

COMMISSION
ASHLEY HEAD, CHAIR
ANDREW NEWTON, VICE CHAIR
VIVIAN LYONS
JULIE CEPIN
KELLY VINES

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

PLANNING AND ZONING MEETING AGENDA

Holt-Bishop Justice Center, Municipal Courtroom, 101 Main Street
August 19, 2025 | 7:00 PM

Meeting Call to Order (Chairwoman)

Adoption of the Agenda (Chairwoman)

A. Old Business

1. Approval of minutes from 06/17/2025

B. New Business

1. RA-02-25 -- Ashley Barnett and East-West Express, on behalf of Richard Cangemi are requesting a rezoning from Commercial Low-Density (C1) to Industrial Medium-Density (I2) to continue the current use of a truck freight terminal in accordance with permitted uses outlined in *Sec. 4.17. I2 Industrial Medium-Density* for property located at 15051 Veterans Memorial Highway within Land Lot 45 of District 2, also known as Parcel Number: 01450250037. **This is a Public Hearing.**

Adjournment (Chairwoman)

City of Villa Rica



PLANNING AND ZONING MEETING MINUTES Holt-Bishop Justice Center, Municipal Courtroom, 101 Main St Tuesday, June 17, 2025 | 6:00pm

Meeting Called to Order Chairwoman Ashley Head called the meeting to order

Present: Chairwoman Ashley Head, Vice Chairman Andrew Newton, Commissioner Vivian Lyons, Commissioner Julie Cepin and Commissioner Kelly Vines

Adoption of the Agenda

RESULT:	ADOPTED 5/0
MOVER:	Commissioner Kelly Vines
SECONDER:	Vice Chairman Andrew Newton
AYES:	Chairwoman Ashley Head, Vice Chairman Andrew Newton, Commissioner Vivian Lyons, Commissioner Julie Cepin and Commissioner Kelly Vines

A. Old Business

1. Approval of minutes from 05/20/2025

RESULT:	APPROVED 5/0
MOVER:	Commissioner Julie Cepin
SECONDER:	
AYES:	Chairwoman Ashley Head, Vice Chairman Andrew Newton, Commissioner Vivian Lyons, Commissioner Julie Cepin and Commissioner Kelly Vines

B. New Business

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

Josh Evans spoke in favor of variances due to directional signage alerting drivers where to go.

No one came forward to speak in opposition.

Commissioner Andrew Newton moved to approve variances 1 through 7 and deny variance 8. After discussion, Commissioner Andrew Newton amended his motion and moved to approve variances 1 through 7.

RESULT: **APPROVED 5/0**
MOVER: Vice Chairman Andrew Newton
SECONDER: Commissioner Kelly Vines
AYES: Chairwoman Ashley Head, Vice Chairman Andrew Newton,
Commissioner Vivian Lyons, Commissioner Julie Cepin and
Commissioner Kelly Vines

Commissioner Kelly Vines moved to deny variance 8.

RESULT: **APPROVED 5/0**
MOVER: Commissioner Kelly Vines
SECONDER: Vice Chairman Andrew Newton
AYES: Chairwoman Ashley Head, Vice Chairman Andrew Newton,
Commissioner Vivian Lyons, Commissioner Julie Cepin and
Commissioner Kelly Vines

2. PUBLIC HEARING: TA-03-25 Skyler Evans is requesting three (3) variances, deviating from the following section: Section 7.05 Landscaping Standards. The project is located at 615 Industrial Blvd., within Ward 2, and zoned Commercial Medium Density (C2)

Josh Evans spoke in favor of variances.

No one came forward to speak in opposition

Commissioner Andrew moved to deny variance 7.05(6)(a) #2 and approve variances for section 7.05(6)(a) #1 and 7.05(6)(c), there was no second and motion died.

Commissioner Kelly Vines moved to approve all requested variances from 7.05, seconded by Chairwoman Ashley Head.

RESULT: **APPROVED 4/1**
MOVER: Commissioner Kelly Vines
SECONDER: Chairwoman Ashley Head
AYES: Chairwoman Ashley Head, Commissioner Vivian Lyons,
Commissioner Julie Cepin and Commissioner Kelly Vines
NAYS: Vice Chairman Andrew Newton

Adjournment- Chairwoman Ashley Head moved to adjourn

RESULT: **APPROVED 5/0**
MOVER: Chairwoman Ashley Head
SECONDER: Vice Chairman Andrew Newton
AYES: Chairwoman Ashley Head, Vice Chairman Andrew Newton,
Commissioner Vivian Lyons, Commissioner Julie Cepin and
Commissioner Kelly Vines

Planning & Zoning Chair

Community Development Director



Staff Report RA -02-2025

Applicant: East-West Express. Richard Cangemi,
Case No.: RA-02-25
Address: 15051 Veterans Memorial Hwy.
Land Lot: 0145
Parcel: 01450250037
Acreage: 33+/-
Ward: 1
City Council Member: Shirley Marchman
Planning Board Member: Vivian Lyons
City of Villa Rica/Douglas County

The applicant, Richard Cangemi, President and CEO of East-West Express, Inc., requests to rezone the subject property from C-1 (Commercial Low-Density) to I-2 (Industrial Medium-Density). According to the applicant, the property is currently being used for existing truck freight terminal operations, and no changes are proposed to the business, physical site conditions, or infrastructure. The purpose of the request, per the applicant, is to correct the zoning designation to accurately reflect the property's longstanding industrial use. The applicant states that the property should have been zoned I-2 from the beginning and that this zoning correction will not result in any additional development, road improvements, or modifications to the existing business operations.

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

1. Zoning Map Amendment (Rezoning) Application dated June 30, 2025 (1 page).
2. Campaign Contribution affidavit dated June 30, 2025 (1 page).
3. Letter of Intent, June 30, 2025, by Richard Cangemi (page 1).
4. Site Plan Packet by The Southeast Civil Group, dated June. 4, 2021 (3 pages).
5. Property Deed (2 pages).
6. Recorded Site Survey. Douglas County Superior Court, December 14, 2015 (1 page).

A. Existing Conditions

The total acreage of the subject property is 33.35 acres. The parcel number is 01450250037, owned by Richard Cangeni, is currently zoned C-1 (Commercial Low Density) and is situated on the southern side of Veterans Memorial Highway.



The site currently houses the truck freight terminal operations of East-West Express and has a 12-acre gravel truck storage area. The gravel parking area was approved by variance in 2021. The City's zoning ordinance requires that all parking areas, regardless of size, are required to be constructed of a hard, dust-free surface. However, a variance was granted to allow the truck storage area to remain gravel. The driveway, building pad, maintenance area, and customer parking areas on the site have been developed with improved, hard-surfaced materials in compliance with code requirements.



FIGURE 1. AERIAL MAP. 15051 VETERANS MEMORIAL HWY.

Surrounding Properties:

The subject property is surrounded by C-1 zoning on all sides; however, the uses that prevail in the area are industrial in nature. The subject property is in an area characterized by a mix of industrial and commercial uses, with physical features that create substantial separation from more sensitive land uses. To the south, the property is bordered by Interstate 20, and to the north, the site is separated from other uses by both Veterans Memorial Highway and an active railroad line that runs roughly parallel to the highway. This dual transportation corridor further reinforces the industrial character of the area and creates an additional barrier between the site and any sensitive uses to the north.



The entrance drive to the subject site on Veterans Memorial is between a *Shell Service Station*, and *Reedwick ITS / Signal Contractors*. *Reedwick* specializes in the design, construction, repair, and maintenance of traffic signals, which is an industrial land use. A construction company, *Combined Construction Services*, is located adjacent to the north along East Montgomery Street. The area along East Montgomery Street features industrial buildings and uses – a Boat and RV storage, and U-Haul rental facility.

TABLE 1. SURROUNDING LAND USES

	Current Zoning	Land Use
North	C-1 (Commercial Low Density)	Industrial / Commercial
East	C-1 (Commercial Low Density)	Undeveloped
South	C-1 (Commercial Low Density)	Undeveloped area between site and I-20
West	C-1 (Commercial Low Density)	Industrial

B. Site History

East West Express Inc. operates a truck freight terminal at the subject property. The property owner purchased the parcels in 2015. The site remained vacant until 2019 when it was used for overflow tractor-trailer parking for the company's other locations within Villa Rica. In 2021, development started on an office and maintenance building to consolidate East-West Express's operations at this location.

On July 13, 2021, a variance was granted to allow a gravel truck storage area on the lot. The applicant requested a variance from Section 7.02(5), which requires all vehicle parking areas to be a hard, durable, dust-free surface. The request was for gravel instead of asphalt for the 12-acre tractor-trailer parking lot at the East-West Express facility. Staff recommended denial of the variance, maintaining that the need for a variance was self-imposed, and that the parking areas must meet the ordinance's hard-surface requirement.

The property was originally zoned General Commercial (GC) under the Unified Development Code (UDC) and was rezoned to the corresponding designation of Commercial Low-Density (C1) during the citywide rezoning effort in 2020.

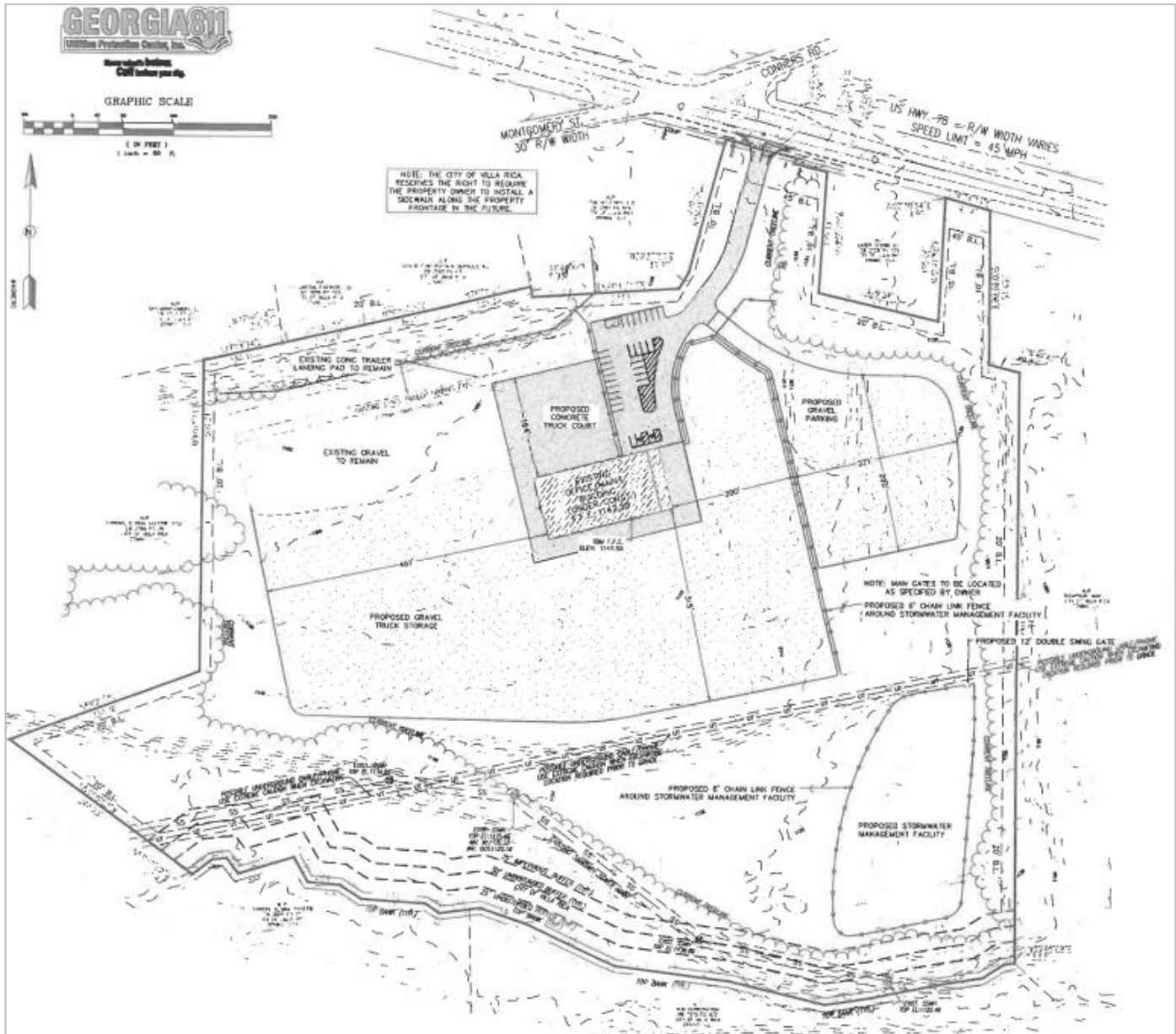


FIGURE 2. SITE PLAN. 15051 VETERANS MEMORIAL HWY.

C. Proposed Development

No site modifications are proposed as a part of this rezoning request, and East-West Express will continue the current operation as is.

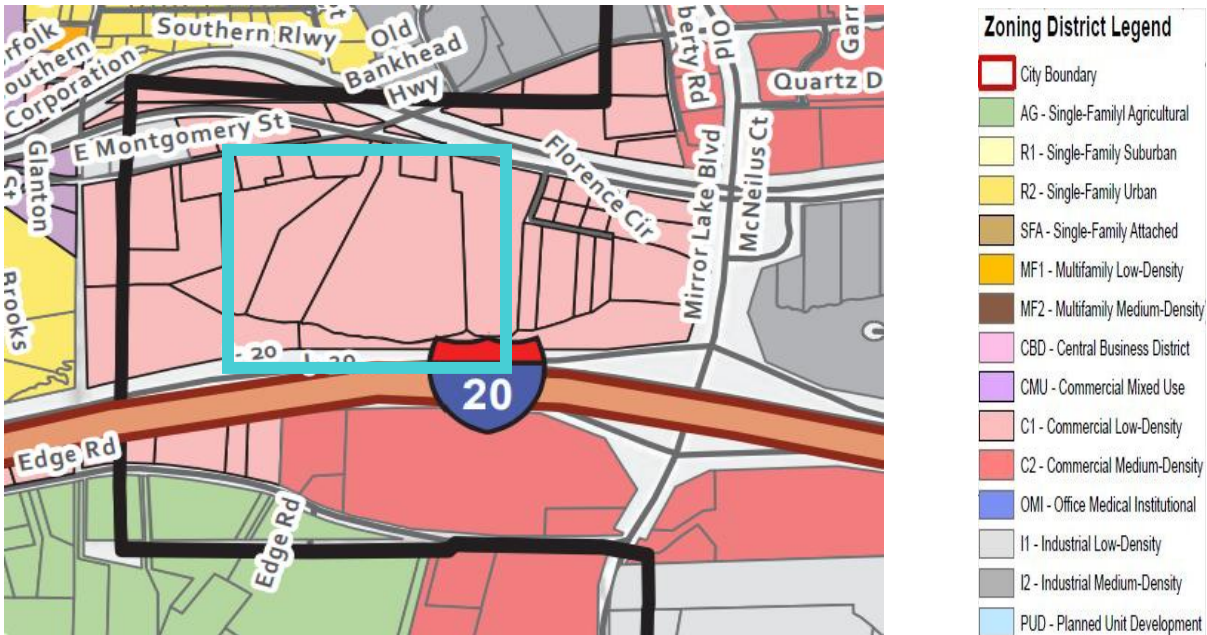
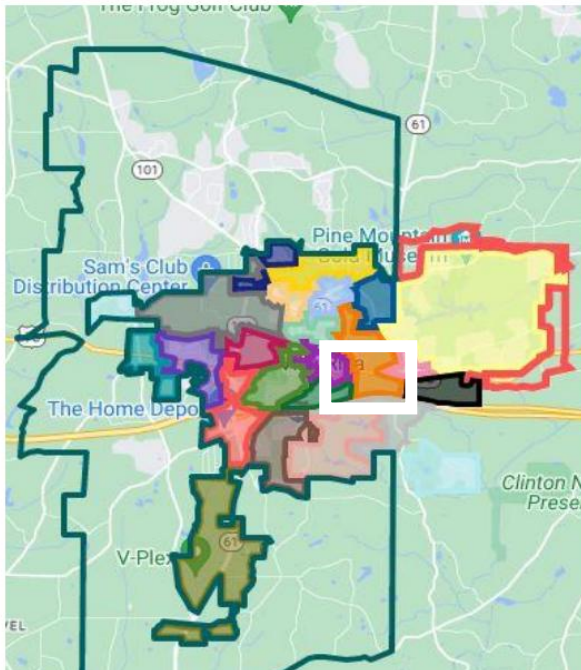


FIGURE 3. VILLA RICA ZONING MAP

City of Villa Rica Future Development Map



Future Development Village Areas

Village Areas

- Downtown
- East Village
- Mirror Lake Commercial Village
- Mirror Lake Residential Village
- East Industrial Village
- Miner's Village
- Medical Village
- North Village
- South Village
- West Village
- Fullerville Village
- Urban Village
- Gold Dust Village
- West Industrial Village
- Commercial Village
- Rural Village
- Bankhead Village
- Neighborhood Residential Village
- Neighborhood Residential Village
- Elberta Village

FIGURE 4. VILLA RICA FUTURE DEVELOPMENT MAP



D. Rezoning Review Criteria

The Zoning Ordinance of the City of Villa Rica, Section 11.05(2)(b), requires the Planning & Zoning Commission and the legislative body to pay reasonable regard to the following when preparing and considering proposed amendments:

i. The Comprehensive Plan.

The subject property lies within the “East Village” future land use designation, which promotes Commercial and Commercial Corridor development. While industrial uses are not explicitly identified as appropriate within this FLU area, the Commercial Corridor character area does recognize that commercial corridors include primary roadways that may be predominately industrial in nature and mentions commercial corridors also provide employment opportunities for local industry.

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

While the property is currently zoned C-1 (Commercial Low-Density) and is surrounded by C-1 zoning, the prevailing uses in the surrounding area are industrial in character. These include a traffic signal contractor (Reedwick ITS), a construction company (Combined Construction Services), Boat/RV storage, U-Haul rental, and proximity to I-20, all of which reflect a functional industrial corridor. The existing use on the site is a truck freight terminal, which is not permitted in C-1 but is allowed by right in the I-2 district. Therefore, the rezoning request aligns more closely with actual land use conditions than with the existing zoning map.

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

Given the site’s adjacency to I-20, its access to major transportation corridors, and the surrounding pattern of industrial activity, the property is better suited for industrial use rather than low-density commercial activity. The existing truck freight terminal has already adapted the site for industrial use and has operated there for many years. As such, I-2 is a more appropriate and desirable zoning classification for the current and foreseeable use of the site.

iv. The conservation of property values throughout the jurisdiction; and

Rezoning the subject site to I-2 is not anticipated to negatively impact surrounding property values. On the contrary, aligning the zoning with the existing industrial use may improve regulatory clarity and prevent future land use conflicts, which supports stability in adjacent property values. Additionally, the character of surrounding businesses and the physical separation from residential uses by commercial and industrial properties buffers the site from more sensitive land uses.

v. Responsible development and growth



The proposed rezoning supports responsible growth by aligning zoning with the long-standing existing use, which prevents the need for non-conforming use designations resulting in enforcement issues. It ensures that the freight and logistics operation is housed in an appropriate zoning district (I-2). No physical changes or development are proposed, so no change to the impact of this use is anticipated.

Analysis Criteria

i. *Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.*

Yes. Although the site is zoned C-1, surrounding uses are industrial in nature, including a signal contractor, construction company, boat/RV storage, and U-Haul facility. The existing truck freight terminal is consistent with the prevailing land uses in the area.

ii. *Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.*

No. The rezoning aligns with nearby industrial activity and may not negatively impact adjacent commercial or industrial properties. No physical changes are proposed.

iii. *Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.*

No. The existing use, a truck freight terminal, is not permitted in C-1 and is therefore not viable under the current zoning. Rezoning to I-2 is necessary to bring the use into conformity.

iv. *Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.*

No. The use already exists, and no additional development is proposed. There may be no increase in burden to infrastructure or public services.

v. *If the local government has an adopted land use plan, whether the zoning proposal is in conformity with the policy and intent of the land use plan; and*

No. The site lies within the East Village character area, which encourages commercial and commercial corridor uses. Industrial is not listed as an appropriate land use. However, the corridor supports industrial activity, and surrounding uses are industrial in function.

vi. *Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.*

Yes. The site is located near I-20 and surrounded by industrial uses despite its C-1 zoning. The zoning correction will reflect actual land use patterns and remove a nonconforming situation.



E. Comments

Rezoning the property to an industrial district is appropriate because it aligns with the how the site is being used and brings it into compliance with the city's zoning ordinance. The business is vested in the property and has operated on the site for many years. The requested rezoning will not be injurious to general welfare.

F. Public Notification

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 July 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.

G. Recommendations

Planning and Zoning Commission's Recommendation:

Staff recommends **Approval** with conditions:

1. The subject property shall be limited to use as a truck freight terminal and related logistics/transportation operations. No other industrial use permitted under I-2 zoning shall be allowed without further review and approval by the Planning & Zoning Commission and City Council, unless and until the Future Development Map is amended to designate the subject site within an industrial-compatible district, at which time such Council approval shall no longer be required to change the use.
2. All building, fire life safety, and zoning requirements shall be met in accordance with all applicable City codes and regulations.



RZ-02-25

City of Villa Rica Planning and Zoning Department

206 North Avenue | Villa Rica, Ga 30180

678-785-9995 | www.Villarica.org

REZONING APPLICATION



Ordinance Text Amendment

☐ Zoning Map Amendment

Please complete the blanks with the information requested. If any of the information or required materials is missing or incomplete, the application will not be processed. Also, please note the required information requested on the back of this page.

Date of Application: 6/30/25

Applicant Name: Richard Cangemi

Address: 15051 Veterans Memorial Hwy City: Villa Rica State: GA Zip: 30180

Phone: 404.408.0351 Email: rcangemi@aol.com

Agent Name: Ashley Barnett

Address: 443 Edge Rd. City: Villa Rica State: GA Zip: 30180

Phone: 404.698.0326 Email: Ashleybarnett2010@gmail.com or *ashley@east-westexpress.com

Owner Name (If different from applicant): Same as Applicant

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

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

REZONING REQUEST

Existing Zoning: C1 Requested Zoning: I2

Property Address: 15051 Veterans Memorial Hwy Nearest Intersection: Hwy 78 & Conners

Present Use of Property: Trucking Company (truck freight terminal)

Proposed Use: Trucking Company (truck freight terminal)

Size of Tract: 33.35 Acres Land Lot Numbers: 145 Districts: 5th Section Douglas Co.

Gross Density: 0 units per acre Net Density: 0 units per acre

Property Tax Parcel Number(s): ~~0037~~ 01450

> No Residential Use proposed, rezoning for existing business.

(For Office Use Only)

Total Amount Paid \$ 1400.00 Cash _____ Check # _____ Received by: _____

Application checked by: BFG Date: 6/30/25 Map Number(s): 01450250037

Planning Commission: Approved _____ Denied _____ Date: _____ Conditions: No _____ Yes _____ How many: _____

City Council Decision: Approved _____ Denied _____ Date: _____ Conditions: No _____ Yes _____ How many: _____

Manager's Signature: _____ Date: _____

Required Materials to Accompany the Application for Text Amendment

1. Proposed text amendment; Written statement describing reasons for the proposed text amendment; and any other exhibits as may be required by the Community Development Director.

Disclosure of Campaign Contributions

In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered:

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

Yes _____ No ✓

If Yes, the applicant and the attorney representing the applicant must file a disclosure report with the City within ten (10) days after this application is first filed. Please supply the following information that will be considered as the required disclosure:

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

We certify that the foregoing information is true and correct, this 30 day of June, 2025

Richard Cangemi
Applicant's Name Printed

Richard Cangemi
Signature of Applicant

Applicant's Attorney, if applicable – Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 30 day of June, 2025.

Nikki Lea Armstrong
Notary Public



Richard Cangemi

PO Box 755, Villa Rica, GA 30180

June 30, 2025

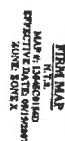
To: City of Villa Rica

From: Richard Cangemi, President and Chief Executive Officer, East-West Express, Inc.

Subject: Correction of Zoning from C-1 to I-2

- a. There will be no changes to the current business, this property should have been zoned I-2 in the beginning. Therefore, no changes will be detrimental to the general public's interest as there are no proposed changes.
- b. This property should have been zoned as I-2, this proposal to change is to get it zoned correctly for the existing truck freight terminal operations.
- c. Again, no changes are being proposed to property, only zoning update for current business.
- d. NA
- e. There will be no changes to the property.
- f. There will be no changes to the infrastructure of the property.
- g. There are no changes to the roads being made, only requesting to update the zoning.
- h. There will be no additional development on the property.

GRADING, STORMWATER, & UTILITY PACKAGE



C-1.0 SITE PLAN

- C-1.0 SITE PLAN
- C-1.1 ENLARGED SITE PLAN
- C-1.2 D.O.T. ENTRANCE PLAN
- C-1.3 SIGHT DISTANCE PLAN & PROFILES - VERTICAL
- C-1.4 SIGHT DISTANCE PLAN & PROFILES - HORIZONTAL
- C-2.0 GRADING PLAN
- C-2.1 STORM DRAINAGE PLAN
- C-2.2 STORM SEWER PROFILES
- C-3.0 UTILITY PLAN
- CD-2.0 STORM DRAINAGE DETAILS
- CD-3.0 UTILITY DETAILS

24-HOUR CONTACT
EAST-WEST EXPRESS, INC.
ATTN: JOE PH CANOSSI
5625 HWY 61, WILIA RICA, CA 95180
770-456-1199



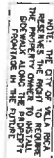
1. IT IS THE DEVELOPER'S RESPONSIBILITY TO ADDRESS ANY NEEDS AND ISSUES TO THE SATISFACTION OF THE U.S. ARMY CORPS OF ENGINEERS.
2. IT IS THE DEVELOPER'S RESPONSIBILITY TO ADDRESS BY ALL THE RULES AND REGULATIONS PERTAINING TO THE U.S. ARMY CORPS OF ENGINEERS NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMITS.
3. IT IS THE DEVELOPER'S RESPONSIBILITY TO ADDRESS BY ALL THE RULES AND REGULATIONS PERTAINING TO THE U.S. FISH AND WILDLIFE SERVICE IF APPLICABLE.
4. IT IS THE DEVELOPER'S RESPONSIBILITY TO ADDRESS ANY SITE SPECIFIC CONCERNS TO THE SATISFACTION OF THE COLEMAN DISTRICT OF INTERPRETATION IF APPLICABLE TO THE PROJECT.

1. SERIALS, SEE DATE
 OWNED/PROJECT MANAGER
 2. RAY, JESSIE EUGENE, AC
 3. ALTHAM, GARY, JR., AC
 4. 662 WEST 81, WILLY, NICH, AO, 30-80
 5. 770-524-1156
 6. PANGLOSS, 01555250793
 7. 1. DESPICK, 23
 8. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210. 211. 212. 213. 214. 215. 216. 217. 218. 219. 220. 221. 222. 223. 224. 225. 226. 227. 228. 229. 230. 231. 232. 233. 234. 235. 236. 237. 238. 239. 240. 241. 242. 243. 244. 245. 246. 247. 248. 249. 250. 251. 252. 253. 254. 255. 256. 257. 258. 259. 260. 261. 262. 263. 264. 265. 266. 267. 268. 269. 270. 271. 272. 273. 274. 275. 276. 277. 278. 279. 280. 281. 282. 283. 284. 285. 286. 287. 288. 289. 290. 291. 292. 293. 294. 295. 296. 297. 298. 299. 300. 301. 302. 303. 304. 305. 306. 307. 308. 309. 310. 311. 312. 313. 314. 315. 316. 317. 318. 319. 320. 321. 322. 323. 324. 325. 326. 327. 328. 329. 330. 331. 332. 333. 334. 335. 336. 337. 338. 339. 340. 341. 342. 343. 344. 345. 346. 347. 348. 349. 350. 351. 352. 353. 354. 355. 356. 357. 358. 359. 360. 361. 362. 363. 364. 365. 366. 367. 368. 369. 370. 371. 372. 373. 374. 375. 376. 377. 378. 379. 380. 381. 382. 383. 384. 385. 386. 387. 388. 389. 390. 391. 392. 393. 394. 395. 396. 397. 398. 399. 400. 401. 402. 403. 404. 405. 406. 407. 408. 409. 410. 411. 412. 413. 414. 415. 416. 417. 418. 419. 420. 421. 422. 423. 424. 425. 426. 427. 428. 429. 430. 431. 432. 433. 434. 435. 436. 437. 438. 439. 440. 441. 442. 443. 444. 445. 446. 447. 448. 449. 450. 451. 452. 453. 454. 455. 456. 457. 458. 459. 460. 461. 462. 463. 464. 465. 466. 467. 468. 469. 470. 471. 472. 473. 474. 475. 476. 477. 478. 479. 480. 481. 482. 483. 484. 485. 486. 487. 488. 489. 490. 491. 492. 493. 494. 495. 496. 497. 498. 499. 500. 501. 502. 503. 504. 505. 506. 507. 508. 509. 510. 511. 512. 513. 514. 515. 516. 517. 518. 519. 520. 521. 522. 523. 524. 525. 526. 527. 528. 529. 530. 531. 532. 533. 534. 535. 536. 537. 538. 539. 540. 541. 542. 543. 544. 545. 546. 547. 548. 549. 550. 551. 552. 553. 554. 555. 556. 557. 558. 559. 560. 561. 562. 563. 564. 565. 566. 567. 568. 569. 570. 571. 572. 573. 574. 575. 576. 577. 578. 579. 580. 581. 582. 583. 584. 585. 586. 587. 588. 589. 590. 591. 592. 593. 594. 595. 596. 597. 598. 599. 600. 601. 602. 603. 604. 605. 606. 607. 608. 609. 610. 611. 612. 613. 614. 615. 616. 617. 618. 619. 620. 621. 622. 623. 624. 625. 626. 627. 628. 629. 630. 631. 632. 633. 634. 635. 636. 637. 638. 639. 640. 641. 642. 643. 644. 645. 646. 647. 648. 649. 650. 651. 652. 653. 654. 655. 656. 657. 658. 659. 660. 661. 662. 663. 664. 665. 666. 667. 668. 669. 670. 671. 672. 673. 674. 675. 676. 677. 678. 679. 680. 681. 682. 683. 684. 685. 686. 687. 688. 689. 690. 691. 692. 693. 694. 695. 696. 697. 698. 699. 700. 701. 702. 703. 704. 705. 706. 707. 708. 709. 710. 711. 712. 713. 714. 715. 716. 717. 718. 719. 720. 721. 722. 723. 724. 725. 726. 727. 728. 729. 730. 731. 732. 733. 734. 735. 736. 737. 738. 739. 740. 741. 742. 743. 744. 745. 746. 747. 748. 749. 750. 751. 752. 753. 754. 755. 756. 757. 758. 759. 760. 761. 762. 763. 764. 765. 766. 767. 768. 769. 770. 771. 772. 773. 774. 775. 776. 777. 778. 779. 780. 781. 782. 783. 784. 785. 786. 787. 788. 789. 790. 791. 792. 793. 794. 795. 796. 797. 798. 799. 800. 801. 802. 803. 804. 805. 806. 807. 808. 809. 810. 8



THE SOUTH-EAST CML GROUP
ENGINEERING • CONSULTING
6063 BALDWIN ROAD
PO BOX 16742, GEORGIA 30316
PHONE: 877-601-6196
FAX: 404-251-6200
WWW.PRICEDIRECTORY.COM

[illegible]



45 MPH -

[illegible]

LOCATED IN LL 146, DISTRICT 28
CITY OF VILLA RICA, DOUGLAS COUNTY, GEORGIA

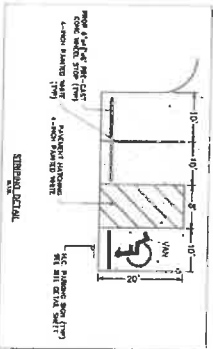
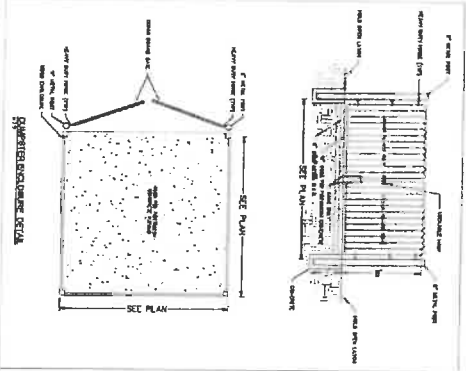
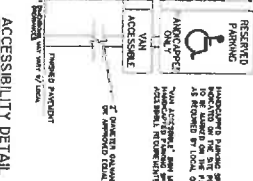
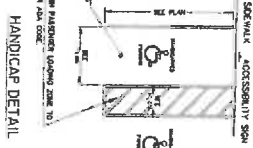
[illegible]

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GRAPHIC SCALE

(IN FEET)
0 10 20 30
2 inch = 30 ft.

GEORGINA
DESIGN & CONSTRUCTION COMPANY, INC.



| | |
|--|--|
| PAYING LEGEND | |
| 0-1 M 3000
1-2 COMPACTO 615
3-4 COMPACTO 615
5-6 COMPACTO 615
7-8 4000 P.M. 3000 COMPACT | 0-1 M 3000
1-2 COMPACTO 615
3-4 COMPACTO 615
5-6 COMPACTO 615
7-8 4000 P.M. 3000 COMPACT |

[illegible]

| SHEET

C-11 | ENLARGED SITE PLAN

EAST-WEST EXPRESS, INC. | | 
THE SOUTHEAST COAST GROUP
ENGINEERING & CONSULTING
1000 N. W. 10th Avenue, Suite 200
Fort Lauderdale, FL 33304 | |  | | <table border="1"> <thead> <tr> <th>REV.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>06/04/2021</td> <td>UPDATER PAYING LICENSE / ADDED DAMPERS EXCLUSION / ADDED MORTGAGE BOX</td> </tr> </tbody> </table> | | REV. | DATE | DESCRIPTION | 1 | 06/04/2021 | UPDATER PAYING LICENSE / ADDED DAMPERS EXCLUSION / ADDED MORTGAGE BOX |
|---|---|---|---|--|---|--|--|--|------|------|-------------|---|------------|---|
| | REV. | DATE | DESCRIPTION | | | | | | | | | | | |
| 1 | 06/04/2021 | UPDATER PAYING LICENSE / ADDED DAMPERS EXCLUSION / ADDED MORTGAGE BOX | | | | | | | | | | | | |
| LOCATED IN LL 146, DISTRICT 15
CITY OF YELLA BACA, DOUGLAS COUNTY, GEORGIA | | JOB # 16011
SCALE 1"=50'
DATE 06/07/2021
DRAWN BY: WAF | | | | | | | | | | | | |

FILED

2015 DEC 14 PM 4:32

Prepared by and return to:
✓ Christopher J. Teasley, PC
410 Tanner Street
Carrollton, GA 30117
770 836-3703

DOUGLAS COUNTY, GA
TAMMY M. HOWARD, CLE.

Doc ID: 010155010002 Type: ESTD
Recorded: 12/14/2015 at 04:32:00 PM
Fee Amt: \$320.80 Page 1 of 2
Transfer Tax: \$308.80
Douglas County Georgia
TAMMY M. HOWARD Clerk Superior Court
BK 3346 PG 846-847

EXECUTOR'S DEED

State of Georgia
County of Douglas

THIS INDENTURE, Made this 7th day of December, in the year of our Lord Two Thousand and Fifteen (2015) between

JANICE A. MCMONIGLE as Executor of the Last Will and Testament of JAMES EDWARD ALVERSON, a/k/a J.E. ALVERSON, a/k/a J. ED ALVERSON, late

of the State of Georgia, County of Carroll, of the First Part, (hereinafter called "Grantor") and

RICHARD S. CANGEMI,

of the State of Georgia, and County of Carroll, 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 the said Grantor acting under and by virtue of the power and authority contained in the said will, the same having been duly probated and recorded in the Probate Court of Carroll County, Georgia, Estate No. 2010-PS-5295 for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other valuable consideration in hand paid, at and before the sealing and delivery of these presents (the receipt of which is hereby acknowledged), has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said grantee, the following:

ALL THAT TRACT or parcel of land lying and being in Land Lot 145, 2nd District, 5th Section Douglas County, Georgia and being 33.35 Acres more particularly described entitled Survey for Richard and Rhonda Cangemi recorded in Plat Book 39, Page 199, Douglas County, Georgia records which plat is incorporated herein and made a part hereof by reference.

2

BK 3346 PG 0847

L

Captioned property is subject to all matters shown on above-referenced plat.
Captioned property is subject to all easements and restrictions of record affecting
said property.

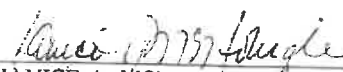
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the
rights, members and appurtenances thereof, to the same, being, belonging, or in anywise
appertaining, to the only property use, benefit and behoof of the said Grantee, in FEE
SIMPLE.

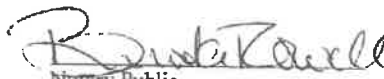
IN FEE SIMPLE: in as full and ample a manner as the same was held, possessed
and enjoyed, or might have been held, possessed and enjoyed, by the said deceased.

IN WITNESS WHEREOF, each grantor herein has hereunto set hand and seal, the
day and year first above written.

Signed, sealed and delivered
In the presence of:


Witness

 (SEAL)
JANICE A. MCMONIGLE, as Executor of the
Last Will and Testament of James Edward
Alverson, a/k/a J.E. Alverson, a/k/a J.Ed
Alverson


Notary Public
BROOKE ROWELL
NOTARY PUBLIC
CARROLL COUNTY
GEORGIA
MY COMM. EXP 2-27-2017

SCANNED

DEC 29 2015

Tammy M. Howard
Clark Superior Court
Douglas County, GA

ACTION REQUIRED: Notices of Public Hearing: Rezoning Request for 15051 Veterans Memorial Hwy.

From Brecca Carter <bcarter@villarica.gov>

Date Tue 7/22/2025 1:15 PM

To rbcangemi@aol.com <rbcangemi@aol.com>; ashley@east-westexpress.com <ashley@east-westexpress.com>

 2 attachments (506 KB)

RA-02-25, 15051 Veterans Memorial Hwy., NEWSPAPER LEGAL AD -Notice of Public Hearing, R. Cangemi.docx; RA-02-25, 15051 Veterans Memorial Hwy., Notice to Adjacent Property Owners, P&Z 8.19.25, CC 9.9.25.docx;

Good afternoon, Mr. Cangemi and Mr. Barnett.

Your next step is to do the following to advertise your Rezoning Request.

Please email the Newspaper Advertisement to: Legal@times-georgian.com and let them know that it should run in The Sentinel newspaper, **ON or BEFORE FRIDAY, JULY 25, 2025.** You can contact the Douglas County Sentinel [<https://www.douglascountysentinel.com/>] at 1-770-942-6571.

The Notification for the Adjacent Property Owners must be sent CERTIFIED MAIL to the below list of property owners located within 250 feet of the 15051 Veterans Memorial Highway address. Please provide proof of receipts for each address and proof of the Legal Advertisement via email.

RBE HOLDINGS
15021 VETERANS MEMORIAL HWY
VILLA RICA, GA 30180

RJV CORPORATION
1842 INDEPENDENCE SQUARE, STE C
ATLANTA, GA 30338

DI, PING
2495 RIDGEDALE DR
VILLA RICA, GA 30180

TO WHOM IT MAY CONCERN
560 MONTGOMERY, LLC
724 WEST 500 SOUTH
#800
WEST BOUNTIFUL, UT 84087

MINERIA HOLDINGS, LLC
6158 MONTGOMERY STREET
VILLA RICA, GA 30180

COMBINED CONSTRUCTION SERVICES, INC.
545 E MONTGOMERY STREET
VILLA RICA, GA 30180

FKML PROPERTIES LLC
15071 VETERANS MEMORIAL HWY
VILLA RICA, GA 30180

GEORGIA DEPARTMENT OF TRANSPORTATION
600 W. PEACHTREE STREET
ATLANTA, GA 30308

LASER SOUND, INC.
8010 ENGLISH ROSE WAY
ROSWELL, GA 30076

BEHAR, ALAN A., ETAL
1-20 TRUST ACCOUNT
1801 PEACHTREE ST NE #340

Thank you,



Brecca R. Carter, Interim Director
Community Development Department
City of Villa Rica, GA
Cell: 770.398.8631
bcarter@villarica.gov

Publication Name:
Times-Georgian

Publication URL:

Publication City and State:
Carrollton, GA

Publication County:
Carroll

Notice Popular Keyword Category:

Notice Keywords:
15051 veterans

Notice Authentication Number:
202508121046488022434
3494465931

Notice URL:

[Back](#)

Notice Publish Date:
Tuesday, July 29, 2025

Notice Content

CLASS:10900 NOTICE OF PUBLIC HEARING APPLICATION# RA-02-25 Please let this document serve as notification that the City of Villa Rica Planning & Zoning Commission and City Council will hold public hearings to consider a proposed rezoning request by Ashley Barnett on behalf of Richard Cangemi. The request to Rezone is from Commercial Low-Density (C1) to Industrial Medium-Density (I2) to continue the current use of a truck freight terminal in accordance with permitted uses outlined in Sec. 4.17.I2 Industrial Medium-Density for property located at 15051 Veterans Memorial Highway within Land Lot 45 of District 2, also known as Parcel Number: 01450250037. The subject property is zoned Commercial low-density (c1) located within Douglas County, GA, Ward 1. The property lot size is 33.3 +/- acres. Public hearings will be conducted by the Planning and Zoning Commission at 7:00 PM on Tuesday, August 19th, 2025; and by the City Council at 6:00 PM on Tuesday, September 9th, 2025 at the Holt-Bishop Justice Center, Municipal Court, Room, 101 Main Street, Villa Rica, Georgia. Comments may be presented at the public hearing or filed in writing prior to the public hearing. For any additional information, please contact the Office of Community Development at 678-840-1238. 07/29

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Publication Name:
Douglas County Sentinel

Publication URL:

Publication City and State:
Douglasville, GA

Publication County:
Douglas

Notice Popular Keyword Category:

Notice Keywords:
15051 veterans

Notice Authentication Number:
202508121117426176289
3494465931

Notice URL:

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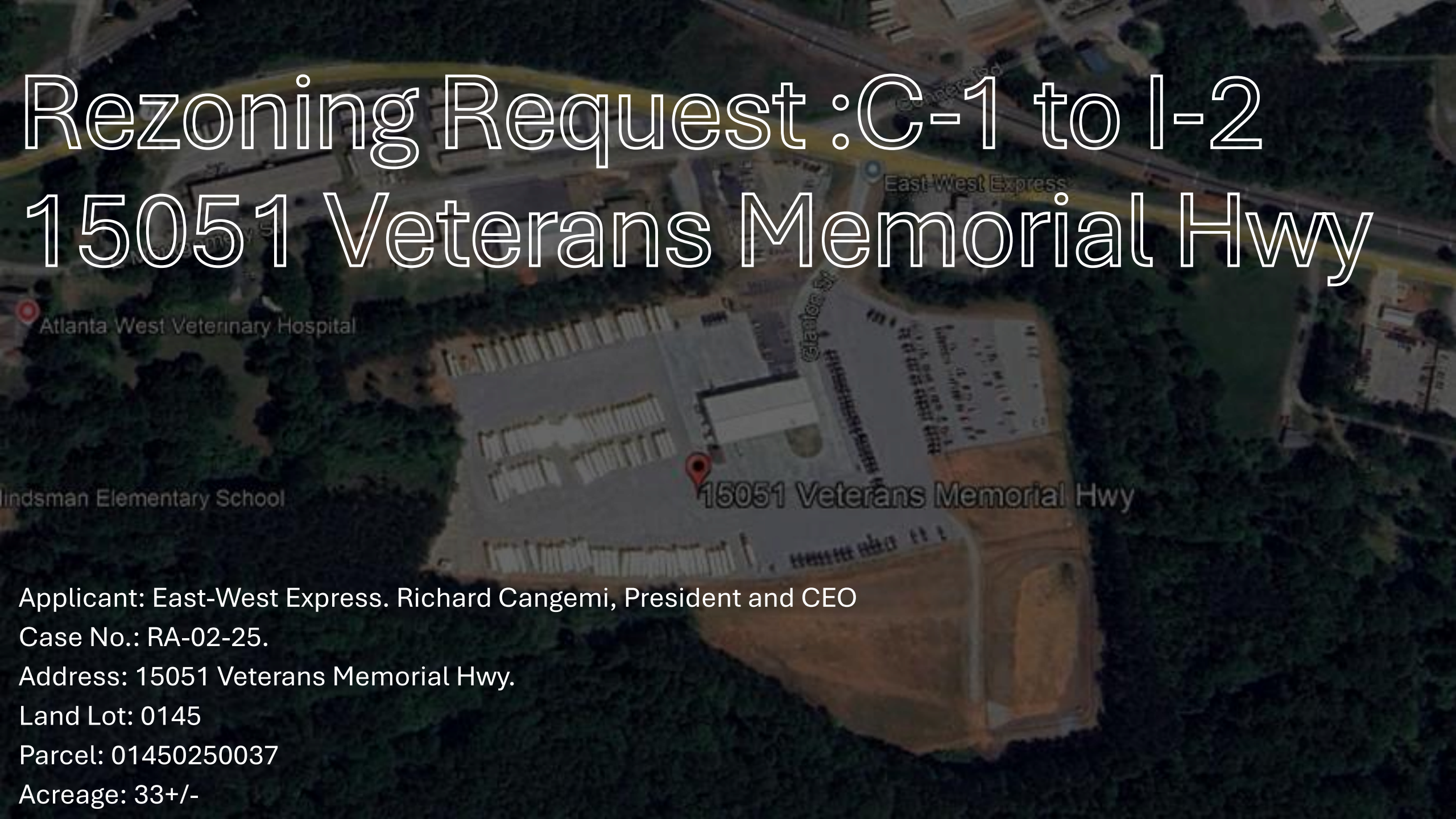
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Rezoning Request :C-1 to I-2 15051 Veterans Memorial Hwy



Applicant: East-West Express. Richard Cangemi, President and CEO

Case No.: RA-02-25.

Address: 15051 Veterans Memorial Hwy.

Land Lot: 0145

Parcel: 01450250037

Acreage: 33+/-

Rezoning Request RA-02-25

- Applicant: East-West Express, Richard Cangemi, President and CEO.
- Request to rezone from C-1 (Commercial Low-Density) to I-2 (Industrial Medium-Density).
- Purpose: Correct zoning to reflect existing truck freight terminal use.
- No development proposed. No changes to business operations or site conditions.



78

Centers Rd

East-West Express

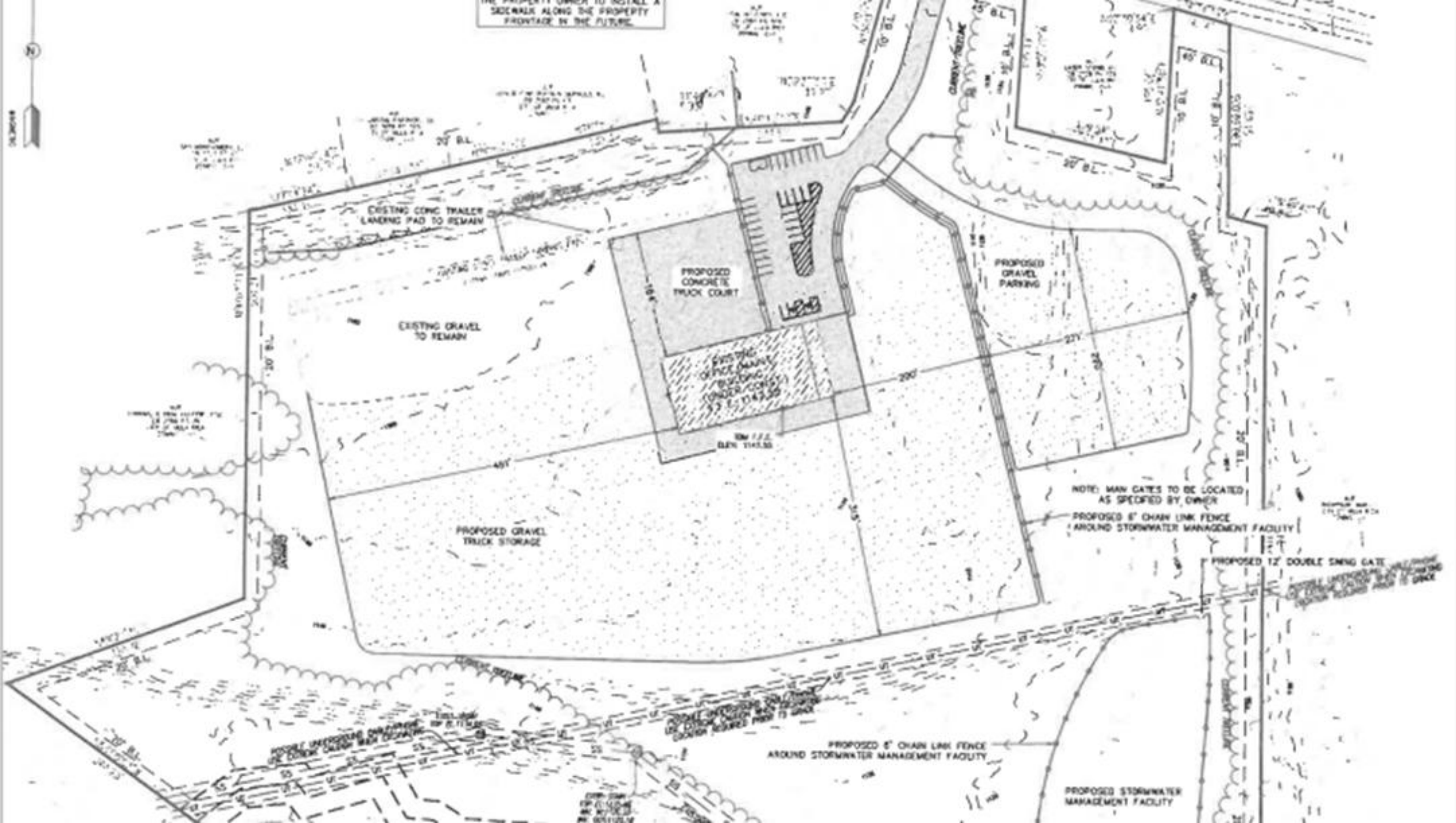
E Montgomery St

Atlanta West Veterinary Hospital

Clanton Dr

Hindsman Elementary School

15051 Veterans Memorial Hwy

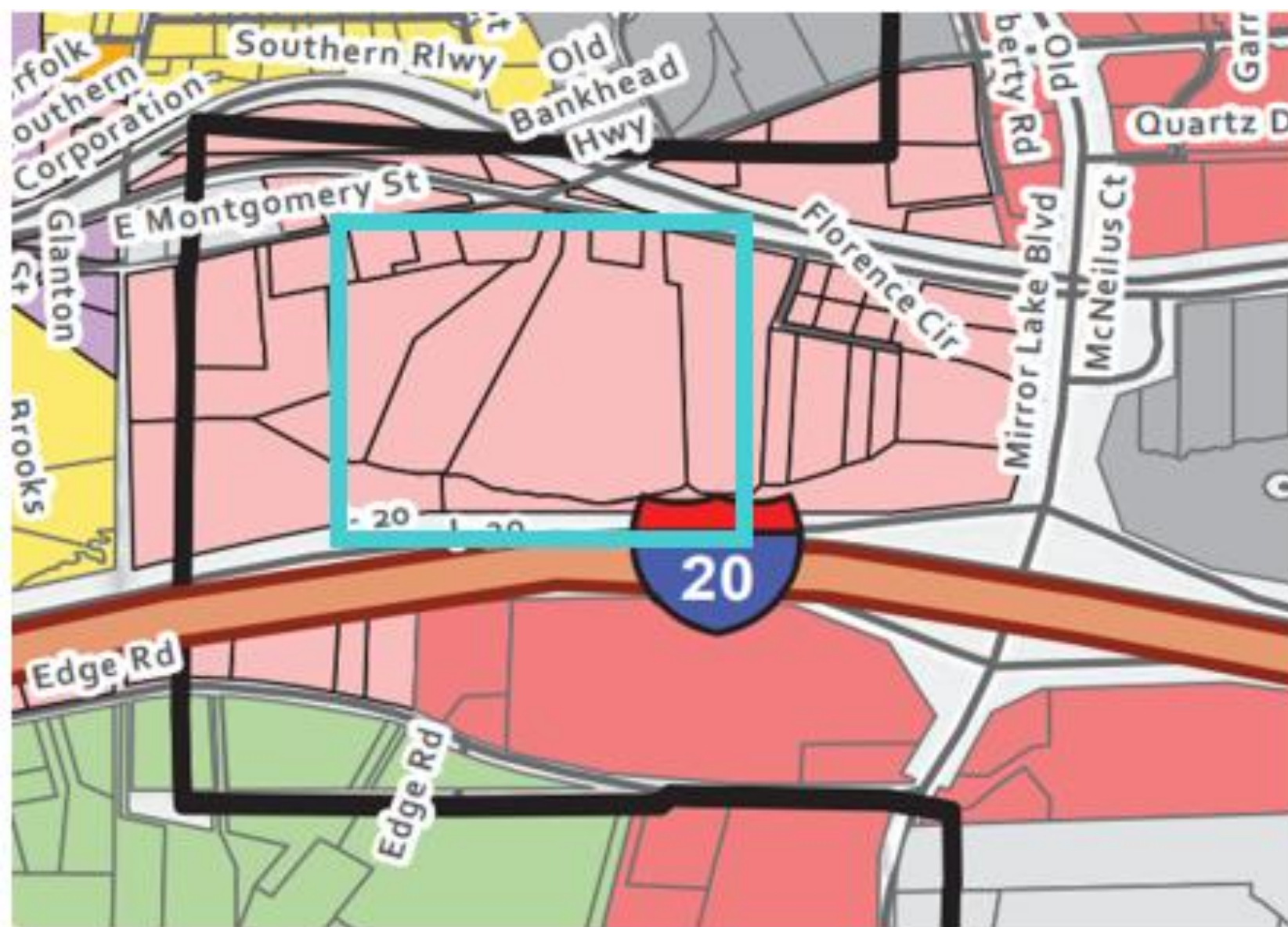


Existing Conditions

- Total acreage: 33.35 acres.
- Current zoning: C-1 (Commercial Low-Density).
- Use: Truck freight terminal with 12-acre gravel truck storage area.
- 2021 variance approved for gravel parking area instead of required hard surface.
- Driveway, building pad, maintenance, and customer parking areas are paved.

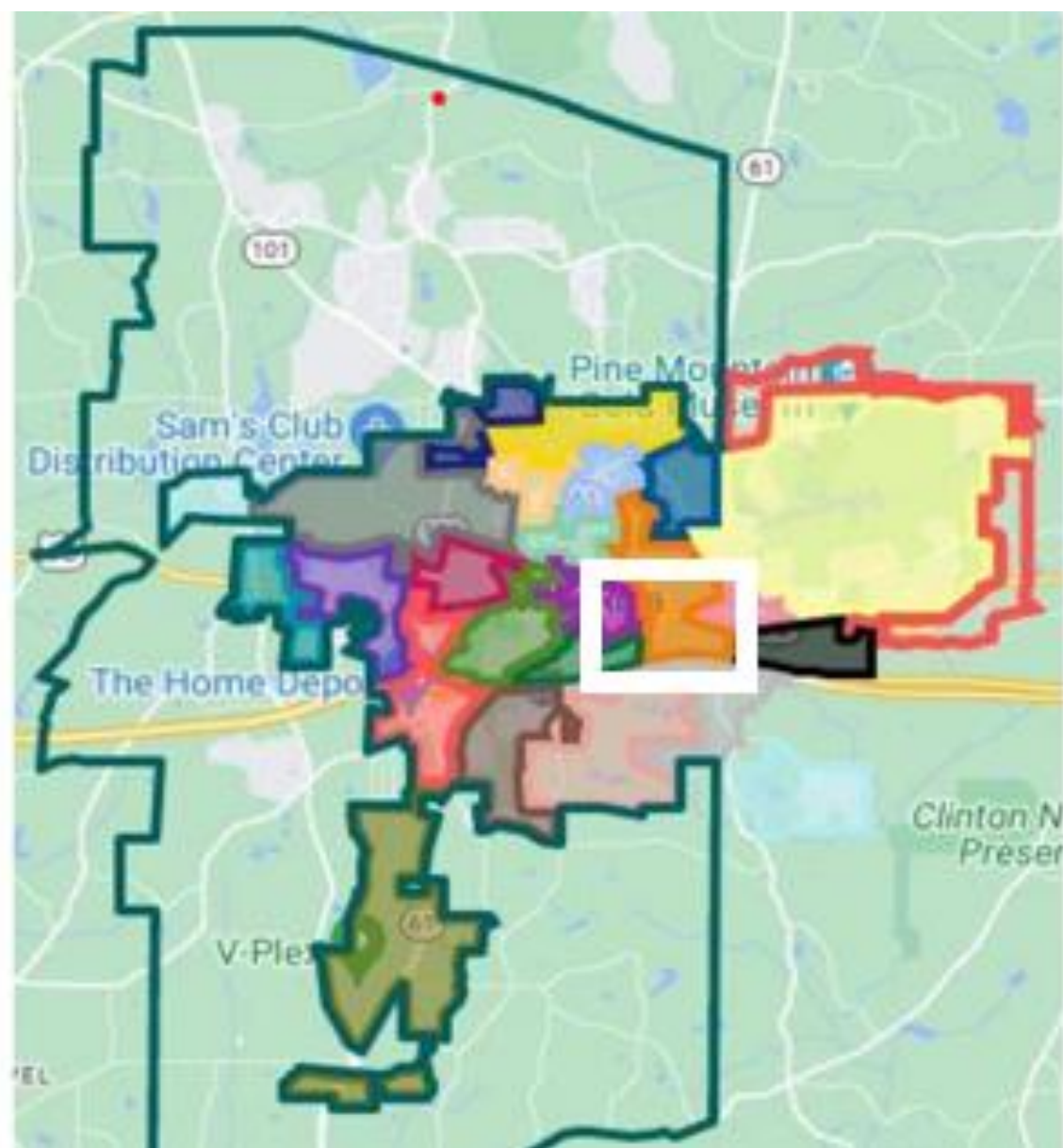
Surrounding Area

- Surrounded by C-1 zoning, but industrial uses dominate.
- South: Interstate 20 – major transportation corridor.
- North: Veterans Memorial Highway and parallel active railroad – buffer from sensitive uses.
- Nearby Uses: traffic signal contractor, construction company, Boat/RV storage, U-Haul rental.
- Rezoning aligns zoning map with existing operations.



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



- Downtown
- East Village
- Mirror Lake Commercial Village
- Mirror Lake Residential Village
- East Industrial Village
- Miner's Village
- Medical Village
- North Village
- South Village
- West Village
- Fullerville Village
- Urban Village
- Gold Dust Village
- West industrial Village
- Commercial Village
- Rural Village
- Bankhead Village
- Neighborhood Residential Village
- Neighborhood Residential Village

Rezoning Review Criteria

- Comprehensive Plan: East Village character area – Commercial Corridor may include industrial activity
- Current Conditions: Area dominated by industrial uses
- Most Desirable Use: Industrial due to location and surrounding uses
- Property Values: No anticipated negative impact
- Responsible Growth: Aligns zoning with existing use

Public Notification



Publication Name:
Douglas County Sentinel

Publication URL:

Publication City and State:
Douglasville, GA

Publication County:
Douglas

Notice Popular Keyword Category:

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Staff Recommendation

Approval with conditions:

1. Limited to truck freight terminal and related logistics/transportation operations.
2. Other industrial uses require review unless Future Development Map is amended.
3. Compliance with all building, fire life safety, and zoning requirements.