

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

# City of Villa Rica



INT CITY MGR: JENNIFER HALLMAN  
CITY CLERK: THERESA CAMPBELL  
CITY ATTORNEY: KEVIN DRUMMOND

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

## MAYOR & COUNCIL WORK SESSION AGENDA

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

July 1, 2025 | 10:00 AM

### Review of the Agenda (Mayor Leslie McPherson)

#### A. Governing Body (Mayor Leslie McPherson)

1. Villa Rica Development Authority (VRDA) Appointments

#### B. Community Development (Brecca Carter, Interim Director)

1. VA-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 450 Edge Road, within Ward 5, and zoned Commercial Medium Density (C2). **This is a Public Hearing.** (Brecca Carter, Interim Community Development Director)
2. VA-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). **This is a Public Hearing.** (Brecca Carter, Interim Community Development Director)

#### C. Finance (Jennifer Hallman, CFO/ Interim City Manager)

1. FY25 Budget Amendments #151-165 (Amanda Long, Interim Finance Director)

#### D. City Manager (Interim City Manager, Jennifer Hallman)

1. Transportation Open House - Villa Rica Safety Action Plan (Jennifer Hallman, Interim City Manager)
2. July 3rd Event - Logistics (Jennifer Hallman, Interim City Manager)

*Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities are required to contact the City Clerk at 678-840-1229 10 business days before the scheduled meeting to allow the City to make reasonable accommodations for those persons.*

*Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities are required to contact the City Clerk at 678-840-1229 10 business days before the scheduled meeting to allow the City to make reasonable accommodations for those persons.*



# CITY OF VILLA RICA

## City Council Meeting Agenda Item Cover Sheet

**SUBJECT:** Appointment to Villa Rica Development Authority

**AGENDA DATE:** July 8, 2025

**DATE PREPARED:** June 27, 2025

**PREPARED BY:** Jennifer Hallman, Interim City Manager/CFO

**AMOUNT:** NA

**GL ACCOUNT #:** NA

**FUNDING SOURCE:** NA

**BUDGETED ITEM?** NA

**PUBLIC HEARING:** NA

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**PURPOSE:** Appointment/Re-appointment of members to the Villa Rica Development Authority

**BACKGROUND:** The Villa Rica Development Authority, VRDA, was created to develop and promote for the public good and general welfare trade, commerce, industry and employment opportunities in the City of Villa Rica, thereby promoting the general welfare of its citizenry. The VRDA is comprised of seven directors who must be taxpayers in the City of Villa Rica and are recommended by the Mayor and are appointed by the City Council to serve four-year terms. Due to current State law changes governing hold over periods for the directors on Development Authorities these four-year terms begin at the date of appointment.

The terms for current members of the Villa Rica Development Authority have expired. The six-month holdover period expires July 31, 2025.

**RECOMMENDATION:**

**MOTION:** I move to



**CITY OF VILLA RICA**  
**City Council Meeting**  
**Agenda Item Cover Sheet**

**SUBJECT:** VA-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). **This is a Public Hearing.**

**AGENDA DATE:** June 26, 2025

**MEETING DATE:** July 8, 2025

**PREPARED BY:** Brecca R. Carter, Interim Community Development Director

**PUBLIC HEARING:** YES

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**PURPOSE:**

The applicant is requesting to deviate from Multiple sign variances, per *Sections 9.29 (Wall Signs), 9.24 (Pylon Signs), and 9.30 (Wayfinding Signs)*. The property is currently under construction for a 148,000 square-foot facility, designed primarily for tractor-trailer sales and maintenance. The proposed Master Plan, Letter of Intent, and staff report are attached for your reference.

**BACKGROUND:**

The subject property is located on Edge Road, west of Liberty Road and south of Interstate 20, with road frontage along each thoroughfare. The parcel is currently zoned Commercial Medium-Density (C2) and is currently under construction of a truck center and repair facility. It 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.

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.

**STAFF RECOMMENDATION:**

Staff recommends Approval of four (4) of the ten (10) requests to deviate from Sections 9.29, 9.37, and 9.30 of the sign ordinance for the property located at 450 Edge Road as follows:

### ***Wall Signs***

- 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
- 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

### ***Billboard Sign Along I-20***

- 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

### ***Wayfinding Sign***

- 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

On June 17, 2025, the Planning & Zoning Commission voted to Approve nine (9) and denied one (1) of the ten (10) variance requests as outline below:

### **APPROVED**

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
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
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

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
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
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
7. Ground-Mounted Wayfinding (3)
  - a. Request for Planning Commission approval for three proposed wayfinding signs.
8. 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

#### 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

**DENIED**

9. 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. (11.0)

- Proposed: 391 square feet
- Required: 300 square feet

**IMPACT:** N/A

**MOTION:**



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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**  
450 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            |

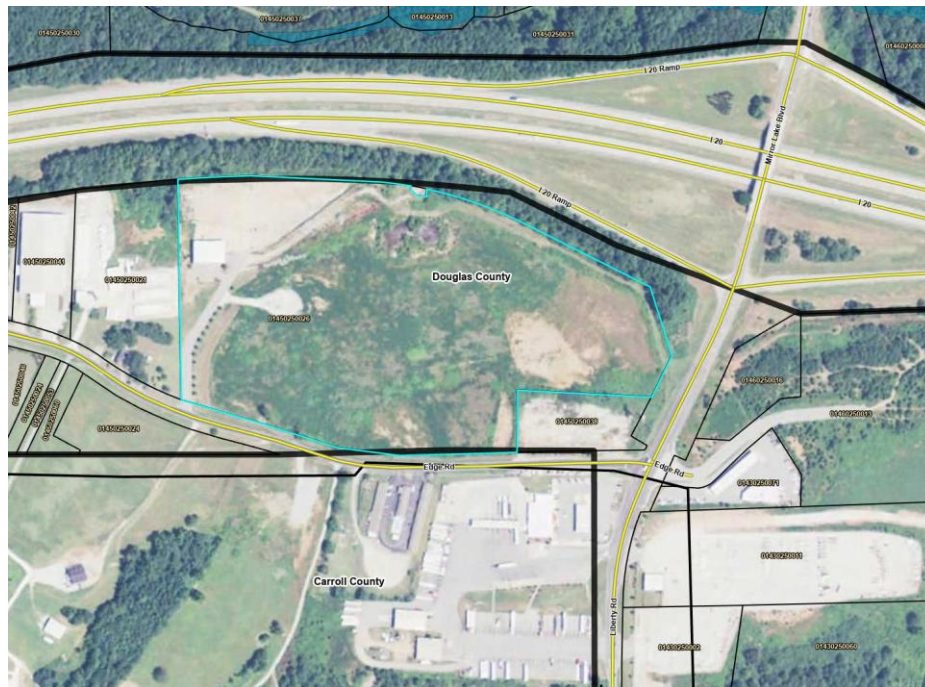


Figure 1: Carroll County GIS image of the site, with the property boundaries approximated.



## 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:

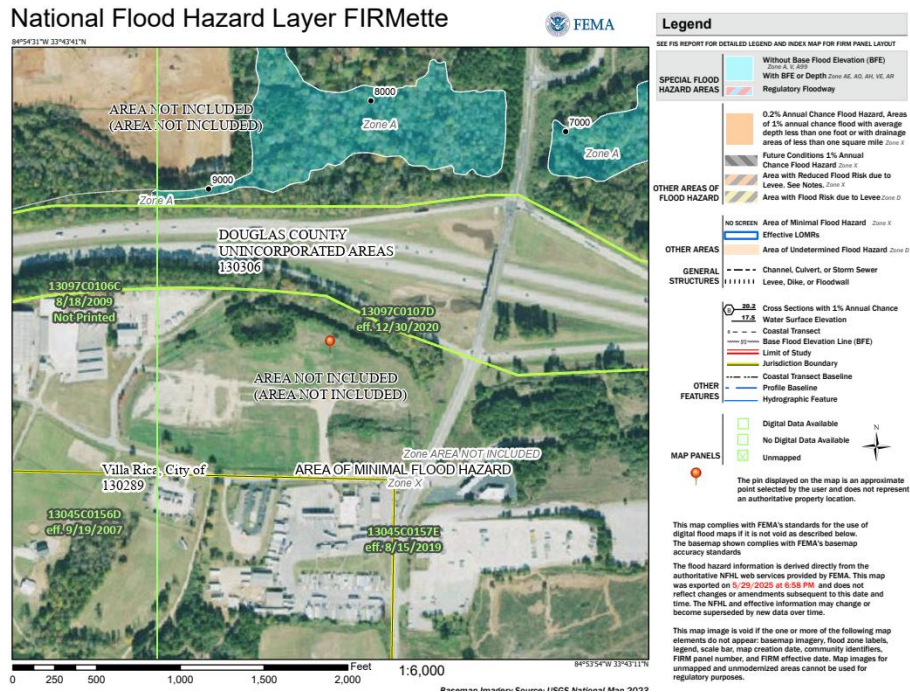


Figure 2: FEMA Flood Map

### 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 to 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:

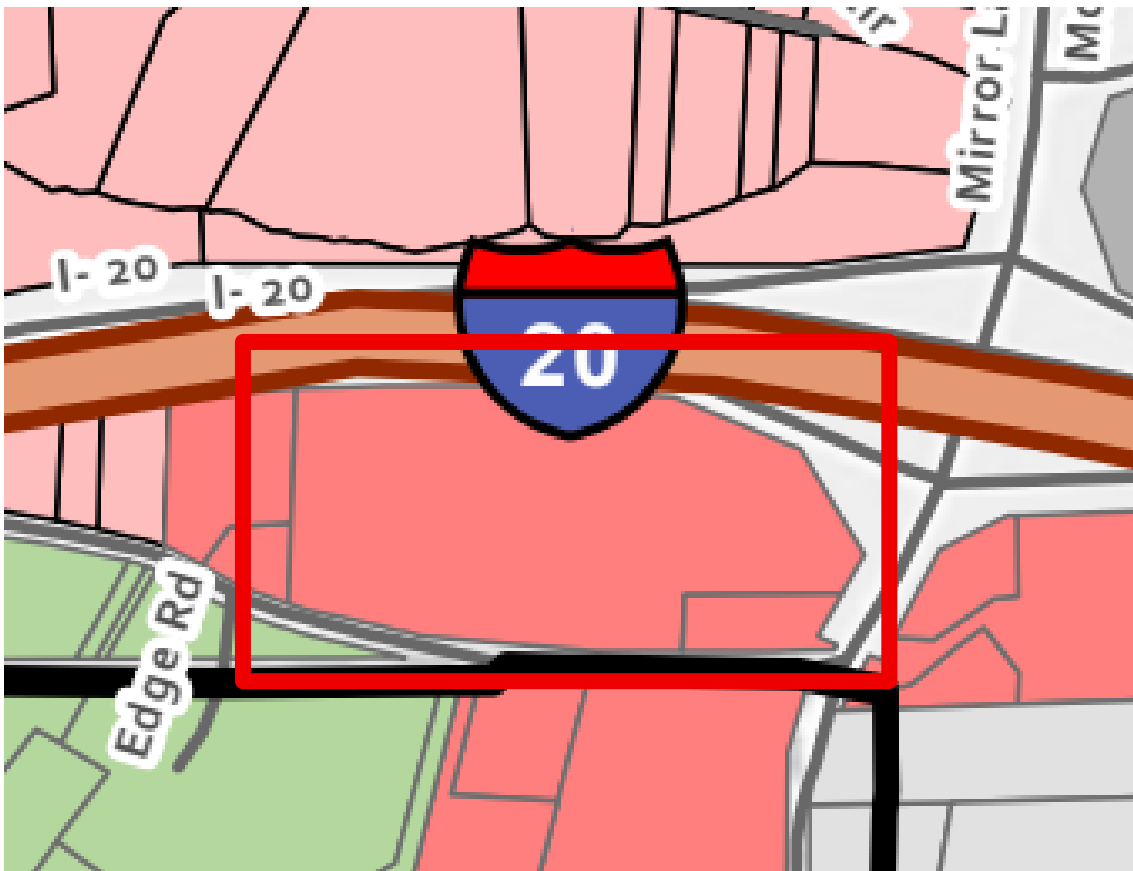
As required by *Section 11.05* in the Code of the City of Villa Rica, the public has been notified in *Times-Georgian* and the *Douglas County Sentinel* on May 29, 2025, a sign has been posted on the subject properties; and all abutting property owners have received notification via regular and certified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

#### Public Response:

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



**Villa Rica Zoning Map**

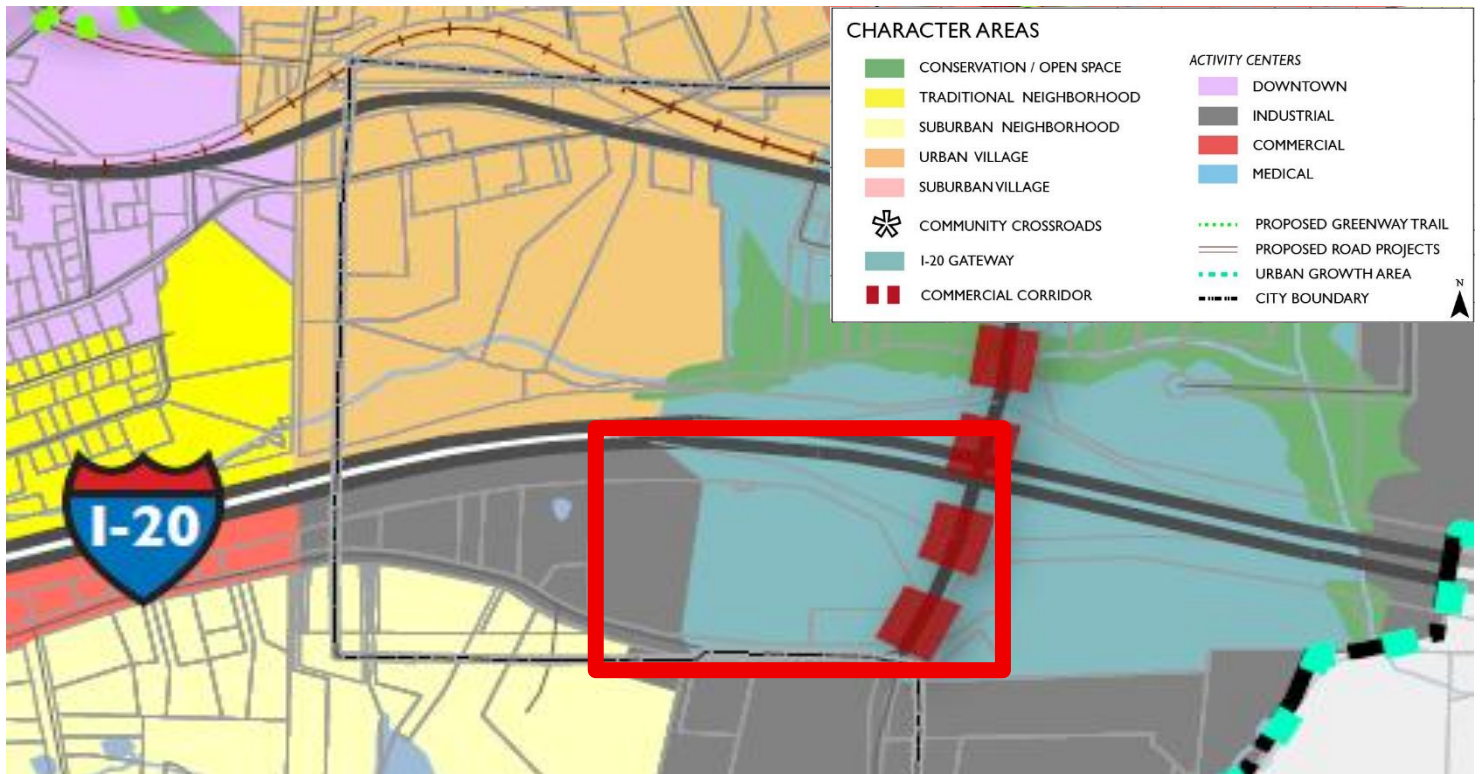


**Zoning District Legend**

- 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:**



# 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

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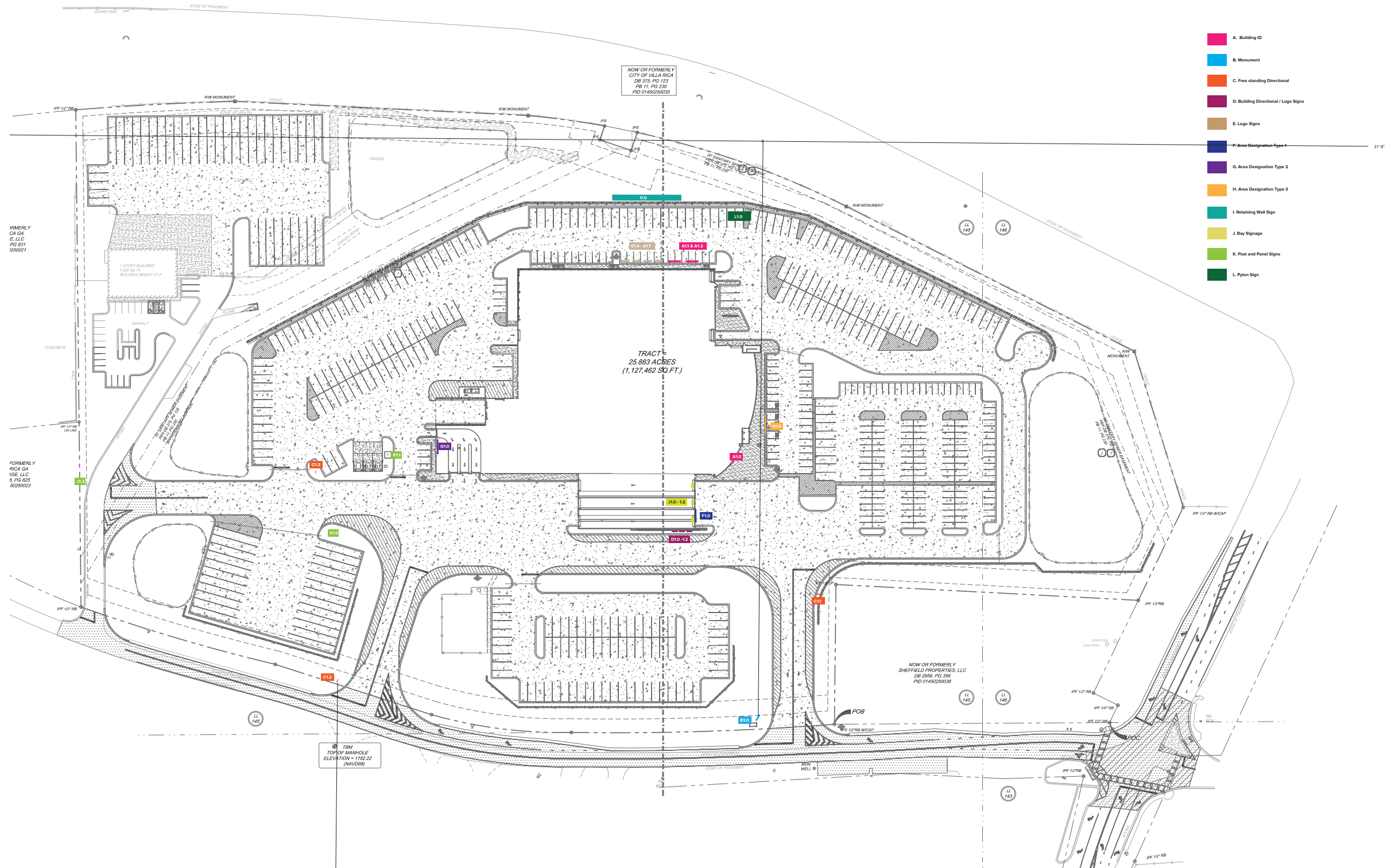
PEACH STATE TRUCK CENTERS

# Villa Rica Facility

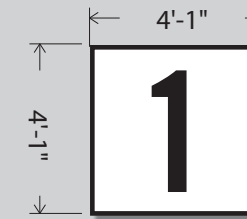
Signage Concepts

05.13.25

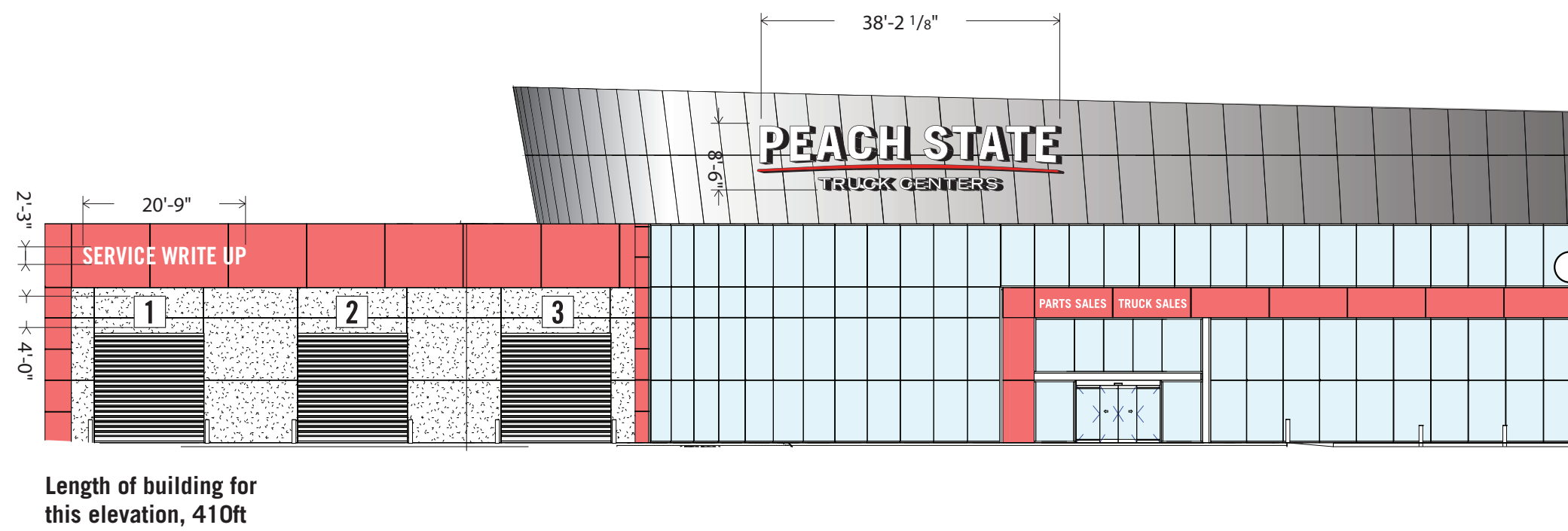
## Sign Location Plan



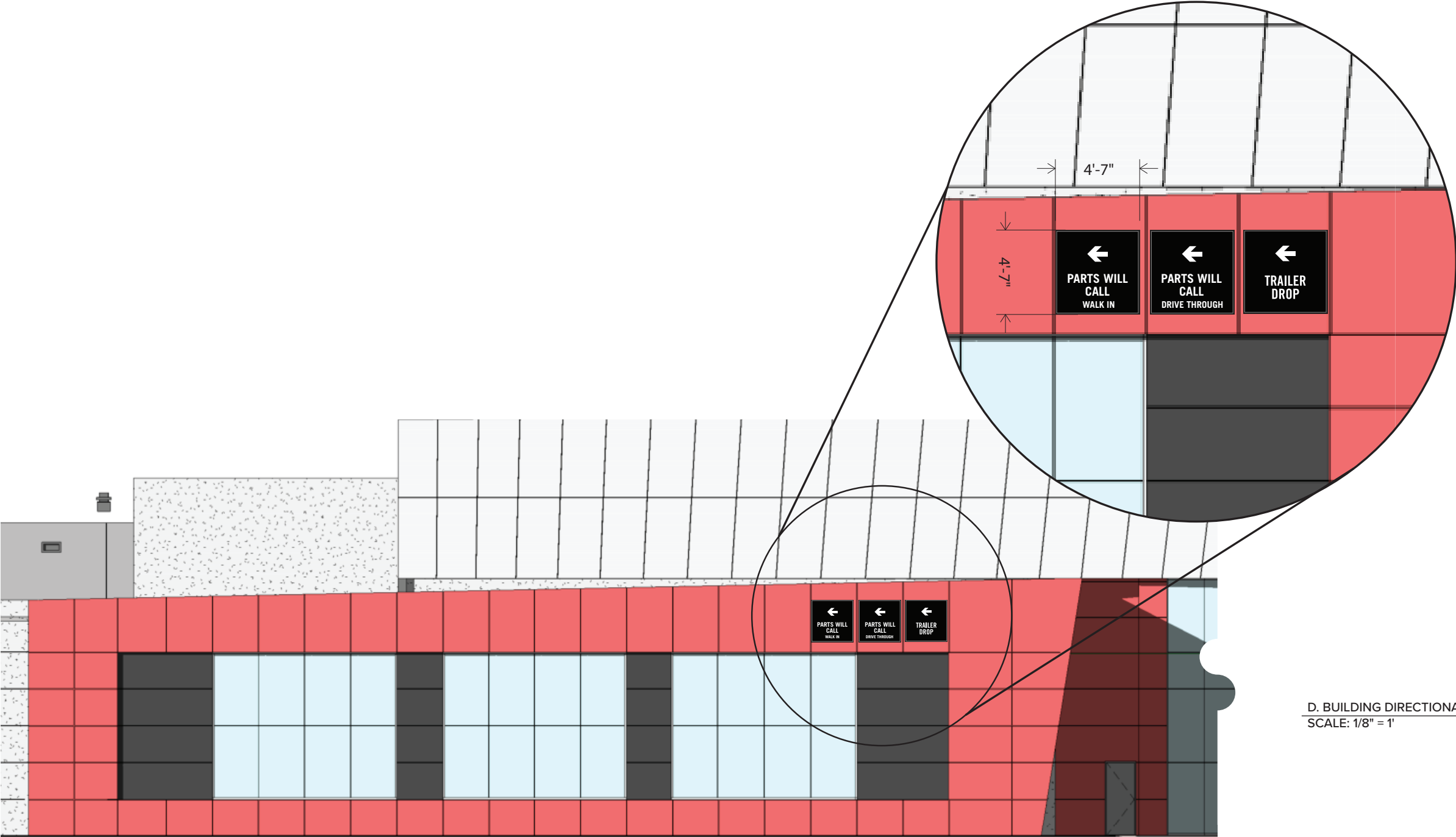




J. BAY SIGNAGE  
SCALE: 1/4" = 1'

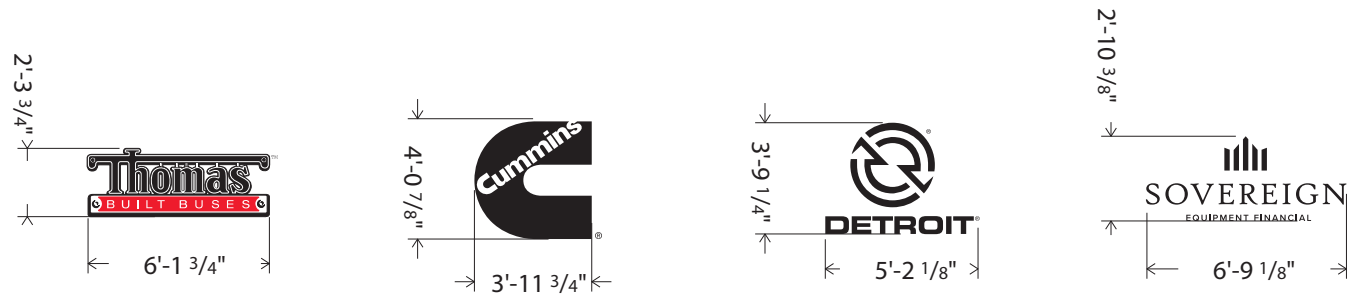


South Elevation



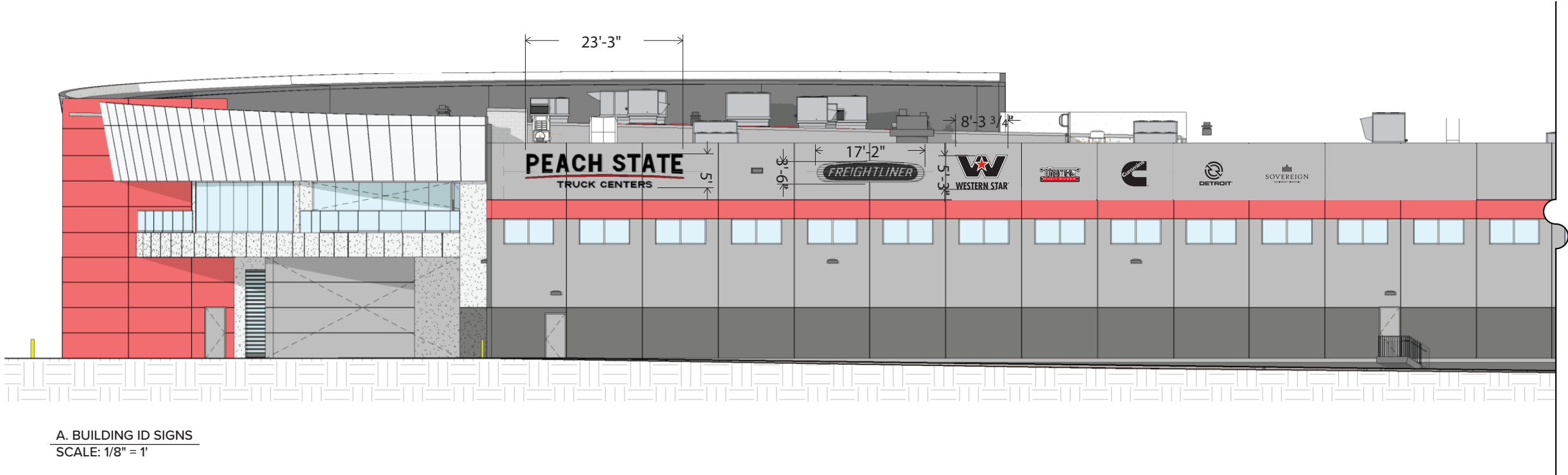
D. BUILDING DIRECTIONAL  
SCALE: 1/8" = 1'

North Elevation



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

Length of building for  
this elevation, 410ft

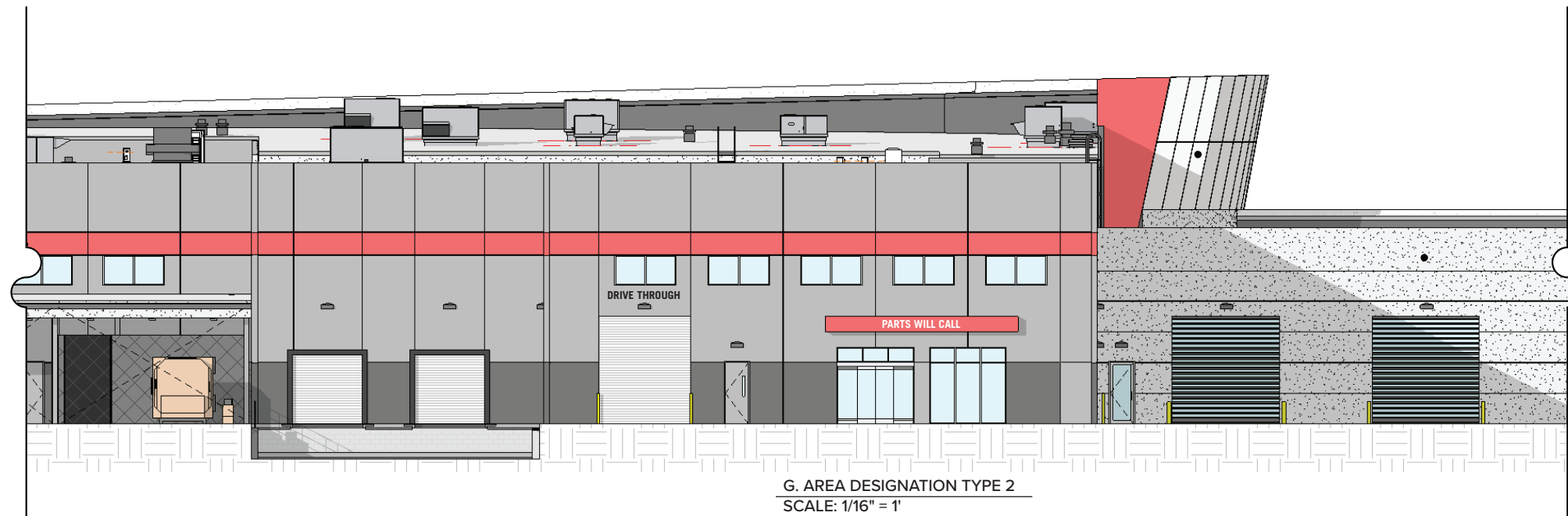


A. BUILDING ID SIGNS  
SCALE: 1/8" = 1'

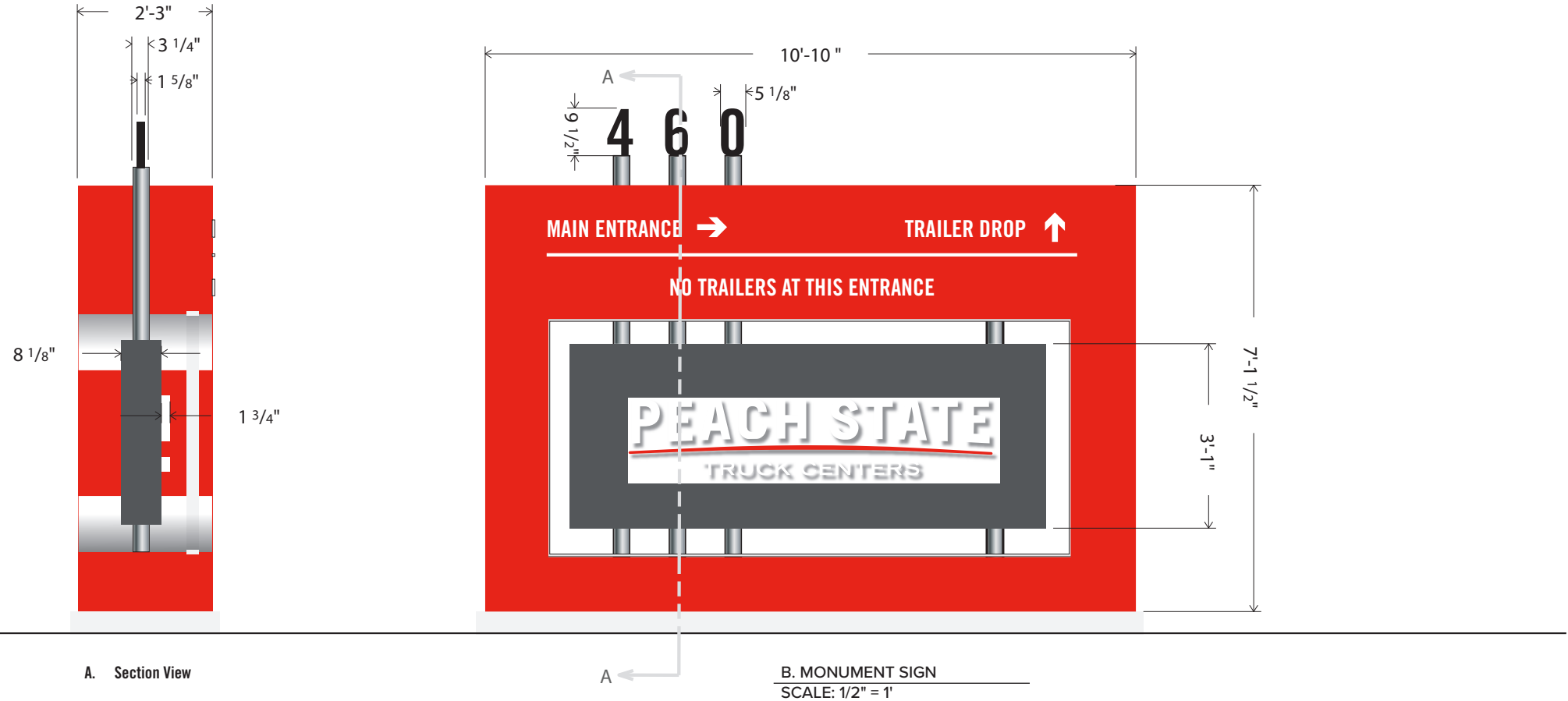
10'-1 7/8"  
1'-0 1/4"  
**PARTS WILL CALL**

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 →**

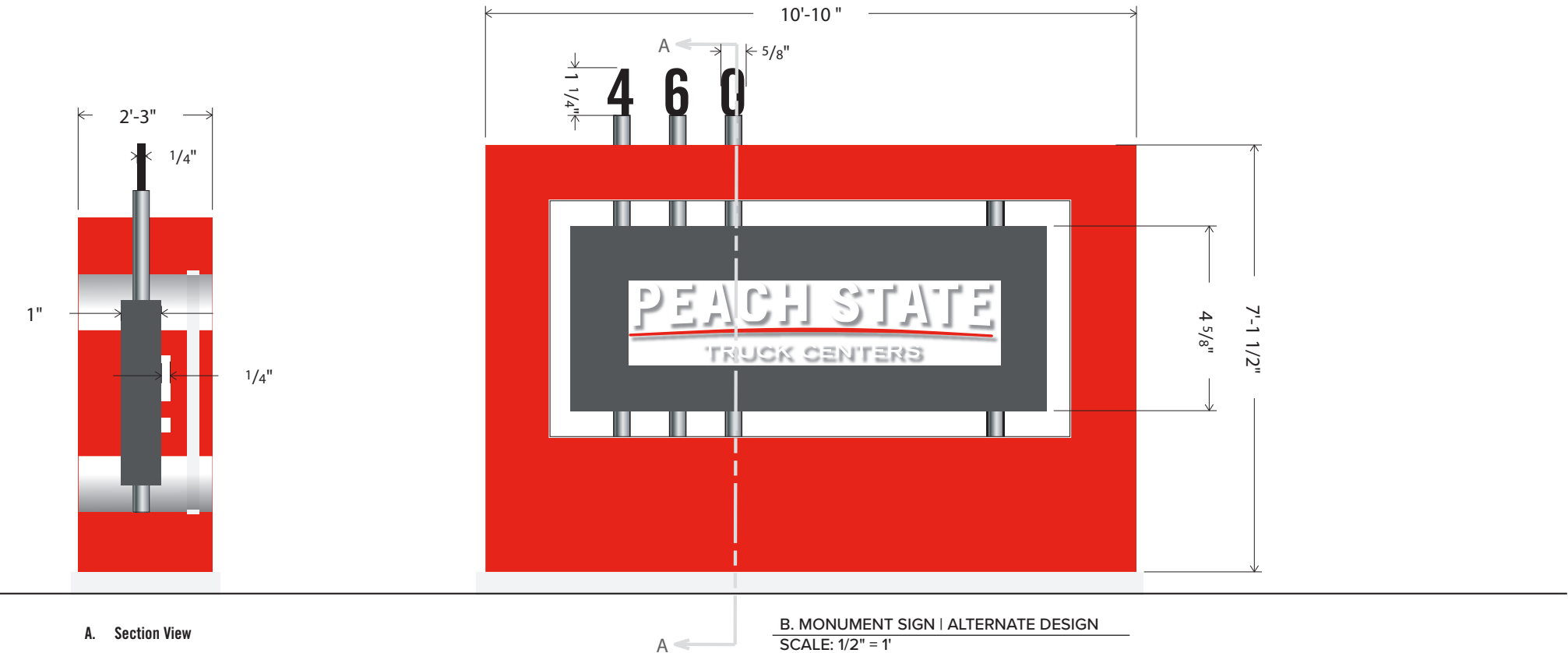
**TRAILER DROP ↑**

**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.

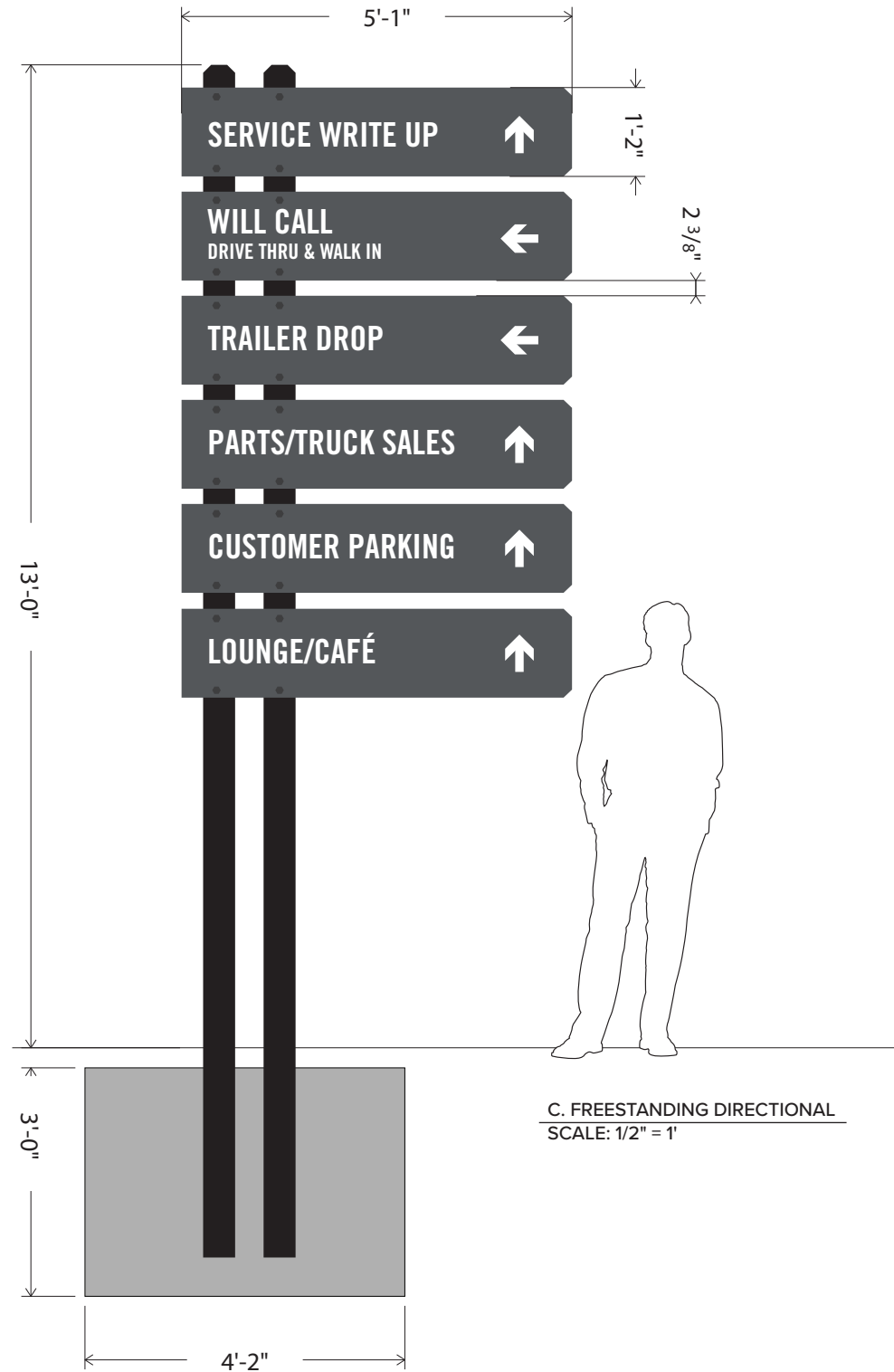


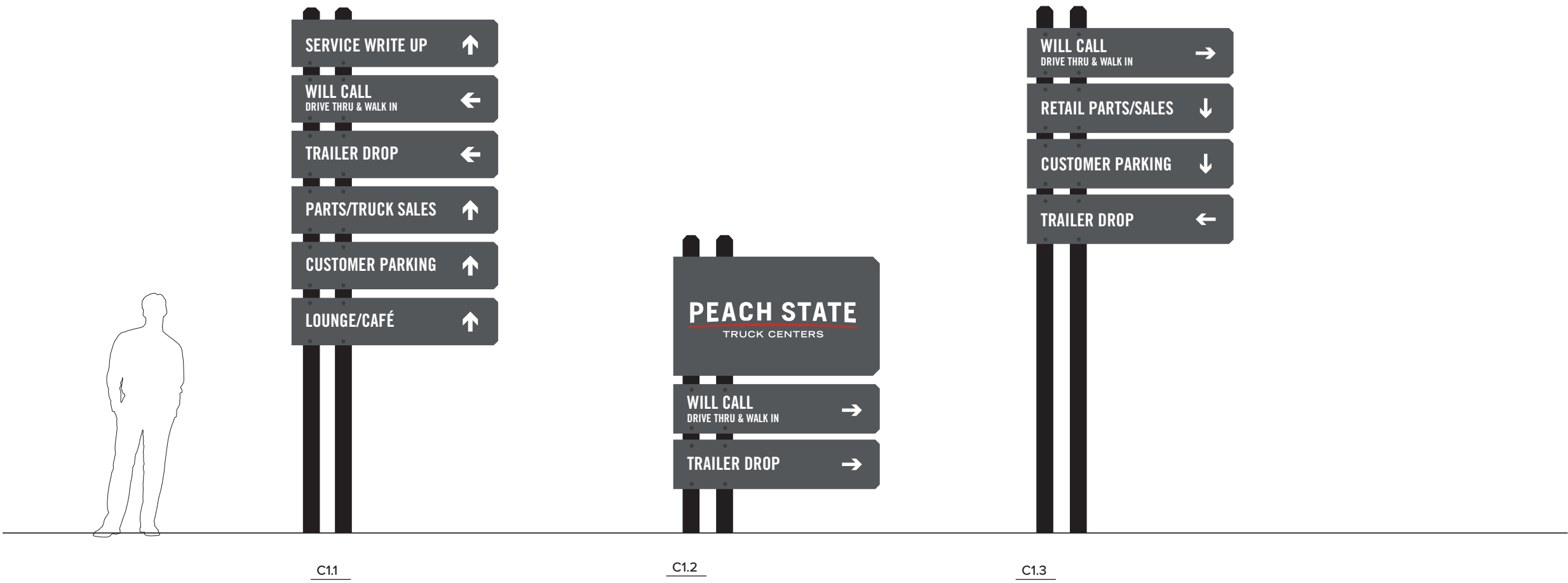
4 6 0

**PEACH STATE**

TRUCK CENTERS

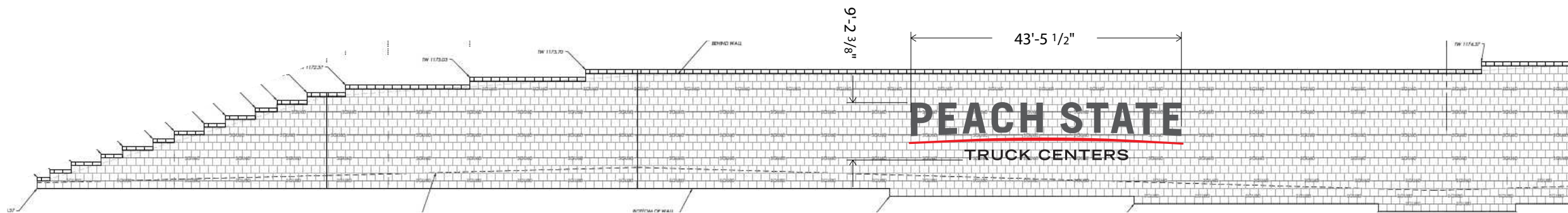








I. PYLON SIGN  
SCALE:NTS



L. RETAINING WALL SIGN  
SCALE:NTS



## City of Villa Rica Planning and Zoning Department

206 North Avenue | Villa Rica, Ga 30180

678-785-9995 | [www.Villarica.org](http://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     |
|----------------------------------------------------------------------------|-------------|------------|------------|---------|
| <b>Chapter 4:</b> Zoning District Regulations (including bulk regulations) | \$200       | \$400      | \$600      | N/A     |
| <b>Chapter 6:</b> Planned Unit Development                                 | N/A         | N/A        | N/A        | \$1,500 |
| <b>Chapter 7:</b> Development Standards                                    | \$300       | \$300      | \$300      | N/A     |
| <b>Chapter 8:</b> Supplementary Standards for Specific Uses                | \$500       | \$500      | \$600      | N/A     |
| <b>Chapter 9:</b> Design Standards                                         | \$300       | \$400      | \$500      | \$600   |
| <b>Other</b>                                                               | \$300       | \$300      | \$300      | \$300   |



## City of Villa Rica

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☐ 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 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.

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](mailto: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.**

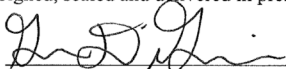
This Deed is given subject to all easements and restrictions of record.

**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.

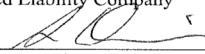
**IN WITNESS WHEREOF**, Grantor has hereunto set grantor's hand and seal this day and year first above written.

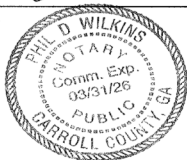
Signed, sealed and delivered in presence of:

  
\_\_\_\_\_  
Witness

Gold City Holdings, LLC,  
a Limited Liability Company

  
\_\_\_\_\_  
Notary Public

By:  (SEAL)  
Andreas Duin, Member



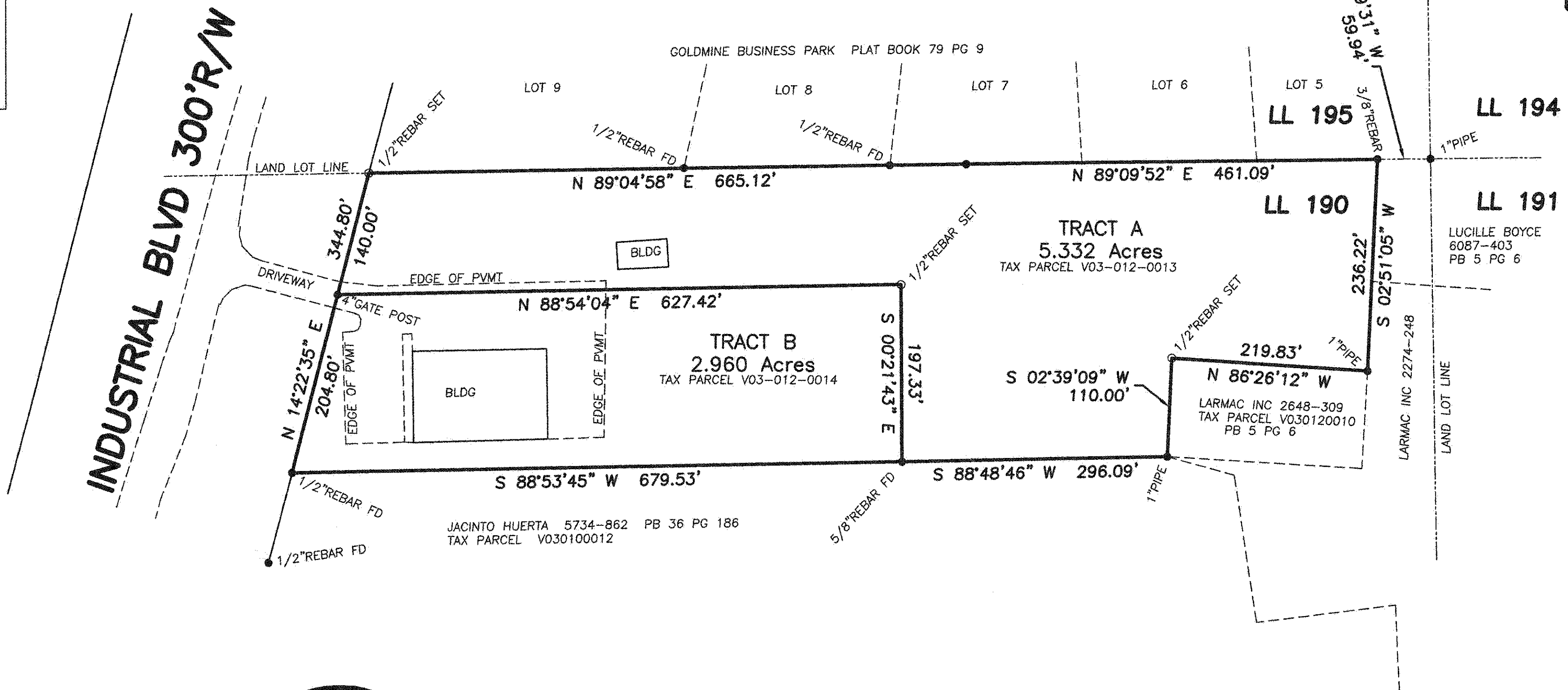
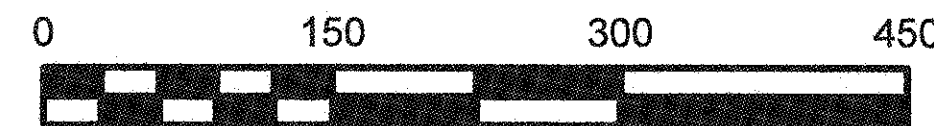
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DATE: 03/21/2023  
TIME: 1:18 PM  
PLAT BOOK: 108  
PAGE: 705 - 705  
FILING FEES: \$10.00  
PART ID: 9262935542  
RECORDED BY: WT  
Alan J. Lee  
Carroll County, GA

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 )

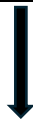
NOTE:  
This plat is subject to all easements, matters of title, rights-of-way and local government approval.

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**



# CITY OF VILLA RICA

## City Council Meeting Agenda Item Cover Sheet

**SUBJECT:** VA-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). **This is a Public Hearing.**

**AGENDA DATE:** June 26, 2025

**MEETING DATE:** July 8, 2025

**PREPARED BY:** Brecca R. Carter, Interim Community Development Director

**PUBLIC HEARING:** YES

---

### **PURPOSE:**

The applicant is requesting to deviate from three (3) variances per *Section 7.05 Parking Area Landscaping and Interior Landscaping for Off-Street Parking Area*. The property has consists of 8.29+/- acres and the use proposed is for a car dealership. The proposed Site Plan, Letter of Intent, and staff report are attached for your reference.

### **BACKGROUND:**

The subject property consists of two parcels, located along Industrial Blvd., with frontage along Highway 101. Currently zoned as Industrial, Low Density (I1), both tracts, contain existing structures. 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 and an open-air accessory structure with a roof supported by wooden beams.

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 variances are intended to address specific landscaping requirements that may impact site functionality while ensuring compliance with the city's zoning and development standards.

### **STAFF RECOMMENDATION:**

Staff recommends adjustments to two (2) of the three (3) variances proposed, and approval of one (1) variance request for property located at 615 Industrial Blvd. as follows:

1. Variance from *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 amenable to install 5' and keep the current opaque fence in place for screening**
2. Variance from *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 amenable to install a 10' wide buffer**
3. Variance from *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**

On June 17, 2025, the Planning & Zoning Commission voted to Approve two (2) and Deny one (1) of the three (3) variance requests as outlined below:

#### **APPROVED**

Variance from *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

Variance from *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

#### **DENIED**

Variance from *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

**IMPACT:** N/A

**MOTION:**



---

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 6<sup>th</sup>  
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

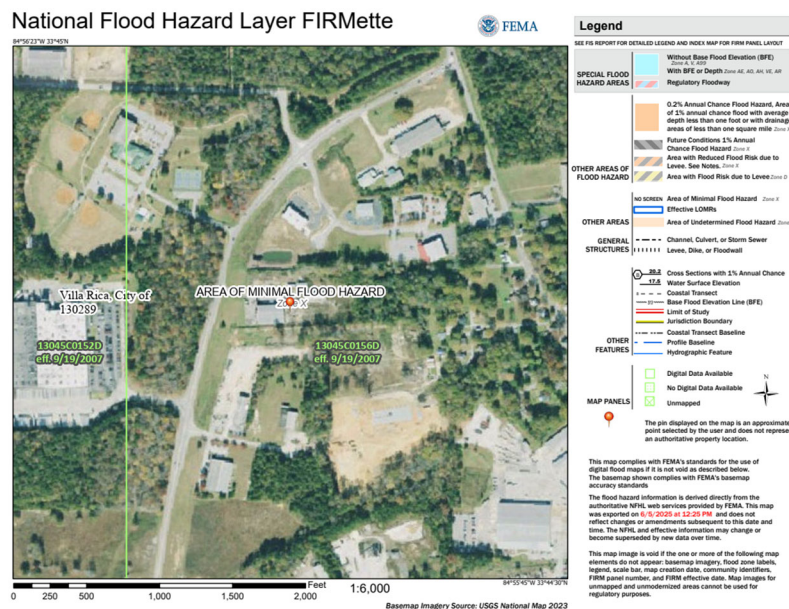
The Scott Evans Used Car Dealership Superstore will be constructed on two tracts at 615 Industrial Blvd, to accommodate the new dealership. The development includes an expansion of the existing 10,050-square-foot structure, consisting of a 10-bay vehicle service area on the south elevation, a Service 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:





#### 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

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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 5<sup>th</sup>; 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.

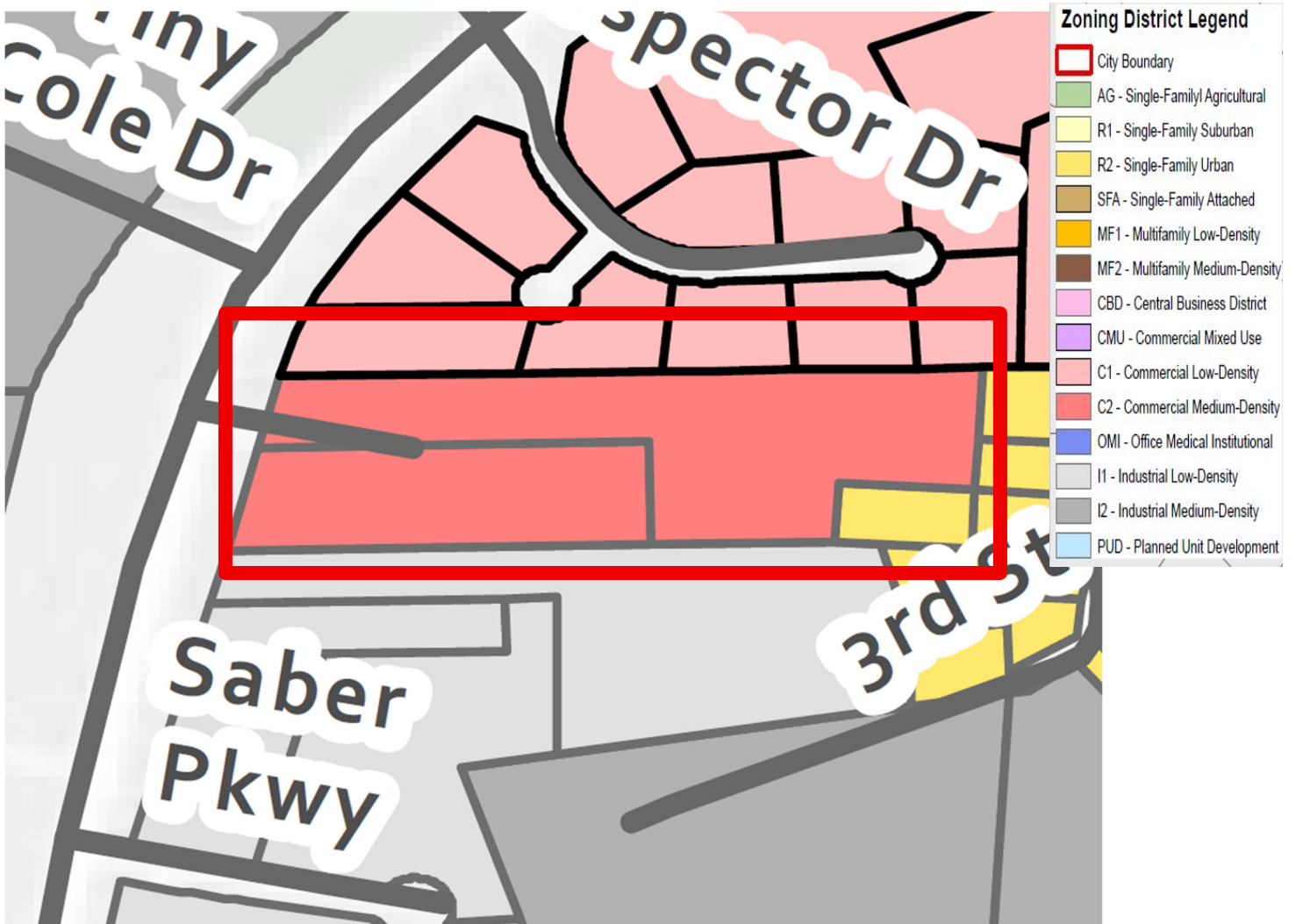


615 Industrial Blvd.

VA-03-25

June 17, 2025

**Zoning Map:**



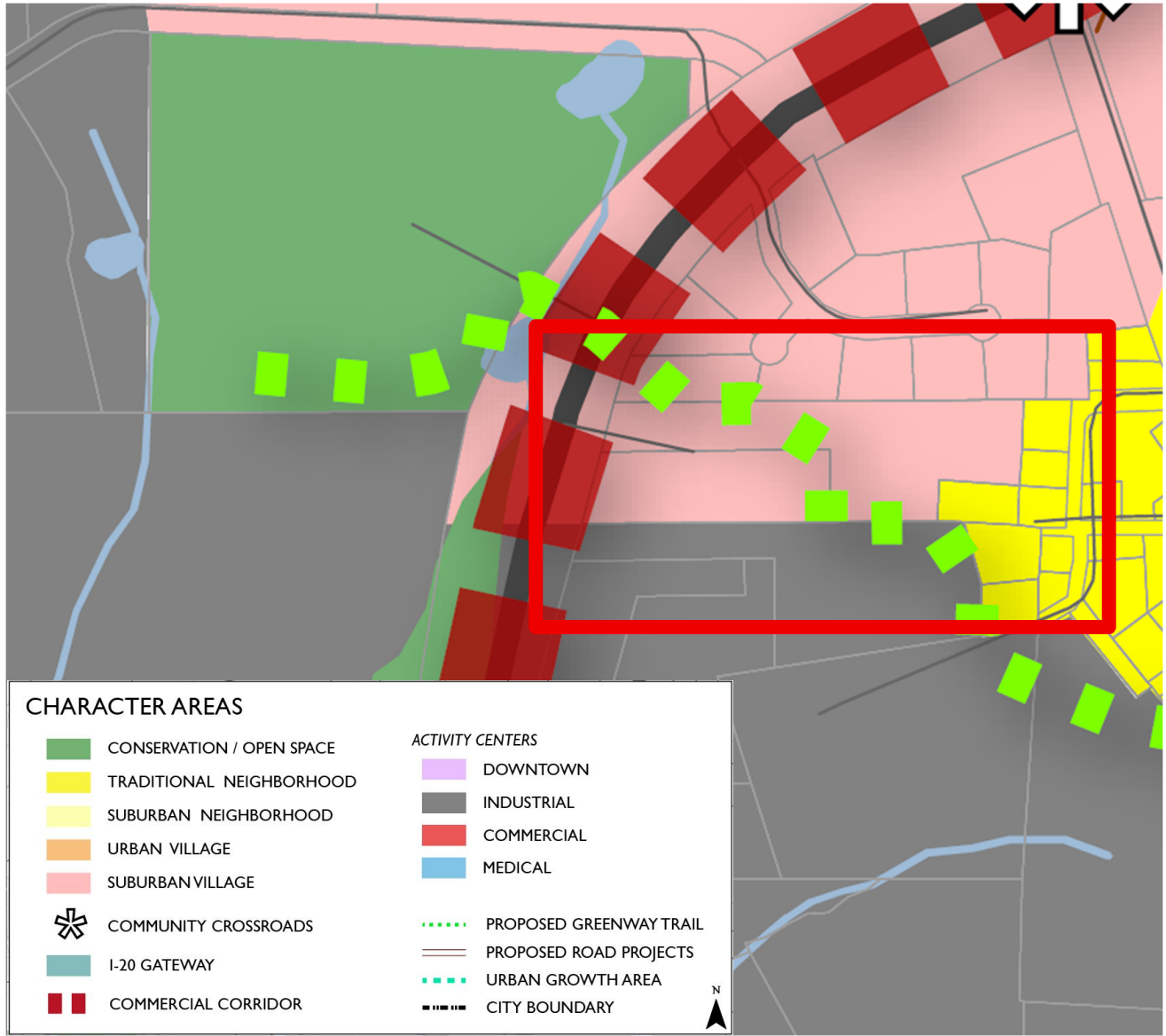


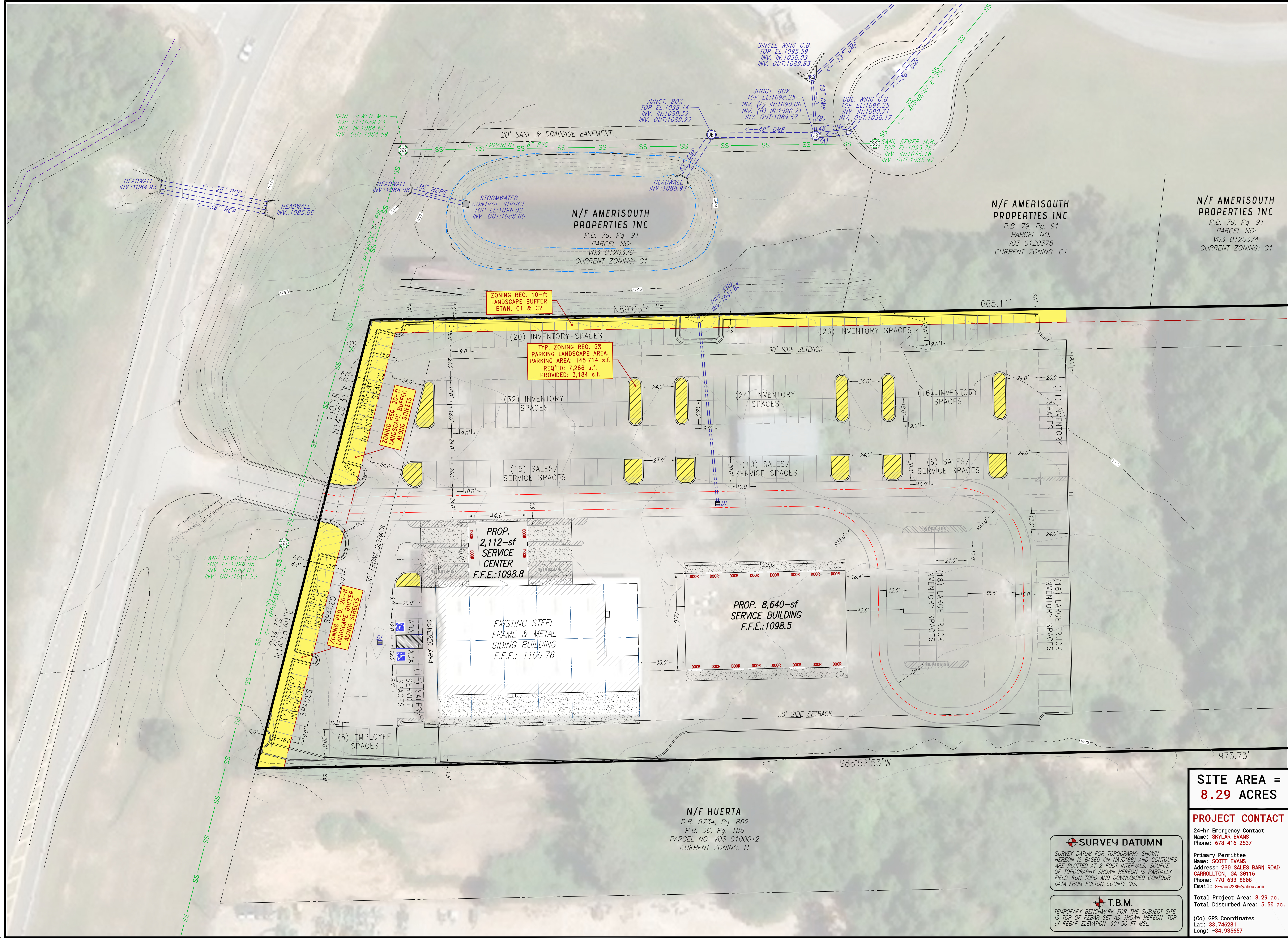
615 Industrial Blvd.

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.

**LEWIS<sup>5</sup>**  
**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!

**LEWIS<sup>5</sup>**  
**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](http://www.Villarica.org)

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# 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     |
|----------------------------------------------------------------------------|-------------|------------|------------|---------|
| <b>Chapter 4:</b> Zoning District Regulations (including bulk regulations) | \$200       | \$400      | \$600      | N/A     |
| <b>Chapter 6:</b> Planned Unit Development                                 | N/A         | N/A        | N/A        | \$1,500 |
| <b>Chapter 7:</b> Development Standards                                    | \$300       | \$300      | \$300      | N/A     |
| <b>Chapter 8:</b> Supplementary Standards for Specific Uses                | \$500       | \$500      | \$600      | N/A     |
| <b>Chapter 9:</b> Design Standards                                         | \$300       | \$400      | \$500      | \$600   |
| <b>Other</b>                                                               | \$300       | \$300      | \$300      | \$300   |



## City of Villa Rica

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☐ 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](mailto: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, hereinunder 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.**

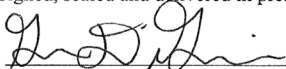
This Deed is given subject to all easements and restrictions of record.

**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.

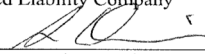
**IN WITNESS WHEREOF**, Grantor has hereunto set grantor's hand and seal this day and year first above written.

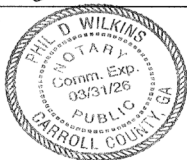
Signed, sealed and delivered in presence of:

  
\_\_\_\_\_  
Witness

Gold City Holdings, LLC,  
a Limited Liability Company

  
\_\_\_\_\_  
Notary Public

By:  (SEAL)  
Andreas Duin, Member



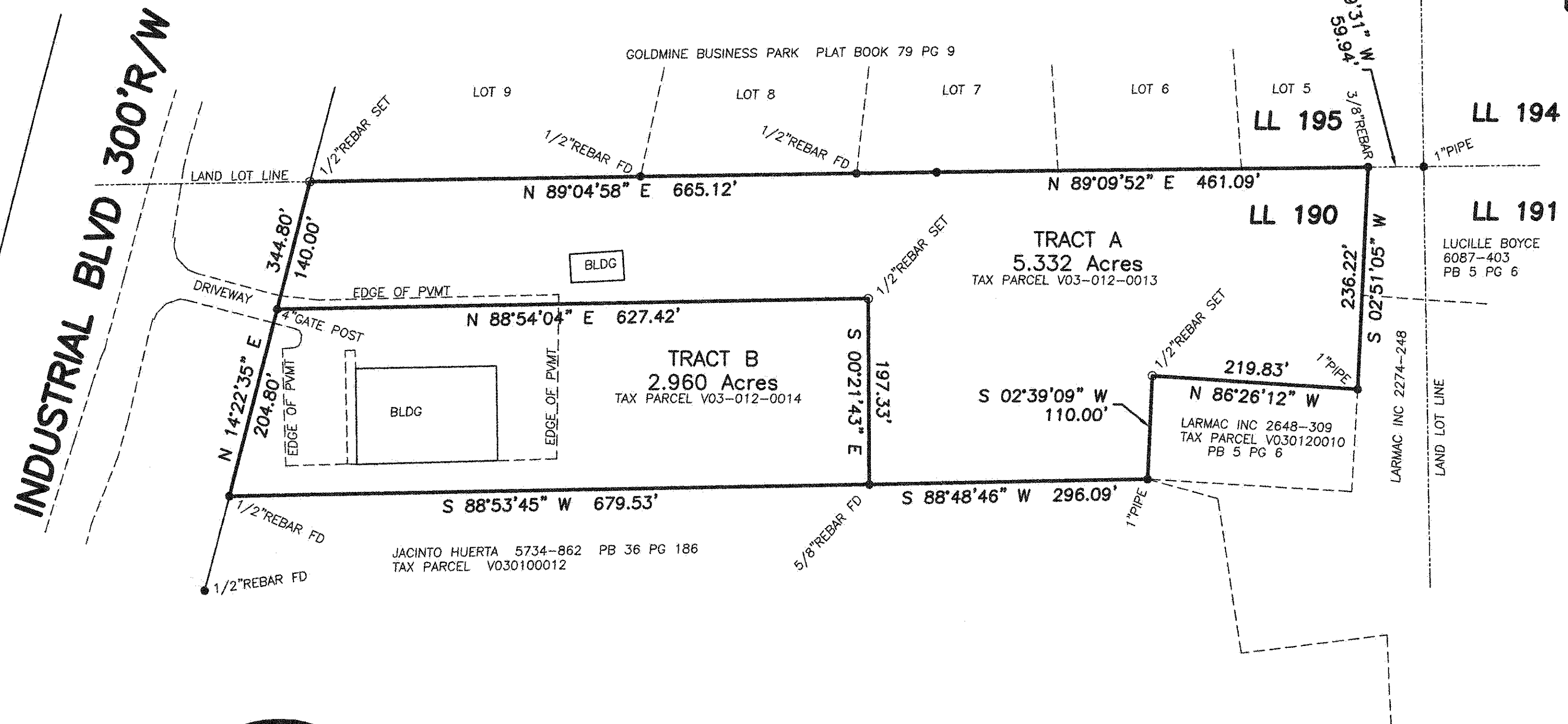
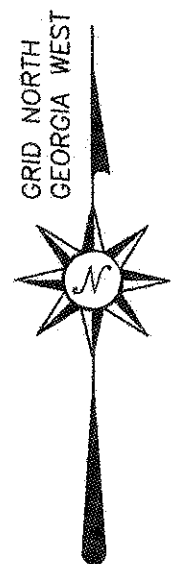
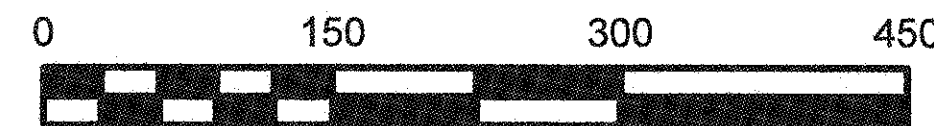
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TIME: 1:18 PM  
PLAT BOOK: 108  
PAGE: 705 - 705  
FILING FEES: \$10.00  
PART ID: 9262935542  
RECORDED BY: WT  
Alan J. Lee  
Carroll County, GA

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

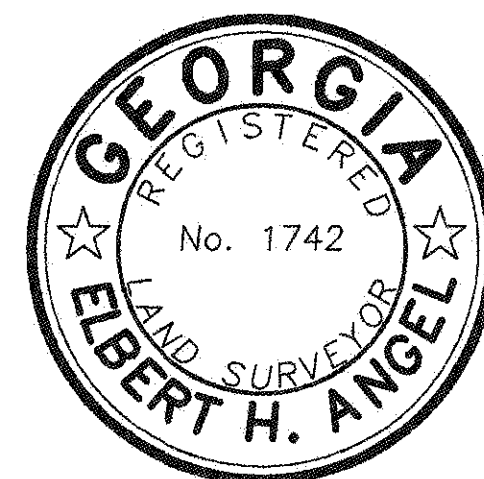
● = MONUMENT FOUND AS NOTED  
○ = 1/2" REBAR SET

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 )

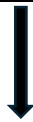
NOTE:  
This plat is subject to all easements, matters of title, rights-of-way and local government approval.

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**



# CITY OF VILLA RICA

## City Council Meeting Agenda Item Cover Sheet

**SUBJECT:** 2025 Budget Amendments #151 - #165

**AGENDA DATE:** 07-08-2025

**DATE PREPARED:** 06-20-2025

**PREPARED BY:** Amanda Long, Interim Finance Director

**AMOUNT:** See Exhibit A

**GL ACCOUNT #:**

**FUNDING SOURCE:**

**BUDGETED ITEM?**

**PUBLIC HEARING:**

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**PURPOSE:** To adopt a resolution amending the 2025 budget

**MOTION:** I move to adopt a resolution amending the 2025 fiscal year budget pursuant to Section 2-71 of the City Charter.

| <b>PMGM Site Improvements - Train Depot Bridge &amp; Viewing Platform</b>                                     |                                                                |              |          |          | <b>Total Project Cost: \$45,812</b>                                                           |
|---------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------|--------------|----------|----------|-----------------------------------------------------------------------------------------------|
| <b>Source of Funds:</b> Carroll SPLOST & General Fund Capital - Transfer of Funds from other capital projects |                                                                |              |          |          |                                                                                               |
| Item                                                                                                          | Account Name                                                   | Account Type |          | Amount   |                                                                                               |
| 151 322-6172-541200                                                                                           | PMGM Site Improvements - Undesignated                          | Expense      | Decrease | (27,812) |                                                                                               |
| 152 322-6172-541200                                                                                           | PMGM Site Improvements - Train Depot Bridge & Viewing Platform | Expense      | Increase | 27,812   |                                                                                               |
| 153 350-6172-541300                                                                                           | Remove - HVAC Unit replacement                                 | Expense      | Decrease | (8,000)  |                                                                                               |
| 154 350-6172-541400                                                                                           | Remove - Replace the water wheel as a water feature for pond   | Expense      | Decrease | (10,000) |                                                                                               |
| 155 350-6172-541400                                                                                           | PMGM Site Improvements - Train Depot Bridge & Viewing Platform | Expense      | Increase | 18,000   |                                                                                               |
| <b>Gold Dust - Replace flooring in Fitness Room</b>                                                           |                                                                |              |          |          | <b>Total Project Cost: \$18,000 (\$15,000 from Capital transfer + \$3,000 from Operating)</b> |
| <b>Source of Funds:</b> General Fund Capital - Transfer of Funds from Capital to Operating -Maint. & Repair   |                                                                |              |          |          |                                                                                               |
| Item                                                                                                          | Account Name                                                   | Account Type |          | Amount   |                                                                                               |
| 156 350-6110-541320                                                                                           | Replace flooring in Fitness Room at Gold Dust                  | Expense      | Decrease | (15,000) |                                                                                               |
| 157 350-391100                                                                                                | Capital Project - Transfers In                                 | Expense      | Decrease | (15,000) |                                                                                               |
| 158 100-9000-611021                                                                                           | Transfer to GF Capital Project                                 | Expense      | Decrease | (15,000) |                                                                                               |
| 159 100-6110-522210                                                                                           | P&R Admin - Maint & Repair Buildings                           | Expense      | Increase | 15,000   |                                                                                               |
| <b>Parks &amp; Recreation Replace Wood Picnic Tables with Accessible Tables</b>                               |                                                                |              |          |          | <b>Total Project Cost: \$8,090</b>                                                            |
| <b>Source of Funds:</b> General Fund Capital - Transfer of Funds from Capital to Operating -Maint. & Repair   |                                                                |              |          |          |                                                                                               |
| Item                                                                                                          | Account Name                                                   | Account Type |          | Amount   |                                                                                               |
| 160 350-6110-541200                                                                                           | Replace Wood Picnic Tables with Accessible Tables              | Expense      | Decrease | (8,090)  |                                                                                               |
| 161 350-391100                                                                                                | Capital Project - Transfers In                                 | Expense      | Decrease | (8,090)  |                                                                                               |
| 162 100-9000-611021                                                                                           | Transfer to GF Capital Project                                 | Expense      | Decrease | (8,090)  |                                                                                               |
| 163 100-6110-522240                                                                                           | P&R Admin - Maint & Repair Grounds                             | Expense      | Increase | 8,090    |                                                                                               |
| <b>State Seizures - PD Tactical Shields</b>                                                                   |                                                                |              |          |          | <b>Total: \$4,600</b>                                                                         |
| <b>Source of Funds:</b> State Seizure Funds - Fund Balance                                                    |                                                                |              |          |          |                                                                                               |
| Item                                                                                                          | Account Name                                                   | Account Type |          | Amount   |                                                                                               |
| 164 212-381000                                                                                                | State Seizure - Use of Fund Balance                            | Revenue      | Increase | 4,600    |                                                                                               |
| 165 212-3210-531600                                                                                           | Small Equipment                                                | Expense      | Increase | 4,600    |                                                                                               |

STATE OF GEORGIA  
CITY OF VILLA RICA

**A RESOLUTION TO APPROVE AN AMENDMENT TO THE BUDGET**  
**FOR THE FISCAL YEAR 2025 FOR THE CITY**  
**PURSUANT TO SECTION 2-71 OF THE CITY CHARTER**

**WHEREAS**, the Mayor and City Council adopted the 2025 Budget on September 10, 2024, which incorporated all of the various funds of the City; and

**WHEREAS**, the Mayor and Council have determined it appropriate to amend the budget for the reasons set forth herein; and

**WHEREAS**, the Mayor and Council have reviewed the proposed budget; and

**WHEREAS**, each of the funds, as amended, has a balanced budget, such that anticipated revenues equal or exceed proposed expenditures.

**NOW, THEREFORE**, the Mayor and City Council of the City of Villa Rica, Georgia, hereby resolve as follows:

**Section 1.** That the City of Villa Rica, Georgia, hereby amends the Budget for Fiscal Year 2025, said budget amendment being described as Amendment No. 151-165, attached hereto, and incorporated as Exhibit A.

**Section 2.** That any increase or decrease in appropriations or revenue of any fund or for any department; the establishment of new capital projects; or the establishment of new grant projects other than those expectations provided for herein, shall require approval of the City Council.

**Section 3.** That the City Manager and his/her designee may promulgate all necessary internal rules, regulations, and policies to ensure that this Budget Amendment Resolution is followed.

**Section 4.** This Resolution shall be effective immediately upon its adoption.

1. It is hereby declared to be the intention of the Mayor and City Council that all sections, paragraphs, sentences, clauses, and phrases of this Resolution are and were, upon their enactment, believed by the Mayor and City Council to be fully valid, enforceable, and constitutional.

2. It is hereby declared to be the intention of the Mayor and City Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause, or phrase of this Resolution is severable from every other section, paragraph, sentence, clause or phrase of same. It is hereby further declared to be the intention of the Mayor

and City Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause, or phrase of this Resolution is mutually dependent upon any other section, paragraph, sentence, clause, or phrase of same.

3. In the event that any phrase, clause, sentence, paragraph or section of this Resolution shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Mayor and City Council that such invalidity, unconstitutionality, or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the same and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and sections of the Resolution shall remain valid, constitutional, enforceable, and of full force and effect.

4. All ordinances or resolutions and parts of ordinances or resolutions in conflict herewith are expressly repealed.

5. The within resolution shall become effective upon its adoption.

**SO RESOLVED AND EFFECTIVE** this the 8<sup>th</sup> day of July, 2025.

Approved:

\_\_\_\_\_  
Leslie McPherson, Mayor

Attest:

\_\_\_\_\_  
Theresa Campbell, City Clerk

# VILLA RICA SAFETY ACTION PLAN



VILLA RICA  
— GEORGIA —

## TRANSPORTATION OPEN HOUSE

**JULY 17, 6:00 PM - 7:30 PM**

**VILLA RICA LIBRARY**  
869 DALLAS HIGHWAY  
VILLA RICA, GA 30180



*The **Safety Action Plan** is a vital first step in developing the strategy to reduce fatal and serious injuries while promoting a safer, more efficient transportation network.*



# JULY 3RD PLAN "A"



- PARKING
- STAFF TENTS
- BARRICADES
- CONCESSIONS
- LIGHT TOWERS
- PUBLIC WORKS TRUCK



Bay Springs Creek

**JULY 3<sup>RD</sup>**  
**PLAN "A"**

**VENDOR**  
**LAYOUT**

2100

**RADIO**  
**STATION**

**INFLATABLES**  
**& DUNK TANK**

- A1
- A2
- A3
- A4
- A5
- A6
- A7
- A8
- A9
- B1
- B2
- B3
- B4
- B5
- B6
- B7
- B8
- B9
- C1
- C2
- C3
- C4
- C5
- C6
- C7

D3

**PP**

D4  
D5

D6

D7  
D8

**PP**

D9  
D10

**VIP** -AND-  
**VENDOR**  
**PARKING**

**STAGE**



# JULY 3<sup>RD</sup> PLAN "B" (RAIN)



- PARKING
- STAFF TENTS
- BARRICADES
- CONCESSIONS
- LIGHT TOWERS
- PUBLIC WORKS TRUCK



# JULY 3<sup>RD</sup> PLAN "B" (RAIN) VENDOR LAYOUT

BANDS & STAFF

INFLATABLES  
& DUNK TANK



HANDICAP,  
VENDOR &  
PRODUCTION  
PARKING

FOOD TRUCKS  
& TRAILERS

FOOD &  
MERCH  
VENDORS

HELICOPTER RIDE  
(FIELD 2)



PP

INFLATABLES

STAGE



PARKING



EMPLOYEE PARKING

# July 3rd Fireworks - Plan B

Updated site logistics to protect the football field and ensure smooth setup.

- Half of the Ingles lot will be closed in Plan B.
- Stage moved closer to the exit to avoid driving on the football field.
- Inflatables remain in the end zone, set up with dollies instead of trailer access.
- Light-up trailer placed next to bleachers, near field entrance to limit heavy vehicle traffic.
- Food trucks/trailers located on the concrete at the top of the field by the call box.
- Merchandise and food booths placed on the field, as they are lighter.
- Parking remains the same as last year.