

COMMISSION
VIVIAN LYONS
JULIE CEPIN
ANNA MCCOY
HOPE UDOMBON
MICHELLE RUFF

City of Villa Rica



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CITY CLERK: THERESA CAMPBELL
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PLANNING AND ZONING MEETING AGENDA

Holt-Bishop Justice Center, Municipal Courtroom, 101 Main Street
February 17, 2026 | 6:00 PM

Meeting Call to Order (Vivian Lyons)

Adoption of the Agenda (Vivian Lyons)

A. Appointment of Board Officers, Chair and Vice Chair

B. Old Business

1. Approval of minutes from 1/20/2026

C. New Business

1. Ordinance to amend Part II - Code of Ordinances, Appendix A - Developmental Regulations, 200. Application and Plan Review General Requirements pertaining to utility capacity, to include water and sewer utilities. This ordinance will replace and repeal all conflicting ordinances. **This is a Public Hearing.** Presented by John Bain, Deputy City Manager & Utilities Director
2. Rezoning request submitted by Apex Nexus Investments, LLC. The request is to rezone the subject property from Agricultural Residential (AG) to Commercial Low-Density (C1). The property is located at 974 Dallas Highway (corrected), within Land Lot 208 of District 2, also known as Parcel Numbers V04 0130002, and is located within Carroll County, GA, Ward 3. The total property size is approximately 1.56 ± acres. **This is a Public Hearing.** Presented by Shaun Myers, Planning and Zoning Administrator.

D. Adjournment (Vivian Lyons)

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.