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
September 2, 2025 | 10:00 AM

Review of the Agenda (Mayor Leslie McPherson)

A. Ceremonial Presentations

- 5 Years of Service Recognition - Tracie Ivey - Parks & Recreation Director

B. Governing Body (Mayor Leslie McPherson)

1. Veterans Park Resolution
2. Commemoration of New Road Resolution for Louis Harris Drive

C. Public Works (Hal Burch, Director)

1. West Industrial Court Culvert (Mark Teal, PE, City Engineer)

D. Community Development (Consultant Brecca Carter, Interim Director)

1. VA-04-25 – Maria Almonte is requesting a variance for a reduction in the required fifty foot (50') minimum lot frontage, in accordance with Sec. 4.06. R-1 -Suburban Single-Family Residential for property located at 65 McCurdy Road, Land Lot 193, District 6, also known as Parcel Number: V04-0120003. The property lot size is .55+/- acres. The subject property is zoned R-1 -Suburban Single-Family Residential located within Carroll County, GA, Ward 3. **This is a <u>Public Hearing</u>**. (Shaun Myers, Planning & Zoning Administrator)
2. 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. Ward 1. **This is a <u>Public Hearing</u>** (Shaun Myers, Planning & Zoning Administrator)

E. Finance (Amanda Long, Interim Finance Director)

1. Adoption of the FY2026 Budget (Amanda Long, Interim Finance Director)
2. FY25 Budget Amendments #174-180 (Amanda Long, Interim Finance Director)

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.

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A RESOLUTION OF THE CITY OF VILLA RICA, GEORGIA, ESTABLISHING A VETERANS MEMORIAL PARK

WHEREAS, the freedoms and liberties enjoyed by the citizens of the City of Villa Rica and the United States of America have been preserved through the courage, dedication and sacrifice of the men and women who have served in the Armed Forces; and

WHEREAS, countless veterans have selflessly placed service above self, enduring hardships and making sacrifices in defense of our nation's values and security; and

WHEREAS, the City of Villa Rica recognizes that the peace and prosperity that we enjoy today are the direct result of the unwavering commitment of those who chose to serve in the United States Armed Forces; and

WHEREAS, it is fitting and proper for the City of Villa Rica to establish a lasting tribute to honor veterans of all branches of service and to provide a place of reflection, remembrance and gratitude for current and future generations; and

WHEREAS, the Mayor and Council for the City of Villa Rica desire to dedicate a public space to serve as a Veterans Memorial Park, symbolizing the City's enduring appreciation for the sacrifices of our nation's heroes.

NOW, THERFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF VILLA RICA, GEORGIA AS FOLLOWS:

1. That a Veterans Memorial Park is hereby established within the City of Villa Rica, Georgia to be located as shown in Exhibit "A" attached hereto, to be maintained as a place of honor, remembrance and reflection.
2. That the park shall serve as a tribute to all veterans of the United States Armed Forces, recognizing their courage, loyalty and sacrifice in defense of liberty.
3. That the City of Villa Rica extends its deepest gratitude to all who have served and to their families, acknowledging that our freedoms have been secured through their sacrifice.
4. That the City shall enter into an agreement with its local veterans to allow the establishment of appropriate monuments, markers and/or educational features within a Veterans Memorial Park to preserve the memory of those who served and to inspire future generations.

Resolved this _____ day of September, 2025.

_____
Mayor, Leslie McPherson

Attest: _____
Theresa Campbell, City Clerk

Veterans Park: Front of Mill at 'WE ARE VR'

Exhibit A

Site: 975 ft^2

Addition: 1,297 ft^2

Total with sidewalk and six parking spaces incorporated in park plan: 2,272 ft^2

RESOLUTION

COMMEMORATION OF NEW ROAD

WHEREAS, the City of Villa Rica along with the Mayor and Council recognizes the importance of commemorating significant historical, cultural, and community contributions through the naming of public infrastructure; and

WHEREAS, the City of Villa Rica approved the new “Proposed Street” on June 11, 2024 connecting South Street to Commerce Drive; and

WHEREAS, Carroll County constructed a fire station at the corner of South Street and US Hwy 78, and the “Proposed Street” allows an additional ingress and egress for the fire apparatus; and

WHEREAS, the new proposed street name reflects the values, heritage, or notable achievements that align with the city's identity and vision; and

WHEREAS, the Mayor and Council have chosen to designate the “Proposed Street” to “Louis Harris Drive.” Louis Harris was one of the unsung heroes of the day. Louis worked with Horace Luther, the Superintendent of the Water and Sewer Authority. Louis was on the scene immediately after the gas explosion occurred on December 5, 1957. This local man worked to pull several people out of the burning buildings. When he saw that someone had put their foot through the debris, he pulled them out by grabbing onto their leg despite danger to himself. He became a local hero because of how long he stayed at the scene and how hard he worked. Louis is credited in stopping the gas flow from the power station to Villa Rica after the explosion. He put so much brave effort into saving others that he stayed until late to help clear the debris and haul it to the two sites where it was dumped. After working for the City’s Water Department, Louis served as fireman and then was the first black policeman in Villa Rica. While working in the fire department Louis lost several fingers and because of this disability he could only work part time for the city and did so until he retired.

THEREFORE, BE IT RESOLVED by the Mayor and Council for the City of Villa Rica that the “Proposed Street” that connects South Street to Commerce Drive and shown in Exhibit A will now be named “Louis Harris Drive” to honor its significance and inspire future generations this 9th day of September 2025.

_____

Leslie McPherson, Mayor

_____

ATTEST: Theresa Campbell, City Clerk

(Seal of the City)

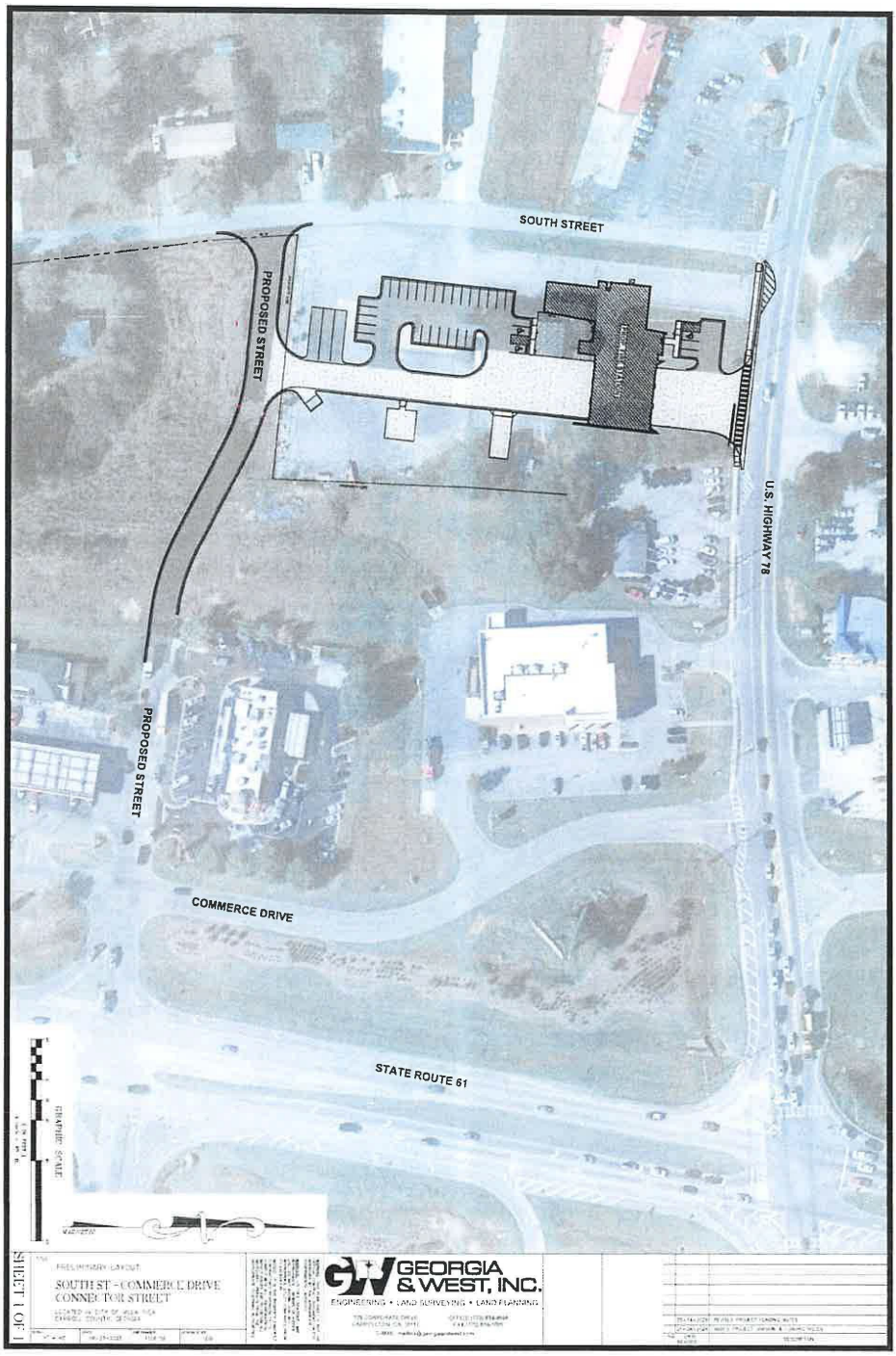


Figure 1EXHIBIT A

CITY OF VILLA RICA

City Council Meeting
Agenda Item Cover Sheet

SUBJECT: West Industrial Court Culvert
AGENDA DATE: September 9, 2025

DATE PREPARED: August 25, 2025
PREPARED BY: Mark Teal, PE

AMOUNT: $184,648.61
GL ACCOUNT #: 335-4210-541400 & 560-4320-541420
FUNDING SOURCE: LMIG Supplement & Stormwater
BUDGETED ITEM? Yes
PUBLIC HEARING: N/A

PURPOSE: The City of Villa Rica opened sealed bids on August 25, 2025 at 11:00 am for the purpose of replacing the stormwater culvert on West Industrial Court. Please see the attached bid results.

BACKGROUND: The Major Items of Work Consist of:

1. Installation of a new 60" Culvert
2. Pavement Repair

STAFF RECOMMENDATION: Contract with Blount Construction Co., Inc

IMPACT: $184,648.61 (Includes 15% Contingency)

MOTION: I move to approve awarding Blount Construction Co., Inc with the stormwater culvert replacement project at West Industrial Court based on their bid, and authorize the Mayor to sign.

Bid Schedule
West Industrial Court Culvert Replacement
City of Villa Rica, Georgia

CONTRACTOR'S NAME: Blount Construction Company, Inc.

CITY OF VILLA RICA - WEST INDUSTRIAL COURT CULVERT REPLACEMENT

Item Number	Quantity	Units	Item Description	Unit Price	Cost
009-3000	1	LS	MISCELLANEOUS CONSTRUCTION (ANYTHING PLACED HERE MUST INCLUDE A DETAILED BREAKDOWN LIST WITH PRICING OF EACH ITEM)	0.00	0.00
150-1000	1	LS	TRAFFIC CONTROL	20,044.91	20,044.91
163-0240	0.4	TN	MULCH	1,167.96	467.18
163-0300	1	EA	CONSTRUCTION EXIT	2,394.08	2,394.08
163-0550	1	EA	CONSTRUCT AND REMOVE INLET SEDIMENT TRAP, SILT SAVER OR APPROVED EQUAL	526.50	526.50
165-0030	100	LF	MAINTENANCE OF TEMPORARY SILT FENCE, TYPE C	1.78	178.00
165-0105	1	EA	MAINTENANCE OF INLET SEDIMENT TRAP	89.10	89.10
171-0030	300	LF	TEMPORARY SILT FENCE, TYPE C	4.68	1,404.00
192+A6:A14	1	LS	GRADING COMPLETE (INCLUDING DEMOLITION & TREE REMOVAL)	45,253.28	45,253.28
310-5100	90	SY	GRADED AGGREGATE BASE, 10 IN, INCLUDING MATERIAL	58.02	5,221.80
402-3915	90	SY	1 1/2 IN RECYCLED ASPH CONC 12.5MM SUPERPAVE, GP 1 OR 2,INCL BITUM. MATL & H LIME	64.13	5,771.70
402-4013	90	SY	3 IN RECYCLED ASPH CONC 19 MM SUPERPAVE, GP 1 OR 2, INCL BITUM MATL & H LIME	71.24	6,411.60
441-0305	1	EA	CONCRETE FLUME, SEE PLAN FOR DESIGN	3,588.92	3,588.92
441-6012	50	LF	CONCRETE CURB & GUTTER 6" X 24" TYPE 2. STD. 9032B	74.42	3,721.00
550-1600	60	LF	STORM DRAIN PIPE, 60 IN, DURAMAX, H 1-10	543.91	32,634.60
603-2180	100	SY	STONE DUMPED RIP-RAP TYPE 3, 12 IN THICK	93.45	9,345.00

668-4300	1	EA	STORM SEWER MANHOLE, TP 2, INCL. SOLID TOP & OPEN THROAT FOR FLUME	13,526.14	13,526.14
668-4400	2	LF	STORM SEWER MANHOLE, TP 2, ADDL DEPTH, CL2	1,313.65	2,627.30
668-0811	1	EA	HEADWALL	5,148.90	5,148.90
700-6910	0.15	AC	PERMANENT GRASSING	2,340.00	351.00
700-7000	0.3	TN	AGRICULTURAL LIME	1,170.00	351.00
700-8000	0.3	TN	FERTILIZER MIXED GRADE	1,040.00	312.00
700-8100	60	LB	FERTILIZER NITROGEN CONTENT	2.60	156.00
716-2000	500	SY	EROSION CONTROL MATS, SLOPES	2.08	1,040.00

LS	LUMP SUM
SY	SQUARE YARD
CY	CUBIC YARD
LF	LINEAR FOOT
EA	EACH
ALLOW	ALLOWANCE
SF	SQUARE FOOT
GLF	GALLON PER LINEAR FOOT
GAL	GALLON
TN	TON
AC	ACRE
LB	POUND

Amount	**Base Bid**	160,564.01
	Contingency (15%)	24,084.60
	Total Bid Amount	**184,648.61**

West Industrial Court Culvert Replacement
2025
BID OPENING TALLY SHEET

BID OPENING @ 11:00AM
Date: August 25, 2025
Location: City Hall Conference Room

Bidder	Contact	Mailed / Delivered	DATE	TIME	BID Price Quote	
SH Creel Contracting LLC		☐	08/25/25	0837	191531.55	✓
Ardito Construction		☐	08/25/25	0909	285,000	
R & B Developer, Inc.		☐	08/25/25	0920	295,425	
Grizzard & Associates, Inc.		☐	08/25/25	1003	334,090	
Precision 2000, Inc		☐	08/25/25	1013	368,000.40	
HD Excavations & Utilities		☐	08/25/25	1020	293,850	
Blount Construction Company, Inc.		☐	08/25/25	1026	160,564.01	✓
Site Engineering Inc		☐	08/25/25	1030	210,174	
Suncoast Restoration + Waterproofing		☐	08/25/25	1038	554,149.32	
LCS Associates, LLC		☐	08/25/25	1045	201,200	✓
Helix Grading & Utility, LLC		☐	08/25/25	1050	187,946.40	✓
Crawford Grading & Pipeline, Inc		☐	08/25/25	1053	374,225	
Piedmont Paving, Inc		☐	08/25/25	1054	188,185.50	✓
		☐				

Staff Present for BID Opening:

Mark Teal, Engineer Consultant
Virgil Chappell, Stormwater Manager
Louise Clark, Purchasing Director
Katie Godfrey, Accounting Clerk

CITY OF VILLA RICA

City Council Meeting
Agenda Item Cover Sheet

SUBJECT: VA-04-25 – Maria Almonte is requesting a variance for a reduction in the required fifty foot (50') minimum lot frontage, in accordance with *Sec. 4.06. R-1 -Suburban Single-Family Residential* for property located at 65 McCurdy Road, Land Lot 193, District 6, also known as Parcel Number: V04-0120003. The property lot size is .55+/- acres. The subject property is zoned R-1 -Suburban Single-Family Residential located within Carroll County, GA, Ward 3. **This is a Public Hearing.**

WORK SESSION DATE: **September 2, 2025**

MEETING DATE: **September 9, 2025**

PREPARED BY: **Shaun Myers, Planning and Zoning Administrator**

PUBLIC HEARING: **YES**

PURPOSE:

The applicant is requesting a variance from *Section 4.06 Minimum Lot Frontage*. The 0.55-acre lot does not abut a public-right-of-way. The applicant requests to have the existing 12.5-feet wide existing shared gravel driveway serve as access to the lot, for the purpose of developing a single-family home.

BACKGROUND:

The subject property, located at 65 McCurdy Road, is currently undeveloped and does not have direct frontage on a public street. Instead, access to the property is provided via a 12.5-foot-wide gravel driveway that cuts through an adjacent parcel at 69 McCurdy Road. The applicant is requesting a variance to allow for a reduction in the required minimum lot frontage from 50 feet to 12.5 feet to enable the development of a single-family residence on the subject lot.

This variance is necessary because the City's zoning code defines minimum lot frontage as the length measured between side lot lines at the street right-of-way or private street easement. The lot does not abut a public right-of-way and relies solely on a shared driveway

for access. The request seeks to formally recognize the 12.5-foot-wide shared driveway as sufficient frontage for development purposes.

IMPACT: N/A

STAFF RECOMMENDATION:

Staff recommends **approval**, with three conditions. Approval will allow for the reasonable use of an otherwise landlocked residential lot, that was created by no fault of the applicant. The lot lacks public street frontage, and strict application of the zoning ordinance would render it undevelopable. The condition is not self-imposed and results from historical subdivision. The proposed single-family home is compatible with surrounding residential development and aligns with the Suburban Neighborhood designation in the Miner's Village character area. Approval will allow for reasonable use of the property without adversely impacting adjacent uses or public welfare.

Staff recommends **Approval** with three (3) conditions:

1. The shared gravel driveway shall have a clear width of 12 to allow for emergency vehicle access and be maintained in good condition to ensure safe vehicular access. Any future paving or expansion shall require permitting by the City of Villa Rica for compliance with driveway and access requirements.

2. The shared gravel driveway shall be recorded as an ingress/egress easement on the properties it passes through and shall remain recorded and legally enforceable to preserve future access in the case of ownership changes. Evidence of a recorded ingress/egress easement will be required prior to the issuance of a building permit.

3. All building, fire life safety, and zoning requirements shall be met in accordance with all applicable City codes and regulations.

MOTION:

I move to approve the requested variance from *Section 4.06 Minimum Lot Frontage* for the property located at 65 McCurdy Road (Case No. VA-04-25) to reduce the minimum lot frontage from 50 feet to 12.5 feet, subject to the three (3) conditions recommended by staff.

Villa Rica City Hall
571 W. Bankhead Hwy
Villa Rica, GA 30180
T: 678.840.1238
F: 770.459.7003
www.villarica.gov

Staff Report: VA -04-2025

Applicant: Maria Almonte
Case: VA-04-25
Address: 65 McCurdy Road
Land Lot: 193
Parcel: V04 0120003
Acreage: 0.55
Zoning: Suburban Single Family Residential (R1)
Ward: 3
City Council Member: Stephanie Warmoth
Planning Board Member: Andrew Newton
City of Villa Rica, Carroll County, Georgia

The applicant, Maria Almonte, is requesting a variance from Section 4.06 of the City of Villa Rica Zoning Ordinance, related to the minimum lot frontage requirement of 50 feet for R-1 (Suburban Single-Family Residential) zoned properties.

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

1. Application for a Variance, dated May 23, 2025 (1 page).
2. Quit Claim Deed, dated January 7, 2025, signed by Robert Carden (1 page).
3. Letter of Intent, signed by Maria Almonte, (1 page).
4. Access Easement: 20 feet ingress/egress, dated July 9, 2025, signed by Robert Carden (1 page).
5. Site Plan, prepared by S&S Land Surveying, dated April 21, 2025. (1 page).
6. Elevation plan and floor plan prepared by Real Life Design Group, dated January 17, 2025. (2 page).
7. Survey for proposed easement, prepared by S&S Land Surveying, dated August 22, 2025. (1 page).

A. Existing Conditions

The subject property, located at 65 McCurdy Road, is currently undeveloped and does not have direct frontage on a public street. Instead, access to the property is provided via a 12.5-foot-wide gravel driveway that cuts through an adjacent parcel at 69 McCurdy Road. The applicant is requesting a variance to allow for a reduction in the required minimum lot frontage from 50 feet to 12.5 feet to enable the development of a single-family residence on the subject lot.

This variance is necessary because the City's zoning code defines minimum lot frontage as the length measured between side lot lines at the street right-of-way or private street easement. The lot does not abut a public right-of-way and relies solely on a shared driveway for access. The request seeks to formally recognize the 12.5-foot-wide shared driveway as sufficient frontage for development purposes.

TABLE 1. SURROUNDING LAND USES

	Current Zoning	Current Use	Land Use Character Area
North	Suburban Single-Family Res. (R-1)	Home	Miner's Village
East	Suburban Single-Family Res. (R-1)	Home	Miner's Village
South	Single-Family Agricultural (AG)	Church	Miner's Village
West	Office Medical Institutional (OMI)	Medical Center	Miner's Village

The Miner's Village Land Use Character Area allows for a range of land uses, including Conservation/Open Space, Suburban Neighborhood, Industrial, and Commercial Corridor. The proposed use is appropriate in Suburban Neighborhoods designated areas, which support low to moderate density single-family residential development.

FIGURE 1. VICINITY MAP, 65 MCCURDY ROAD. SOURCE: CARROLL COUNTY QPUBLIC MAP

B. Site History

As illustrated in Figure 2, the ***subject lot*** is currently owned by Ms. Almonte, who also owns the neighboring lot. She acquired the subject lot from Mr. Carden on October 10, 2024, with the intent of constructing a single-family residence. Ms. Almonte's common ownership of the subject lot and the lot adjoining to the north is outlined in yellow as shown in Figure 2. The subject property does not have direct frontage on McCurdy Road; however, access is provided by an ingress/egress agreement granted by Mr. Carden through his property located at 69 McCurdy Road (outlined in red). This access easement provides lot frontage to the subject lot.

FIGURE 2. AERIAL VIEW OF PROPERTY OWNERSHIP AND ACCESS CONFIGURATION

C. Proposed Development

The applicant proposes to construct a single-family residence on the subject property, which is approximately 24,000 square feet. The lot exceeds the minimum lot size requirement for the R-1 zoning district, the proposed home meets the minimum required ground floor area. Section 4.06 of the Zoning Ordinance specifies a minimum ground floor area of 1,500 square feet for single-family homes in the R-1 district.

The site plan indicates that the primary access to the new residence will be provided by the existing shared gravel driveway. While a new concrete driveway segment is proposed to serve the residence directly, the gravel drive will remain in use as the primary means of access from the public right-of-way, as shown highlighted in figure 3.

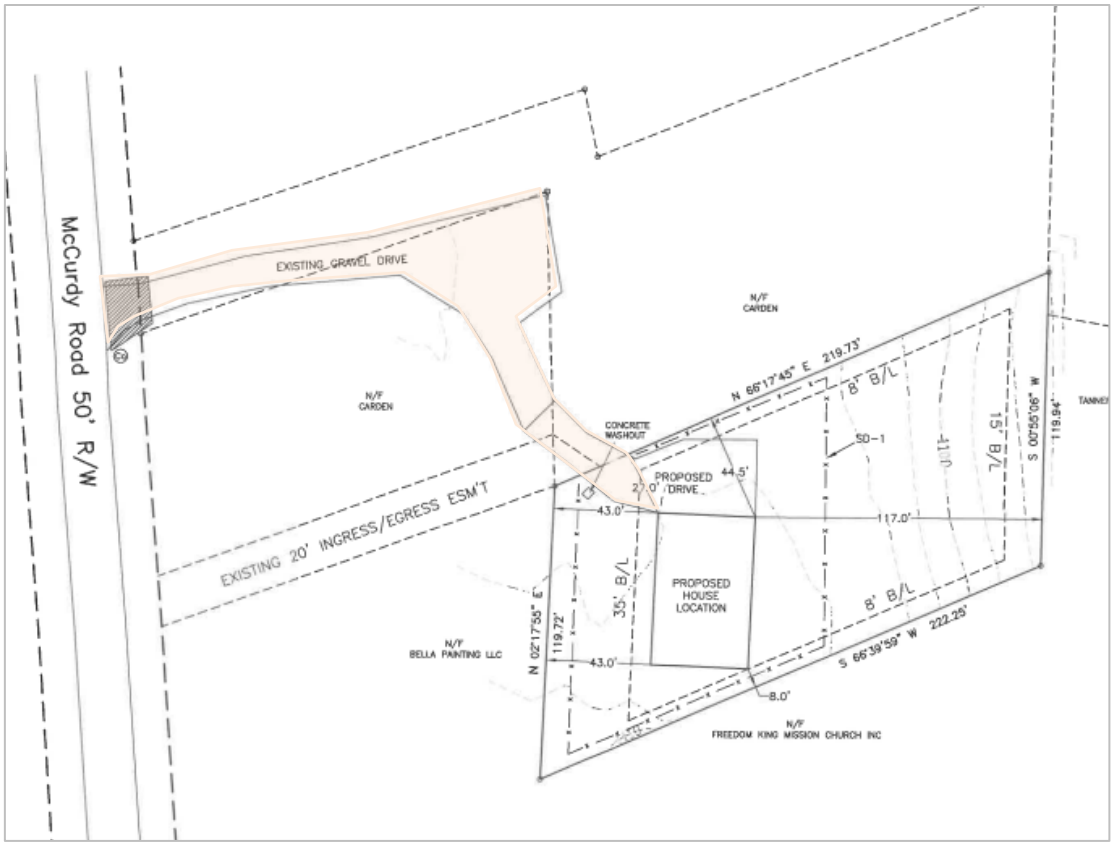


FIGURE 3. SITE PLAN AND SHARED GRAVEL DRIVE ACCESS HIGHLIGHTED IN ORANGE

Flood Plain

The property is not located within a flood zone, as shown in Figure 4 below.

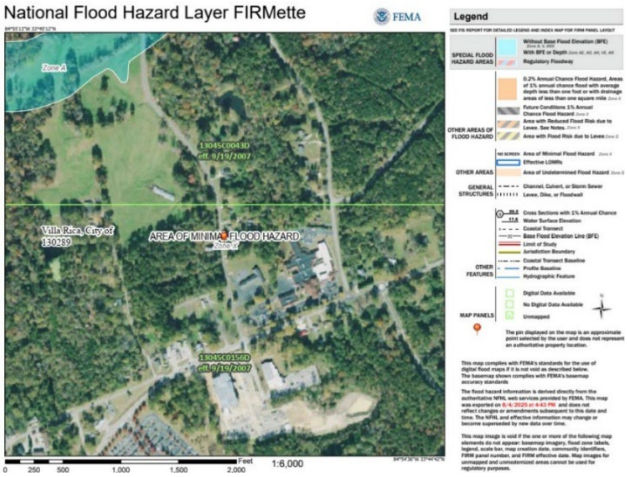


FIGURE 4. FEMA FLOOD MAP

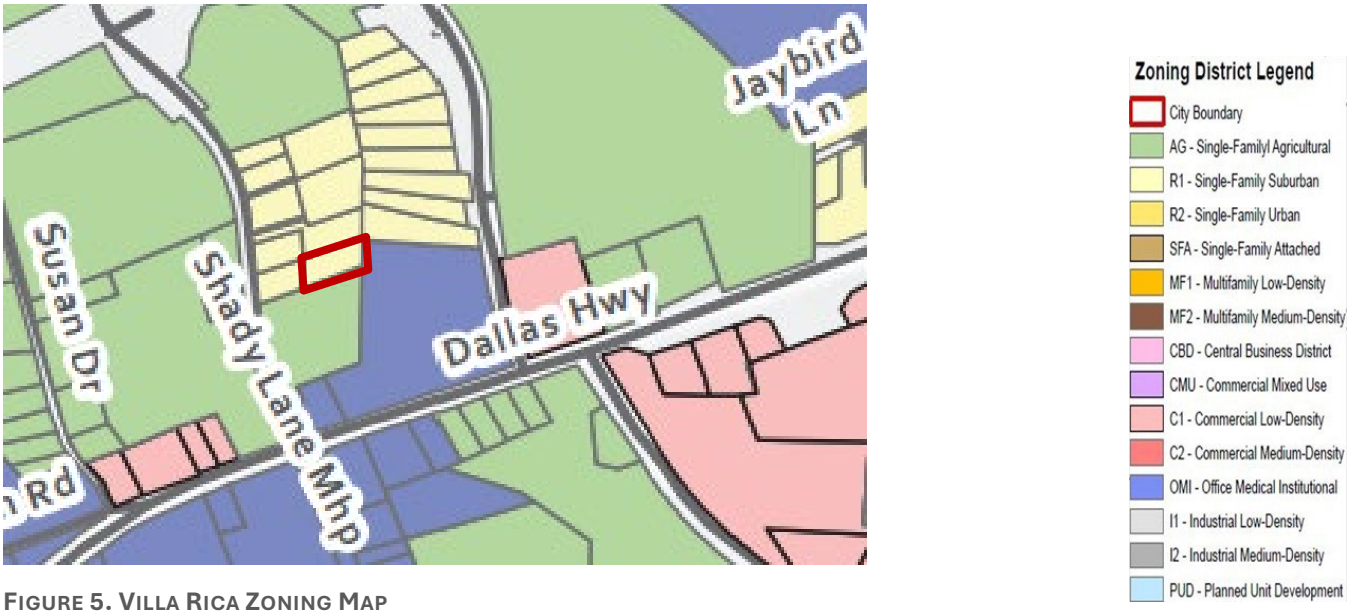


FIGURE 5. VILLA RICA ZONING MAP

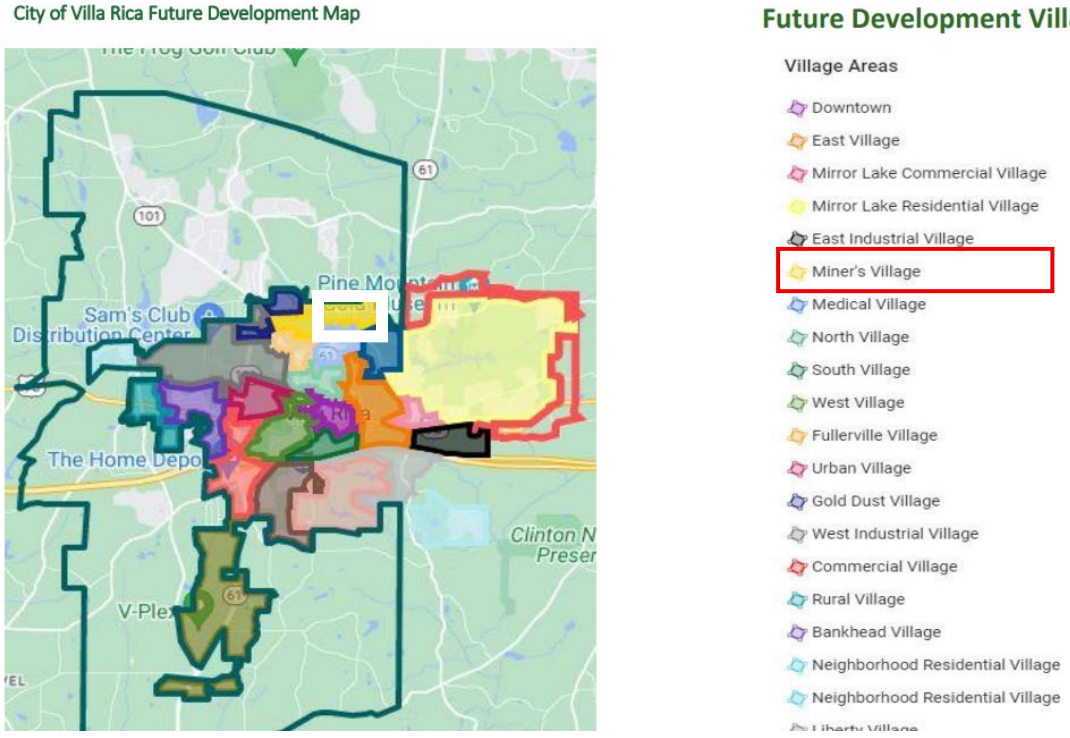


FIGURE 6. VILLA RICA FUTURE LAND DEVELOPMENT MAP

D. Variances

1. Variance to Reduce Minimum Lot Frontage

- Code Section: Appendix B – Zoning Ordinance, Section 4.06 (R-1 Suburban Single-Family Residential District).
- Standard Requirement: Minimum lot frontage of 50 feet.
- Requested Variation: Reduction of required lot frontage from 50 feet to 12.5 feet.
- Description: The subject property does not abut a public street and is accessed via a 12.5-foot-wide shared driveway through an adjacent parcel. A variance is requested to allow the 12.5-foot access easement to serve as the lot's frontage for zoning purposes, in lieu of the required 50 feet of frontage along a public right-of-way.

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 of the requested variances will not be injurious to the public health, safety, morals, or general welfare of the community. The proposed single-family residence is consistent with the low-density residential character of the area and will be served by an existing gravel access drive, minimizing the need for additional site disturbance. The proposed home is compatible with surrounding development patterns, and will not generate adverse impacts to traffic, noise, or environmental conditions.

ii. ***Adjacent Property:*** The subject lot is surrounded by a mix of residential and institutional uses. The use and value of adjacent properties will not be adversely affected in a substantial manner by approval of the requested variances. The surrounding properties along McCurdy Road are developed with single-story homes built in the early 1950s, many of which are approximately 1,100 square feet in size and are accessed via gravel driveways. The proposed home is in character with this established development pattern and will not introduce an incompatible use. Additionally, the applicant owns the adjacent lot to the north, further mitigating any potential for conflict with nearby property owners.

iii. ***Practical Difficulty****:* Strict application of the zoning ordinance would result in practical difficulty in developing the property. The subject lot lacks frontage on a public street, making it infeasible to meet the minimum 50-foot frontage requirement, despite being a legal lot with access via a gravel drive and an ingress/egress agreement. Requiring compliance with the minimum frontage standard would effectively render the property undevelopable.

E. Comments

No additional staff Comments.

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 24, 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

Staff recommends **Approval** with three (3) conditions:

1. The shared gravel driveway shall have a clear width of 12 to allow for emergency vehicle access and be maintained in good condition to ensure safe vehicular access. Any future paving or expansion shall require permitting by the City of Villa Rica for compliance with driveway and access requirements.

2. The shared gravel driveway shall be recorded as an ingress/egress easement on the properties it passes through and shall remain recorded and legally enforceable to preserve future access in the case of ownership changes. Evidence of a recorded ingress/egress easement will be required prior to the issuance of a building permit.

3. All building, fire life safety, and zoning requirements shall be met in accordance with all applicable City codes and regulations.

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: 5-23-2025

Applicant Name: MARIA Almonte

Address: 106 crestline way **City:** Carrollton **State:** GA **Zip:** 30117

Phone: 770866-0551 **Email:** Almonte.MARIA27@gmail.com

Agent Name: N/A

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

Phone: _____ **Email:** _____

Owner Name (*If different from 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)**

VARIANCE OR APPEAL INFORMATION

Address of Variance or Appeal Location: 65 ~~McCurdy~~ McCurdy Road

Villa Rica GA 30180

I, MARIA Almonte, **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.**

Maria Almonte
Signature of Applicant

5-23-2025
Date

Return to:
Don F. DeFoor, P.C.
3144 Golf Ridge Boulevard, Suite 201
Douglasville, Ga. 30135

DOCUMENT PREPARATION ONLY

QUIT CLAIM DEED

STATE OF GEORGIA

COUNTY OF DOUGLAS

THIS INDENTURE, Made the 7th day of Jan, 2025, between **Robert Carden** of the State of Georgia, as party or parties of the first part, hereinafter called Grantor, **Maria Ignacia Almonte,** of the State of Georgia 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 other valuable considerations($10.00) of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever **QUITCLAIM** unto the said Grantee,

All that tract or parcel of land lying and being in Land Lot 193 of the 6th District, City of Villa Rica, Carroll County Georgia and being shown as Tract 2 on that certain plat prepared for Maria Almonte by HRC Engineers dated 10/16/23 and certified by Aaron Studdard, RLS#3486, said plat being recorded in the real property records in plat book 109, Page 588; said plat being referred to herein by this reference thereto for a more complete description of the metes and bounds, courses and distances of said property. Also conveyed is a 20 ft. Ingress/Egress Easement as shown on the aforementioned plat.

Parcel# V040120003

This deed is given to release caption property from that certain Security Deed between the parties dated 3/2/22, being recorded in the real property records of Carroll County in Deed Book 6065, Page 368.

TO HAVE AND TO HOLD the said described premises to grantee, so that neither grantor nor any person or persons claiming under grantor shall at any time, by any means or ways, have, claim or demand any right to title to said premises or appurtenances, or any rights thereof.

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

Signed, sealed and delivered in the presence of:

(Unofficial witness)

Notary Public

Robert Carden (Seal)
Robert Carden

SUSAN BRADEN NOTARY PUBLIC DOUGLAS COUNTY GEORGIA EXPIRES JAN. 31, 2028

July 14, 2025

To whom it may concern,

I need a variance for the 50 feet requirement by the City of Villa Rica. I am requesting the variance because the distance to the edge of the road is 213 feet. The lot frontage is 12.8 feet. I have already emailed the proof of hardship.

The proposed building was already approved by the County to the prior owner, Mr. Robert Carden, and we bought the land with the specific purpose of building a single-family house next to our first house. This proposed project will enrich and enhance the city's landscape.

This exception is now permitted by the County of Carroll. The prior owner, Mr. Robert Carden, had already obtained the approval from the county to build such house and a water meter has already been installed.

Regards,

Maria Almonte

To Whom It May Concern,

I, Robert Carden, grant Maria I. Almonte the right to use the existing 20+/- feet ingress/egress easement on my property at 69 McCurdy to gain access to her property at 65 McCurdy Road.

Respectfully,

Robert Canden

PO Box 1448

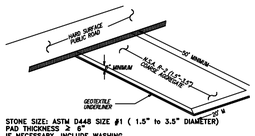
Douglasville, GA 30133
678-313-0870

Sworn to and subscribed before me this 9th day of July, 2025

Notary Public

SUSAN BRADEN
NOTARY
EXPIRES
GEORGIA
JAN. 31, 2028
PUBLIC
DOUGLAS COUNTY

REFERENCE:
P.B. 109 PG. 588
P.B. 87 PG. 269
P.B. 40 PG. 125
P.B. 7 PG. 120



STONE SIZE: ASTM D448 SIZE #1 (1.5" to 3.5" DIAMETER)
PAD THICKNESS = 8"
IF NECESSARY, INCLUDE WASHING
MAY REQUIRE PERIODIC TOP DRESSING WITH 2" STONE
MAINTAIN IN A CONDITION WHICH WILL PREVENT
TRACKING OR FLOW OF MUD ONTO PUBLIC ROADS
PROVIDE POLYFABRIC UNDERLINER AS PER LOCAL REQMT'S.

Co TEMP. CONST. PAD

CONSTRUCTION SCHEDULE

ACTIVITY	WEEK 1	WEEK 2	WEEK 3	WEEK 4	WEEK 5	WEEK 6	WEEK 7	WEEK 8	WEEK 9	WEEK 10	WEEK 11	WEEK 12	WEEK 13	WEEK 14	WEEK 15
CLEARING AND GRUBBING	/														
EROSION CONTROL IMPLEMENTATION	/														
GRADING		/													
GRASSING (7 DAY EXPOSURE, MAX.)		/													
UTILITY CONSTRUCTION			/												
BUILDING CONSTRUCTION			/							→					
CRUSHER RUN PLACEMENT IN PK'G LOT			/												
FINISH GRADING											/				
FINAL STABILIZATION & LANDSCAPING											/				

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

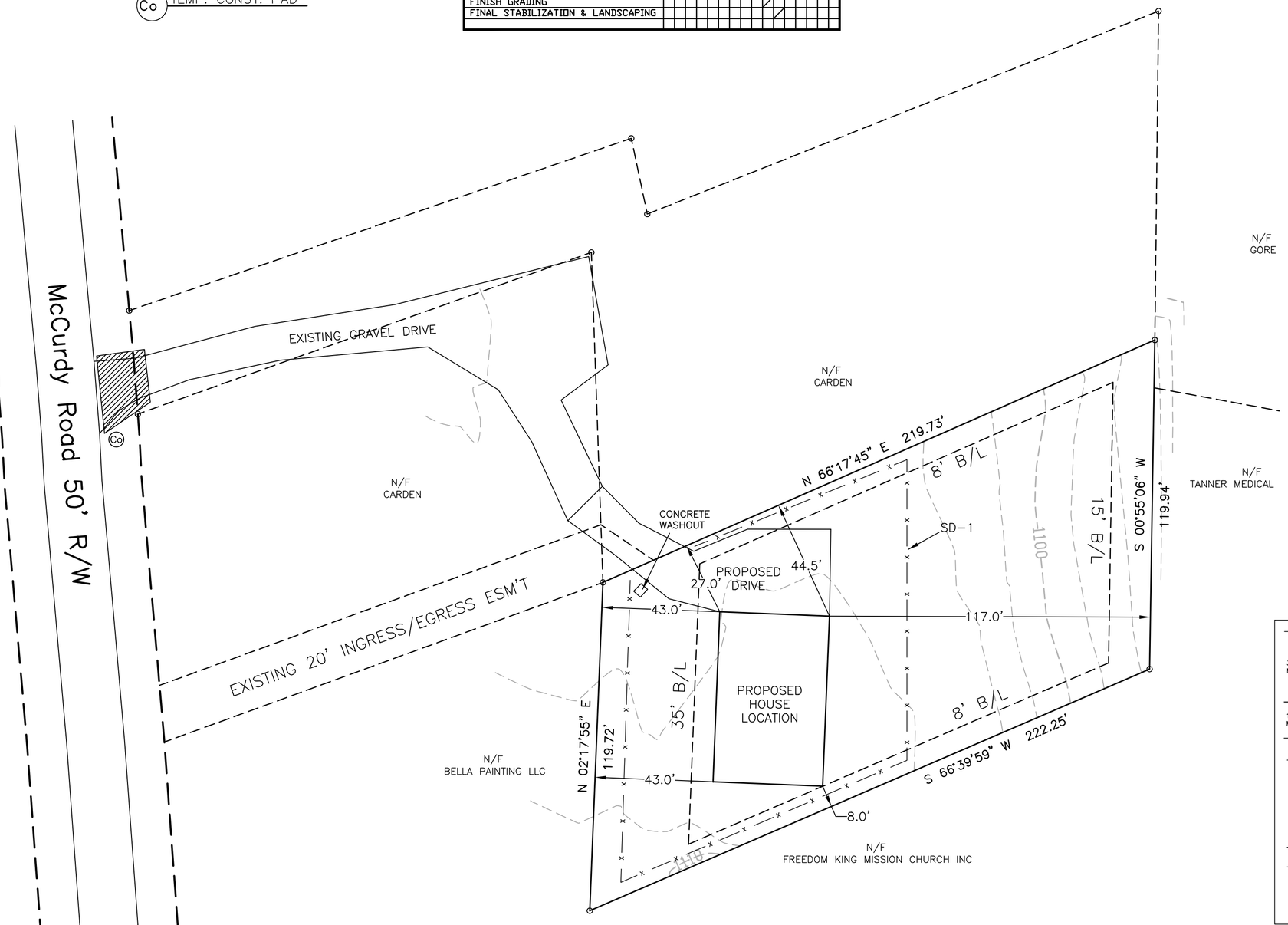
William Sims

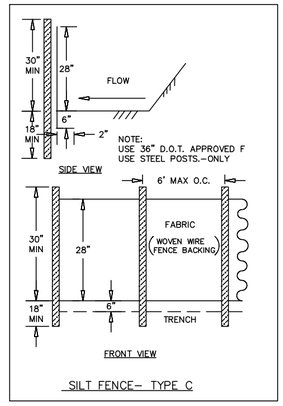
Registered Georgia Land Surveyor No. 2996
Address: 549 West Avenue, Cedartown, GA, 30125
Telephone Number: 678-873-3119
Date: APRIL 21, 2025

Field work performed: APRIL 11, 2025
Equipment used to obtain linear and angular measurements used in the preparation of this plat: Spectra Focus 35

This plat has been calculated for closure and is found to be accurate within one foot in 158,903 feet.
By: William B. Sims

GEORGIA REGISTERED No. 2996 William Sims LAND SURVEYOR WILLIAM B. SIMS





SILT FENCE- TYPE C

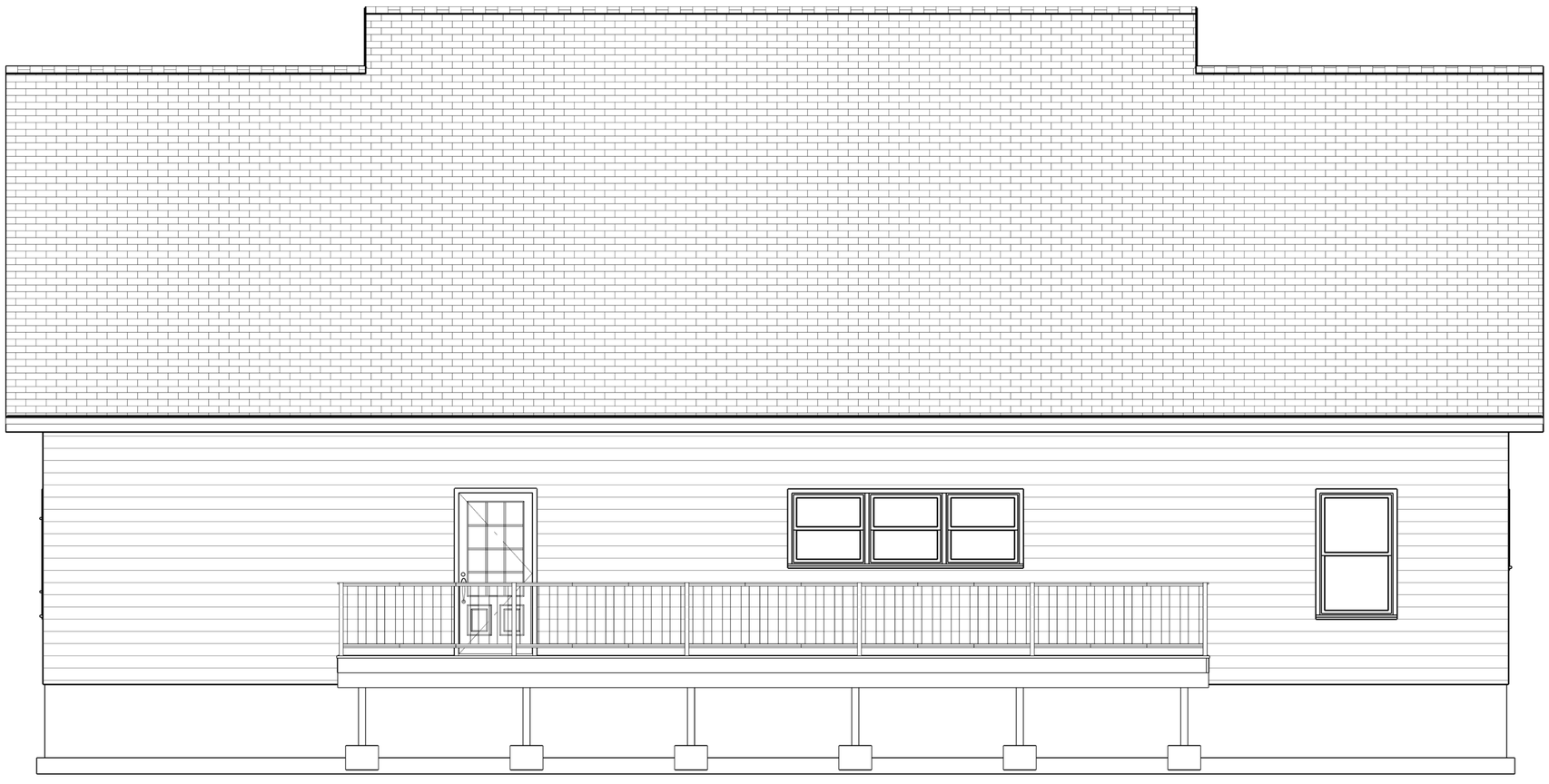
LEGEND:
I.P.F. ---IRON PIN FOUND
I.P.P. ---IRON PIN PLACED
O.T. ----OPEN TOP PIPE
C.T. ----CRIMPED TOP PIPE
R.B. ----IRON RE-BAR
ESM'T ---EASEMENT
--X-- FENCE

0' 100' 200' 300'

SITE-PLAN FOR
MARIA ALMONTE
LAND LOT 193, 6th DISTRICT
CITY OF VILLA RICA
CARROLL COUNTY, GEORGIA
DATE: 21 APRIL 2025 SCALE: 1"=30'

GSWCC Georgia Soil and Water Conservation Commission
William B Sims
Level II Certified Design Professional
Certification Number 0000004516
Issued: 04/23/2023 Expires: 04/23/2025

S&S LAND SURVEYING
GEORGIA LICENSED
(678) 873-3119
SANDSLANDSURVEYING.COM



Elevation 2

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
FRONT AND REAR ELEVATIONS

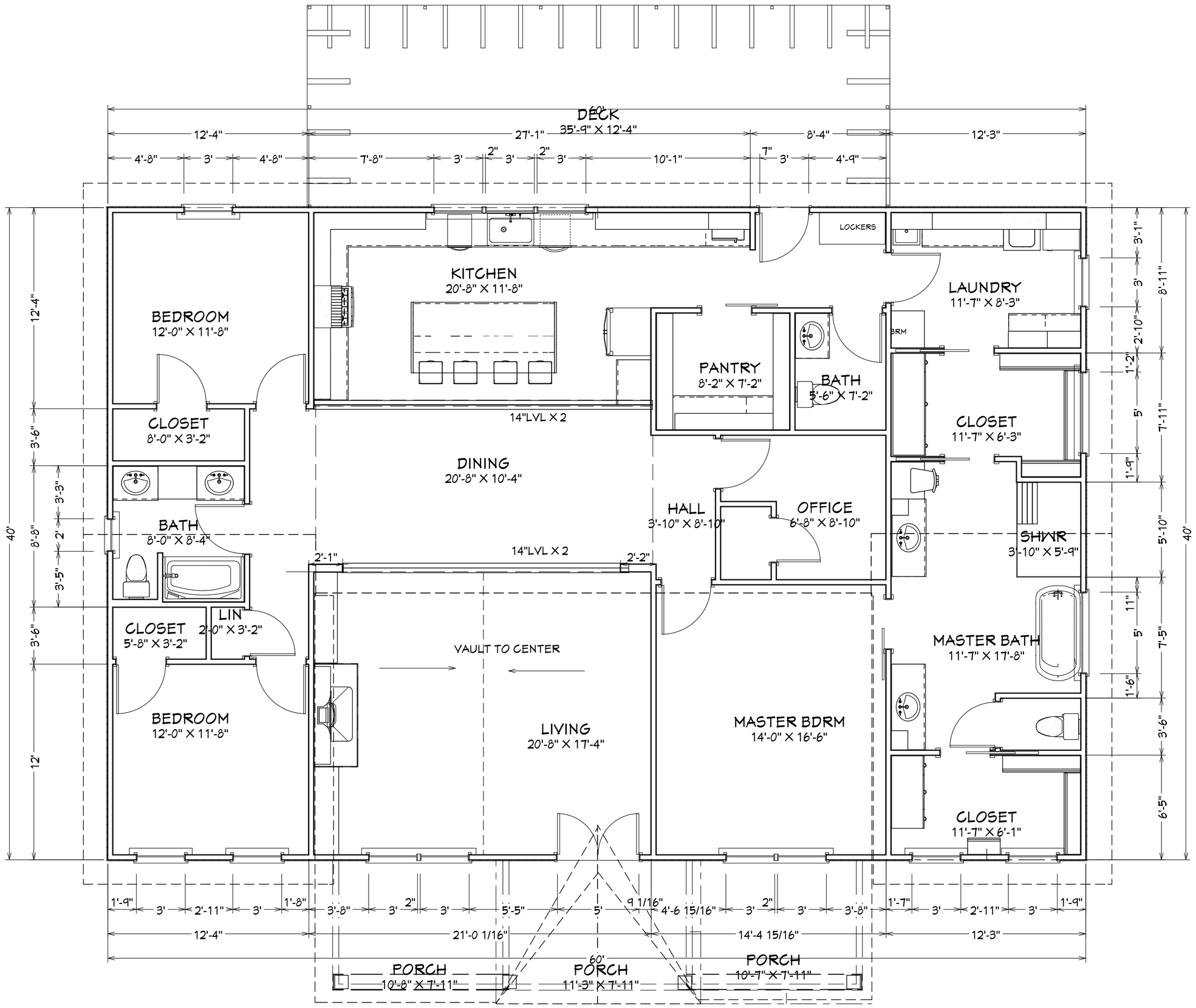
PROJECT DESCRIPTION:
RENEW FRAMING
VILLA RICA PROPERTY

DRAWINGS PROVIDED BY:
REAL LIFE DESIGN GROUP
DANA PADGETT
TEMPLE GA
678-378-0264

DATE:
1/17/25

SCALE:
1/4"=1'0

SHEET:
A-2



NO.	DESCRIPTION	BY	DATE

SHEET TITLE: FLOOR PLAN

PROJECT DESCRIPTION:
RENEW FRAMING
VILLA RICA PROPERTY

DRAWINGS PROVIDED BY:
REAL LIFE DESIGN GROUP
DANA PADGETT
TEMPLE GA
678-378-0264

DATE: 1/17/25

SCALE: 1/4"=1'0

SHEET: **A-1**

eFiled and eRecorded
DATE: 08/25/2025
TIME: 12:27 PM
PLAT BOOK: 110
PAGE: 163 - 163
FILING FEES: $10.00
RECORDED BY: WT
Alan J. Lee
Carroll County, GA

SURVEYOR'S CERTIFICATE

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

William Sims

Registered Georgia Land Surveyor No. 2996
Address: 549 West Avenue, Cedartown, GA, 30125
Telephone Number: 678-873-3119
Date: August 22, 2025

INITIAL CONTROL POINTS FOR THIS SURVEY WERE ESTABLISHED USING A TRIMBLE R780 MULTI-FREQUENCY GNSS RECEIVER RECEIVING CORRECTIONS FROM A REAL TIME GNSS CORRECTION SERVICE.

A TRIMBLE R780 MULTI-FREQUENCY GNSS NETWORK ROVER SYSTEM WAS USED FOR A SUBSTANTIAL PORTION OF THE FIELD DATA SHOWN ON THIS PLAT. THE RELATIVE POSITIONAL ACCURACY OF THE FIELD DATA IS 0.04' HORIZONTAL AT THE 95% CONFIDENCE LEVEL.

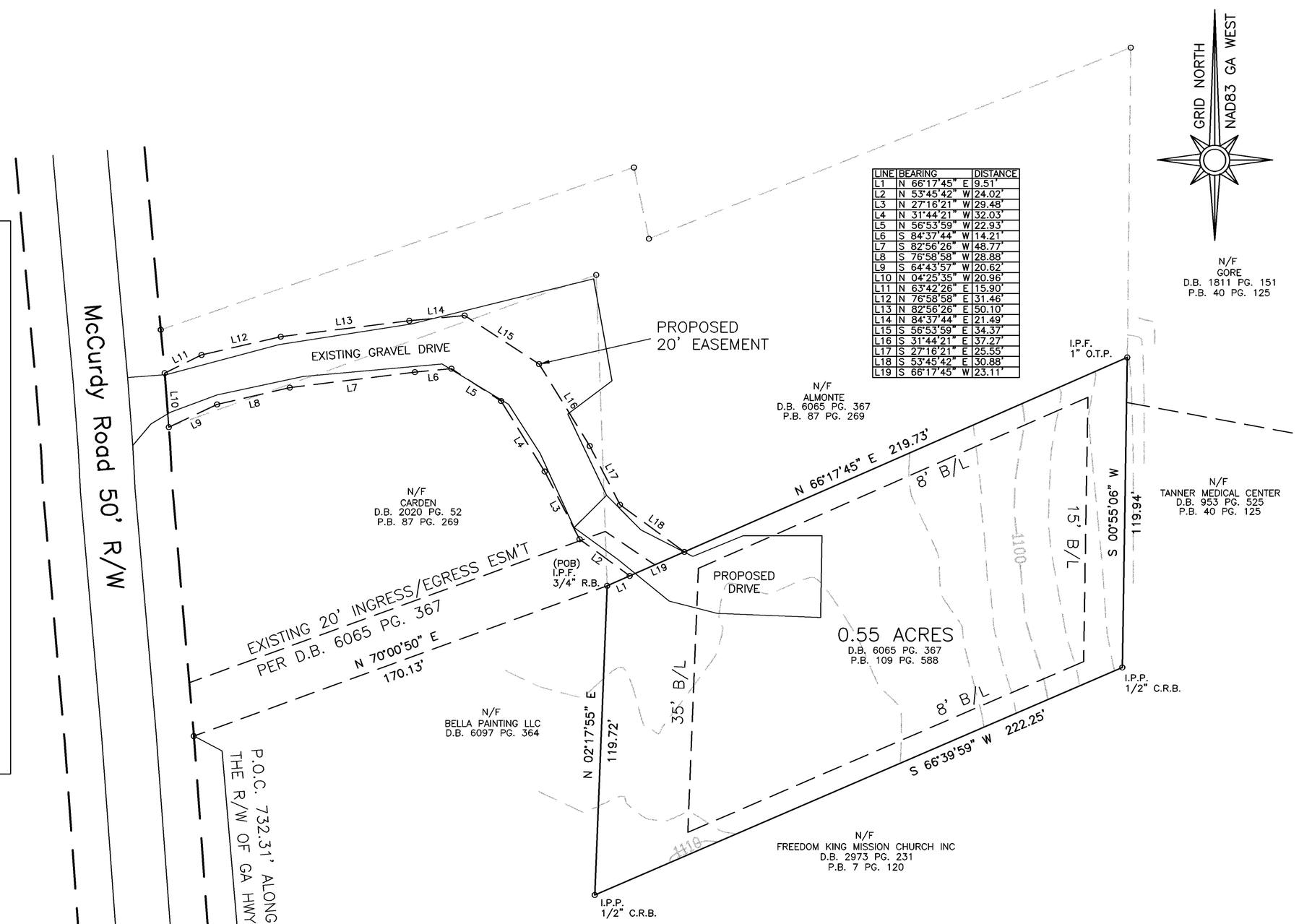
A TRIMBLE S5 TOTAL STATION WAS USED TO OBTAIN THE ANGULAR AND LINEAR MEASUREMENTS FOR A PORTION OF THE FIELD DATA SHOWN ON THIS PLAT.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 158,903 FEET (EXTERIOR). DATE OF FIELD WORK: April 21, 2025

GEORGIA REGISTERED No. 2996 William Sims LAND SURVEYOR WILLIAM B. SIMS

LEGEND:
I.P.F. ---IRON PIN FOUND
I.P.P. ---IRON PIN PLACED
R.B. ----RE-BAR
O.T. ----OPEN TOP PIPE
C.T. ----CRIMPED TOP PIPE
A.I. ----ANGLE IRON
T.P. ----T-POST
STK. ----STAKE
ESM'T ---EASEMENT
N/F ----NOW OR FORMERLY
R/W----RIGHT OF WAY
B/L ----BUILDING LINE
MH. ----MANHOLE
S.S.MH. --SANITARY SEWER MH.
C.B. ----CATCH BASIN
D.I. ----DRAIN INLET
G.I. ----GRADE INLET
W.M. ----WATER METER
W.V. ----WATER VALVE
P.P. ----POWER POLE
L.P. ----LIGHT POLE
G.W. ----GUY WIRE
G.M. ----GAS METER
P.B. ----POWER BOX
P.M. ----POWER METER
F.H. ----FIRE HYDRANT
F.O. ----FIBER OPTICS ACCESS
A/C ----AIR CONDITIONING
C.O. ----CLEAN OUT
S.S. ----STOP SIGN
INV. ----INVERT
L.L. ----LAND LOT
L.L.L. ---L.L. LINE
L.L.C. ---L.L. CORNER
P.O.B. ---POINT OF BEGINNING
P.O.C. ---P.O. COMMENCEMENT
CONC. ---CONCRETE
x 880.0' -SPOT ELEVATION
-880'- -ELEVATION CONTOUR
X-X-X -FENCE
-POWERLINE
G-G-G -GAS LINE
W-W-W -WATER LINE
F-F-F -FIBER OPTIC LINE
S-S-S -SANITARY SEWER LINE
D-D-D -STORM DRAINAGE LINE

0' 30' 60' 90'



LINE	BEARING	DISTANCE
L1	N 66°17'45" E	9.51'
L2	N 53°45'42" W	24.02'
L3	N 27°16'21" W	29.48'
L4	N 31°44'21" W	32.03'
L5	N 56°53'59" W	22.93'
L6	S 84°37'44" W	14.21'
L7	S 82°56'26" W	48.77'
L8	S 76°58'58" W	28.88'
L9	S 64°43'57" W	20.62'
L10	N 04°25'35" W	20.96'
L11	N 63°42'26" E	15.90'
L12	N 76°58'58" E	31.46'
L13	N 82°56'26" E	50.10'
L14	N 84°37'44" E	21.49'
L15	S 56°53'59" E	34.37'
L16	S 31°44'21" E	37.27'
L17	S 27°16'21" E	25.55'
L18	S 53°45'42" E	30.88'
L19	S 66°17'45" W	23.11'

BOUNDARY SURVEY FOR
MARIA ALMONTE
LAND LOT 193, 6th DISTRICT
CITY OF VILLA RICA
CARROLL COUNTY, GEORGIA
DATE: 22 AUGUST 2025 SCALE: 1"=30'

S&S LAND SURVEYING
549 WEST AVE CEDARTOWN, GA 30125
SIMS@SANDSLANDSURVEYING.COM
(678) 873-3119
LSF000677

Times-Georgian

TIMES-GEORGIAN
Carroll County's Information Leader Since 1871

Publication Name:
Times-Georgian

Publication URL:

Publication City and State:
Carrollton, GA

Publication County:
Carroll

Notice Popular Keyword Category:

Notice Keywords:
65 mccurdy road

Notice Authentication Number:
202508271535441345977
3494465931

Notice URL:

Back

Notice Publish Date:
Thursday, July 24, 2025

Notice Content

CLASS:10900 NOTICE OF PUBLIC HEARING Newspaper Legal Advertisement Application #: VR-04-25 Please let this document serve as notification that the City of Villa Rica City Council will hold a public hearing to consider a proposed Variance request by Maria Almonte, for a reduction in the required fifty foot (50') minimum lot frontage, in accordance with Sec. 4.06. R-1 -Suburban Single-Family Residential for property located at 65 McCurdy Road, Land Lot 193, District 6, also known as Parcel Number: V04-0120003. The property lot size is .55+/- acres. The subject property is zoned R-1 -Suburban Single-Family Residential located within Carroll County, GA, Ward 3. The Public Hearing will be conducted 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. 07/24

Back

Douglas County Sentinel

Publication Name:
Douglas County Sentinel

Publication URL:

Publication City and State:
Douglasville, GA

Publication County:
Douglas

Notice Popular Keyword Category:

Notice Keywords:
65 mccurdy road

Notice Authentication Number:
202508271533360983406
3494465931

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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. 07/24

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Variance Request: Minimum Lot Frontage.
65 McCurdy Road.

Applicant: Maria Almonte

Case No.: VA-04-25.

Address: 65 McCurdy Road

Parcel: V04 0120003

Acreage: 0.55 acres+/-

Variance Request VA-04-25

- *Section 4.06* requires minimum lot frontage of 50 feet
- Variance Request to reduce minimum lot frontage from 50' to 12.5’.
- Applicant: Maria Almonte
- Address: 65 McCurdy Road
- Zoning: R-1 (Suburban Single-Family Residential)
- Acreage: 0.55 acres
- Ward: 3

Existing Conditions

- Subject property is currently undeveloped.
- Access via 12.5’ wide gravel driveway through adjacent parcels.
- No direct frontage on public right-of-way.
- Access agreement granted through 69 and 79 McCurdy Rd.
- Parcel adjacent to the north is also owned by the applicant.

Proposed Development

- Proposed ranch style single-family home
- Access maintained via shared gravel drive
- Concrete driveway segment proposed at new home

McCurdy Road 50' R/W
EXISTING GRAVEL DRIVE
N/F
CARDEN
N/F
CARDEN
CONCRETE
WASHOUT
N 68°17'45" E 219.73'
8' B/L
SD-1
15' B/L
S 00°58'06" W
119.94'
TANNE
PROPOSED
DRIVE
27.0'
44.5'
43.0'
117.0'
EXISTING 20' INGRESS/EGRESS ESM'T
35' B/L
PROPOSED
HOUSE
LOCATION
8' B/L
S 66°39'59" W 222.25'
N 02°17'55" E
119.72'
N/F
BELLA PAINTING LLC
43.0'
8.0'
N/F
FREEDOM KING MISSION CHURCH INC

Mccurdy Rd

Neighborhood Compatibility

- Surrounded by mix of residential and institutional uses.

- Adjacent uses:
  North/East: R-1 Homes
  South: AG, Church
  West: OMI, Medical center.

- Neighborhood along McCurdy Road consists of single-story homes built circa 1950’s, and several with gravel driveways.

Variance Criteria

- ***General Welfare:*** No harm expected to public safety or health.
- ***Adjacent Property:*** No adverse impact expected to nearby properties.
- ***Practical Difficulty:*** Lot lacks frontage; strict code adherence would make it undevelopable. Condition is not self-imposed.

Staff Recommendation

Staff recommends Approval with 3 conditions:

1. Maintain 12' wide gravel drive for emergency access.

2. Record and preserve shared gravel drive as ingress/egress easement.

3. Comply with all applicable building, fire, and zoning codes.

CITY OF VILLA RICA

City Council Meeting
Agenda Item Cover Sheet

SUBJECT: 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. Ward 1. **This is a Public Hearing**

WORK SESSION DATE: **September 2, 2025**

MEETING DATE: **September 9, 2025**

PREPARED BY: **Shaun Myers, Planning and Zoning Administrator**

PUBLIC HEARING: **YES**

PURPOSE:

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). The purpose of the request is to correct the zoning designation to accurately reflect the property's industrial use as a truck freight terminal. No changes are proposed to the business nor physical site conditions.

BACKGROUND:

The applicant, East-West Express, Inc., requests to rezone the 33-acre property located at 15051 Veterans Memorial Highway from C-1 (Commercial Low-Density) to I-2 (Industrial Medium-Density). The site is currently developed and operating as a truck freight terminal and includes a 12-acre gravel truck storage area approved by variance in 2021. No new development or site modifications are proposed. The rezoning request is intended to change the zoning designation to reflect the property's long-standing industrial use and bring the site into conformity with the zoning ordinance.
While the property is currently zoned C-1, the surrounding area is industrial in character, with nearby uses including traffic signal contractors, construction services, U-Haul rental,

and boat/RV storage. The site is buffered by Veterans Memorial Highway and an active railroad line to the north and I-20 to the south, providing significant separation from more sensitive land uses. Rezoning to I-2 aligns the zoning with existing conditions and supports continued industrial use.

IMPACT: N/A

STAFF RECOMMENDATION:

Staff recommends **approval**, with conditions. The applicant has agreed to said conditions. Approval of the rezoning request to I-2 will align the zoning designation with the existing use of the property as a truck freight terminal and will eliminate the current nonconforming status of the site. The rezoning is not expected to negatively impact adjacent properties, nor be injurious to general welfare. The surrounding uses are industrial in nature and are buffered from more sensitive areas by major transportation corridors.

Staff recommends **Approval** with two (2) 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.

PLANNING AND ZONING COMMISSION RECOMMENDATION: Approval (3:0; 1 abstained)

MOTION:

I move to approve the request to rezone the property located at 15051 Veterans Memorial Highway (Case No. RA-02-25) from C-1 (Commercial Low-Density) to I-2 (Industrial Medium-Density), subject to the two (2) conditions recommended by staff, and the approval recommendation from the planning and zoning commission.

Villa Rica City Hall
571 W. Bankhead Hwy
Villa Rica, GA 30180
T: 678.840.1238
F: 770.459.7003
www.villarica.gov

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.

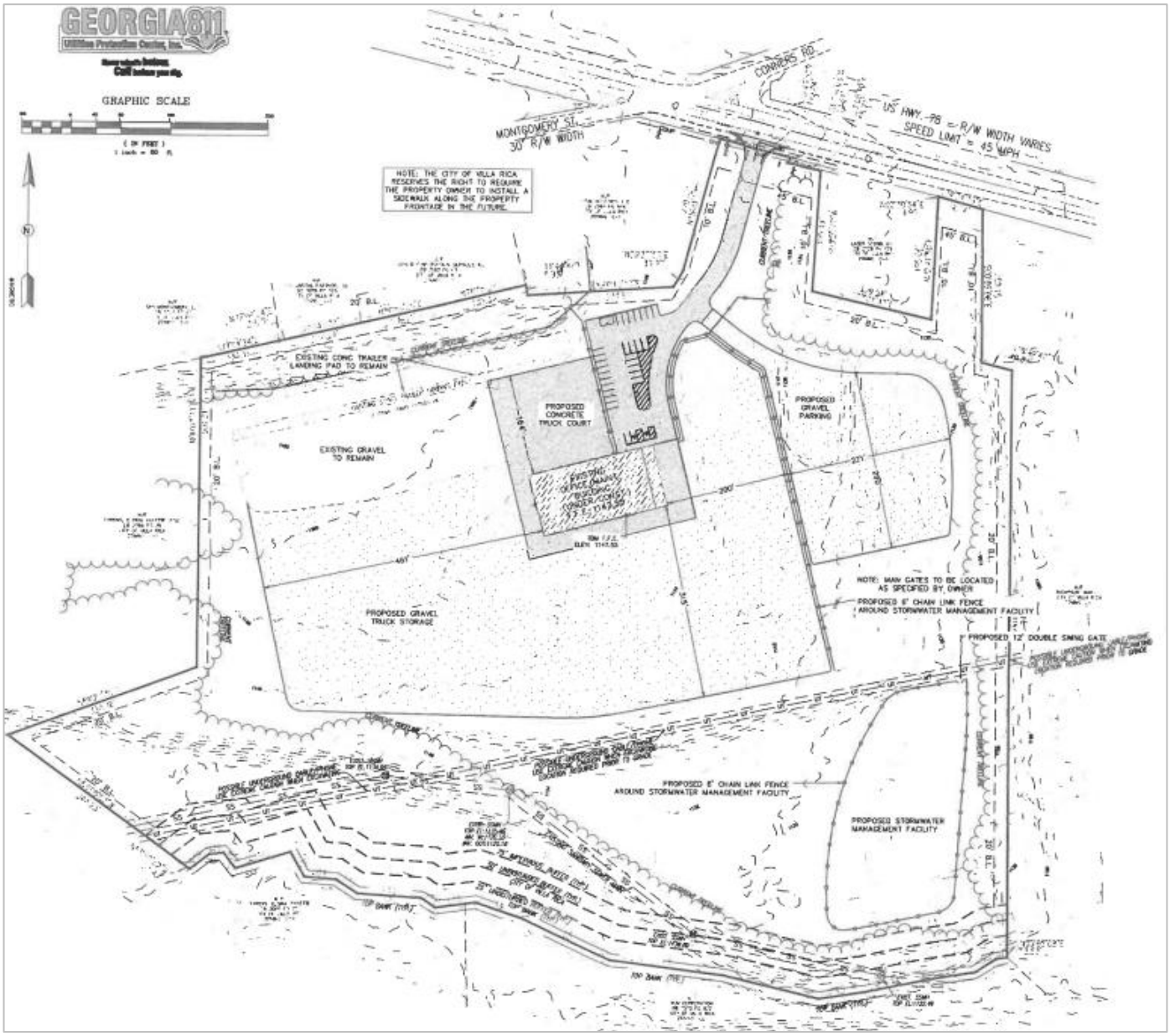


FIGURE 2. SITE PLAN. 15051 VETERANS MEMORIAL HWY.

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.

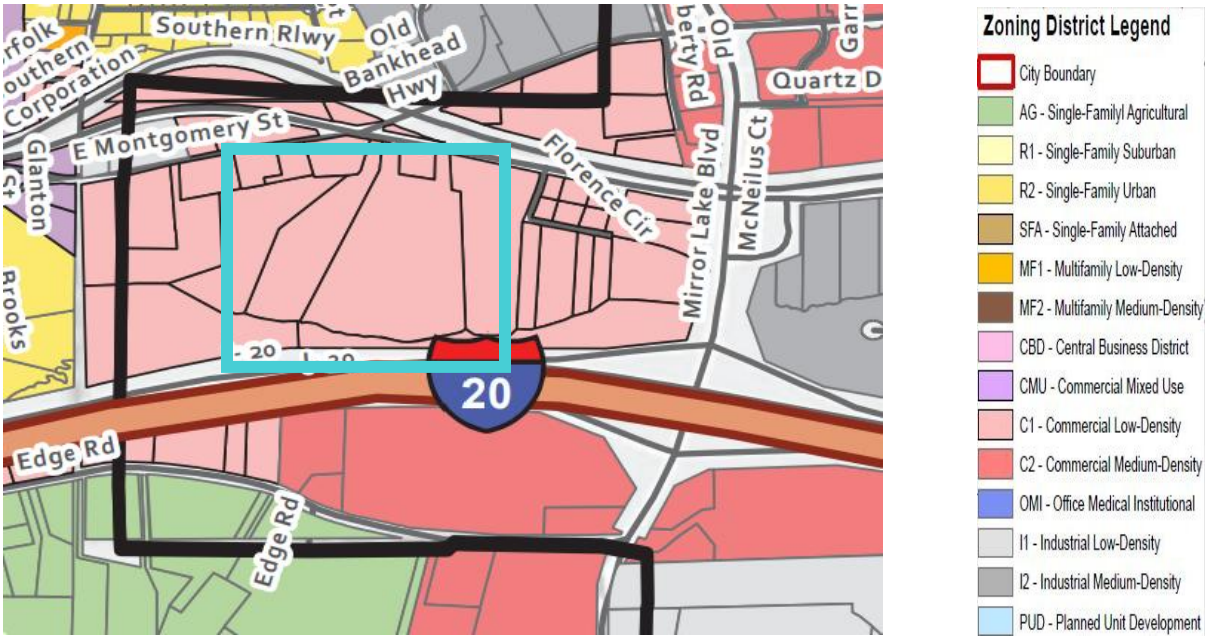


FIGURE 3. VILLA RICA ZONING MAP

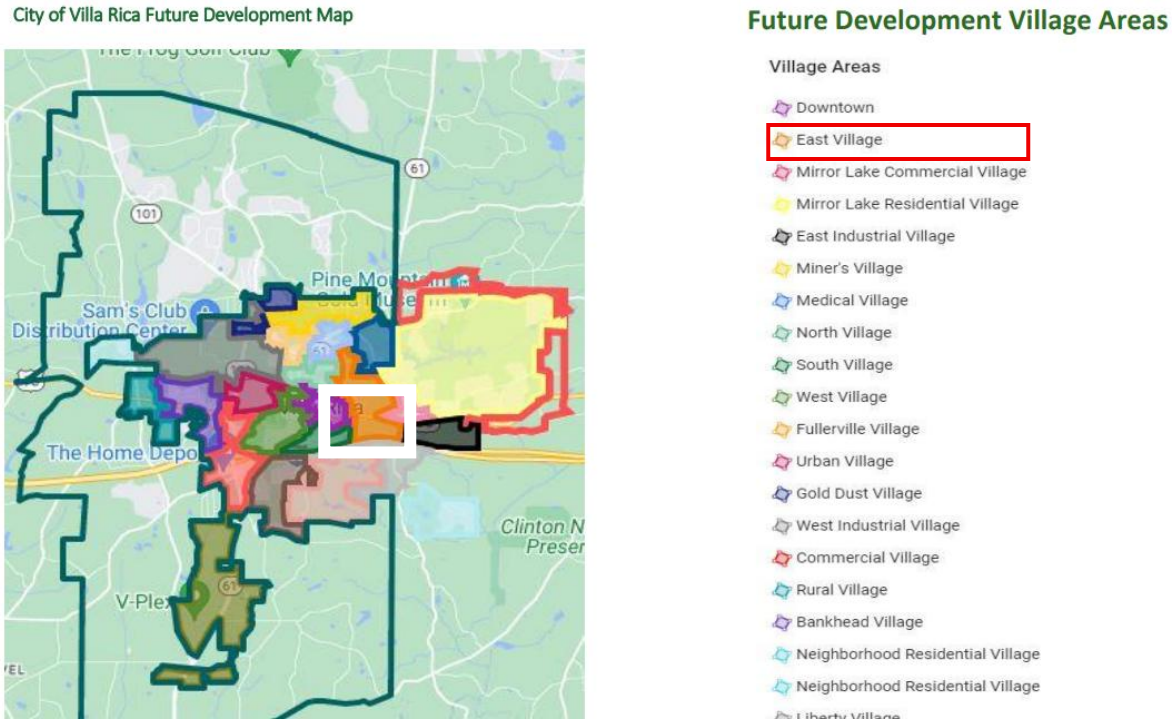


FIGURE 4. VILLA RICA FUTURE DEVELOPMENT MAP

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: Approval (3:0; 1 abstained)

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.

R-08-25

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:** rbcangemi@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): ~~0235~~ 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: BRGwaltney **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

R J. 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

NIKKI LEA ARMSTRONG NOTARY PUBLIC DOUGLAS COUNTY, GA MY COMMISSION EXPIRES MARCH 24 2026

Richard Cangemi

PO Box 755, Villa Rica, GA 30180

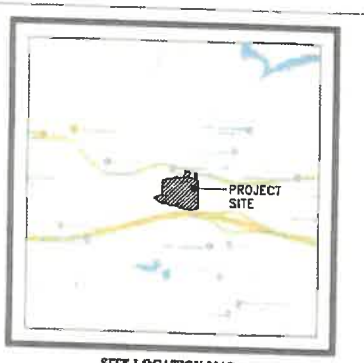
June 30, 2025

To: City of Villa Rica

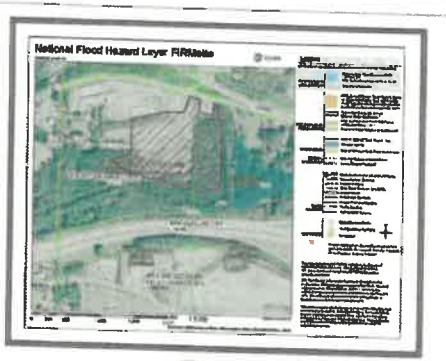
From: Richard Cangemi, President and Chief Executive Officer, East-West Express, Inc.

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.



SITE LOCATION MAP
CITY OF VILLA RICA, DOUGLAS COUNTY, GEORGIA
GPS LOCATION: 33.7295° N, -84.9863° W
SCALE: 1"=2000'



FIRM MAP
N.T.S.
MAP #: 13045C0156D
EFFECTIVE DATE: 09/19/2007
ZONE: ZONE X

SHEET INDEX

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

EAST-WEST EXPRESS, INC.

GRADING, STORMWATER, & UTILITY PACKAGE

24-HOUR CONTACT

EAST-WEST EXPRESS, INC
ATTN: JOSEPH CANGEMI
662 HWY 61, VILLA RICA, GA 30180
770-459-1159

GEORGIA811

NOTES:
1. IT IS THE DEVELOPER'S RESPONSIBILITY TO ADDRESS ANY WETLAND ISSUES TO THE SATISFACTION OF THE U.S. ARMY CORPS OF ENGINEERS.
2. IT IS THE DEVELOPER'S RESPONSIBILITY TO ABIDE BY ALL THE RULES AND REGULATIONS PERTAINING TO THE STATE OF GEORGIA'S NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS.
3. IT IS THE DEVELOPER'S RESPONSIBILITY TO ABIDE 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 ACCESS ISSUES TO THE SATISFACTION OF THE GEORGIA DEPARTMENT OF TRANSPORTATION IF APPLICABLE TO THE PROJECT.

GENERAL SITE DATA:
OWNER/PROJECT MANAGER

EAST-WEST EXPRESS, INC
ATTN: JOSEPH CANGEMI
662 HWY 61, VILLA RICA, GA 30180
770-459-1159

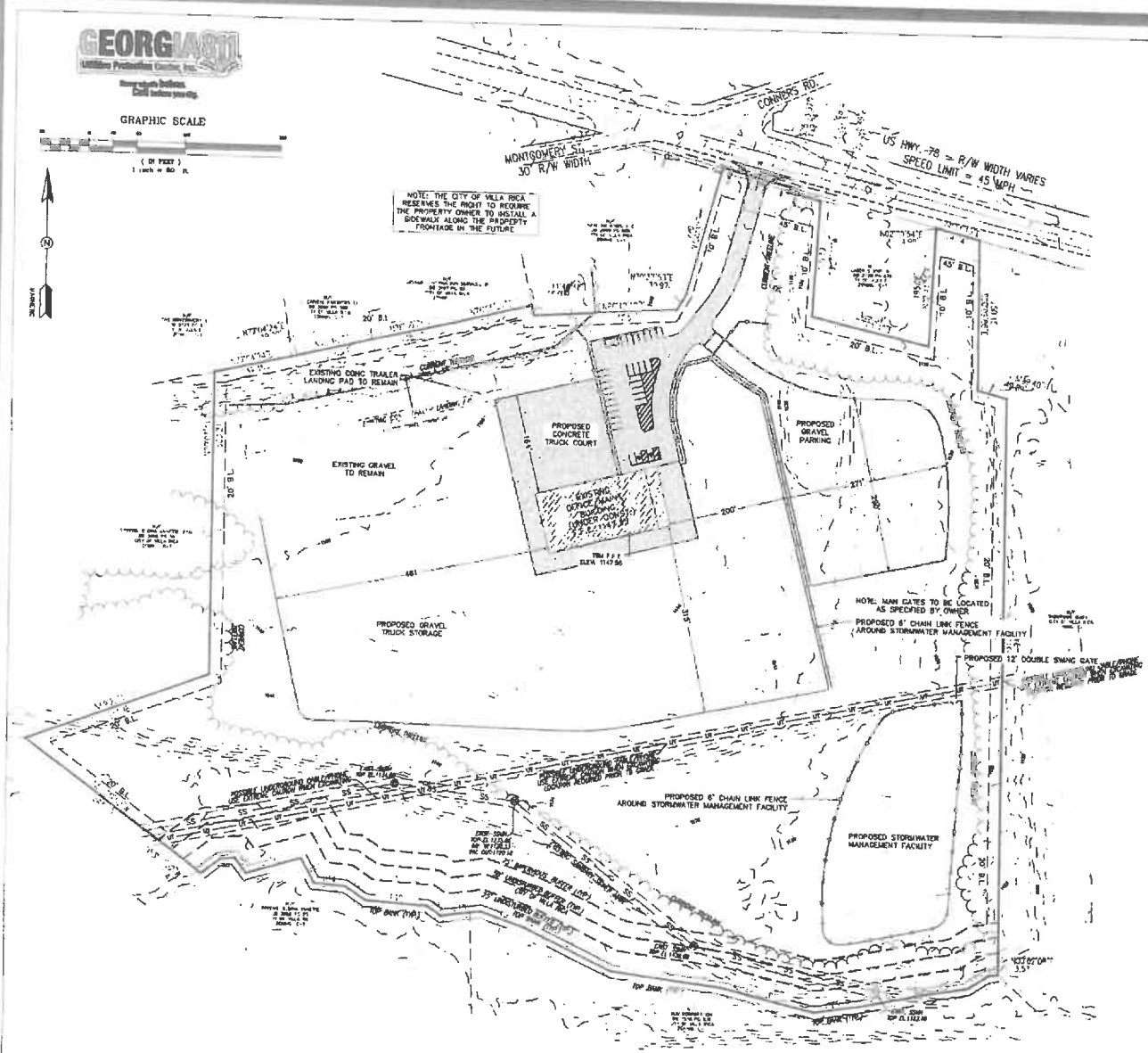
1. PARCEL: 01450250015
2. LAND LOT: 145
3. DISTRICT: 25
4. SITE AREA: 33.38 +/- ACRES
5. PROPOSED USE: DISTRIBUTION FACILITY
6. ZONING: C1 - COMMERCIAL LOW DENSITY
   SETBACKS:
   FRONT = 45'
   SIDE = 10'
   REAR = 20'
7. WATER AVAILABILITY: PUBLIC
8. SEWER AVAILABILITY: PUBLIC
9. UTILITIES
   - CITY OF VILLA RICA WATER
   - CITY OF VILLA RICA SEWER
   - ATLANTA GAS LIGHT
   - GA POWER
   - AT&T

THE SOUTHEAST CIVIL GROUP
ENGINEERING • CONSULTING
8663 BALDWIN PARKWAY
DOUGLASVILLE, GEORGIA 30134
PHONE: 678-606-6996
EMAIL: DESIGNECGROUP@GMAIL.COM

REV.	DATE	DESCRIPTION
A	10/21/2021	REVISED F.D.C. AND VAULT LOCATION
1	08/04/2021	REVISED PER CITY OF VILLA RICA COMMENTS/ ADDED D.O.T. ENTRANCE PLAN

EAST-WEST EXPRESS, INC.

JOB #: 210411



GENERAL SITE DATA:

OWNER/PROJECT MANAGER

EAST-WEST EXPRESS, INC
ATTN: JOSEPH CANGEMI
682 HWY 51, VILLA RICA, GA 30180
770-459-1159

1. PARCEL: 01450250015
2. LAND LOT: 145
3. DISTRICT: 25
4. SITE AREA: 33.36 +/- ACRES
5. PROPOSED USE: DISTRIBUTION FACILITY
6. ZONING: C1 - COMMERCIAL LOW DENSITY
   SETBACKS
   FRONT = 45'
   SIDE = 10'
   REAR = 20'
7. WATER AVAILABILITY: PUBLIC
8. SEWER AVAILABILITY PUBLIC

PARKING DATA

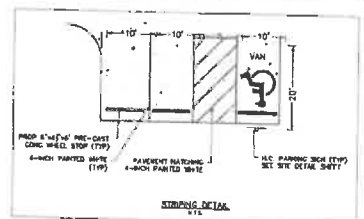
FACILITY USE: DISTRIBUTION

PARKING REQUIRED = 1 SPACE PER EMPLOYEE ON LARGEST SHIFT
= 1 VISITOR SPACE PER 10 EMPLOYEES
= 25 + 3
= 28 SPACES

PARKING PROVIDED = 29 SPACES

HANDICAP PARKING REQUIRED = 1 (REG)
1 (VAN)
2 (TOTAL)

HANDICAP PARKING PROVIDED = 0 (REG)
2 (VAN)
2 (TOTAL)



STRIPING DETAIL
N.T.S.

PAVING LEGEND

GRAVEL	-3" #1 STONE -4" COMPACTED G.A.B.
HD CONCRETE PAVEMENT	-6" COMPACTED G.A.B. -6" 4000 PSI FIBERMESH CONCRETE

SITE NOTES

1. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS NOTED OTHERWISE.
2. PAVING SPECIFICATIONS TO BE VERIFIED BY PROJECT GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION.
3. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
4. CONSTRUCTION & MATERIALS SHALL COMPLY WITH THE APPROPRIATE GOVERNING AUTHORITY'S STANDARDS & SPECIFICATIONS.
5. UTILITY LOCATIONS SHOWN ARE APPROXIMATE. BEWARE OF HIDDEN UTILITIES NOT SHOWN. CONTACT APPROPRIATE UTILITY COMPANIES PRIOR TO EXCAVATION.
6. BUILDING FOOTPRINT SHOWN IS APPROXIMATE.
7. SEE SITE DETAILS SHEET FOR APPLICABLE DETAILS.

NOTE:

1. BOUNDARY INFORMATION SHOWN OBTAINED FROM LEWIS LAND CONCEPTS.
2. TOPOGRAPHIC DATA OBTAINED FROM LEWIS LAND CONCEPTS.
3. THE F.I.R.M. PANEL 13045C0158D DATE 08/18/2007 INDICATES THIS PROPERTY OR A PORTION IS NOT LOCATED IN A FLOOD HAZARD AREA.
4. THE U.S. FISH & WILDLIFE NATIONAL WETLANDS INVENTORY MAP HAS BEEN CONSULTED, AND NO WETLANDS ARE SHOWN TO BE PRESENT WITHIN PROJECT LIMITS.

LEGEND

REV.	DATE	DESCRIPTION
1	08/04/2021	REVISED PER CITY OF VILLA RICA COMMENTS/ UPDATED PAVING LEGEND

GEORGIA REGISTERED PROFESSIONAL ENGINEER HICHAEL G. FURLOW

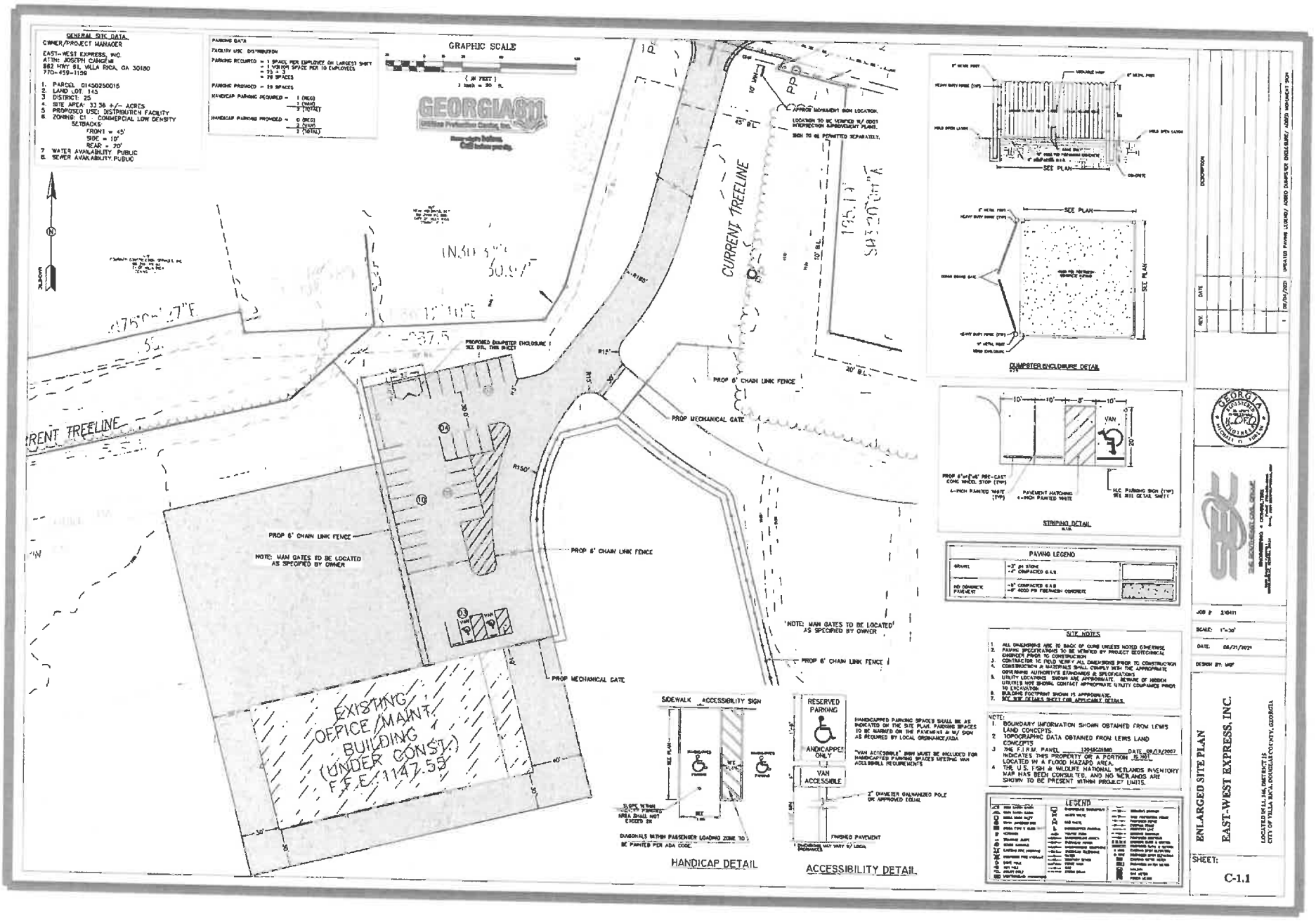
THE BOUNDARY COMPANY
ENGINEERING • CONSULTING
SURVEYING • MAPPING • PLANNING

JOB # 210411
SCALE: 1"=80'
DATE: 08/21/2021
DESIGN BY: WOF

SITE PLAN
EAST-WEST EXPRESS, INC.

LOCATED IN LL 146, DISTRICT 25
CITY OF VILLA RICA, DOUGLAS COUNTY, GEORGIA

SHEET:
C-1.0


GENERAL SITE DATA
OWNER/PROJECT MANAGER
EAST-WEST EXPRESS, INC.
ATTN: JOSEPH CANGEMI
862 HWY 61, VILLA RICA, GA 30180
770-459-1159
1. PARCEL 01450250015
2. LAND LOT 145
3. DISTRICT 25
4. SITE AREA: 33.36 +/- ACRES
5. PROPOSED USE: DISTRIBUTION FACILITY
6. ZONING: C1 - COMMERCIAL LOW DENSITY
SETBACKS:
FRONT = 45'
SIDE = 10'
REAR = 20'
7. WATER AVAILABILITY PUBLIC
8. SEWER AVAILABILITY PUBLIC
PARKING DATA
FACILITY USE DISTRIBUTION
PARKING REQUIRED = 1 SPACE PER EMPLOYEE ON LARGEST SHIFT
= 1 VISITOR SPACE PER 10 EMPLOYEES
= 25 + 3
= 28 SPACES
PARKING PROVIDED = 29 SPACES
HANDICAP PARKING REQUIRED = 1 (REG)
1 (VAN)
2 (TOTAL)
HANDICAP PARKING PROVIDED = 0 (REG)
2 (VAN)
2 (TOTAL)
GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.
GEORGIA 811
CURRENT TREELINE
PROPOSED DUMPSTER ENCLOSURE SEE DTL. THIS SHEET
PROP 6' CHAIN LINK FENCE
PROP MECHANICAL GATE
NOTE: MAN GATES TO BE LOCATED AS SPECIFIED BY OWNER
EXISTING OFFICE/MAINT. BUILDING (UNDER CONST.) F.F.E. 1147.55
APPROX MOVEMENT SIGN LOCATION.
LOCATION TO BE VERIFIED W/ ODOT INTERSECTION IMPROVEMENT PLANS.
SIGN TO BE PERMITTED SEPARATELY.
DUMPSTER ENCLOSURE DETAIL
SEE PLAN
STRIPING DETAIL
VAN
PAVEMENT HATCHING 4-INCH PAINTED WHITE
H.C. PARKING SIGN (TYP) SEE SITE DETAIL SHEET
PAVING LEGEND
GRAVEL
NO CONCRETE PAVEMENT
SITE NOTES
1. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS NOTED OTHERWISE
2. PAVING SPECIFICATIONS TO BE VERIFIED BY PROJECT GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION
3. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION
4. CONSTRUCTION & MATERIALS SHALL COMPLY WITH THE APPROPRIATE GOVERNING AUTHORITY'S STANDARDS & SPECIFICATIONS
5. UTILITY LOCATIONS SHOWN ARE APPROXIMATE. BEWARE OF HIDDEN UTILITIES NOT SHOWN. CONTACT APPROPRIATE UTILITY COMPANIES PRIOR TO EXCAVATION
6. BUILDING FOOTPRINT SHOWN IS APPROXIMATE.
7. SEE SITE DETAILS SHEET FOR APPLICABLE DETAILS.
NOTE:
1. BOUNDARY INFORMATION SHOWN OBTAINED FROM LEWIS LAND CONCEPTS.
2. TOPOGRAPHIC DATA OBTAINED FROM LEWIS LAND CONCEPTS
3. THE F.I.R.M. PANEL 13045C0080D DATE 09/18/2007 INDICATES THIS PROPERTY OR A PORTION IS NOT LOCATED IN A FLOOD HAZARD AREA.
4. THE U.S. FISH & WILDLIFE NATIONAL WETLANDS INVENTORY MAP HAS BEEN CONSULTED, AND NO WETLANDS ARE SHOWN TO BE PRESENT WITHIN PROJECT LIMITS.
LEGEND
SIDEWALK ACCESSIBILITY SIGN
DIAGONALS WITHIN PASSENGER LOADING ZONE TO BE PAINTED PER ADA CODE.
HANDICAP DETAIL
RESERVED PARKING
ANDICAPPED ONLY
VAN ACCESSIBLE
HANDICAPPED PARKING SPACES SHALL BE AS INDICATED ON THE SITE PLAN. PARKING SPACES TO BE MARKED ON THE PAVEMENT & W/ SIGN AS REQUIRED BY LOCAL ORDINANCE/ADA
"VAN ACCESSIBLE" SIGN MUST BE INCLUDED FOR HANDICAPPED PARKING SPACES MEETING VAN ACCESSIBLE REQUIREMENTS
2" DIAMETER GALVANIZED POLE OR APPROVED EQUAL
FINISHED PAVEMENT
ACCESSIBILITY DETAIL
REV. DATE DESCRIPTION
1 08/04/2021 UPDATED PAVING LEGEND / ADDED DUMPSTER ENCLOSURE / ADDED MOVEMENT SIGN
JOB # 210411
SCALE: 1"=30'
DATE: 06/21/2021
DESIGN BY: MGF
ENLARGED SITE PLAN
EAST-WEST EXPRESS, INC.
LOCATED IN L.L. 145, DISTRICT 15
CITY OF VILLA RICA, DOUGLAS COUNTY, GEORGIA
SHEET:
C-1.1

FILED

2015 DEC 14 PM 4:32

DOUGLAS COUNTY, GA
TAMMY M. HOWARD, CLE.

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

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

BK3346PG0847

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
Clerk Superior Court
Douglas County, GA

FILED

2015 DEC 14 PM 4:36

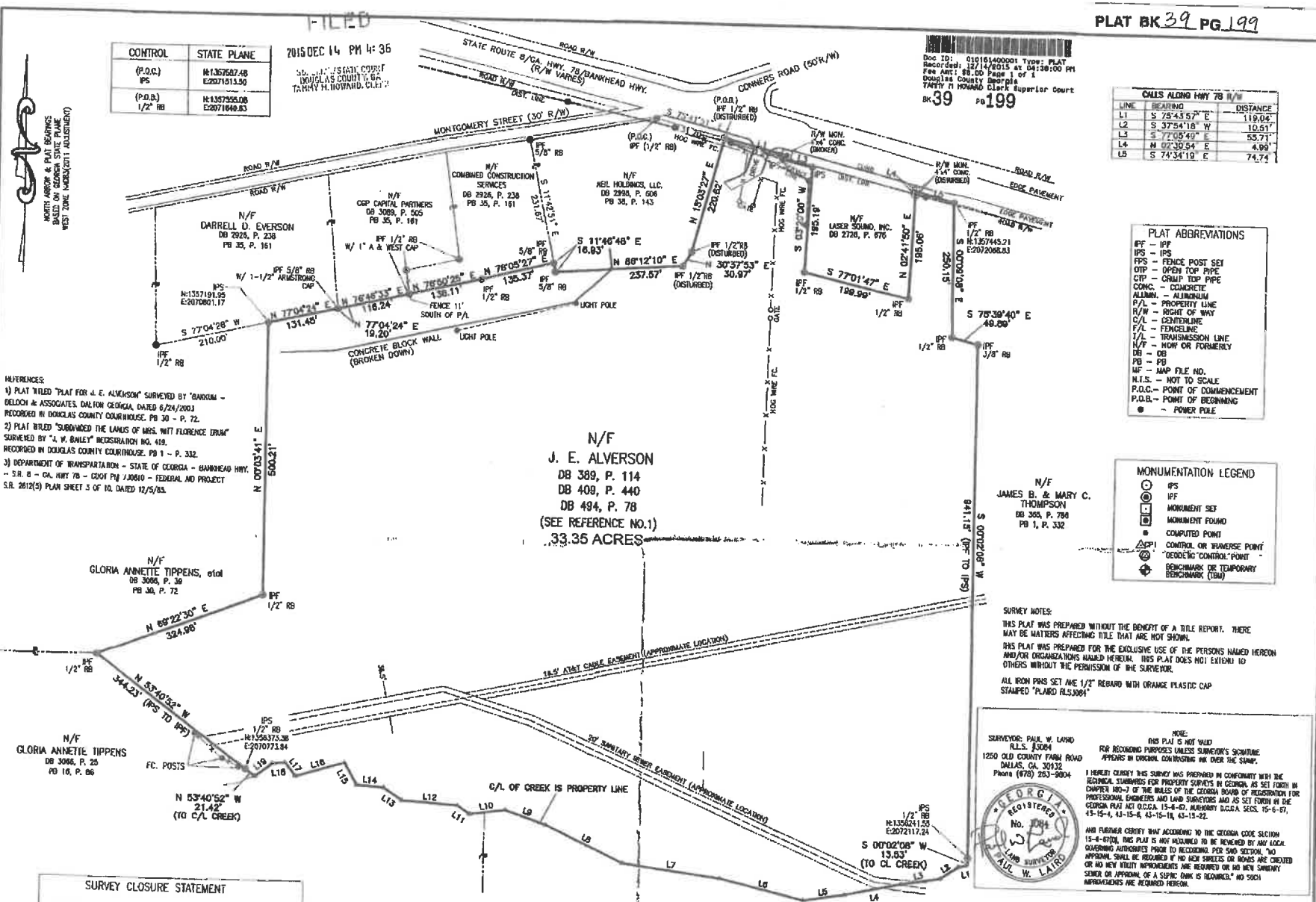
SUPERIOR/STATE COURT
DOUGLAS COUNTY, GA.
TAMMY H. HOWARD, CLERK

PLAT BK 39 PG 199

Doc ID: 010161400001 Type: PLAT
Recorded: 12/14/2015 at 04:38:00 PM
Fee Amt: $0.00 Page 1 of 1
Douglas County Georgia
TAMMY H HOWARD Clerk Superior Court
BK 39 PG 199

CONTROL	STATE PLANE
(P.O.C.) IPS	N:1357687.48 E:2071513.50
(P.O.B.) 1/2" RB	N:1357355.08 E:2071640.83

NORTH ARROW & PLAT BEARINGS BASED ON GEORGIA STATE PLANE WEST ZONE NAD83(2011 ADJUSTMENT)



CALLS ALONG HWY 78 R/W		
LINE	BEARING	DISTANCE
L1	S 75°43'57" E	119.04'
L2	S 37°54'18" W	10.51'
L3	S 72°05'49" E	55.71'
L4	N 02°30'54" E	4.99'
L5	S 74°34'19" E	74.74'

CREEK C/L LINE TABLE					
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 80°14'43" W	17.4'	L10	S 82°30'15" W	86.75'
L2	S 56°31'59" W	39.93'	L11	N 56°08'49" W	26.9'
L3	S 80°51'28" W	74.41'	L12	N 86°06'37" W	103.58'
L4	S 76°19'42" W	107.30'	L13	N 36°46'35" W	40.85'
L5	S 81°17'55" W	76.48'	L14	N 85°44'19" W	81.05'
L6	N 76°39'34" W	159.36'	L15	N 29°34'13" W	15.86'
L7	N 82°51'00" W	184.47'	L16	S 73°28'09" W	94.70'
L8	N 84°48'53" W	150.30'	L17	N 38°08'13" W	31.18'
L9	N 71°23'09" W	76.14'	L18	S 63°47'09" W	23.85'
			L19	S 52°53'19" W	39.86'

PLAT ABBREVIATIONS
IPF – IPF
IPS – IPS
FPS – FENCE POST SET
OTP – OPEN TOP PIPE
CTP – CRIMP TOP PIPE
CONC. – CONCRETE
ALUMN. – ALUMINUM
P/L – PROPERTY LINE
R/W – RIGHT OF WAY
C/L – CENTERLINE
F/L – FENCELINE
T/L – TRANSMISSION LINE
N/F – NOW OR FORMERLY
DB – DB
PB – PB
MF – MAP FILE NO.
N.T.S. – NOT TO SCALE
P.O.C.– POINT OF COMMENCEMENT
P.O.B.– POINT OF BEGINNING
● – POWER POLE

MONUMENTATION LEGEND
IPS
IPF
MONUMENT SET
MONUMENT FOUND
COMPUTED POINT
CP1 CONTROL OR TRAVERSE POINT
GEODETIC CONTROL POINT
BENCHMARK OR TEMPORARY BENCHMARK (TBM)

REFERENCES:
1) PLAT TITLED "PLAT FOR J. E. ALVERSON" SURVEYED BY "BARNUM – DELOCH & ASSOCIATES, DALTON GEORGIA, DATED 6/24/2003 RECORDED IN DOUGLAS COUNTY COURTHOUSE. PB 30 – P. 72.
2) PLAT TITLED "SUBDIVIDED THE LANDS OF MRS. MATT FLORENCE ERWIN" SURVEYED BY "J. W. BAILEY" REGISTRATION NO. 419. RECORDED IN DOUGLAS COUNTY COURTHOUSE. PB 1 – P. 332.
3) DEPARTMENT OF TRANSPARTATION – STATE OF GEORGIA – BANKHEAD HWY. – S.R. 8 – GA. HWY 78 – GDOT P# 7J0810 – FEDERAL AID PROJECT S.R. 2612(5) PLAN SHEET 3 OF 10, DATED 12/5/85.

SURVEY NOTES:
THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THERE MAY BE MATTERS AFFECTING TITLE THAT ARE NOT SHOWN.
THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS NAMED HEREON AND/OR ORGANIZATIONS NAMED HEREON. THIS PLAT DOES NOT EXTEND TO OTHERS WITHOUT THE PERMISSION OF THE SURVEYOR.
ALL IRON PINS SET ARE 1/2" REBARD WITH ORANGE PLASTIC CAP STAMPED "PLAIRD #LS3084"

SURVEY CLOSURE STATEMENT
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 34,680 FEET, AND AN ANGULAR ERROR OF 8.7" PER ANGLE POINT, AND WAS ADJUSTED USING BALANCE ANGLES & COMPASS ADJUST RULE.
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 161,042 FEET.
LINEAR MEASUREMENT OBTAINED USING LEICA TS06 PLUS
ANGULAR MEASUREMENT OBTAINED USING LEICA TS06 PLUS
FIELD WORK COMPLETED 10/29/2015

SURVEYOR: PAUL W. LAIRD
R.L.S. #3084
1250 OLD COUNTY FARM ROAD
DALLAS, GA. 30132
Phone (678) 283-9804

GEORGIA REGISTERED No. 3084 LAND SURVEYOR PAUL W. LAIRD

NOTE:
THIS PLAT IS NOT VALID FOR RECORDING PURPOSES UNLESS SURVEYOR'S SIGNATURE APPEARS IN ORIGINAL COMPRISING INK OVER THE STAMP.

I HEREBY CERTIFY THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA, AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECS. 15-6-67, 15-15-4, 43-15-6, 43-15-19, 43-15-22.

AND FURTHER CERTIFY THAT ACCORDING TO THE GEORGIA CODE SECTION 15-6-67(D), THIS PLAT IS NOT REQUIRED TO BE REVIEWED BY ANY LOCAL GOVERNING AUTHORITIES PRIOR TO RECORDING. PER SAID SECTION, "NO APPROVAL SHALL BE REQUIRED IF NO NEW STREETS OR ROADS ARE CREATED OR NO NEW UTILITY IMPROVEMENTS ARE REQUIRED OR NO NEW SANITARY SEWER OR APPROVAL OF A SEPTIC TANK IS REQUIRED." NO SUCH IMPROVEMENTS ARE REQUIRED HEREON.

GRAPHIC SCALE
120 0 60 120 240 480
(In Feet)
1 inch = 120 feet.

SURVEY FOR
RICHARD AND RHONDA CANGEMI

LAND LOT 145 – 2ND LAND DISTRICT – 5TH LAND SECTION
CITY OF VILLA RICA – DOUGLAS COUNTY, GEORGIA

DATE	SCALE	DRW.	Checked
11/19/2015	1" = 120'	HBJ/PWL	PWL

Outlook

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

Times-Georgian

TIMES-GEORGIAN
Carroll County's Information Leader Since 1871

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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Douglas County Sentinel

Douglas County SENTINEL

Publication Name:
Douglas County Sentinel

Publication URL:

Publication City and State:
Douglasville, GA

Publication County:
Douglas

Notice Popular Keyword Category:

Notice Keywords:
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Notice Authentication Number:
202508121117426176289
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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; and Ashley Barnett.
- 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
Conners Rd
East West Express
E Montgomery St
Glanton St
Atlanta West Veterinary Hospital
UnderTow
15051 Veterans Memorial Hwy
Glanton-Hindsman Elementary School
20

Existing Conditions

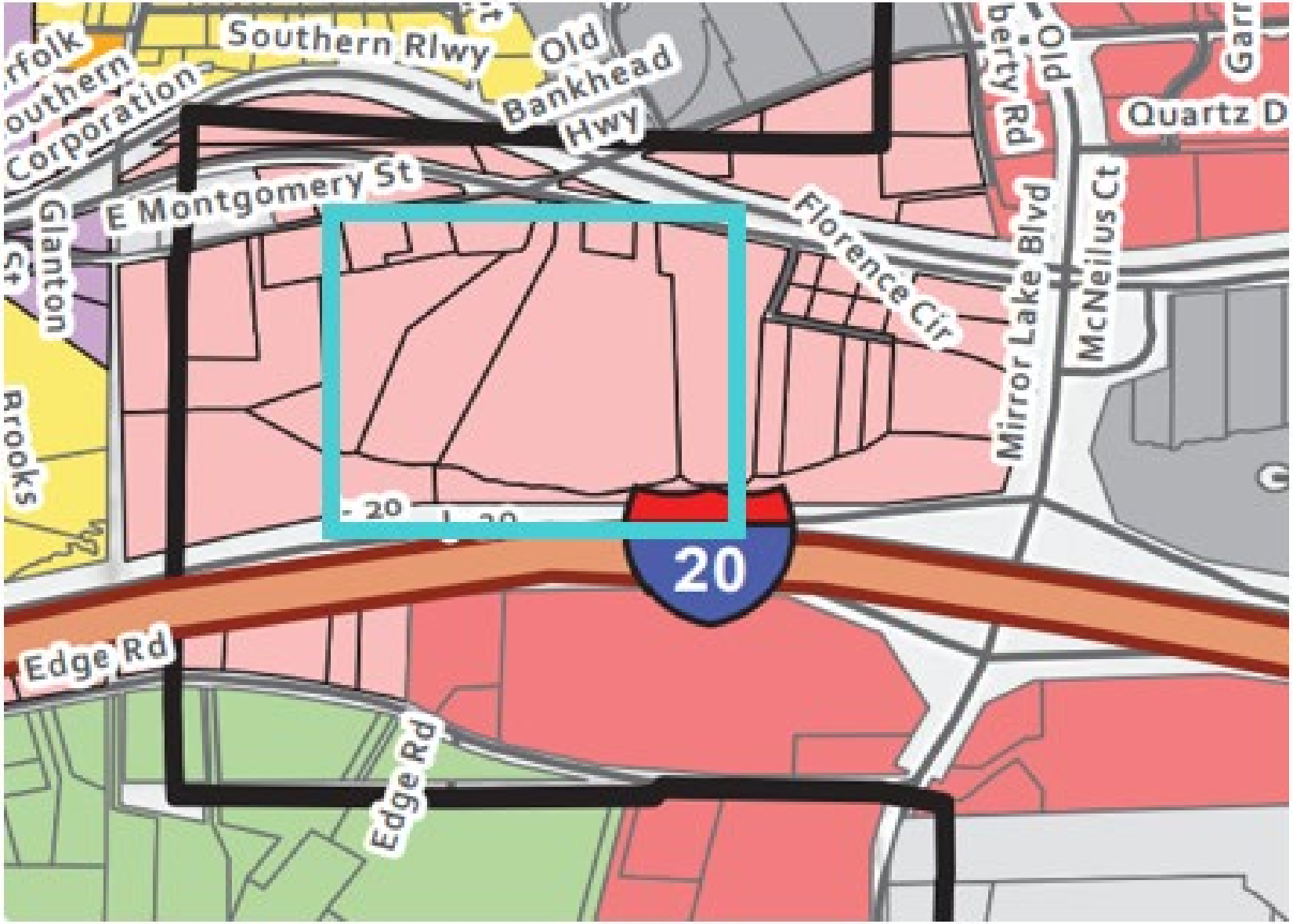
- Total Acreage: 33.35 acres.
- Current Zoning: C-1 (Commercial Low-Density).
- Use: Truck freight terminal with 12-acre gravel truck storage area.
- 2021 variance approved for gravel parking area instead of required hard surface.
- Driveway, building pad, maintenance, and customer parking areas are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

SITE PLAN

EXISTING CONC TRAILER LANDING PAD TO REMAIN
PROPOSED CONCRETE TRUCK COURT
EXISTING GRAVEL TO REMAIN
PROPOSED GRAVEL PARKING
PROPOSED GRAVEL TRUCK STORAGE
NOTE: MAIN GATES TO BE LOCATED AS SPECIFIED BY OWNER
PROPOSED 6' CHAIN LINK FENCE AROUND STORMWATER MANAGEMENT FACILITY
PROPOSED 12' DOUBLE SWING GATE
PROPOSED 6' CHAIN LINK FENCE AROUND STORMWATER MANAGEMENT FACILITY
PROPOSED STORMWATER MANAGEMENT FACILITY

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.

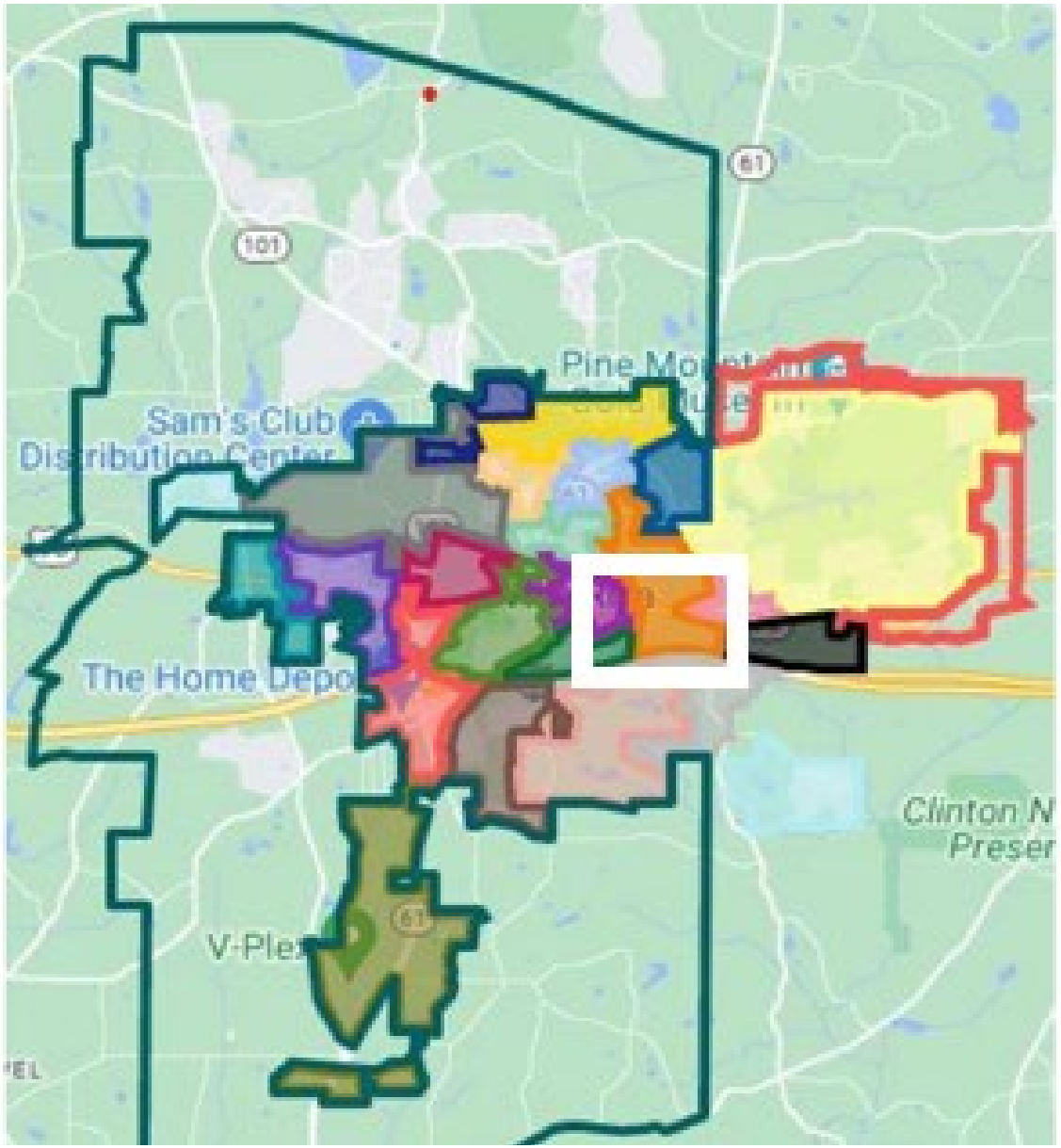

Southern Rlwy
Old Bankhead Hwy
E Montgomery St
Florence Cir
Mirror Lake Blvd
McNeilus Ct
Quartz D
Glanton
Edge Rd
Edge Rd
20

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

ZONING MAP

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



- 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

FUTURE LAND DEVELOPMENT MAP

Public Notification

Douglas County Sentinel

Douglas County SENTINEL

Publication Name:
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Staff Recommendation

Approval with conditions:

1. Limited to truck freight terminal and related logistics/transportation operations.

   Other industrial uses require review unless Future Development Map is amended.

2. Compliance with all building, fire life safety, and zoning requirements.

Planning & Zoning Commission Recommendation:

Approval (3 : 0; 1 abstained)

Staff Recommendation

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.

CITY OF VILLA RICA

City Council Meeting
Agenda Item Cover Sheet

SUBJECT: Adoption of the FY2026 Budget
AGENDA DATE: 09-09-2025

DATE PREPARED: 08-26-2025
PREPARED BY: Amanda Long, Interim Finance Director

AMOUNT: See Exhibit A

PURPOSE: To adopt a resolution setting the fiscal year 2026 budget

BACKGROUND: The proposed FY26 budget was made available to the public and Mayor & Council on August 12, 2025.

The City had two public budget workshops on August 19, 2026 at 10 am and August 26, 2025 at 6pm to discuss and review the proposed FY26 budget. The required public hearing was held following the second workshop on August 26th.

MOTION: I move to adopt a resolution setting the fiscal year 2026 budget at $56,742,285

State of Georgia
City of Villa Rica

RESOLUTION

Be it resolved that the 2026 Operating & Capital Budget be as follows:

General Fund	$	24,120,937
Federal Seizures Fund		1,000
State Seizures Fund		1,000
Eastside TAD		6,943,560
Hotel/ Motel Tax Fund		470,500
Cemetery Fund		30,600
Court Technology Fee		35,600
Self-Funded Insurance		2,600,429
VR Public Facilities Authority		2,400,025
VR Urban Redev Bond (TAD)		2,016,608
Capital Projects - Roads		249,779
Capital Projects - Grants		1,144,695
Capital Projects - Gen Fund		607,050
Water and Sewer Fund		13,836,682
Solid Waste Fund		1,970,302
Stormwater Fund		313,518
Total	**$**	**56,742,285**

Adopted by Villa Rica City Council this 9th day of September 2025.

Leslie McPherson, Mayor

Theresa Campbell, City Clerk

CITY OF VILLA RICA

City Council Meeting
Agenda Item Cover Sheet

SUBJECT: 2025 Budget Amendments #174 - #180
AGENDA DATE: 09-09-2025

DATE PREPARED: 08-26-2025
PREPARED BY: Amanda Long, Interim Finance Director

AMOUNT: See Exhibit A
GL ACCOUNT #:
FUNDING SOURCE:
BUDGETED ITEM?
PUBLIC HEARING:

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's Code of Ordinances.

City of Villa Rica **09/09/25**
Exhibit A
Proposed 2025 Budget Amendments

	Gold Dust Park: Pickleball Courts & Resurface Tennis Courts, etc.		***Transfer Funds between projects***		
	Source of Funds:	***Carroll SPLOST - Transfer of Funds between Projects***			
	Item	***Account Name***	***Account Type***		***Amount***
174	323-6110-541220	Gold Dust - 6 New Pickleball Courts, Fencing, Lighting, Post, Net Systems, Sidewalks, Landscaping: Original Budget $250,500 - $55,000 = New Budget $195,500	Expense	Decrease	(55,000)
175	323-6110-541220	Gold Dust - Resurface & Paint Tennis Courts: Original Budget $74,000 + $55,000 = New Budget $129,000	Expense	Increase	55,000

	Parks & Recreation Programs		***Total: $35,341***		
	Source of Funds:	***Parks & Recreation Program Revenue***			
	Item	***Account Name***	***Account Type***		***Amount***
176	100-347520	Special Classes	Revenue	Increase	10,000
177	100-347540	Summer Camp	Revenue	Increase	25,000
178	100-6130-523880	Contract Labor/Program/Events	Expense	Increase	35,000

	Douglas County Animal Control for total paid $97,769 in FY25		***Total: $17,769***		
	Source of Funds:	***Contingency***			
	Item	***Account Name***	***Account Type***		***Amount***
179	100-1110-579100	Contingency	Expense	Decrease	(17,769)
180	100-3910-572000	Payment to Other Agencies	Expense	Increase	17,769

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'S CODE OF ORDINANCES

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. 174-180, 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 9th day of September, 2025.

Approved:

_____
Leslie McPherson, Mayor

Attest:

_____
Theresa Campbell, City Clerk