet
- Required: Height - 10 feet; Sign face area - 16 square feet
- **Can meet the variance requirement**

The Future Land Use Plan prescribes “I-20 Gateway Activity Center” as future land uses for the parcels. The intent of the Industrial Activity Center is as follows:

“Enhance entrances into the city from I-20 and facilitate access to goods and services to serve residents and commuters. Create employment opportunities where a location benefits from interstate proximity and available infrastructure. In a most basic form, Gateways serve as the primary entrances into the city, providing access goods and services for both residents and commuters. Gateways are similar to commercial activity centers, with an emphasis on capturing commuter traffic and providing a sense of arrival to Villa Rica. Gateway areas should support a variety of uses, including commercial, mixed use, and office-related developments which also offer employment opportunities. Such development can provide opportunities for hotels similar high intensity developments.”

The existing development pattern in the area aligns with the Comprehensive Plan in terms of intensity and site development. However, the nature of the variance does affect the intent of the Comprehensive Plan, as the activity center is designed to enhance city entrances and create a defined sense of arrival.

Variance Decision Criteria

In taking action on all variance requests, the Council shall use the following decision criteria, consistent with the requirements of the Georgia Code.

a) Development Standards Variance. The Council may grant a variance from the development standards of this ordinance (such as height, bulk, area) if, after a public hearing, it makes a determination in writing (consistent with *O.C.G.A. 36-66-1*), that:

- i. General Welfare: The approval will not be injurious to the public health, safety, morals, and general welfare of the community;
- ii. Adjacent Property: The use and value of the area adjacent to the subject property will not be adversely affected in a substantial manner. The value of surrounding properties is not expected to decline or be otherwise negatively impacted by granting the variances.
- iii. Practical Difficulty: The request does not create a practical difficulty in providing adequate signage for the site. Instead, the applicant is seeking additional signage to enhance visibility for the business and assist visitors with navigation while on the property.

E. Comments

No additional staff Comments.

Recommendation:

Staff recommends **Approval** of the applicant's request to deviate from Sections 9.29, 9.37, and 9.30 of the sign ordinance for the property located at 460 Edge Road as follows:

1. Variance to exceed the city's maximum allowable wall sign size of 300 square feet under Section 9.29 – Wall Signs for the "Peach State Truck Centers" main wall sign. (A1.0)
 - Proposed: 328 square feet
 - Required: 300 square feet
 - **Can meet the variance requirement as proposed**
2. Variance from Section 9.29 to allow multiple lane identifier wall signs on the East Elevation, consisting of three 4.1' x 4.1' signs for customer wayfinding. (J1.0-1.2)
 - Proposed: 3 signs
 - Required: 1 sign
 - **Can meet variance requirement as proposed**



3. Billboard Sign Along I-20

a. Variance from Section 9.37 – Billboard Signs to allow a 78-foot-tall billboard sign with a 622.5-square-foot sign face with digital display. (L1.0)

- Proposed: Height - 78 feet; Sign face area - 622.5 square feet
- Required: Height - 65 feet
- **Can meet the variance requirement**

4. Wayfinding Signs

a. Variance from Section 9.30 – Wayfinding Signs to allow a height of 13 feet and a sign face area of 19.2 square feet, exceeding the city's maximum allowable height of 10 feet and area of 16 square feet.

- Proposed: Height - 12 feet; Sign face area - 19.2 square feet
- Required: Height - 10 feet; Sign face area - 16 square feet
- **Can meet the variance requirement**

Reasons:

The request complies with Section 9.08(3) of the sign ordinance and remains within the allowable 20% variance limit. It is not expected to negatively impact the surrounding area and will enhance customer navigation around and throughout the property. Given the sheer size of the property and building visibility, approving the above-referenced sign variances appear may be reasonable. It is at the discretion of the City Council as to approval or denial of the remaining variances which “cannot meet the variance requirement as proposed”.

Public Notifications:

As required by *Section 11.05* in the Code of the City of Villa Rica, the public has been notified in *Times-Georgian* and the *Douglas County Sentinel* on May 29, 2025, a sign has been posted on the subject properties; and all abutting property owners have received notification via regular and certified mail.

Public Response:

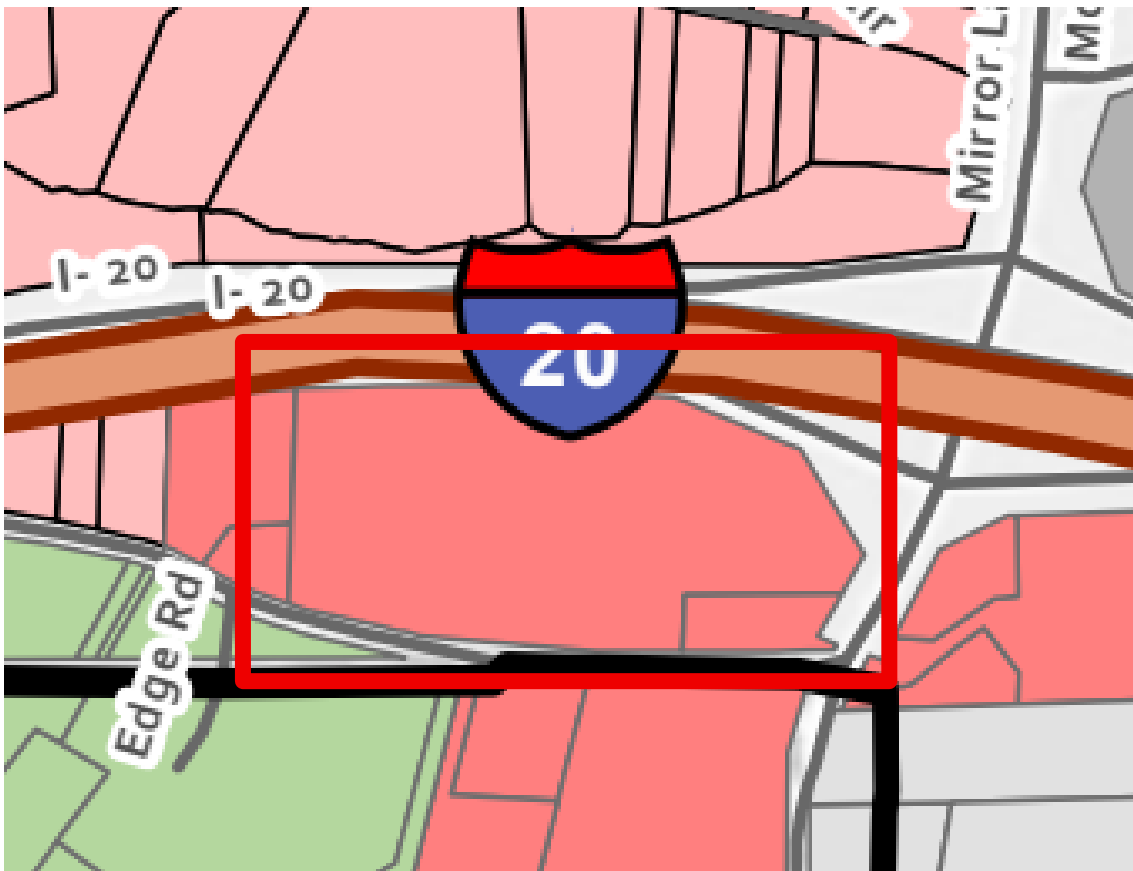
In response to the public notifications, no residents have contacted the City objecting to the proposed variances.



Villa Rica Zoning Map

650 Edge Road

Peach State Trucking

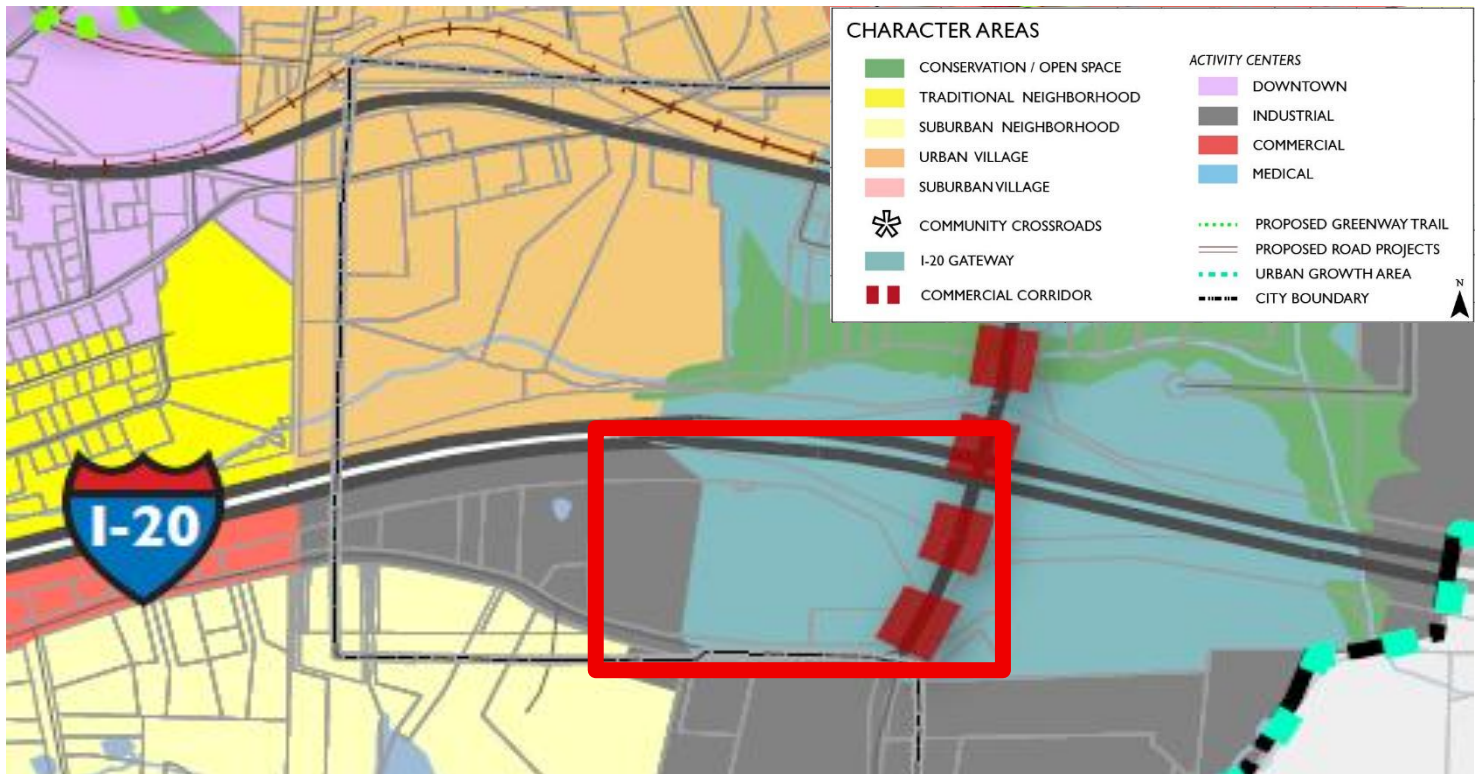


Zoning District Legend

- City Boundary
- AG - Single-Family Agricultural
- R1 - Single-Family Suburban
- R2 - Single-Family Urban
- SFA - Single-Family Attached
- MF1 - Multifamily Low-Density
- MF2 - Multifamily Medium-Density
- CBD - Central Business District
- CMU - Commercial Mixed Use
- C1 - Commercial Low-Density
- C2 - Commercial Medium-Density
- OMI - Office Medical Institutional
- I1 - Industrial Low-Density
- I2 - Industrial Medium-Density
- PUD - Planned Unit Development



Villa Rica Future Land Use Map:



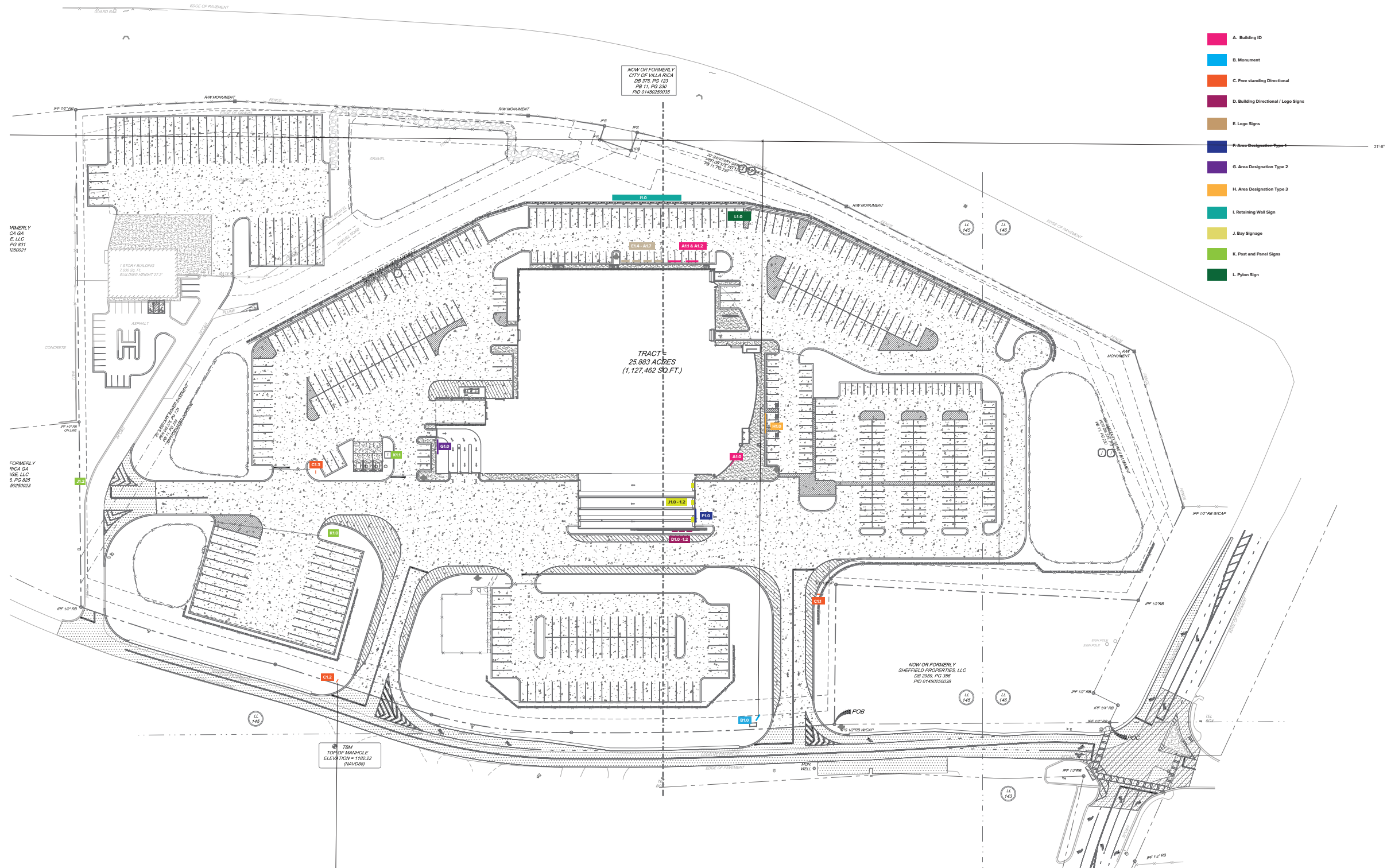
PEACH STATE TRUCK CENTERS

Villa Rica Facility

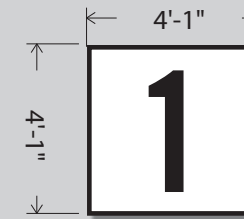
Signage Concepts

05.13.25

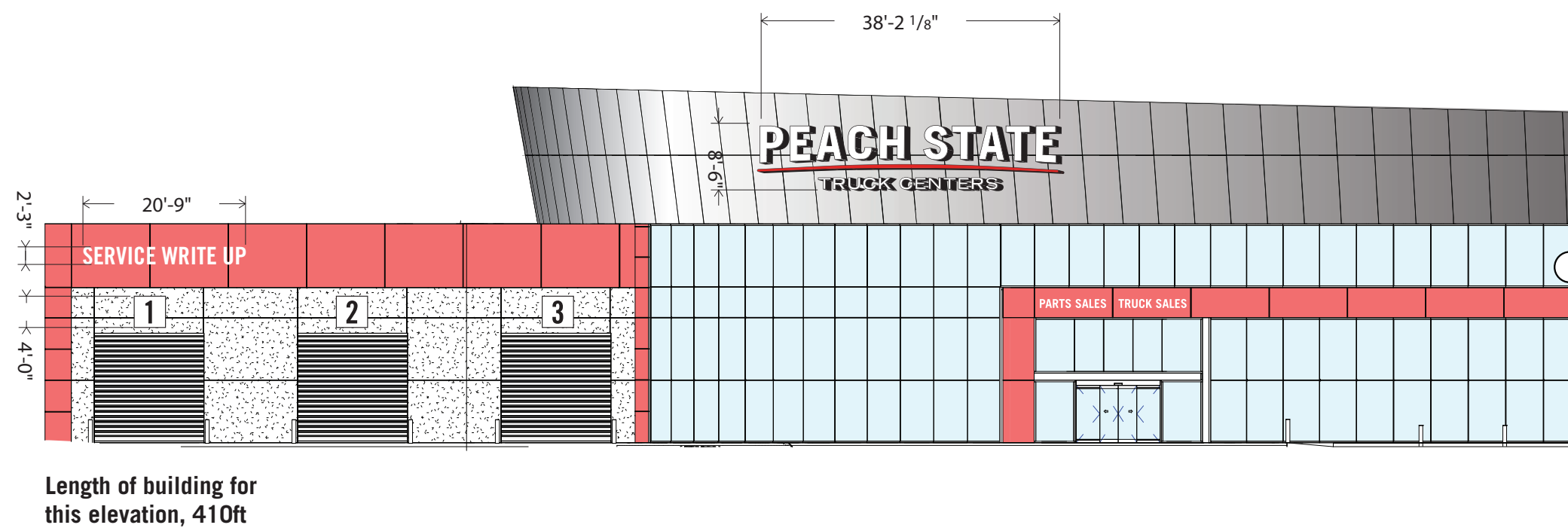
Sign Location Plan



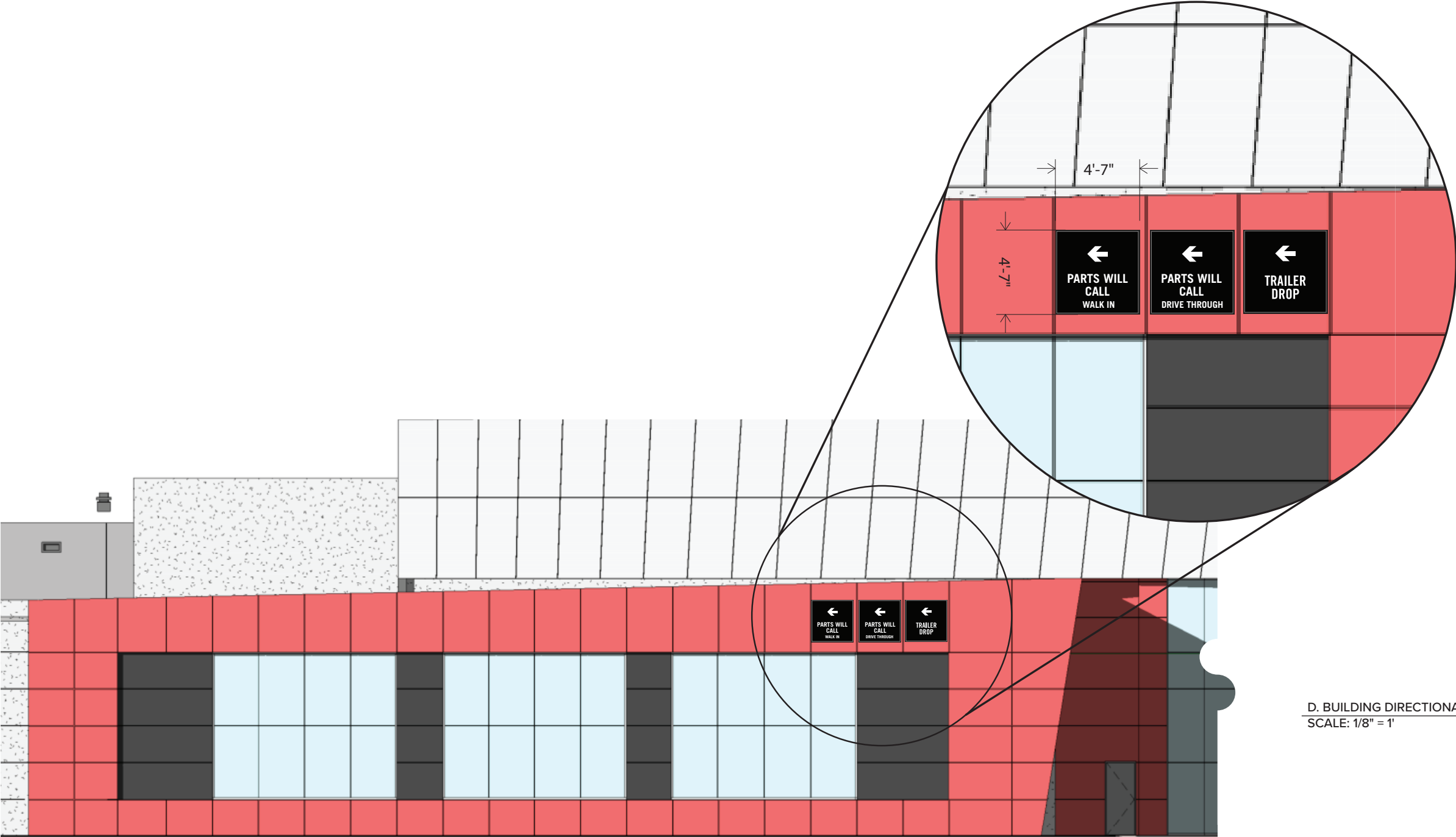




J. BAY SIGNAGE
SCALE: 1/4" = 1'

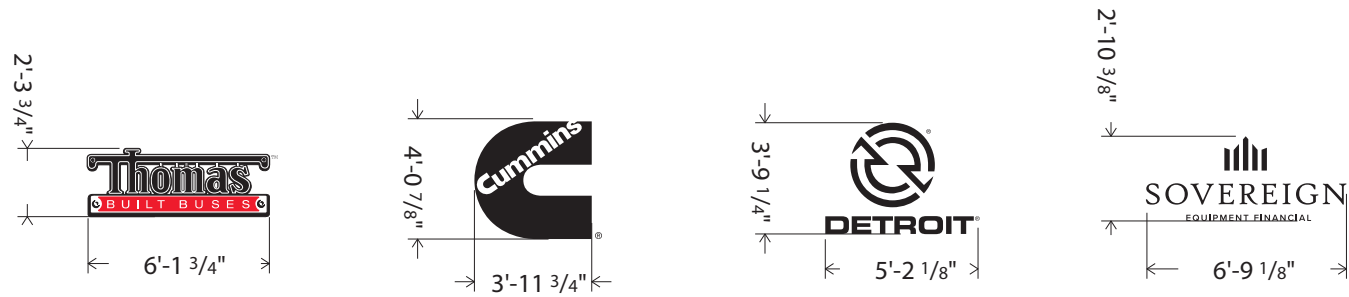


South Elevation



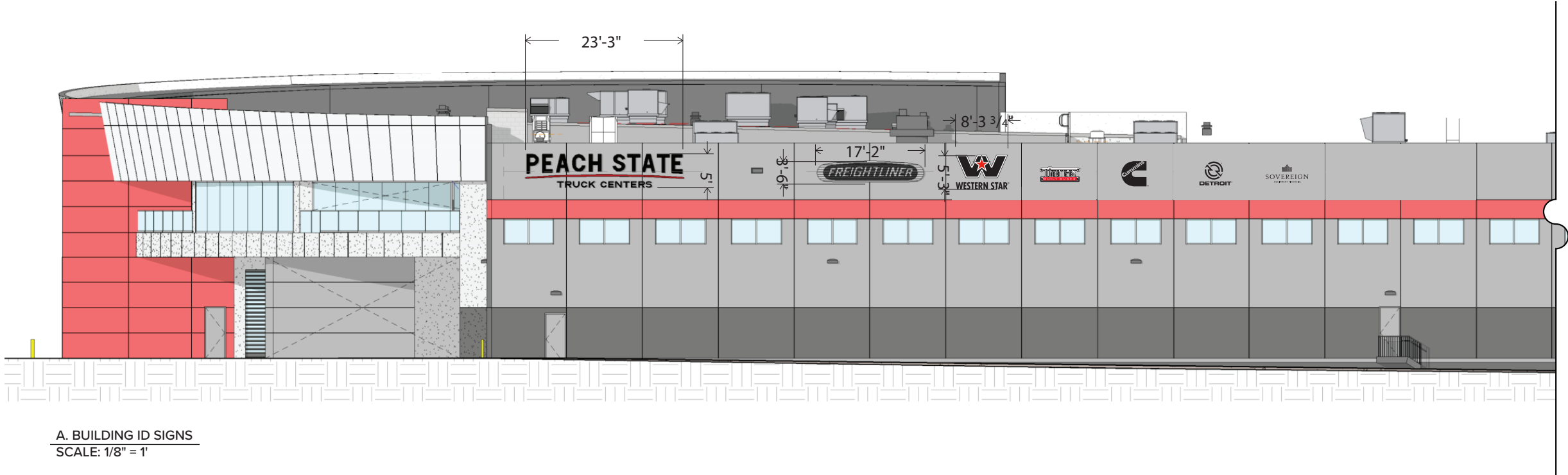
D. BUILDING DIRECTIONAL
SCALE: 1/8" = 1'

North Elevation



Length of building for
this elevation, 410ft

E. LOGO SIGNS
SCALE: 3/16" = 1'

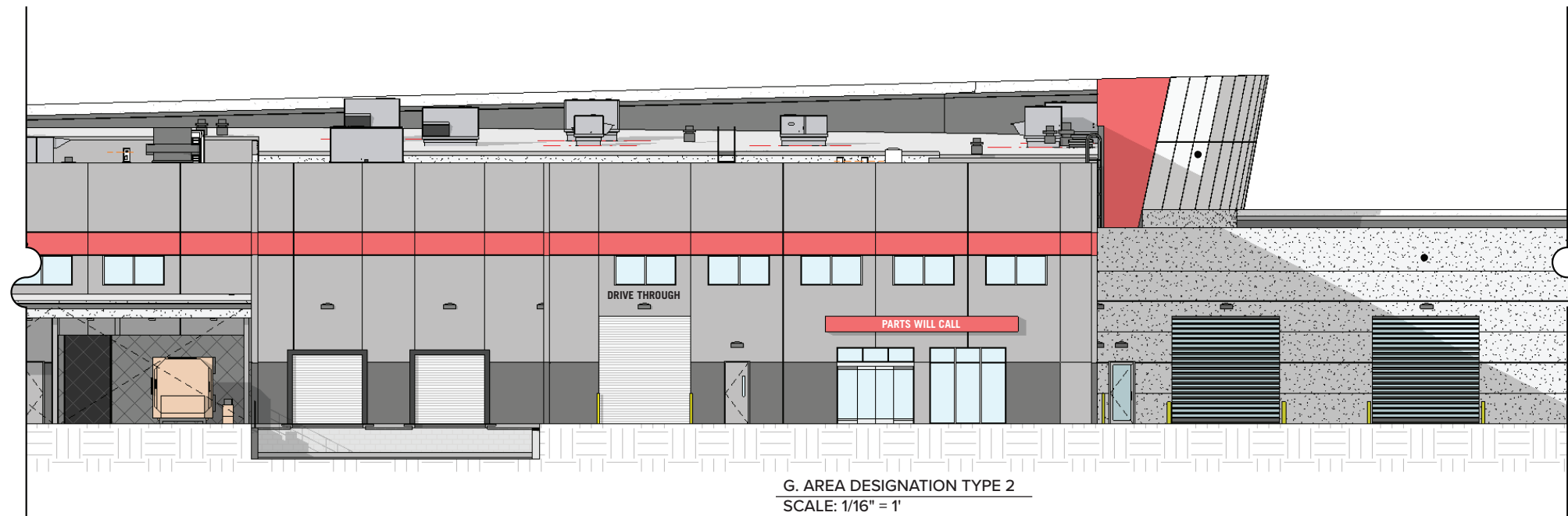


A. BUILDING ID SIGNS
SCALE: 1/8" = 1'

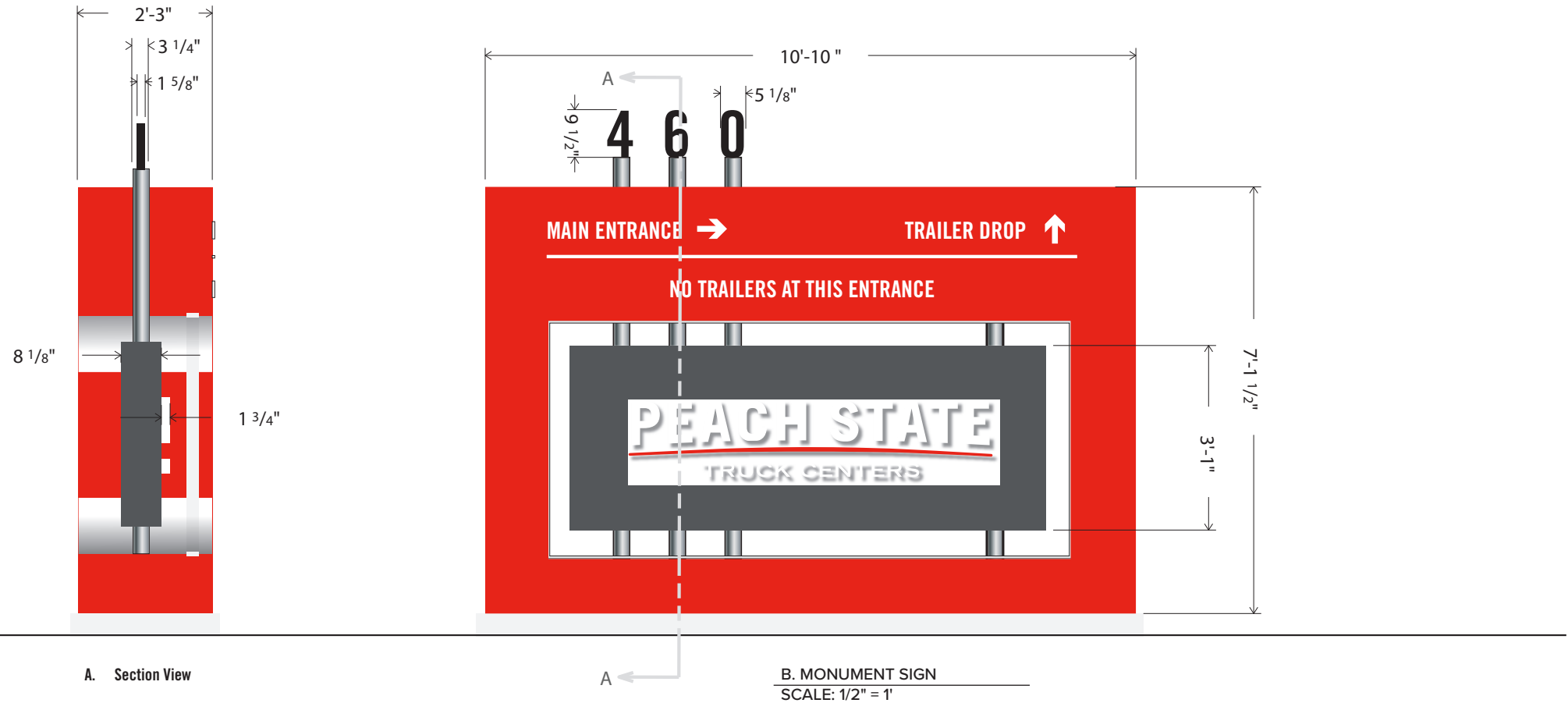
10'-1 7/8"
1'-0 1/4"
PARTS WILL CALL

G. AREA DESIGNATION TYPE 2
SCALE: 3/8" = 1'

9'-3 3/4"
1'-0 1/4"
DRIVE THROUGH



Fabricated aluminum structure with brushed aluminum poles that allow the center portion to float in the center of the structure. The outer structure would feature a lighting element that encircled the interior of the shape.



4 6 0

MAIN ENTRANCE →

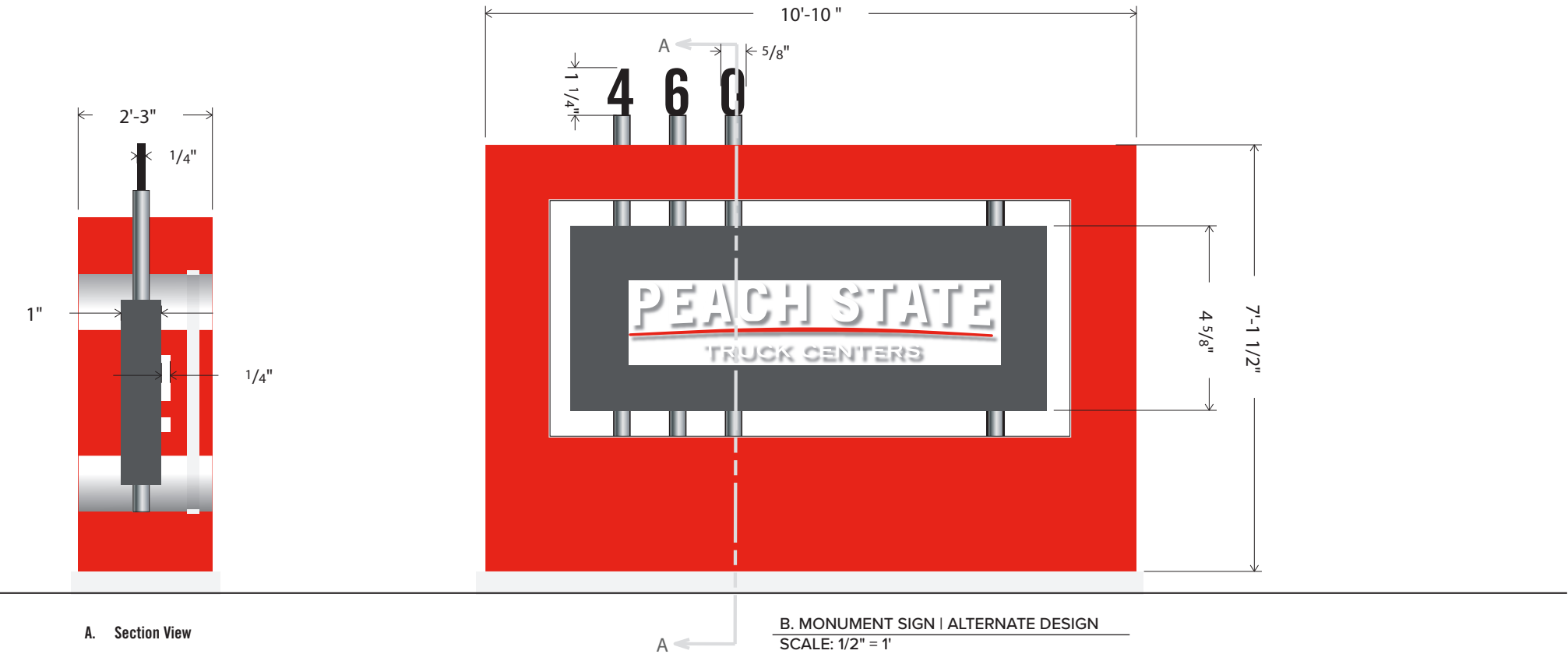
TRAILER DROP ↑

NO TRAILERS AT THIS ENTRANCE

PEACH STATE
TRUCK CENTERS



Fabricated aluminum structure with brushed aluminum poles that allow the center portion to float in the center of the structure. The outer structure would feature a lighting element that encircled the interior of the shape.

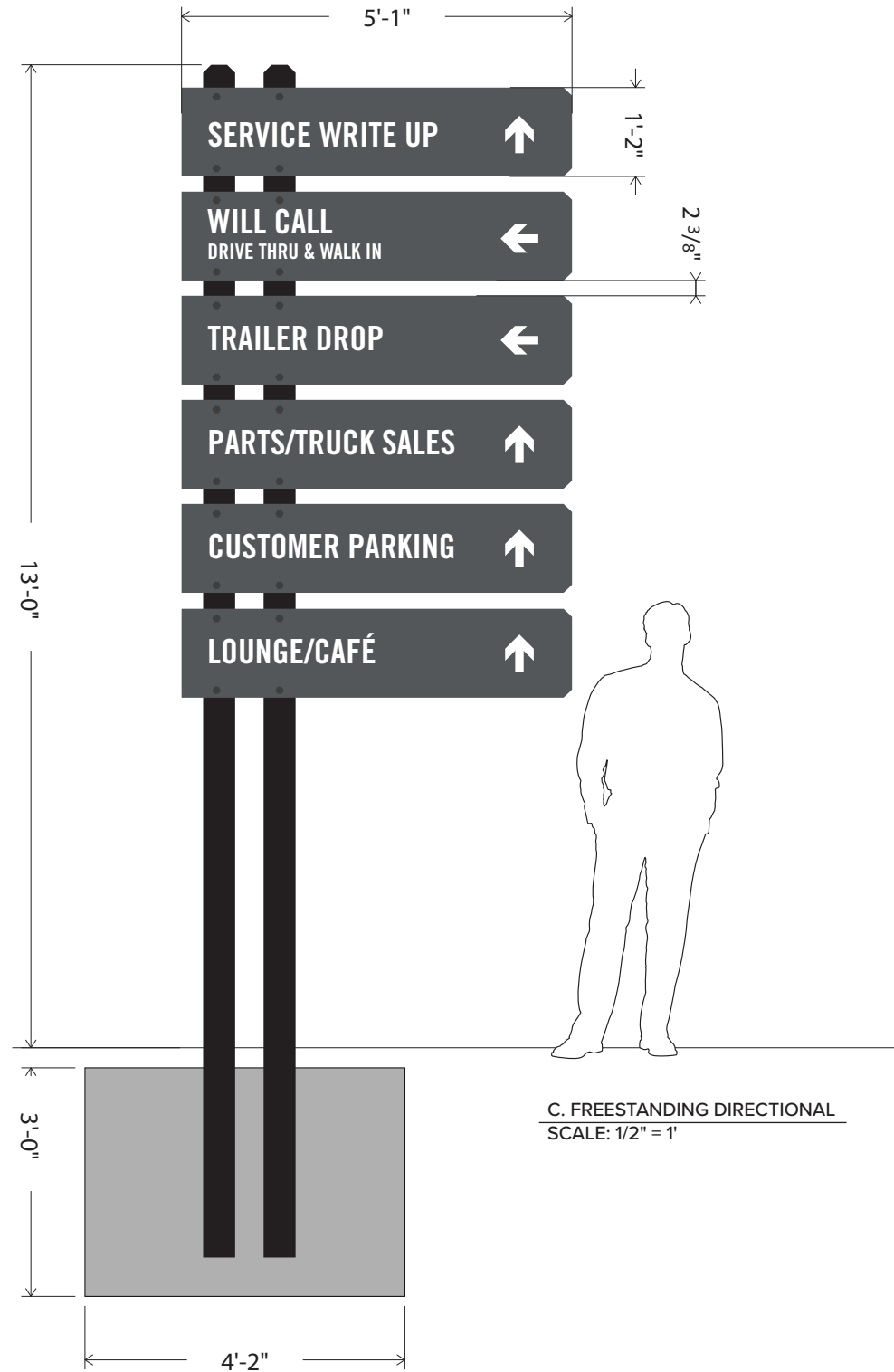


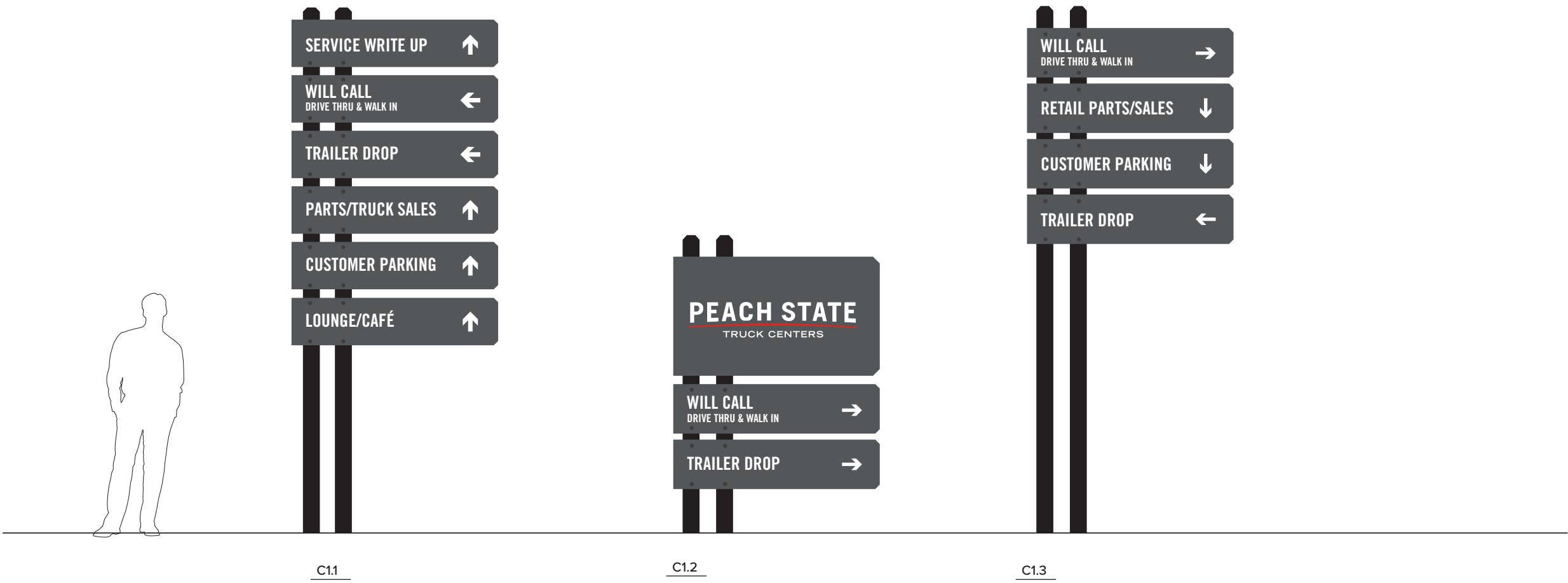
4 6 0

PEACH STATE

TRUCK CENTERS

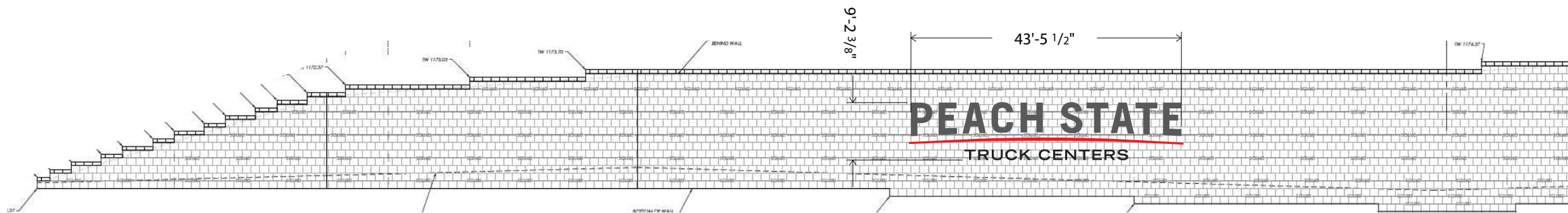








I. PYLON SIGN
SCALE:NTS



L. RETAINING WALL SIGN
SCALE:NTS

UPDATED LETTER OF INTENT



LETTER OF INTENT AND LIST OF VARIANCES

Peach State Trucks
148,033 S.F. Building
25.883 Acres
May 23, 2025

GENERAL STATEMENT

The Variances requested in this proposal are limited to allowable signage areas and quantities. These requests are the direct result of the large scale of this particular development, the building is approximately 148,000 SF, 45' tall at the highest point and covers more than 20 acres. If this property were developed with multiple tenants or even multiple smaller scale developments as is typical for a property over 20 acres the allowable signage for the property would far exceed this request. We believe the success of our business is in some part based on the signage being at a scale that will allow us to compete visually with other smaller sized buildings. Signage that is of an appropriate size and proportion to be discernible and effective a distance from the highway and surrounding roadways for potential patrons is paramount to our business. Our property has 3 frontages, I-20, Liberty Road and Edge Road is another reason we are requesting some leeway to allow for an appropriate amount of signage to reach our customers and assist with general wayfinding in and around the property as well as, in and around the building.

The billboard sign along the I-20 ROW Line is to assist our customers, the majority of which are traveling the I-20 Interstate, a visual indicator that they are approaching the facility to alleviate any unwanted turnarounds due to missing the exit ramp from the highway. The Pilot next door currently has a pylon sign that is similar in height and scale to our request.

While we understand the need for a jurisdictional ordinance to limit signage area, height and quantities on single developments, we believe the size and scale of our facility creates our hardship and if approved we do not believe the end result would be outside of what the ordinance would allow if these 20 plus acres were developed with multiple smaller scale developments.

LIST OF REQUESTED VARIANCES

East Elevation

1. Variance to allow the "Peach State Truck Centers" main wall sign to be (38.2' x 8.6' = 328 sq. ft.) which exceed the city's maximum allowable size of 300 sq. ft. for wall signs under Section 9.29 – Wall Signs.
2. Variance from Section 9.29 to allow multiple wall signs on the East Elevation, the "Service Write-up," "Parts Sales," and "Truck Sales" all signs are strategically placed as way finding for customers.
3. Variance from Section 9.29 to allow multiple wall signs on the East Elevation, the three (3) 4.1' x 4.1' lane identifier signs are placed as way finding for customers.

South Elevation

4. Variance from Section 9.29 to allow multiple wall signs on the South Elevation, the three (3) 4.7' x 4.7' "PARTS WILL CALL" and "TRAILER DROP" signs are placed for customer way finding.

North Elevation

5. Variance from Section 9.29 to allow multiple wall signs on the North Elevation, all proposed signs ("Freightliner," "Thomas," "Cummins," etc.) identify the Manufactures represented at this facility.

West Elevation

6. Variance from Section 9.29 to allow multiple wall signs on the West Elevation, the "PARTS WILL CALL" and "DRIVE THRU" signs are strategically placed as wayfinding into the building for customers.

Ground Mounted Wayfinding

7. Request for Planning Commission approval for the three (3) proposed wayfinding signs

Retaining Wall Sign

8. Variance to allow the "Peach State Truck Centers" retaining wall sign to be (40' x 9.' = 360 sq. ft.) which exceed the city's maximum allowable size of 300 sq. ft. for wall signs under Section 9.29 – Wall Signs.

Billboard Sign Along I-20 ROW

9. Variance from Section 9.37 – Billboard Signs to allow a 78' Billboard Sign with a (30' x 20.75' = 622.5 SF) sign face with digital display.

Wayfinding Signs

10. Variance from Section 9.30 – Wayfinding Signs to allow 12 feet in height and 19.2 feet in area, which exceeds the city's maximum allowable square feet of 16 and height of 10 feet.

WRITTEN ANALYSIS FOR VARIANCES

1. *Where a literal application of this chapter, due to special circumstances, would result in an unusual hardship in an individual case, a variance may be granted by the City Council in accordance with the standards and procedures articulated in Section 11.06 of the Villa Rica Zoning Ordinance.* – As outlined in our General Statement, the special circumstance for these variance requests are the size and scale of our development.
2. *No variance shall be granted to the height of a sign which increases the height of the sign by more than twenty (20) percent of that allowed by this chapter.* – No Variance Request exceeds this requirement

3. *No variance shall be granted, which increases the size of a sign by more than twenty (20) percent of that allowed by this chapter.* – No Variance Request exceeds this requirement
4. *No variance shall be granted to increase the size or height of a banner, sidewalk, wayfinding, construction or standard informational signage.* – No Request being made relevant to this requirement.

We respectfully request your consideration of our request and look forward to getting our business up and running in the City of Villa Rica.

Thank You,



Steven T. Ellis
Senior Vice President
PRO Building Systems



City of Villa Rica

☐ APPEAL ☒ VARIANCE

The procedure for requesting a Variance or filing an Appeal is set forth in Section 606 of the City of Villa Rica Zoning Ordinance. Generally, the amendment process involves review by the Community Development Manager and City Council.

Date of Application: _____

Applicant Name: Stepfon Brown

Address: 3678 North Peachtree Rd City: Atlanta State: GA Zip: 30341

Phone: (770) 455-1791 Email: sbrown@problbg.com

Agent Name: _____

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

Phone: _____ Email: _____

Owner Name (If different from applicant): Rick Reynolds

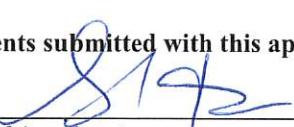
Address: 6535 Crescent Drive City: Norcross State: GA Zip: 30071

Phone: (678) 533-3682 Email: VBaird@peachstatetrucks.com (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: 460 Edge Road, Villa Rica, GA 30180

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


Signature of Applicant

03/27/2025
Date

After recording return to:
Calloway Title and Escrow, LLC
4170 Ashford Dunwoody Rd. Ste. 525
Atlanta, GA 30319

2-40965

STATE OF GEORGIA

COUNTY OF FULTON

LIMITED WARRANTY DEED

THIS INDENTURE, made and entered into this 15th day of February, 2022, between **NASSER ALI AL-ANSSI**, a resident of Georgia, hereinafter called Grantor, and **REYNOLDS FAMILY PROPERTIES AND INVESTMENTS, LLC**, a Georgia limited liability company, hereinafter called Grantee, having an address at 6585 Crescent Drive, Norcross, Georgia 30071 (the words Grantor and Grantee to include the respective successors and assigns of the parties hereto where the context hereof requires or permits).

WITNESSETH:

Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed, and confirmed, and by these presents does grant, bargain, sell, alien, convey, and confirm unto the said Grantee all that tract or parcel of land lying and being in Land Lots 145 and 146 of the 2nd District, Douglas County, Georgia, more particularly described by Exhibit A attached hereto and incorporated herein by this reference.

TOGETHER WITH all buildings, structures, easements, rights-of-way, strips and gores of land, streets, ways, alleys, passages, emblements, and appurtenances in any way belonging, relating, or appertaining to said tract or parcel of land.

TO HAVE AND TO HOLD said property with all and singular the rights, members, and appurtenances thereof, to the same being, belonging, or in any wise appertaining, for the only proper use, benefit, and behoof of the said Grantee, forever in FEE SIMPLE, subject to the matters described on Exhibit B attached hereto and made a part hereof.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons claiming by, through or under Grantor, subject to the matters described on Exhibit B attached hereto and made a part hereof.

[Execution on following page]

IN WITNESS WHEREOF, Grantor has signed, sealed, and delivered this Limited Warranty Deed as of the day and year first above written.

Signed, sealed and delivered
in the presence of:



Unofficial Witness

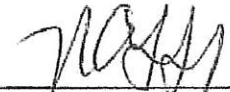


Notary Public

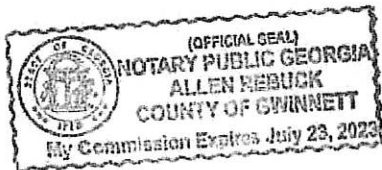
My Commission Expires:

7/23/2023

[NOTARY SEAL]



(SEAL)
Nasser Ali Al-Anssi



verified
on DL
as ID

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 145 AND 146, 2ND DISTRICT, DOUGLAS COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ½" REBAR LOCATED AT THE NORTHWEST INTERSECTION OF EDGE ROAD (80' RIGHT OF WAY) AND LIBERTY ROAD (100' RIGHT OF WAY); THENCE ALONG THE NORTHERLY RIGHT OF WAY OF EDGE ROAD S 89° 36' 57" W A DISTANCE OF 400.05' TO A ½" REBAR FOUND AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID RIGHT OF WAY S 88° 23' 36" W A DISTANCE OF 382.61' TO A POINT; THENCE N 82° 50' 42" W A DISTANCE OF 204.49' TO A POINT; THENCE N 72° 20' 25" W A DISTANCE OF 254.90' TO A POINT; THENCE N 73° 44' 20" W A DISTANCE OF 282.56' TO A ½" REBAR FOUND; THENCE N 00° 00' 00" E A DISTANCE OF 723.85' TO A ½" REBAR FOUND; THENCE ALONG A CURVE TO THE RIGHT 228.74', SAID CURVE HAVING A RADIUS OF 4,567.01' AND A CHORD BEARING N 87° 25' 15" E AND A CHORD DISTANCE OF 228.72' TO A POINT; THENCE S 87° 14' 14" E A DISTANCE OF 426.66' TO A POINT; THENCE ALONG A CURVE TO THE RIGHT 483.67', SAID CURVE HAVING A RADIUS OF 1,300.85' AND A CHORD BEARING S 74° 02' 40" E AND A CHORD DISTANCE OF 480.89' TO A POINT; THENCE S 63° 16' 54" E A DISTANCE OF 468.31' TO A POINT; THENCE S 17° 24' 10" E A DISTANCE OF 237.46' TO AN IRON PIN SET; THENCE S 25° 48' 00" W A DISTANCE OF 150.00' TO A ½" REBAR FOUND; THENCE N 86° 58' 36" W A DISTANCE OF 440.00' TO AN IRON PIN SET; THENCE S 00° 36' 40" W A DISTANCE OF 203.60' TO THE TRUE POINT OF BEGINNING.

LESS AND EXCEPT FROM THE ABOVE-DESCRIBED PROPERTY THAT PORTION OF THE PROPERTY CONVEYED BY THAT CERTAIN WARRANTY DEED FROM FREDDIE E. COLE, WILLIAM C. COLE, CHARLES E. COLE, SR., NAN C. COLE AND YVONNE E. COLE TO THE CITY OF VILLA RICA, DATED MAY 6, 1980, FILED FOR RECORD SEPTEMBER 29, 1980, AT 3:46 P.M., RECORDED IN DEED BOOK 375, PAGE 123, RECORDS OF DOUGLAS COUNTY, GEORGIA.

EXHIBIT "B"

1. Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.
2. Easement from Mrs. O.V. Edge to Georgia Power Company, dated May 4, 1953, filed for record July 15, 1953 at 8:00 a.m., recorded in Deed Book 22 Page 262 (bottom), Records of Douglas County, Georgia.
3. Limitation of access rights contained in Condemnation – Department of Transportation vs. Land Capital Corporation, et al, being Docket No. 73-800, aforesaid Records.
4. Easements contained in Right of Way Deed from Charles E. Cole, L.G. Landers, et al to Douglas County, dated September 8, 1975, filed for record November 24, 1975 at 9:37 a.m., recorded in Deed Book 28 Page 101, aforesaid Records.
5. Easements contained in Right of Way Deed from Freddie E. Cole, William C. Cole, et al to the City of Villa Rica, Georgia, dated May 20, 1980, filed for record September 29, 1980 at 3:46 p.m., recorded in Deed Book 74 Page 111, aforesaid Records.



March 24, 2025

**City of Villa Rica Planning and Zoning Department
206 North Avenue
Villa Rica, GA 30180**

Subject: Variance Application

To Whom it May Concern:

I, Rick Reynolds, owner of Reynolds Family Properties and Investments, LLC hereby gives authorization to PRO Building Systems, Inc. to apply for all sign variances located at 460 Edge Rd, Villa Rica, GA 30180.

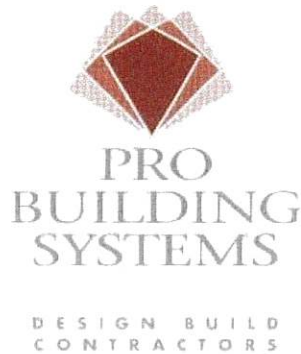
If you have any questions or concerns, please do not hesitate to reach out to me at (770) 449-5300.

Respectfully,

A handwritten signature in blue ink that reads "Rick Reynolds".

Rick Reynolds, Owner
Reynolds Family Properties and Investments, LLC.





LETTER OF INTENT AND LIST OF VARIANCES

**Peach State Trucks
148,033 S.F. Building
25.883 Acres
March 31, 2025**

GENERAL STATEMENT

The Variances requested in this proposal are limited to allowable signage areas and quantities. These requests are the direct result of the large scale of this particular development, the building is approximately 148,000 SF, 45' tall at the highest point and covers more than 20 acres. If this property were developed with multiple tenants or even multiple smaller scale developments as is typical for a property over 20 acres the allowable signage for the property would far exceed this request. We believe the success of our business is in some part based on the signage being at a scale that will allow us to compete visually with other smaller sized buildings. Signage that is of an appropriate size and proportion to be discernible and effective a distance from the highway and surrounding roadways for potential patrons is paramount to our business. Our property has 3 frontages, I-20, Liberty Road and Edge Road is another reason we are requesting some leeway to allow for an appropriate amount of signage to reach our customers and assist with general wayfinding in and around the property as well as, in and around the building.

The pylon sign along the I-20 ROW Line is to assist our customers, the majority of which are traveling the I-20 Interstate, a visual indicator that they are approaching the facility to alleviate any unwanted turnarounds due to missing the exit ramp from the highway. The Pilot next door currently has a pylon sign that is similar in height and scale to our request.

While we understand the need for a jurisdictional ordinance to limit signage area, height and quantities on single developments, we believe the size and scale of our facility creates our hardship and if approved we do not believe the end result would be outside of what the ordinance would allow if these 20 plus acres were developed with multiple smaller scale developments.

LIST OF REQUESTED VARIANCES

East Elevation

1. Variance to allow the "Peach State Truck Centers" main wall sign to be (38.2' x 8.6' = 328 sq. ft.) which exceed the city's maximum allowable size of 300 sq. ft. for wall signs under Section 9.29 – Wall Signs.
2. Variance from Section 9.29 to allow multiple wall signs on the East Elevation, the "Service Write-up," "Parts Sales," and "Truck Sales" all signs are strategically placed as way finding for customers.
3. Variance from Section 9.29 to allow multiple wall signs on the East Elevation, the three (3) 4.1' x 4.1' lane identifier signs are placed as way finding for customers.

South Elevation

4. Variance from Section 9.29 to allow multiple wall signs on the South Elevation, the three (3) 4.7' x 4.7' "PARTS WILL CALL" and "TRAILER DROP" signs are placed for customer way finding.

North Elevation

5. Variance from Section 9.29 to allow multiple wall signs on the North Elevation, all proposed signs ("Freightliner," "Thomas," "Cummins," etc.) identify the Manufactures represented at this facility.

West Elevation

6. Variance from Section 9.29 to allow multiple wall signs on the West Elevation, the "PARTS WILL CALL" and "DRIVE THRU" signs are strategically placed as wayfinding into the building for customers.

Ground Mounted Wayfinding

7. Request for Planning Commission approval for the three (3) proposed wayfinding signs

Retaining Wall Sign

8. Variance to allow the "Peach State Truck Centers" retaining wall sign to be (43.5' x 9.2' = 400.2 sq. ft.) which exceed the city's maximum allowable size of 300 sq. ft. for wall signs under Section 9.29 – Wall Signs.

Pylon Sign Along I-20 ROW

9. Variance from Section 9.24 to allow a 120' Pylon Sign with a (46.17' x 31.833' = 1,469.73 SF) sign face with digital display.

WRITTEN ANALYSIS FOR VARIANCES

1. *Where a literal application of this chapter, due to special circumstances, would result in an unusual hardship in an individual case, a variance may be granted by the City Council in accordance with the standards and procedures articulated in Section 11.06 of the Villa Rica Zoning Ordinance.* – As outlined in our General Statement, the special circumstance for these variance requests are the size and scale of our development.
2. *No variance shall be granted to the height of a sign which increases the height of the sign by more than twenty (20) percent of that allowed by this chapter.* – The only sign we are asking to be outside of this requirement is the Pylon Sign along the I-20 ROW and the Pilot next door currently has a pylon sign of similar size and scale to our request.
3. *No variance shall be granted, which increases the size of a sign by more than twenty (20) percent of that allowed by this chapter.* - The only sign we are asking to be outside of this requirement is the Retaining Sign along the I-20 ROW and based on the size of the retaining wall, the scale of the overall development and the proximity to I-20 we believe this request is warranted.

4. *No variance shall be granted to increase the size or height of a banner, sidewalk, wayfinding, construction or standard informational signage.* – No Request being made relevant to tis requirement.

We respectfully request your consideration of our request and look forward to getting our business up and running in the City of Villa Rica.

Thank You,



Steven T. Ellis

Senior Vice President

PRO Building Systems



March 27, 2025

**City of Villa Rica Planning and Zoning Department
206 North Avenue
Villa Rica, Georgia 30180**

Subject: Property Owners Listing

To Whom it May Concern:

Below is a list of all property owners within 250 feet of location 460 Edge Rd, Villa Rica, GA 30180.

- 444 Edge Road. LLC – 444 Edge Road, Villa Rica, GA 30180
- Cangemi Joseph – P.O. Box 1556, Villa Rica, GA 30180
- Sumukh Investments Inc. – 615 Edge Road, Villa Rica, GA 30180
- Cangemi, Richard & Rhonda – P.O. Box 1556, Villa Rica, GA 30180
- Sheffield Properties, LLC – 433 Roslyn Road, Winton Salem, NC 27104
- F & B Edge Road, LLC – 701 Edge Road, Villa Rica, GA 30180
- Jackie Richardson – 8550 W Banks Mill Rd, Winston, GA 30187

If you have any questions or concerns, please do not hesitate to reach out to me at (770) 455-1791.

Respectfully,

A handwritten signature in blue ink, appearing to read "STEVEN T. ELLIS", is written over a light blue horizontal line.

Steven T. Ellis, VP / Director of Design
PRO Building Systems, Inc.



Planning & Zoning Commission Meeting: June 17, 2025

City Council Meeting: July 8, 2025

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

Re: Planning Report
Applicant: Skyler Evans
VA-03-25
615 Industrial Blvd.
Land Lot 162, District 6th
Parcel # V03 0120017 & V03 0120014
Acreage: 8.29ac
Ward: 2
Planning Board Member: Andrew Newton
City Council Member: Stephanie Warmoth
City of Villa Rica, Carroll County, Georgia

The applicant, Skyler Evans, is requesting three (3) landscape variances for two (2) tracts at 615 Industrial Blvd, deviating from Section 7.05(a) Landscaping Standards, to accommodate the development of a Scott Evans Car Dealership Superstore. The variances are intended to address specific landscaping requirements that may impact site functionality while ensuring compliance with the city's zoning and development standards.

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

1. Application for a Variance, dated April 28, 2025;
2. Applicant Letter of Intent, dated April 28, 2025, prepared by Scott Lewis;
3. Limited Warranty deed, dated April 14, 2023;
4. Proposed Variance Site Plan, dated April 1, 2025, prepared by Scott Lewis
5. List of Adjacent Property Owners, undated.



615 Industrial Blvd.

VA-03-25

June 17, 2025

A. Existing Conditions

The subject properties are located along Industrial Blvd., just off Highway 101, with approximately 344 feet of collective frontage along Highway 101. Currently zoned as Industrial, Low Density (I1), both tracts contains existing structures.

The surrounding area features a diverse mix of zoning districts:

- To the West: 3rd Street, which consists of Single-Family Urban (R2) residential lots abutting the property.
- To the East: Nature's Own Flowers Baking Company LLC, situated on Industrial Medium-Density (I2) zoned land.
- To the North: Six Commercial, Low-Density (C1) properties, including Dollar General and West Georgia Gymnastic Center.
- To the Northwest: Villa Rica's Gold Dust public park.
- To the South: An undeveloped parcel and Sunbelt Rentals, both located on Industrial, Low-Density (I1) zoned land.

No streams or state waters have been identified on the site, and no easements are present on the preliminary layout or property survey. While the Georgia Department of Transportation is currently conducting road work along Highway 101, the applicant asserts that this project will not impact the two subject parcels.

Surrounding Properties:

TABLE 1 – ADJACENT ZONING AND LAND USE CHARACTER AREAS		
	Current Zoning	Land Use Character Area
North	Commercial Low-Density (C1)	Suburban Village
East	Single-Family Urban (R2)	Traditional Neighborhood
South	Industrial Low Density (I1)	Industrial
West	Industrial Medium-Density (I2)	Industrial & Conservation/ Open Space



615 Industrial Blvd.
VA-03-25
June 17, 2025



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

B. Site History

The City of Villa Rica's Unified Development Code (UDC) initially designated the two subject properties at 615 Industrial Blvd as Light Industrial (LI). During the citywide rezoning effort in 2020, the properties were rezoned to Industrial, Low-Density (I1). In August 2024, the City Council approved a rezoning for 615 Industrial Blvd. and Parcel # V03 0120017, shifting the designation from Industrial Medium-Density (I2) to Commercial Medium-Density (C2). The current application, representing the proposed Scott Evans Dealership, includes a request for landscape buffer variances to support the development.

According to Carroll County's Tax Assessors software (QPublic), the parcels currently contain vacant structures built around 1989. The main structure spans approximately 10,050 square feet, while an additional 1,200-square-foot building is also present. Accessory features include:

- A 240-square-foot canopy and concrete/steel loading ramp area
- An open-air accessory structure with a roof supported by wooden beams, but no walls

The property's operational history includes:

- Ace Hardware (2008)
- 101 Sales & Supplies (2018)
- All Plant Mechanical (until February 2024)



615 Industrial Blvd.

VA-03-25

June 17, 2025

C. Proposed Development

The Scott Evans Used Car Dealership Superstore will be constructed on two tracts at 615 Industrial Blvd, to accommodate the new dealership. The development includes an expansion of the existing 10,050-square-foot structure, consisting of a 10-bay vehicle service area on the south elevation, a Service Area equipped with two glass-window garage bays, and two (2) additional glass-window garage bay doors on the east elevation (rear).

The interior layout will consist of a showroom and reception area, offices and conference room, customer lounge, service area & technician workspace, and parts storage.

This single-phase construction project is expected to take six (6) months to complete. Utility services are already in place, though electrical upgrades may be required. The development will utilize city water and sewer services. Scott Evans currently operates an 11,080-square-foot dealership in Carrollton, GA, further demonstrating its established presence in the automotive retail market.

Flood Plain

This parcel is considered in "Flood Zone X", which is an area of minimal flood hazard. Figure 2, below, indicates the flood zone map:

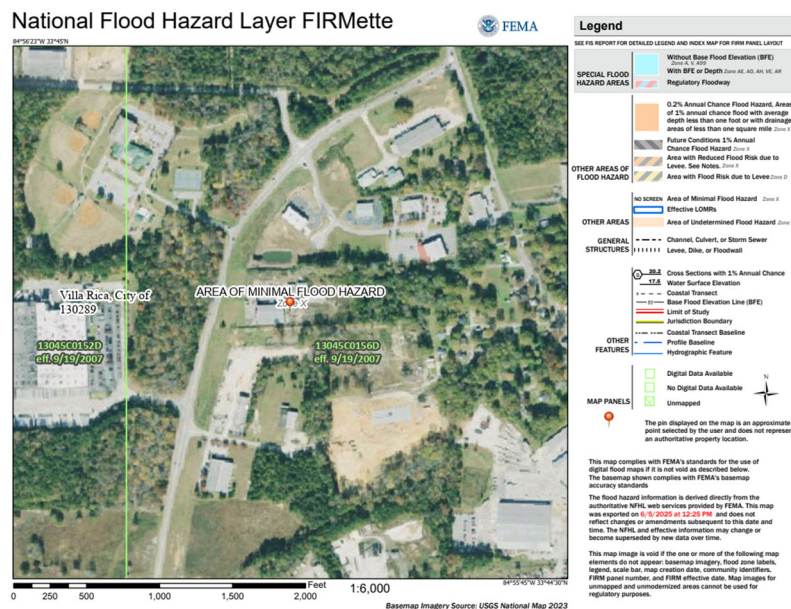


Figure 2: FEMA Flood Map



D. Variances

The developer has requested three (3) variances, relief from 7.05 Landscaping Standards of the Villa Rica Zoning Ordinance, as outlined below. The applicant has stated in the submitted Written Statement that the site has 'unique characteristics' such as topography and parking dimensions, which make the compliance with the landscaping buffer requirements impractical.

The Applicant has requested variance relief for the following:

- Section 7.05(6)(a) *Parking Area Landscaping-*
 - *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.*
- #1 The applicant is requesting a variance from the city's 10-foot minimum landscape strip requirement between adjacent developed parcels. Specifically, the property to the north, which is zoned Commercial Low Density (C1), would receive a reduced 3-foot landscape buffer with an opaque fence to enhance screening measures.
- #2 The applicant is also requesting a variance from the city's required 20-foot landscape screen separating the public street right-of-way. The proposed landscaping screen area would be reduced to a minimum of 6 feet.
- Section 7.05(6)(c) *Interior Landscaping for Off-Street Parking Area-*
 - *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.*
 - *Landscaping area. Five percent (5%) of the vehicular use area shall be landscaped.*
- #3 The applicant has 145,714 square feet of parking area and is required to designate 5% (7,286 square feet) for landscaping. However, the applicant is proposing 3,184 square feet, which accounts for 2.18% of the parking area.

According to the applicant's Variance Request Letter, the purpose of this deviation is to prioritize the preservation of undisturbed land at the rear of the development, which is adjacent to Residential-Family Urban (R2) zoned properties.



615 Industrial Blvd.

VA-03-25

June 17, 2025

Variance Decision Criteria

In taking action on all variance requests, the Council shall use the following decision criteria, consistent with the requirements of the Georgia Code.

a) Development Standards Variance. The Council may grant a variance from the development standards of this ordinance (such as height, bulk, area) if, after a public hearing, it makes a determination in writing (consistent with *O.C.G.A. 36-66-1*), that:

i) General Welfare. The approval will not be injurious to the public health, safety, morals, and general welfare of the community;

ii) 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 applicant is proposing to install an opaque fence along the border of the subject properties and the adjoining lot to the north. This variance does not appear to have a significantly adverse impact on the surrounding area.

Practical Difficulty. The strict application of the terms of this ordinance will result in a 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.

According to the applicant's Variance Request Letter, the deviation is intended to preserve more of the undisturbed land at the rear of the development, which is adjacent to Residential-Family Urban (R2) zoned properties. Additionally, the applicant seeks to maximize the parking area near Highway 101 to better accommodate customers, employees, and inventory vehicles.

E. Comments

No Staff comments.



615 Industrial Blvd.

VA-03-25

June 17, 2025

Recommendation:

Staff recommendation:

- Section 7.05(6)(a) Parking Area Landscaping-
 - Required: Development must have a minimum of 10 feet of Parking areas adjacent to other developed parcels
 - Proposed: Applicant is requesting 3 feet
 - **Staff recommendation:** After discussion with the applicant they are ameanable to install 5' and keep the current opaque fence in place for screening
- Section 7.05(6)(a) Parking Area Landscaping-
 - Required: All parking lots, including parking spaces, shall be separated from all public or private streets rights-of-way by a landscape screen that is a minimum of 20 feet in width
 - Proposed: Applicant requesting 6 feet
 - **Staff recommendation:** After further discussion with the applicant, they are ameanable to install a 10' wide buffer
- Section 7.05(6)(c) Interior Landscaping for Off-Street Parking Area-
 - Required: 5% is approximately 7,286sf of interior landscaped area
 - Proposed: 2.18%, which is approximately 3,184sf of interior landscaped area
 - **Staff recommendation:** Approval



615 Industrial Blvd.

VA-03-25

June 17, 2025

Public Notifications:

As required by *Section 11.05* in the Code of the City of Villa Rica, the public has been notified in *Times-Georgian* on May 29th and June 5th; a sign has been posted on the subject properties; and all abutting property owners have received notification via regular and certified mail.

Public Response:

In response to the public notifications, no residents have contacted the city objecting to the proposed variances.

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

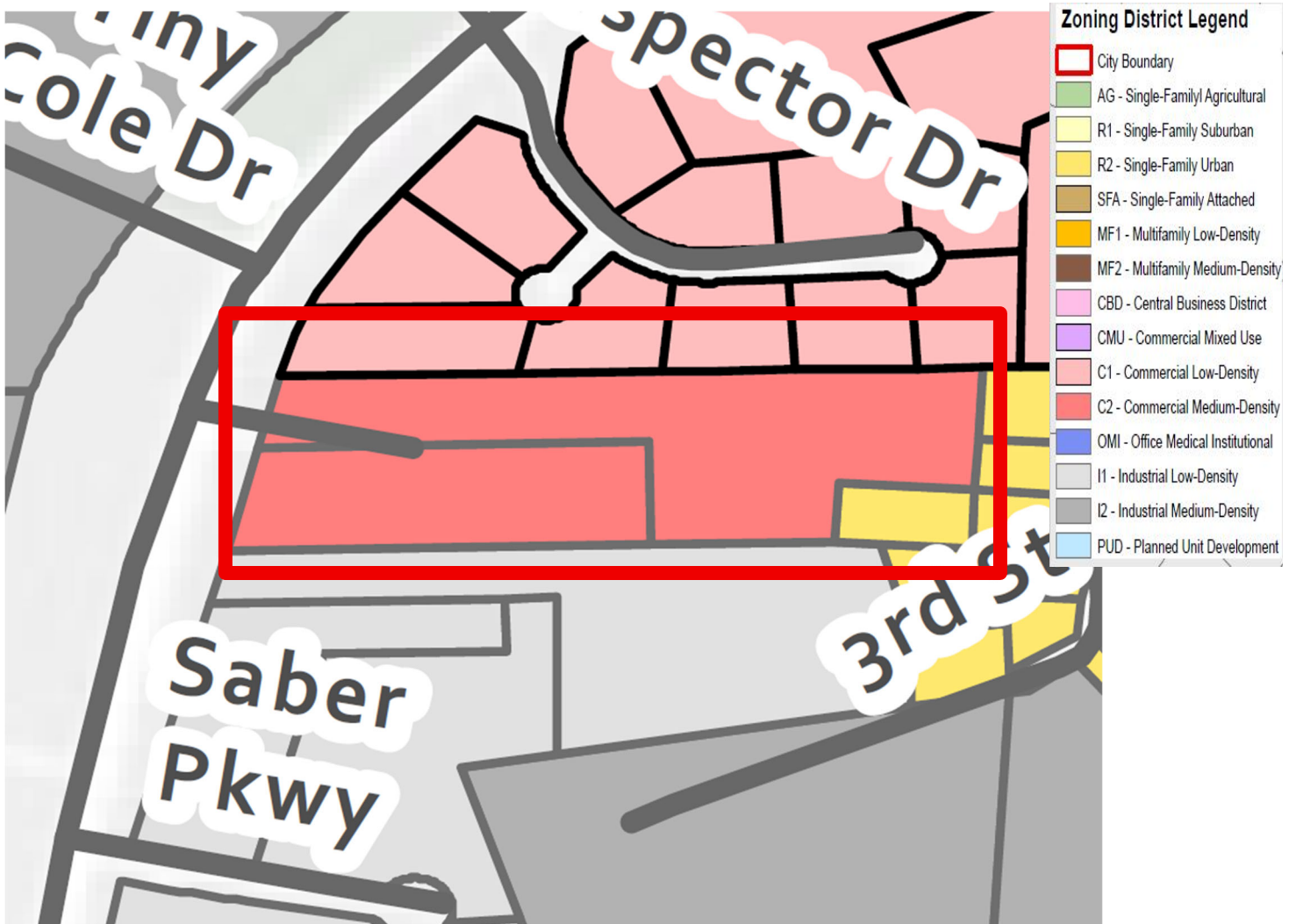


615 Industrial Blvd.

VA-03-25

June 17, 2025

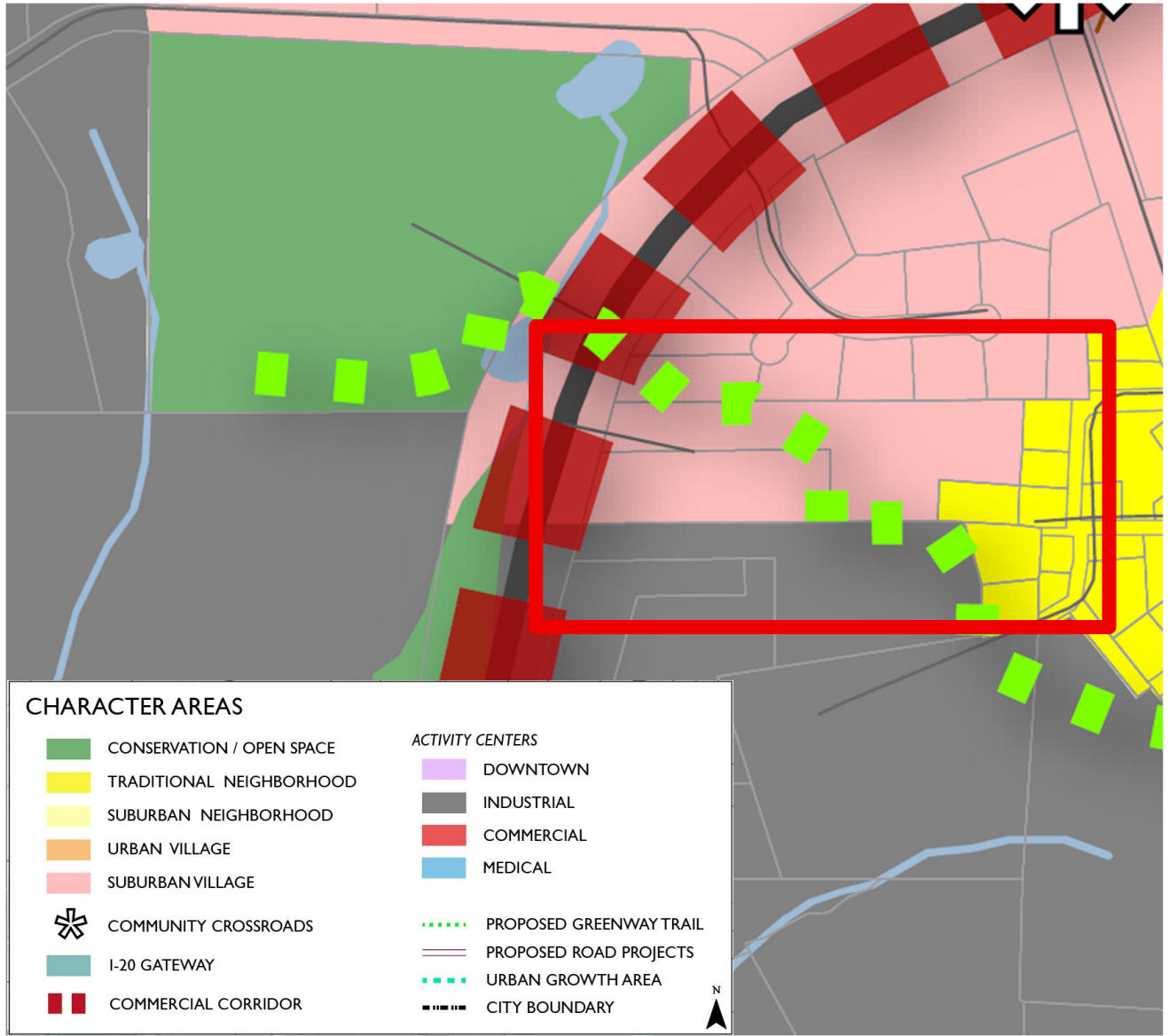
Zoning Map:

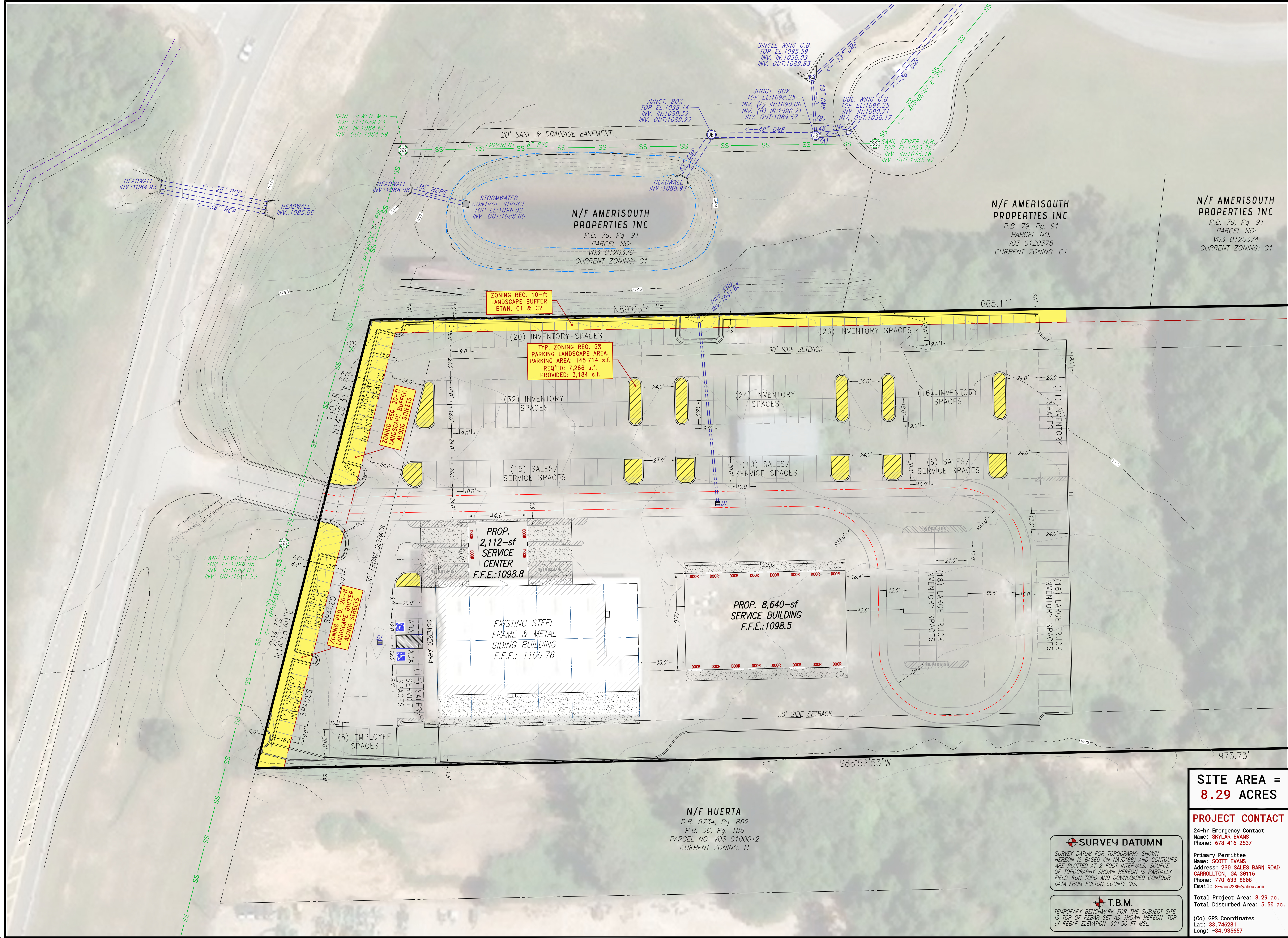




615 Industrial Blvd.
VA-03-25
June 17, 2025

Future Land Use Map:





**SITE AREA =
8.29 ACRES**

PROJECT CONTACT

24-hr Emergency Contact
Name: **SKYLAR EVANS**
Phone: **678-416-2537**

Primary Permittee
Name: **SCOTT EVANS**
Address: **230 SALES BARN ROAD**
CARROLLTON, GA 30116
Phone: **770-633-8608**
Email: **SEvans2288@yahoo.com**

Total Project Area: **8.29 ac.**
Total Disturbed Area: **5.50 ac.**

(Co) GPS Coordinates
Lat: **33.746231**
Long: **-84.935657**

SURVEY DATUM

SURVEY DATUM FOR TOPOGRAPHY SHOWN
HEREON IS BASED ON NAVD(88) AND CONTOURS
ARE PLOTTED AT 2 FOOT INTERVALS. SOURCE
OF TOPOGRAPHY SHOWN HEREON IS PARTIALLY
FIELD-RUN TOPO AND DOWNLOADED CONTOUR
DATA FROM FULTON COUNTY GIS.

T.B.M.

TEMPORARY BENCHMARK FOR THE SUBJECT SITE
IS TOP OF REBAR SET AS SHOWN HEREON. TOP
OF REBAR ELEVATION: 901.50 FT MSL.

LEWIS⁵
DEVELOPMENT
CONCEPTS LLC
285 Tom Reeve Drive
Carrollton, GA 30117
770-280-5738
Robert S. Lewis
Ga. Reg. LS #2789
Level II Cert.
Dsgn. #0000029563

811
Call Before You Dig!

LEWIS⁵
DEVELOPMENT
CONCEPTS, LLC

811
Call Before You Dig!

PROJECT CLIENT: CARROLL PROPERTIES/VILLA RICA
615 INDUSTRIAL BLVD
Land Lot 190, Dist. 6TH.,
CARROLL County, Georgia
Being within the City of VILLA RICA
SITE ADDRESS: 615 INDUSTRIAL BLVD.

REGISTERED
PROFESSIONAL
SURVEYOR
ROBERT S. LEWIS
Robert S. Lewis
Ga. Reg. LS #2789
Level II Cert.
Dsgn. #0000029563

REFERENCED NORTH

DATE OF ORIGINAL:
04/01/2024

DATE LAST REVISED:
ORIGINAL PLANS

REVISION

1	REVISION	DESC
2	REVISION	DESC
3	REVISION	DESC
4	REVISION	DESC
5	REVISION	DESC

GRAPHIC SCALE

Scale: 1" = 30'

SHEET
VAR01



City of Villa Rica Planning and Zoning Department

206 North Avenue | Villa Rica, Ga 30180

678-785-9995 | www.Villarica.org

VARIANCE OR APPEAL APPLICATION



CHECKLIST

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:

- 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.
- A site plan demonstrating the requested variance, showing the affected property, adjacent property, zoning, and existing land use.
- A statement of why the variance is necessary.
- A statement as to how the applicant's request satisfies each required finding.
- 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
- Any other exhibits may be required by the Community Development Director.

Appeals from Staff Determinations:

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

Variance by Use Type

Chapter	Residential	Commercial	Industrial	PUD
Chapter 4: Zoning District Regulations (including bulk regulations)	\$200	\$400	\$600	N/A
Chapter 6: Planned Unit Development	N/A	N/A	N/A	\$1,500
Chapter 7: Development Standards	\$300	\$300	\$300	N/A
Chapter 8: Supplementary Standards for Specific Uses	\$500	\$500	\$600	N/A
Chapter 9: Design Standards	\$300	\$400	\$500	\$600
Other	\$300	\$300	\$300	\$300



City of Villa Rica

☐ APPEAL ☒ VARIANCE

The procedure for requesting a Variance or filing an Appeal is set forth in Section 606 of the City of Villa Rica Zoning Ordinance. Generally, the amendment process involves review by the Community Development Manager and City Council.

Date of Application: 04/28/2025

Applicant Name: Skyler Evans

Address: 725 Bankhead Highway City: Carrollton State: GA Zip: 30117

Phone: 678-416-2537 Email: SkylerEvans05@gmail.com

Agent Name: Robert Scott Lewis

Address: 285 Tom Reeve Drive City: Carrollton State: GA Zip: 30117

Phone: 770-280-5738 Email: SLewis@L5DevelopConcepts.com

Owner Name (If different from applicant): Carroll Properties, LLC - Skyler Evans

Address: 725 Bankhead Highway City: Carrollton State: GA Zip: 30117

Phone: 678-416-2537 Email: SkylerEvans05@gmail.com (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: 615 Industrial Blvd., Villa Rica, GA

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

Please see the attached page for signature.

Signature of Applicant

04/28/2025

Date



City of Villa Rica

APPEAL VARIANCE

The procedure for requesting a Variance or filing an Appeal is set forth in Section 606 of the City of Villa Rica Zoning Ordinance. Generally, the amendment process involves review by the Community Development Manager and City Council.

Date of Application: 04/28/2025

Applicant Name: Skyler Evans

Address: 725 Bankhead Highway City: Carrollton State: GA Zip: 30117

Phone: 678-416-2537 Email: SkylerEvans05@gmail.com

Agent Name: Robert Scott Lewis

Address: 285 Torn Reeve Drive City: Carrollton State: GA Zip: 30117

Phone: 770-280-5738 Email: SLewis@t5DevelopmentConcepts.com

Owner Name (if Parent for application): Carroll Properties, LLC - Skyler Evans

Address: 725 Bankhead Highway City: Carrollton State: GA Zip: 30117

Phone: 678-416-2537 Email: SkylerEvans05@gmail.com (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: 615 Industrial Blvd., Villa Rica, GA

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

Signature of Applicant

04/28/2025

Date

Community Development, City of Villa Rica, 206 North Ave., Villa Rica, GA

Dear Community Development and City Council Members,

I am writing to request a variance in the Landscape Buffer requirements as outlined in the City of Villa Rica's zoning regulations as more specifically shown herein. The unique characteristics of the property in question, including its topography and required parking dimensions, present challenges that make strict compliance with the current landscape buffer requirements impractical.

A variance is necessary to accommodate the specific conditions of the site while still ensuring that the overall intent of the landscaping regulations is met. Granting this variance will allow for a more sustainable development approach, promoting both aesthetic appeal and environmental stewardship without compromising the integrity of the surrounding area.

The current owner wishes to maintain the city standards for parking and drive aisle dimensions while also enhancing the perimeter fence on the north side of the property to include added opacity for improved privacy and visual screening.

Also, the owner seeks to enhance the visibility of inventory display parking along Industrial Boulevard and is committed to landscaping with small shrubs and groundcover that will not obstruct the view of the displayed vehicles.

And finally, the owner requests a reduction of the required 5% parking landscape area to minimize site disturbance, allowing for a greater preservation of the undisturbed area at the rear of the development, while keeping a desired number of vehicle inventory spaces.

For clarification, the intended use of the project is for a certified used car sales and service facility, featuring inventory parking for over 200 vehicles. The grounds will be consistently maintained to ensure a presentable appearance for potential vehicle purchase clients and will never facilitate any storage for vehicles requiring body work.

Thank you for considering this request. I look forward to your support in facilitating a solution that benefits both the community and the proposed development.

Sincerely, R. Scott Lewis,

285 Tom Reeve Drive, Carrollton GA 30117 – Stewis@L5Developconcepts.com – 770-280-5738

The required variances, along with their corresponding section numbers, are listed below.

#1 - 10' Landscape Buffer on the North Property Line between C2 and C1 Zonings.

- [Sec. 7.05. - Landscaping standards.](#) - Sec. 7.05(6)(a) *Perimeter Landscaping for Off-Street Parking Areas.*
 - *Parking areas adjacent to other developed parcels shall require a planting area that is a minimum ten (10) feet in width.*

#2 - 20' Landscape Buffer along Industrial Blvd. on the West side of the Site

- [Sec. 7.05. - Landscaping standards.](#) - Sec. 7.05(6)(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.*
-

#3 - Required Landscape Areas in Parking - Required: 7286 s.f., Provided: 3184 s.f.

- [Sec. 7.05. - Landscaping standards.](#) Sec. 7.05(6)(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

Required Adjacent owners with parcel numbers and mailing address'

Owner Name	Parcel No	Mailing Address
AMERISOUTH PROPERTIES INC	V03 0120376	P O BOX 605 VILLA RICA, GA 30180
AMERISOUTH PROPERTIES INC	V03 0120375	P O BOX 605 VILLA RICA, GA 30180
AMERISOUTH PROPERTIES INC	V03 0120374	P O BOX 605 VILLA RICA, GA 30180
NALLEY PROPERTIES LLC	V03 0120373	2715 HICKORY LEVEL RD VILLA RICA, GA 30180
NALLEY PROPERTIES LLC	V03 0120372	2715 HICKORY LEVEL RD VILLA RICA, GA 30180
LUCILLE STOUFFER BOYCE	V03 0120007	722 THIRD ST VILLA RICA, GA 30180
LARMAC INC	V03 0120008	P O BOX 605 VILLA RICA, GA 30180
LARMAC INC	V03 0120009	P O BOX 605 VILLA RICA, GA 30180
LARMAC INC	V03 0120010	P O BOX 605 VILLA RICA, GA 30180
THOMAS J & PATRICIA T LARGE FAMILY LIMITED PARTNERSHIP	V03 0100011	P.O. BOX 605 VILLA RICA, GA 30180
JACINTO HUERTA	V03 0100012	1157 CHANDLER RD LAWRENCEVILLE, GA 30045
100 SABER PARKWAY LLC	V03 0100052	120 HICKORY SPRINGS INDUSTRIAL DR CANTON, GA 30115
FULL LIFE GOSPEL MINISTRIES INC	V03 0100047	3947 S MARTIN WAY LITHIA SPRINGS, GA 30122

Aerial of proposed site.



eFiled and eRecorded
DATE: 04/17/2023
TIME: 11:20 AM
DEED BOOK: 6153
PAGE: 860 - 861
FILING FEES: \$25.00
TRANSFER TAX: \$2,200.00
INTANGIBLE TAX: \$0.00
PARTICIPANT ID: 0872179815
PARTICIPANT ID: 7067927936
PT61: 022-2023-001594
RECORDED BY: WT
CLERK: Alan J. Lee
Carroll County, GA

Return Recorded Document to:

Tisinger Vance P.C.
100 Wagon Yard Plaza
Carrollton, GA 30117
File No. 32023M7429
Parcel ID: V03-0120014;0017

**L I M I T E D
W A R R A N T Y D E E D**

**STATE OF GEORGIA
COUNTY OF CARROLL**

THIS INDENTURE made this 14th day of April, 2023, between **Gold City Holdings, LLC**, of the County of Carroll, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **Carroll Properties, LLC**, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee.

All that tract or parcel of land lying and being in Land Lots 190 of the 6th District, Carroll County, Georgia, as shown as Tract A, containing 5.332 acres and Tract B, containing 2.960 acres, as shown on a plat of survey entitled "Retracement Survey For Gold City Holdings, LLC," dated February 10, 2023, prepared by Elbert H. Angel, Georgia Registered Land Surveyor No. 1742, and recorded in Plat Book 108, Page 705, Carroll County, Georgia Public Records, which recorded plat is incorporated herein and made a part hereof by this reference.

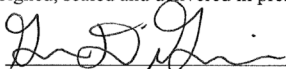
This Deed is given subject to all easements and restrictions of record.

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

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above-named grantor.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in presence of:

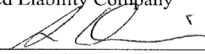


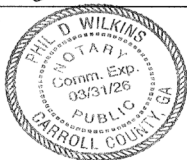
Witness

Gold City Holdings, LLC,
a Limited Liability Company



Notary Public

By:  (SEAL)
Andreas Duin, Member



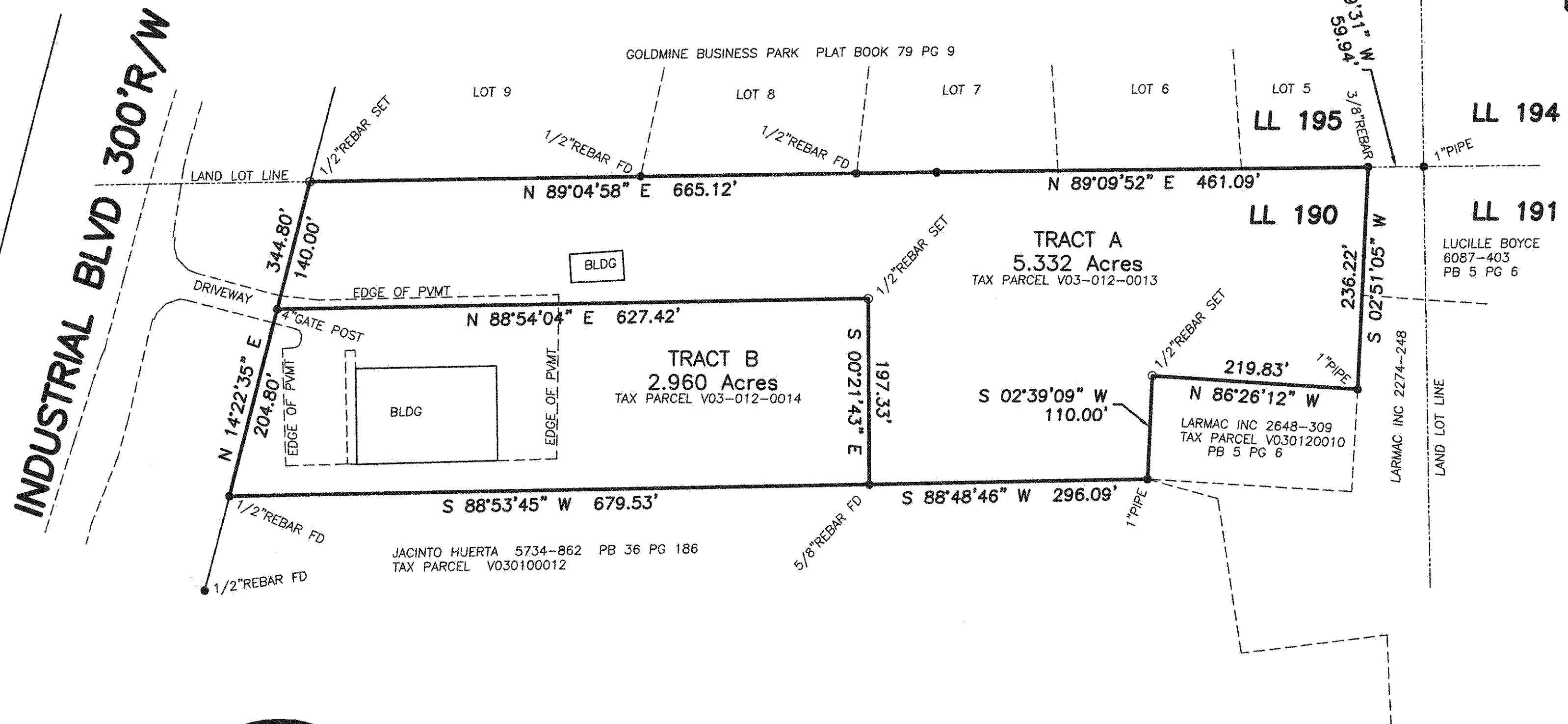
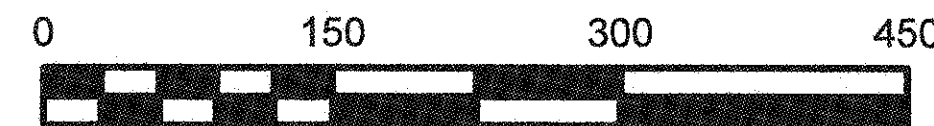
eFiled and eRecorded
DATE: 03/21/2023
TIME: 1:18 PM
PLAT BOOK: 108
PAGE: 705 - 705
FILING FEES: \$10.00
PART ID: 9262935542
RECORDED BY: WT
Alan J. Lee
Carroll County, GA

DATE OF FIELD WORK: FEBRUARY 2023
THIS SURVEY AUTHORIZED BY: DEMPSEY AUCTION CO
CURRENT TAX RECORDS SHOW OWNER AS:
GOLD CITY HOLDINGS, LLC
REF DEED: 4805-230 REF PLAT: 35-189
THIS SURVEY AUTHORIZED BY: DEMPSEY AUCTION CO

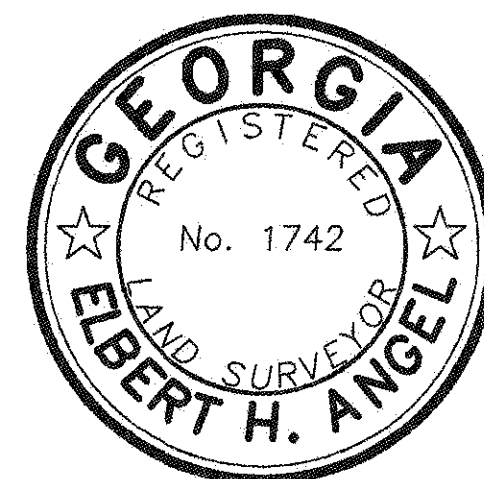
● = MONUMENT FOUND AS NOTED
○ = 1/2" REBAR SET

RETRACEMENT SURVEY FOR
GOLD CITY HOLDINGS, LLC
BEING IN LAND LOT 190 6th LAND DISTRICT
CARROLL COUNTY GEORGIA

SCALE 1" = 150' PLAT DATE: FEBRUARY 10, 2023



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 is set forth in O.C.G.A. Section 15-6-67



ELBERT H. ANGEL
GEORGIA REG. LAND SURVEYOR - 1742
958 ADAMS ROAD
CEDARTOWN, GA. 30125
(770) 748-0419
angelsurveying@msn.com

Elbert H. Angel 10 Feb 2023
Elbert H. Angel Georgia RLS #1742 DATE

This plat has been calculated for closure and is found to be accurate within one foot in 303,788 feet.

The field data upon which this plat is based was collected by GPS observations using a Carlson BRx7 dual frequency receiver/rover running Carlson SurvCE software. Relative positional accuracy: < 0.04' (95% confidence level)

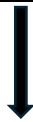
NOTE:
This plat is subject to all easements, matters of title, rights-of-way and local government approval.

JOB No. 23-010 / V03-012-0014 / PLAT# P-23-012



PROCESS

Pre-Application Conference
(Optional)



Application Filed with Department

- Staff Review For Completeness.
- Public Hearing Schedule
- Public Notification



City Council Hearing

- Within 45 Days Of Filing Complete Applications
- Consideration Of Staff, Applicant, And Public Testimony



DENIAL

City Council Action

APPROVAL