



MAYOR & COUNCIL WORK SESSION AGENDA

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

March 3, 2026 | 10:00 AM

Review of the Agenda (Mayor Leslie McPherson)

B. Governing Body (Mayor Leslie McPherson)

1. Certificate of Achievement for Excellence in Financial Reporting for FY24 (Amanda Long, Interim Finance Director)
2. Proclamation March 16–20, 2026 as Government Finance Professionals Week
3. Veterans Park Update & Presentation (Charles Wilhelm and John Hannabach)
4. Appointment of CVB Board Members (Collin Cash, Tourism Manager)
5. Joint Commission Ordinance Update (Nicole Smith, City Attorney)
6. Sumter Local Government Consulting - Executive Search Services for City Manager (Nicole Smith, City Attorney)

C. Building Development (Tracy Jarvis, Director)

1. Development Update (Nic Griffin, Deputy Director of Building Development)

D. Human Resources (Tiffany Lanford, Director)

1. Wellness Program Vendor and Platform (Tiffany Lanford, HR Director)
2. Leaders of Tomorrow Program — Leadership Training (Tiffany Lanford, HR Director)

E. Parks, Recreation & Leisure Services (Tracie Ivey, Director)

1. Library Advisory Board Candidate (Dr. Rachel Linn, Library Manager)
2. July 3rd Fireworks Display Contractor Recommendation (Tracie Ivey, Recreation Director)

F. Police (Michael Mansour, Chief)

1. School Zone Flashing Beacons (Michael Mansour, Chief)

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

1. Temporary Limited Alcohol Pouring License for Georgia Food Industry Education Foundation (Whitney Cox, Licensing Specialist)

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 2 business days before the scheduled meeting to allow the City to make reasonable accommodations for those persons.

2. ABL-01-26 La Catrina Street Tacos LLC - Restaurant Pouring License and Public Hearing (Whitney Cox, Licensing Specialist)
3. ABL-02-26 Junior Food Store Inc - Retail Package Malt Beverages & Wine and Public Hearing (Whitney Cox, Licensing Specialist)
4. ABL-03-26 205 Villa Rica Enterprises LLC- Retail Package Malt Beverages & Wine and Public Hearing (Whitney Cox, Licensing Specialist)
5. 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.** (John Bain, Deputy City Manager & Utilities Director)
6. Rezoning request submitted by CHI/Acquisition, L.P., to rezone the subject property from Commercial Medium-Density (C2) to Industrial Low-Density (I1). The property is located at 700 Edge Road, within Land Lots 143 and 146 of District 4, also known as Parcel Number 01460250013, and is located within Douglas County, GA, Ward 5. The total property size is approximately 29.79 ± acres. **This is a Public Hearing.** (Shaun Myers, Planning and Zoning Administrator)
7. 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.** (Shaun Myers, Planning and Zoning Administrator.) **To be TABLED to April 14, 2026.**
8. Special Exception request pursuant to *Sec. 4.05* of the Zoning Ordinance to allow a Place of Worship within the Agricultural Residential (AG) Zoning District; submitted by the property owner, West Hills Church, for the development of a church. The subject property consists of approximately 22.45 ± acres and is located on Carrollton Villa Rica Highway, Land Lot 99, District 6, Parcel Number V07 0140153, Ward 2, Carroll County, Georgia. **This is a Public Hearing.** (Shaun Myers, Planning and Zoning Administrator.) **To be TABLED to April 14, 2026.**

H. Executive Session

1. Meeting to discuss or deliberate upon the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a public officer or employee as provided in Georgia Code section 50-14-3(b)(2).
2. Pursuant to the attorney-client privilege and as provided by Georgia Code section 50-14-2(1), a meeting otherwise required to be open was closed to the public in order to consult and meet with legal counsel pertaining to pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the agency or any officer or employee or in which the agency or any officer or employee may be directly involved and the matter

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 2 business days before the scheduled meeting to allow the City to make reasonable accommodations for those persons.



CITY OF VILLA RICA

City Council Meeting Agenda Item Cover Sheet

SUBJECT: Certificate of Achievement for Excellence in Financial Reporting for FY24

AGENDA DATE: March 10, 2026

DATE PREPARED: February 23, 2026

PREPARED BY: Amanda Long, Interim Finance Director

AMOUNT: N/A

GL ACCOUNT #: N/A

FUNDING SOURCE: N/A

BUDGETED ITEM? N/A

PURPOSE: The City received GFOA's Certificate of Achievement for Excellence in Financial Reporting for FY25. This is the fifth consecutive year the City has received this award.

BACKGROUND: (Chicago, Illinois)—Government Finance Officers Association of the United States and Canada (GFOA) has awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Villa Rica for its annual comprehensive financial report for the fiscal year ended September 30, 2024. In order to be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized annual comprehensive financial report. This report must satisfy both generally accepted accounting principles and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. We believe that our current annual comprehensive financial report continues to meet the Certificate of Achievement Program's requirements and we are submitting it to GFOA to determine its eligibility for another certificate.

STAFF RECOMMENDATION:

IMPACT:

MOTION:



Government Finance Officers Association

Certificate of
Achievement
for Excellence
in Financial
Reporting

Presented to

**City of Villa Rica
Georgia**

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

September 30, 2024

Christopher P. Morrell

Executive Director/CEO



GOVERNMENT FINANCE OFFICERS ASSOCIATION
NEWS RELEASE

FOR IMMEDIATE RELEASE

11/17/2025

For more information contact:
Michele Mark Levine, Director/TSC
Phone: (312) 977-9700
Fax: (312) 977-4806
Email: mlevine@gfoa.org

(Chicago, Illinois)—Government Finance Officers Association of the United States and Canada (GFOA) has awarded the Certificate of Achievement for Excellence in Financial Reporting to **City of Villa Rica** for its annual comprehensive financial report for the fiscal year ended September 30, 2024. The report has been judged by an impartial panel to meet the high standards of the program, which includes demonstrating a constructive "spirit of full disclosure" to clearly communicate its financial story and motivate potential users and user groups to read the report.

The Certificate of Achievement is the highest form of recognition in the area of governmental accounting and financial reporting, and its attainment represents a significant accomplishment by a government and its management.

Government Finance Officers Association (GFOA) advances excellence in government finance by providing best practices, professional development, resources, and practical research for more than 25,000 members and the communities they serve.



**The Government Finance Officers Association of
the United States and Canada**

presents this

AWARD OF FINANCIAL REPORTING ACHIEVEMENT

to

Finance Department
City of Villa Rica, Georgia



The Award of Financial Reporting Achievement is presented by the Government Finance Officers Association to the department or individual designated as instrumental in the government unit achieving a Certificate of Achievement for Excellence in Financial Reporting. A Certificate of Achievement is presented to those government units whose annual financial reports are judged to adhere to program standards and represents the highest award in government financial reporting.

Executive Director

Christopher P. Morrell

Date: 11/17/2025



CITY OF VILLA RICA

City Council Meeting Agenda Item Cover Sheet

SUBJECT: Government Finance Professionals Week

AGENDA DATE: March 10, 2026

DATE PREPARED: February 25, 2026

PREPARED BY: Amanda Long, Interim Finance Director

AMOUNT: N/A

GL ACCOUNT #: N/A

FUNDING SOURCE: N/A

BUDGETED ITEM? N/A

PURPOSE: Government Finance Professionals Week (GFPW) is a statewide recognition event in Georgia, running March 16–20, 2026, honoring the essential work of public finance professionals in safeguarding taxpayer resources and ensuring financial transparency.

The 2026 theme, “The People Behind Public Trust”, emphasizes the integrity, stewardship, and dedication of these individuals in building public confidence in government

BACKGROUND: The Georgia Government Finance Officers Association (GGFOA) sponsors GFPW to highlight the critical role of finance professionals in local, state, and public sector governments. These professionals work behind the scenes in areas such as budgeting, financial reporting, auditing, payroll, procurement, revenue management, and long-term planning, ensuring that public funds are managed responsibly and services are sustained.

STAFF RECOMMENDATION: Adopt the Proclamation and allow staff to celebrate the week through public acknowledgement, social media content and staff recognition.

IMPACT: Recognizing this week, strengthens transparency and public trust, boosts workplace morale and retention, increases understanding of the profession’s value, and reinforces a culture of financial stewardship and good governance.

MOTION: I move to approve the proclamation to make the week of March 16 – 20, 2026 Government Finance Professionals Week in the City of Villa Rica.



Proclamation

Designating the Third week of March as

Government Finance Professionals Week (March 16-20, 2026)

CITY OF VILLA RICA,

STATE OF GEORGIA

WHEREAS, government finance professionals perform essential services that ensure the effective, transparent, and responsible management of public funds for the benefits of residents throughout the State of Georgia; and

WHEREAS, government finance professionals serve their communities through their expertise in budgeting, accounting, treasury management, procurement, debt administration, auditing, fiscal reporting, and long-range financial planning, thereby supporting the lawful and efficient operation of state, county, and municipal governments; and

WHEREAS, these dedicated professionals uphold the highest standards of ethics, integrity, accuracy, and accountability, fostering public trust and safeguarding the fiscal health of local government institutions; and

WHEREAS, the Georgia Government Finance Officers Association (GGFOA) represents finance professionals statewide and advances excellence in government financial management through education, training, and leadership development; and

WHEREAS, GGFOA and its member jurisdictions have established and sponsored Government Finance Professionals Week to acknowledge and celebrate the contributions of public finance professionals, and to increase awareness of the vital financial services they provide that benefits all Georgians; and

WHEREAS, it is fitting and proper to recognize, honor, and express appreciation for the dedication, professionalism, and public service of government finance professionals whose expertise supports the fiscal stability and long-term success of Georgia's local governments.

NOW, THEREFORE, I, Leslie McPherson, Mayor of the City of Villa Rica, do hereby proclaim the third week of March as Government Finance Professionals Week in the City of Villa Rica, and encourage all residents, elected officials, and community organizations to join in recognizing and expressing appreciation for the dedicated government finance professionals across our community and the state of Georgia.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of Villa Rica to be affixed this 10th day of March, 2026.

City of Villa Rica

Mayor Leslie McPherson

(SEAL)



CITY OF VILLA RICA
City Council Meeting
Agenda Item Cover Sheet

SUBJECT: CVB Board appointment
AGENDA DATE: 03/03/2026

DATE PREPARED: 02/26/2026
PREPARED BY: Theresa Campbell

AMOUNT: N/A
GL ACCOUNT #: N/A
FUNDING SOURCE: N/A
BUDGETED ITEM? N/A

PURPOSE: To fill (3) three vacancies on the Villa Rica Convention & Visitors Bureau Board of Directors.

BACKGROUND: The Villa Rica Convention & Visitors Bureau has two (3) three vacancies that current members have been seeking to fill.

Kascia Polk, a financial professional for 35+ years, has been with Regions Bank Villa Rica Branch for seven years, serving as Branch Manager for the past four years. Having lived in the area for 23 years, she is very passionate about her community as shown by her involvement in the Douglas County Chamber and with the creation of her own non-profit organization. “Beyond the Front Porch” has served the West GA area since 2012 by exposing underserved K-2nd grade students to places of educational value throughout GA, AL, and TN. The goal of these monthly excursions is to inspire students to reach for higher learning and life experiences. In her personal life, Kascia is the mother of three young adults and caregiver to her 85-year-old young mother.

Shasha Jackson is a hospitality professional with over 14 years of experience in the hotel and tourism industry. She has worked with major brands including Hilton, Marriott, and IHG, gaining a well-rounded background in guest service, hotel operations, and tourism. Shasha has also partnered with the CVBs across the nation, supporting local businesses and helping promote the area as a welcoming destination for visitors. She currently serves as the General Manager of the Holiday Inn Express Villa Rica, where she focuses on creating positive guest experiences and leading a strong, people-first team. Outside of work, Shasha is a proud mom of two and stays actively connected to her community.

Richard Argo is a life-long native of the Carroll, Douglas, and Paulding County area and earned a Journalism degree from the University of West Georgia. Retired, he currently volunteers at the Pine Mountain Gold Museum and writes a bi-weekly newspaper column. He and his wife live in Dark Corner, a neighborhood of Winston, where he grows bamboo, and collects vintage automobiles, among other diverse hobbies.

STAFF RECOMMENDATION: Staff recommends Kascia Polk, Shasha Jackson, and Richard Argo to be appointed to the Villa Rica Convention & Visitors Bureau Board.

MOTION: I move to approve the appointments of Kascia Polk, Shasha Jackson, and Richard Argo as board members to the Villa Rica Convention and Visitors Bureau.

March 3, 2026

The Villa Rica Convention & Visitors Bureau Board of Directors submits the following selections to be appointed by the Villa Rica City Council:

Kascia Polk, a financial professional for 35+ years, has been with Regions Bank Villa Rica Branch for seven years, serving as Branch Manager for the past four years. Having lived in the area for 23 years, she is very passionate about her community as shown by her involvement in the Douglas County Chamber and with the creation of her own non-profit organization. “Beyond the Front Porch” has served the West GA area since 2012 by exposing underserved K-2nd grade students to places of educational value throughout GA, AL, and TN. The goal of these monthly excursions is to inspire students to reach for higher learning and life experiences. In her personal life, Kascia is the mother of three young adults and caregiver to her 85-year-old young mother.

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1

¹ **Section 6.02 Number, Election, Qualifications and Term of Office.** The Board of Directors shall consist of seven (7) directors and may be selected from the travel and tourism industry or community; these Directors will be selected by the Villa Rica Convention & Visitors Bureau Board of Directors and appointed by the Villa Rica City Council.



CITY OF VILLA RICA

City Council Meeting Agenda Item Cover Sheet

SUBJECT: Joint Commission Ordinance
AGENDA DATE: 3/10/2026

DATE PREPARED: 2/27/2026
PREPARED BY: LeAnne Wilkins

AMOUNT: N/A
GL ACCOUNT #: N/A
FUNDING SOURCE: N/A
BUDGETED ITEM? N/A
PUBLIC HEARING: N/A

PURPOSE: To update the Joint Commission Ordinance so it continues to reflect current practice.

BACKGROUND: On August 8, 2023, Council meeting, the Council voted unanimously to approve the original Joint Commission Ordinance. The ordinance was established in conformance with the Intergovernmental Agreements between the City of Villa Rica and the Carroll County School Board relating to the Eastside Tax Allocation District Agreement. On January 15, 2026 the Joint Commission voted unanimously to amend the ordinance.

STAFF RECOMMENDATION: Approves amended ordinance.

MOTION: I move to approve the amended Joint City/School Board Committee ordinance as presented.

Sec. 2.02. - Joint City/School Board Committee.

1) ESTABLISHMENT OF THE JOINT CITY/SCHOOL BOARD COMMITTEE OF THE CITY OF VILLA RICA AND THE CARROLL COUNTY SCHOOL DISTRICT (THE "JOINT COMMITTEE").

- a) The Joint Committee of Villa Rica shall be established in conformance with the Intergovernmental Agreements relating to Eastside Tax Allocation District TAD Agreement. The City Manager or his/her designee, shall serve as staff to the Joint Committee.
- i. Responsibilities. The Joint Committee shall act in an advisory capacity to the City Council in zoning and annexation questions. In addition to any duties, responsibilities, or powers enumerated by the Council by resolution, ordinance, or the Municipal Code, the responsibilities of the Joint Committee shall include:
 - 1) Make recommendations on annexation requests, plan amendments, planned unit development, subdivisions, and zoning amendments;
 - 2) Recommend changes and amendments to the Zoning Map and the Code text;
 - 3) Make recommendations upon all other items referred to it by the City Council and the School District.

2) NOTICE OF MEETINGS.

- a) The posting of a written notice for at least 24 hours at the place of regular meetings and giving of written or oral notice at least 24 hours in advance of the meeting to the legal organ in which notices of sheriff's sales are published in the county where regular meetings are held. Alternative notice may be provided to a newspaper having a general circulation. O.C.G.A. § 50-14-1(d).
- b) The Agenda must provide for all matters expected to be considered O.C.G.A. § 50-14-1(e)(1).
- c) Agenda shall be available upon request and posted at the meeting site, as far in advance of the meeting as reasonably possible, but not more than two weeks (14 days) prior. O.C.G.A. § 50-14-1(e)(1).

3) CONDUCT OF MEETINGS.

- a) All meetings of the Joint Committee shall be open to the public.
- b) The Joint Committee shall have meetings as needed for the transaction of business.

Member Bart Smith moved to approve Quarterly Calendar Schedule for 2026

RESULT:	ADOPTED (UNANIMOUS)
MOVER:	Bart Smith, Member
SECONDER:	John Bain, Member
AYES:	Cowart, Bain, Smith

B. City of Villa Rica Update

1. Development Update

Nic Griffin provided a status update on all residential and commercial developments via Phone

C. School System Update

1. First Half of School Year Overview

Scott Cowart provided an update for Carroll County Schools for the first half of the school year

Adjournment

Member Bart Smith moved to adjourn the meeting and was seconded by Member John Bain and the vote was unanimous. Scott Cowart adjourned the meeting. @ 12:53 PM.

RESULT:	ADOPTED (UNANIMOUS)
MOVER:	Bart Smith, Member
SECONDER:	John Bain, Member
AYES:	Cowart, Bain, Smith

Chair

Co-Chair

4) MINUTES.

- a) The Joint Committee shall keep minutes of its proceedings, showing the vote of each member upon each question, or, if absent or failing to vote, indicating such fact, and shall keep records of its deliberations and other official actions.
- b) The minutes shall be filed in City Hall.

5) CONFLICT OF INTEREST.

- a) No Joint Committee Member shall participate in any discussion or voting on any item for which the Joint Committee Member or Joint Committee Member's spouse, mother, father, children, siblings or in-laws has an interest.

6) QUORUM.

- a) The Joint Committee shall have a quorum present before considering any business. A quorum shall constitute a majority of the qualified members of the Joint Committee. The affirmative vote of the majority of the members present shall be required before the Joint Committee shall approve a recommendation or advisory opinion.

7) INVALIDITY OF A VOTE.

- a) If a Joint Committee member votes on a recommendation in which the Joint Committee member has a conflict of interest, the member's vote shall be voided.

8) MEMBERSHIP.

- a) The Joint Committee of the City of Villa Rica shall be comprised of five (5) members. The members shall be appointed for two (2) year terms, as shown below and every two (2) years thereafter. If a member is appointed to fill a vacancy during a term, the replacement member shall serve the remaining balance of that term.
 - i. Position 1—Appointed by Carroll County School Board for term beginning on the date of appointment and continuing until December 31, 2024, then every two years thereafter.
 - ii. Position 2—Appointed by Carroll County School Board for term beginning on the date of appointment and continuing until December 31, 2023, then every two years thereafter.
 - iii. Position 3—Appointed by City Council of Villa Rica beginning on the date of appointment and continuing until December 31, 2024 and then every two years thereafter.

- iv. Position 4—Appointed by City Council of Villa Rica beginning on the date of appointment and continuing until December 31, 2023 and then every two years thereafter.
 - v. Position 5—Appointed by Chair of Board of Commissioners of Carroll County beginning on the date of appointment and continuing until December 31, 2024 and then every two years thereafter.
 - vi. If the Joint Review Committee is expanded, then the County shall have one representative for every two added for the City and School District.
 - vii. Any and all other provisions of the City of Villa Rica Zoning Ordinance shall remain unchanged.
- b) Failure to attend three (3) out of four (4) consecutive meetings or more shall be considered automatic resignation from the Joint Committee. Upon resignation or other vacancies occurring in office, the Chairman shall inform the City Council, County School Board or County of such occurrence as promptly as possible, so that the appointing authority may appoint a replacement to fill the unexpired term.
 - c) Each year the Joint Committee shall select a member to serve as Chair and Co-Chair to preside over meetings of the Joint Committee.

9) AUTHORITY.

- a) The Joint Committee is hereby authorized to perform those duties and functions specified in the Intergovernmental Agreement related to the Eastside Tax Allocation District. For the purposes of this Zoning Ordinance, the duties of the Joint Committee include:
 - i. Rules of Procedure. The Joint Committee may adopt written rules of procedure for the administration of the affairs of the Joint Committee and its staff for filing, noticing and hearings.
 - ii. Record Keeping. Maintain a complete record of all proceedings;
 - iii. Meeting Time and Records. Fix the time for holding regular meetings each month, or as necessary, keep minutes of all meetings, and maintain all minutes and records in City Hall and posted online for the public.
 - iv. Whenever possible, the Joint Review Committee shall conduct its review of applicants no earlier than five (5) days after the public hearings conducted or the application by the Villa Rica Planning and Zoning Commission.

- v. **Recommendations.** Make recommendations to the City Council of Villa Rica concerning the following:
 - 1) The Joint Committee shall review and make recommendations for all annexation requests into the City that involve land south of I-20 in the City.
 - 2) The Joint Committee shall review and make recommendations for any zoning requests for residential development that involve land south of I-20 in the City.
 - 3) The Joint Committee shall review and make recommendations for any zoning requests to rezone land for multi-family residential use or high-density residential use anywhere in the Carroll County portion of the City.
- vi. **Surety.** Assume responsibility for the custody and preservation of all Joint Committee documents and papers.

Sec. 2.02. - Joint City/School Board Committee.

1) ESTABLISHMENT OF THE JOINT CITY/SCHOOL BOARD COMMITTEE OF THE CITY OF VILLA RICA AND THE CARROLL COUNTY SCHOOL DISTRICT (THE "JOINT COMMITTEE").

- a) The Joint Committee of Villa Rica shall be established in conformance with the Intergovernmental Agreements relating to Eastside Tax Allocation District TAD Agreement. The ~~Community Development Director~~ City Manager or his/her designee, shall serve as staff to the Joint Committee.

Nicole Smith [NS1] December 16, 2025 11:55 AM
~~Is there a Staff position that works with the Joint Committee? If not, we can remove this line. If so, let us change to that staff position and a potential back-up to that position.~~

- i. Responsibilities. The Joint Committee shall act in an advisory capacity to the City Council in zoning and annexation questions. In addition to any duties, responsibilities, or powers enumerated by the Council by resolution, ordinance, or the Municipal Code, the responsibilities of the Joint Committee shall include:

- 1) Make recommendations on annexation requests, plan amendments, planned unit development, subdivisions, and zoning amendments;
- 2) Recommend changes and amendments to the Zoning Map and the Code text;
- 3) Make recommendations upon all other items referred to it by the City Council and the School District.

Nicole Smith [NS2] December 16, 2025 12:02 AM
~~Sec. 11.05 (2) (c) states the Joint Committee should make a recommendation regarding amendments to the zoning map. This is elsewhere in the code and should likely be implemented. The Joint Committee's recommendation should be presented to the City Council w/in 10 days after the committee determines its recommendation.~~

2) NOTICE OF MEETINGS.

- a) The posting of a written notice for at least 24 hours at the place of regular meetings and giving of written or oral notice at least 24 hours in advance of the meeting to the legal organ in which notices of sheriff's sales are published in the county where regular meetings are held. Alternative notice may be provided to a newspaper having a general circulation. O.C.G.A. § 50-14-1(d).
- b) The Agenda must provide for all matters expected to be considered O.C.G.A. § 50-14-1(e)(1).
- c) Agenda shall be available upon request and posted at the meeting site, as far in advance of the meeting as reasonably possible, but not more than two weeks (14 days) prior. O.C.G.A. § 50-14-1(e)(1).

3) CONDUCT OF MEETINGS.

- a) All meetings of the Joint Committee shall be open to the public.
- b) The Joint Committee shall have meetings as needed for the transaction of business.

4) MINUTES.

- a) The Joint Committee shall keep minutes of its proceedings, showing the vote of each member upon each question, or, if absent or failing to vote, indicating such fact, and shall keep records of its deliberations and other official actions.
- b) The minutes shall be filed in ~~the office of the Community Development Director~~ [City Hall](#).

Nicole Smith [NS3] December 16,
2025 12:07 AM
Where are the minutes kept?

5) CONFLICT OF INTEREST.

- a) No Joint Committee Member shall participate in any discussion or voting on any item for which the Joint Committee Member or Joint Committee Member's spouse, mother, father, children, siblings or in-laws has an interest.

6) QUORUM.

- a) The Joint Committee shall have a quorum present before considering any business. A quorum shall constitute a majority of the qualified members of the Joint Committee. The affirmative vote of the majority of the members present shall be required before the Joint Committee shall approve a recommendation or advisory opinion.

7) INVALIDITY OF A VOTE.

- a) If a Joint Committee member votes on a recommendation in which the Joint Committee member has a conflict of interest, the member's vote shall be voided.

8) MEMBERSHIP.

- a) The Joint Committee of the City of Villa Rica shall be comprised of five (5) members. The members shall be appointed for two (2) year terms, as shown below and every two (2) years thereafter. If a member is appointed to fill a vacancy during a term, the replacement member shall serve the remaining balance of that term.
 - i. Position 1—Appointed by Carroll County School Board for term beginning on the date of appointment and continuing until December 31, 2024, then every two years thereafter.
 - ii. Position 2—Appointed by Carroll County School Board for term beginning on the date of appointment and continuing until December 31, 2023, then every two years thereafter.

- iii. Position 3—Appointed by City Council of Villa Rica beginning on the date of appointment and continuing until December 31, 2024 and then every two years thereafter.
 - iv. Position 4—Appointed by City Council of Villa Rica beginning on the date of appointment and continuing until December 31, 2023 and then every two years thereafter.
 - v. Position 5—Appointed by Chair of Board of Commissioners of Carroll County beginning on the date of appointment and continuing until December 31, 2024 and then every two years thereafter.
 - vi. If the Joint Review Committee is expanded, then the County shall have one representative for every two added for the City and School District.
 - vii. Any and all other provisions of the City of Villa Rica Zoning Ordinance shall remain unchanged.
- b) Failure to attend three (3) out of four (4) consecutive meetings or more shall be considered automatic resignation from the Joint Committee. Upon resignation or other vacancies occurring in office, the Chairman shall inform the City Council, County School Board or County of such occurrence as promptly as possible, so that the appointing authority may appoint a replacement to fill the unexpired term.
- c) Each year the Joint Committee shall select a member to serve as Chair and Co-Chair to preside over meetings of the Joint Committee.

9) AUTHORITY.

- a) The Joint Committee is hereby authorized to perform those duties and functions specified in the Intergovernmental Agreement related to the Eastside Tax Allocation District. For the purposes of this Zoning Ordinance, the duties of the Joint Committee include:
- i. Rules of Procedure. The Joint Committee may adopt written rules of procedure for the administration of the affairs of the Joint Committee and its ~~staff~~ for filing, noticing and hearings.
 - ii. Record Keeping. Maintain a complete record of all proceedings;
 - iii. Meeting Time and Records. Fix the time for holding regular meetings each month, or as necessary, keep minutes of all meetings, and maintain all minutes and records in ~~the office of the Joint Committee,~~ City Hall and posted online for the public.

Nicole Smith [NS4] December 16, 2025 12:22 AM
~~Joint Committee staff?~~

Nicole Smith [NS5] December 16, 2025 12:22 AM
~~Where will records be kept?~~

- iv. Whenever possible, the Joint Review Committee shall conduct its review of applicants no earlier than five (5) days after the public hearings conducted or the application by the Villa Rica Planning and Zoning Commission.
- v. Recommendations. Make recommendations to the City Council of Villa Rica concerning the following:
 - 1) The Joint Committee shall review and make recommendations for all annexation requests into the City that involve land south of I-20 in the City.
 - 2) The Joint Committee shall review and make recommendations for any zoning requests for residential development that involve land south of I-20 in the City.
 - 3) The Joint Committee shall review and make recommendations for any zoning requests to rezone land for multi-family residential use or high-density residential use anywhere in the Carroll County portion of the City.
- vi. Surety. Assume responsibility for the custody and preservation of all Joint Committee documents and papers.

Summary report: Litera Compare for Word 11.14.0.42 Document comparison done on 12/16/2025 2:15:28 PM	
Style name: Default Style	
Intelligent Table Comparison: Active	
Original DMS: iw://cloudimanager.com/primary/1443574/1 - VR Joint Committee Ordinance .docx	
Modified DMS: iw://cloudimanager.com/primary/1443574/3 - VR Joint Committee Ordinance .docx	
Changes:	
<u>Add</u>	3
Delete	9
Move From	0
<u>Move To</u>	0
<u>Table Insert</u>	0
Table Delete	0
<u>Table moves to</u>	0
Table moves from	0
Embedded Graphics (Visio, ChemDraw, Images etc.)	0
Embedded Excel	0
Format changes	0
Total Changes:	12



Agenda Item: _____

CITY OF VILLA RICA

City Council Meeting Agenda Item Cover Sheet

SUBJECT: Appointment of Initial Representatives to Joint Review Committee

AGENDA DATE: August 18, 2023

DATE PREPARED: August 18, 2023

PREPARED BY: C. David Mecklin, Jr. and Kevin W. Drummond, City Attorneys

AMOUNT: N/A

GL ACCOUNT #: N/A

FUNDING SOURCE: N/A

BUDGETED ITEM? N/A

PURPOSE: Pursuant to the terms of an Ordinance recently enacted by the Mayor and Council, there has been created a Joint Review Committee pursuant to the Agreement between the City, the Carroll County School System and Carroll County related to the Eastside Tax Allocation District. That agreement requires that any applications for residential development south of I-20 in multi-family or high-density residential development anywhere within the City be reviewed by the Joint Review Committee.

Pursuant to the Agreement, the City of Villa Rica will designate two persons to serve on the Joint Review Committee. At this point, the City does not have any formal process in place to select representatives for service on the Joint Review Committee. Until such time as such a process is created, City Staff believes it is advisable to appoint representatives until such time as a more formal process is established within the City.

It is the Staff recommendation that Tom Barber and Sarah Andrews be appointed as the City's initial two representatives to participate upon the Joint Review Committee.

STAFF RECOMMENDATION: Staff recommends that the Council approve the Resolution attached hereto appointing Tom Barber and Sarah Andrews to serve as the City representatives on the Joint Review Committee through December 31, 2023.

MOTION: I move to approve the attached Resolution appointing Tom Barber and Sarah Andrews as the City representatives on the Joint Review Committee through December 31, 2023.

CITY COUNCIL:
GIL MCDUGAL, MAYOR
LESLIE MCPHERSON, MAYOR PRO TEM
SHIRLEY MARCHMAN
MATTHEW MOMTAHAN ANNA
MCCOY
DANNY CARTER

City of Villa Rica



CITY MANAGER: TOM BARBER CITY
CLERK: THERESA CAMPBELL CITY
ATTORNEY: C. DAVID MECKLIN

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

CITY COUNCIL MEETING MINUTES

Holt-Bishop Justice Center, 101 Main Street
Tuesday, August 8, 2023, | 6:00 pm

Meeting Call to Order (Mayor Gil McDougal)

Mayor Gil McDougal called the meeting to order at 6 pm.

Present: Mayor Gil McDougal, Mayor Pro Tem Leslie McPherson, Councilwoman Shirley Marchman, Councilman Matthew Momtahan, Councilwoman Anna McCoy, and Councilman Danny Carter.

Invocation was led by Elder Frank Hudson,

Pledge of Allegiance was led by Ofc. Davion Bugg

Ceremonial Presentations (Mayor & Council)

- Recognition of Dorothy Worthan for retirement after 17 years with the Senior Center
- Recognition of Christopher Rowan for 10 Years of Service with Villa Rica Police Department
- Recognition of William Walton for 5 Years of Service with Villa Rica Police Department
- Recognition of Shane Shepherd for 5 Years of Service with Villa Rica Police Department

Mayor Gil McDougal invited Chief Michael Mansour to speak about a fundraiser for Sgt. Michelle Moore Landrum and the upcoming Citizens Police Academy.

Adoption of the Agenda (Mayor Gil McDougal)

Councilman Danny Carter moved to adopt the agenda as amended to include item A3, the Reconsideration of VA-03-23 113 Conners Road

RESULT:	ADOPTED (UNANIMOUS)
MOVER:	Danny Carter, Councilman
SECONDER:	Matthew Momtahan, Councilman
AYES:	McPherson, Marchman, Momtahan, McCoy, Carter

Public Comment (We ask that you sign in for Public Comment before the meeting begins. Please state your Name and Address for the record and limit your comments to three minutes.)

- Sharon Gianuzzi, offered a 300 signature petition to request more pickleball courts.
- Sonia Tompia, was concerned about the increase in grave plot costs.
- Gordan Van Dyke, spoke about pickleball courts costing around \$25,000 each and he would like 16 new courts.
- Rhonda McCullers, offered her appreciation for the hard work the employees and volunteers put in for the concert that was held on August 5, 2023
- Robert Flahey, Art Ida and Boo Defrenza, want more pickleball courts and are thankful to Lisa Deming and Traci Ivey

Council Updates (Subjects of General Interest and Concern)

- Mayor Gil McDougal spoke about events happening in the city, specifically, John Pruitt speaking at V-Plex on August 9, 2023, thanking Main Street for the concert that was held on August 5, 2023, Goldrush Festival on September 8th and 9th, August 19th the Goldrush Pageant, Council working on the budget, a retreat happening on August 31st dealing with Master Plan for Parks and Recreation, Rebranding of the city, salary study and other long range plans.
- Councilwoman Leslie McPherson spoke on the Citizen's Police Academy and how she made the commitment, and it is worthwhile. She has enjoyed her time as Councilwoman in Ward 3, and has decided to step down from her post and announced her intention to run for Mayor in 2024.

Consent Agenda (Mayor Gil McDougal)

The Consent Agenda is a single item that encompasses all things the City Council would normally approve with little comment. Each of these items were discussed at the Council Work Session, and it was the unanimous consensus of the Governing Body to place the following items on the Consent Agenda.

1. FY24 Medical and Ancillary Insurance Renewal
2. FY24 Insurance Premium Rates
3. Temporary Placement of Signage for the Rodeo Organized by Clint Chance
4. Employee Training Implicit Bias
5. Cost for Lighting along Mirror Lake Blvd., Pathway
6. Revision of Code Ordinance- Villa Rica Fats, Oils and Grease Policy
7. Temporary Signage for Fund Raiser Sponsored by the Villa Rica Lion's Club and Golden City Lion's Club
8. Final Plat Approval for Conners Landing
9. Final Plat Approval for Charleston Place Phase III
10. New Christmas Décor for Downtown
11. Three Rivers Commission Area on Aging Contract for Services Fiscal Year 2024
12. Purchase of Four Ford Utility Interceptor Explorers at State Contract Pricing
13. Tree Removal & Stump Grinding in Berkley & Reid Plantation Subdivisions & Conners Road Path
14. Scheduling of City-Wide Cleanup for October 9 through October 20, 2023 (Two Full Weeks)
15. Conners Road Park Engineering by Falcon Design
16. Approval of Placer.ai Marketing Development Tool
17. Design of South Street Improvements with Georgia & West
18. Development of Carroll County Incentives Policy
19. Disclosure Notification by Stephens for Urban Redevelopment Agency Bonds

Councilman Danny Carter moved to approve the Consent Agenda.

RESULT:	ADOPTED (UNANIMOUS)
MOVER:	Danny Carter, Councilman
SECONDER:	Matthew Momtahan, Councilman
AYES:	McPherson, Marchman, Momtahan, McCoy, Carter

A. Governing Body (Mayor Gil McDougal)

1. Approval of Minutes from April 11, 2023, City Council Meeting

Councilwoman Shirley Marchman moved to approve the April 11, 2023, Council Meeting Minutes

RESULT:	ADOPTED (UNANIMOUS)
MOVER:	Shirley Marchman, Councilwoman
SECONDER:	Leslie McPherson, Councilwoman
AYES:	McPherson, Marchman, Momtahan, McCoy, Carter

2. Approval of Minutes from May 9, 2023

Councilwoman Shirley Marchman moved to approve the May 9, 2023, Meeting Minutes

RESULT:	ADOPTED (UNANIMOUS)
MOVER:	Shirley Marchman, Councilwoman
SECONDER:	Anna McCoy, Councilwoman
AYES:	McPherson, Marchman, Momtahan, McCoy, Carter

3. Reconsideration of VA-03-23 113 Connors Road, West GA Georgia Cornhole

Councilman Danny Carter moved to reconsider VA-03-23

Motion died for lack of a second.

B. Community Development (Tracy Jarvis, Director)

1. Amendment to Section 2.02 and 11.05 of the Villa Rica Zoning Ordinance in order to establish the Joint City/School Board Committee and Public Hearing (Ron Johnson, Planning and Zoning Administrator)

No one came forward for Public Hearing

Councilman Danny Carter moved to approve the request to approve an Amendment to Section 2.02 of the Villa Rica Zoning Ordinance as attached hereto.

RESULT:	ADOPTED (UNANIMOUS)
MOVER:	Danny Carter, Councilman
SECONDER:	Matthew Momtahan, Councilman
AYES:	McPherson, Marchman, Momtahan, McCoy, Carter

Councilman Danny Carter moved to approve the proposed Amendment to Section 11.05 of the Villa Rica Zoning Ordinance as attached hereto.

RESULT:	ADOPTED (UNANIMOUS)
MOVER:	Danny Carter, Councilman
SECONDER:	Shirley Marchman, Councilwoman
AYES:	McPherson, Marchman, Momtahan, McCoy, Carter

2. VA-06-23 – 395 W. Bankhead Highway- Variance to Reduce the Number of Required Drive Thru Queuing Spaces and Public Hearing. (Ronald Johnson, Planning and Zoning Administrator)

No one came forward for public hearing.

Councilwoman Leslie McPherson moved to approve the requested variance with the condition of having no drive thru ordering speaker or Menu Board to order from.

RESULT:	ADOPTED (UNANIMOUS)
MOVER:	Leslie McPherson, Councilwoman
SECONDER:	Shirley Marchman, Councilwoman
AYES:	McPherson, Marchman, Momtahan, McCoy, Carter

3. VA-04-23 924 Carrollton Villa Rica Highway- Variance to Permit Gravel Parking and Public Hearing. (Ronald Johnson, Planning and Zoning Administrator)

No one came forward for public hearing.

Councilwoman Leslie McPherson moved to approve the requested variance to Permit Gravel Parking with the conditions an annual variance request would be necessary.

RESULT:	ADOPTED (UNANIMOUS)
MOVER:	Leslie McPherson, Councilwoman
SECONDER:	Danny Carter, Councilman
AYES:	McPherson, Marchman, Momtahan, McCoy, Carter

4. Amendment to Section 8.27 *Liquor Stores, Package Stores and Liquor Outlets* of the Villa Rica Zoning Ordinance and Public Hearing. (Ronald Johnson, Planning and Zoning Administrator)

No one came for Public Hearing.

1. Councilman Danny Carter moved to approve the proposed amendment to 8.27 *Liquor Stores* of the City of Villa Rica Zoning Ordinance as attached hereto.

RESULT:	ADOPTED
MOVER:	Danny Carter, Councilman
SECONDER:	Leslie McPherson, Councilwoman
AYES:	McPherson, Momtahan, McCoy, Carter
NAYES:	Marchman

C. Finance (Jennifer Hallman, Finance Director)

1. Finance Director, Jennifer Hallman presented Financial Update for June of 2023.
2. Prerequisite Resolution to Exercise Urban Redevelopment Powers (C. David Mecklin, Attorney)

Councilman Danny Carter moved to adopt the resolution and authorize the Mayor and City Clerk to execute the documents as needed.

RESULT:	ADOPTED (UNANIMOUS)
MOVER:	Danny Carter, Councilman
SECONDER:	Leslie McPherson, Councilwoman
AYES:	McPherson, Marchman, Momtahan, McCoy, Carter

3. Redevelopment Plan Amendment and Public Hearing (C. David Mecklin, Attorney)

No one came forward for Public Hearing.

Councilman Danny Carter moved to adopt the resolution and authorize the Mayor and City Clerk to execute the documents as needed.

RESULT:	ADOPTED (UNANIMOUS)
MOVER:	Danny Carter, Councilman
SECONDER:	Shirley Marchman, Councilwoman
AYES:	McPherson, Marchman, Momtahan, McCoy, Carter

D. City Manager's Report (Tom Barber)

1. City Manager, Tom Barber presented a Utility Update.

Adjournment (Mayor Gil McDougal)

Councilwoman Marchman moved to adjourn the meeting and was seconded by Councilman Danny Carter and the vote was unanimous. Mayor Gil McDougal adjourned the meeting.

Mayor Gil McDougal

City Clerk Theresa Campbell

Professional Services Agreement

This **Professional Services Agreement** (“Agreement”) is made and entered into as of _____, 2026, by and between **Sumter Local Government Consulting, Inc.** (“Consultant”), a Georgia corporation with its principal office at 3480 Preston Ridge Road, Suite 500, Alpharetta, GA 30005, and **the City of Villa Rica** (“City”), a political subdivision of the State of Georgia, with offices at 571 W Bankhead Hwy, Villa Rica, GA 30180.

1. Purpose

The purpose of this Agreement is for Consultant to provide professional executive search services to assist the City in the recruitment and selection of a qualified **City Manager** for the City of Villa Rica.

2. Scope of Services

Consultant shall perform all professional services as set forth in the Proposal for Executive Search Services for the City of Villa Rica - City Manager Recruitment (attached as Exhibit A and incorporated herein).

Consultant shall perform the services diligently, in a timely and professional manner consistent with the highest standards of its profession. Consultant shall comply with all applicable federal, state, and local laws, ordinances, and regulations.

The City reserves the right to request reasonable modifications to deliverables, timelines, and performance methods, provided such requests do not materially alter the agreed compensation.

3. Compensation and Payment Terms

The total fee for professional services shall be Twenty-Four Thousand Dollars (\$24,000.00), inclusive of all labor, materials, and overhead. Consultant shall be reimbursed for pre-approved advertising costs and for Consultant travel, but shall not incur additional expenses without prior written approval from the City.

Payment Schedule:

- One-third (1/3) upon satisfactory completion of the advertising and recruitment phase.
- One-third (1/3) upon delivery and City acceptance of semi-finalist recommendations and interview coordination.
- One-third (1/3) upon successful placement and commencement of the City Manager’s employment.

Invoices shall be submitted upon completion of each milestone, accompanied by sufficient documentation of the deliverables achieved. The City shall remit payment within thirty (30) days of the submission of invoices.

If Consultant fails to perform any material obligation under this Agreement, the City may withhold payment pending satisfactory correction of deficiencies.

4. Term and Termination

This Agreement shall commence upon full execution and continue until completion of all services unless earlier terminated.

This Agreement may be terminated by the City, with or without cause, by providing ten (10) days written notice. Upon termination, Consultant shall be compensated only for services satisfactorily performed and approved by the City up to the effective termination date.

If Consultant defaults or fails to perform in accordance with this Agreement, the City may terminate immediately and seek reimbursement for damages or unearned funds.

5. Independent Contractor

Consultant shall act as an independent contractor and not as an employee or agent of the City. Consultant shall have exclusive control over the manner and means of providing services but shall remain fully responsible for the results.

Consultant is solely responsible for all employment taxes, benefits, and insurance for its personnel.

6. Ownership and Confidentiality

All work products, reports, materials, data, and deliverables produced under this Agreement shall be and remain the sole property of the City.

Consultant shall treat all information received from the City as confidential and shall not disclose such information to any third party without prior written consent.

7. Indemnification

Consultant shall indemnify, defend, and hold harmless the City, its officers, officials, employees, and agents from and against all claims, damages, liabilities, losses, and expenses arising out of or related to:

- The negligent acts, errors, or omissions of Consultant or its employees;
- Breach of this Agreement by Consultant; or
- Violation of any law, regulation, or third-party right.

This indemnification obligation shall survive the termination or completion of this Agreement.

8. Governing Law and Venue

This Agreement shall be governed by and construed in accordance with the laws of the State of Georgia. Venue for any dispute shall lie exclusively in the courts of Carroll County, Georgia.

9. Entire Agreement and Amendments

This Agreement, including all exhibits, constitutes the entire understanding between the parties and supersedes all prior agreements or discussions. Any amendment or modification must be in writing and signed by both parties.

10. Notices

All notices under this Agreement shall be in writing and delivered personally, by certified mail, or by recognized courier to the addresses listed above.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

CITY OF VILLA RICA, GEORGIA

By: _____

Name: _____

Title: _____

Date: _____

SUMTER LOCAL GOVERNMENT CONSULTING, INC.

By: _____

Name: Warren Hutmacher

Title: President

Date: _____

Exhibit A

Proposal for Executive Search Services for the City of Villa Rica City Manager Recruitment (attached hereto).

Development Update 03/03/26

Residential status changes	Ward	Developer	Road	Notes
Connor's Landing	4	LGI Homes	Mirror Lake	Under Construction. Two Co's issued, Lots 138-140. 114 lots remaining.
Watermist II	4	Pulte	Mirror Lake	Under Construction, one CO issued, Lot 39.
Fairway 16	4	Peachtree Building	Mirror Lake	Under Construction.
South Harbor 2A	4	Adams Homes	Connors Road	Under construction, 18 lots remaining.
Northwoods II	4	DR Horton		Two additional building permits were issued.
Emery TH's	5	Starlight	Hwy 78 W	There are 178 lots remaining.
Liberty Pointe Phase 5	4	Liberty Custom Homes	Stockmar Rd	Final plat ready for approval.
Fuqua Apts - VR Parcel A	1	Flournoy	Shoreline	Civil Construction has began. Building permit issued.
Fuqua TH's- VR Parcel B	1	Flournoy	Shoreline	Civil Construction has began. Have held multiple pre-construction meetings. City has enforced Construction traffic be limited to the Villa Rica Connector.
Jameson Townhomes	2	Tanner/Reid	Tolbert	Under construction, 1 building has received a CO.
Villa Trace	5	Trey Robinson	Hwy 78	Civil Construction has began
185 Edge Rd	5	Ryan Belu	Edge Rd	Stop work order placed on project.
Charleston Place III	2	George Thomas	Hwy 61 South	13 Lots are remaining.
Commercial - Status Changes	Ward	Developer	Road	Notes
Tanner Parking lot expansion	1	Tanner	Dallas Hwy	Civil plans under review.
Tanner Women's Center	1	Tanner	Dallas Hwy	Building permit has been issued.
Connors Road Liquor Store	1	Patel	Connors Road	
West Hills Church	2	West Hills Church	Hwy 61	Stock pile permit issued.
RPS Trucking	5	Ramon Mendoza	Hunters Industrial	Civil plans approved, pending LDP.
Rockmart RD/ Hwy 101	3	Crowe Holdings	Hwy 101/ HD Williams	
Turano Baking Expansion	1	Turano	Industrial Park	TCO issued.
WhataBurger	2	Whataburger	Hwy 61	LDP issued.
Flex Storage	5	DYO Investments	Edge Rd	LDP issued.
Fortune Parkway/ Road Construction	1	Inline Communities	Old Stone Rd	Stop work order placed on development.
182 Edge Rd/ Office Space	5	Prime Construction	Edge Rd	LDP issued.
974 Dallas Hwy, C-Store	1	Krish Patel	Dallas Hwy	Rezoning.
395 West Bankhead, C-Store	3	MQSK	Bankhead Hwy	Plan revision submitted.
Robbie's Food Hall	3	Brandon Thompson	Main St.	Construction in progress, sidewalks installed, working on MEPs.
VR Liquor Store	2	A&M 662 Property LLC	Bankhead Hwy	Building remodel underway.
700 Edge Rd	5	Crowe Holdings	Edge Rd	Rezoning applied for.
Hwy 101 Liquor store	3	Arpit	Lake paradise road	LDP issued.
Kona Ice	2	Owner	Hwy 61	
Complex	Ward	Developer	Road	Notes
Arbors Phase I	1	Arbor Valley Communities	Cleghorn	Open 2024
Arbors Phase II	1	Arbor Valley Communities	Cleghorn	Have had no correspondence regarding development time-frame
Fuqua SF	1	TBD	Shoreline	Have had no correspondence regarding development time-frame
Fortune Prky. / Inline Apts.	1	Linco & Inline	Old Stone	No LDP has been issued for this development. Entire project under a stop-work order.
Fortune Prky. / Inline TH's	1	Linco & Inline	Old Stone	Civil construction has began. Entire project is under stop-work order due to deviation from approved plans.
Fortune Prkwy. / Inline SF	1	Linco & Inline	Old Stone	Civil construction has began. Entire project is under stop-work order due to deviation from approved plans.
Gordon St. Apts	1	Wood Partners	behind Olive Tree	Denied Water/Sewer availability letter. Appealing the decision to Council on 11/11/25
Legacy @ Walton Phase II	1	Walton Communities	across from hospital	Final Inspections are underway.
Twin Oaks Phase II	2	TPA	Bojangles	Under construction.
Arpit TH's	3	Dobbins	Punkintown	State has approved E&S Plans. Grading permit applied for.
South Harbor 2A	4	Adams Homes	Connors Road	20 lots remaining for CO. Developer has paused construction.
South Harbor 2B	4		Connors Road	On hold
Northwoods III	4	Meritage		Final Plat Approved.
Fairway 17	4	DR Horton	Mirror Lake Pkw	12 Lots have been issued a CO.
Rivershire TH's	5	Rockhaven	Hwy 61	Phase 1 construction has been completed except for 7 lots. Phase 2 is in progress and will complete phase 1's remaining at the end of 2. 77 remaining
Larry Boggs SF	5	Larry Boggs	Old Tanyard Rd.	
Village Walk	3	Ridgeland Construction	Village Lane	Preparing for Land Disturbance Permit. Approved by GSWCC. Most of the Infrastructure has been installed.

Development Update 03/03/26

Commercial Complex	Ward	Developer	Road	Notes
Hwy 78 Liquor Store	3	Patel	Hwy 61	
111 Boggs Rd	1	Benchmark united	Off of Hwy 78	
Sunbelt Asphalt.	3	Sunbelt Asphalt	Industrial Park	
Arpit PunkinTown Rd Commercial	3	Dobbins	Punkintown	
Punkintown Rd-Arpit- Road Design	3	Dobbins	Punkintown	
Scott Evans Dealership	5	Scott Evans	Hwy 61 North	
Liberty Logistics	2	Dickenson	Baker Ind	
Waffle House	5	Waffle House	Hwy 78	
Fuqua Commercial	1	Fuqua	Shoreline	
Carroll Road Storage Expansion	2	10 Federal Storage	South Carroll	
Kroger Hole Commercial	2	Fuqua	Hwy 61 South	
Arpit Commercial	3	Dobbins	Punkintown	
Ultimate Carwash Retail	1	Smith and Kindred Group	123 Connors rd	
Fuqua Commercial	1	Fuqua	Shoreline	
Collecting Dust	Notes			
Summergate Phase III SF	Hwy 61 South			
Larry Boggs TH	Park ridge drive			
Alma Grove	Old Town Rd			
Struktol	Industrial Park			
Completed	Notes			
Peachstate Trucking	Edge Rd and Liberty			
Chipotle	Hwy 61			
The Dorsey Apartments	Hwy 61			
Hickory Level Townhomes	Hickory Level			
Wellstar	Hwy 61			
Chick-Fil-a	Villa Rica Connector			
Chase Bank	Villa Rica Connector			
Strickland Brothers Oil	Tolbert Drive			
Tanner Lab and Morgue Expansion	Project Complete, received CO.			
Tractor Supply	Park ridge drive			
Camp Dentistry	Project Complete.			



CITY OF VILLA RICA

City Council Meeting Agenda Item Cover Sheet

SUBJECT: Wellness Program Vendor & Platform

AGENDA DATE: March 3, 2026

DATE PREPARED: February 26, 2026

PREPARED BY: Tiffany Lanford, HR Director

AMOUNT: \$22,592

GL ACCOUNT #: 610-1540-571040

FUNDING SOURCE: Wellness

BUDGETED ITEM? Yes

PURPOSE:

To approve GoPivot as the City's wellness program partner and authorize the launch of a new incentive-based employee wellness program.

BACKGROUND:

For several years, the City offered a wellness program that allowed employees to earn points toward a goal that resulted in a discount on their medical insurance premiums. While the program had participation, it became clear that we needed to step back and reevaluate the structure, engagement levels, and overall impact.

In August 2025, we intentionally discontinued the program to give HR time to assess what was working, what wasn't, and how we could relaunch a more modern and engaging wellness initiative. After reviewing options, HR is recommending GoPivot as the City's new wellness program partner and platform.

The updated program moves away from a premium discount model and instead focuses entirely on incentives and engagement. Employees will earn points by completing activities, participating in challenges, and engaging in educational wellness opportunities. Points can then be redeemed for rewards such as gift cards, merchandise, concert tickets, travel credits, and other items. This approach encourages voluntary participation and makes the program more flexible and motivating.

An important feature of GoPivot is its strong focus on mental wellbeing, along with tools that allow employees to build personalized meal plans and exercise plans. The platform supports both physical and mental health in a way that is practical, user-friendly, and adaptable to individual goals.

This relaunch allows the City to reintroduce a wellness program that is more engaging, more modern, and better aligned with today's workforce.

STAFF RECOMMENDATION:

Staff recommends approval of the partnership with GoPivot.

MOTION:

I move to approve the agreement with GoPivot and authorize the City Manager to execute the necessary documents.



GOPIVOT

One Platform, One Mission, **One Pivot!**

PREPARED FOR: City of Villa Rica

February 2026





MEET GOPIVOT

GoPivot unifies corporate wellness, safety, and employee recognition into one user-friendly, mobile-first platform.

We use points-based rewards to motivate employees to engage in pivotal activities and meaningful achievements so organizations can improve health and wellness, reduce OSHA incidents, or drive any other initiative.



Wellness

Comprehensive wellness programs for real, sustainable change.



Safety

We offer effective, customizable solutions for new or improved safety strategy.



Recognition

Combine all recognition efforts and corporate initiatives into one place.

EXCLUSIVELY AT **GOPIVOT**

SMILE™ Emotional Wellbeing Survey

Evaluate mental health in 5 key areas through our HIPAA-Compliant Smile™ survey. Employees can make adjustments for better well-being, while employers gain insights into the general well-being of their employees, and can use this tool to link to their Employee Assistance Programs (EAPs).

A woman with curly hair, wearing a yellow cardigan, is smiling and looking towards the left. In the background, another person is partially visible. The image is framed with rounded corners.

How many days this week did you get 7 or more hours of sleep?

How many days this week did you have a good, hardy laugh?

How many days this week did you read a book or listen to a podcast?

How many days this week did you stick to your financial goals?



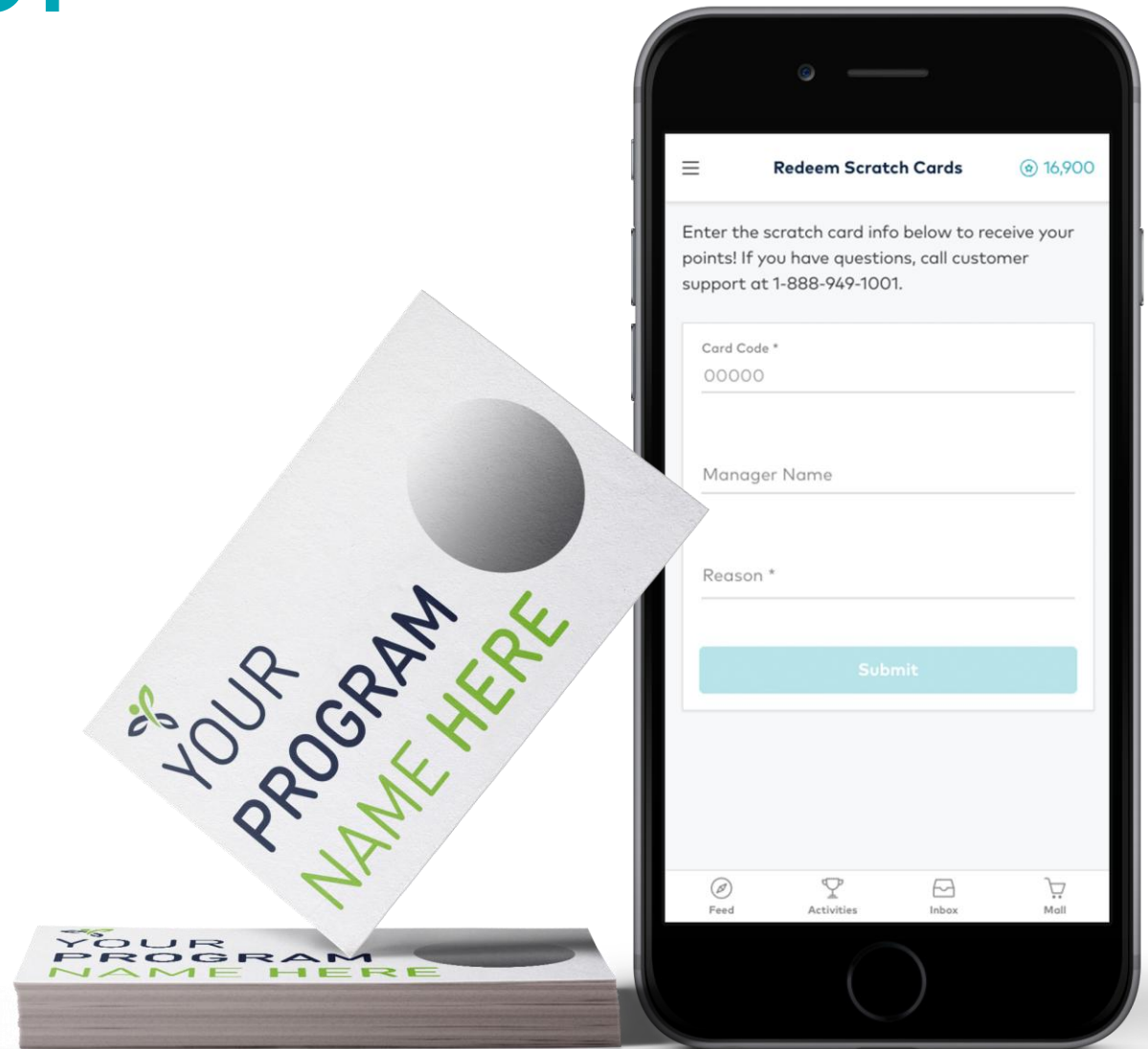
EXCLUSIVELY AT **GOPIVOT**

Recognize, Reward, Repeat.

Behaviors that get recognized on-the-spot get repeated. **Scratch4Change** is a real-time solution that allows employers to recognize and reward employees for any reason.

Our safety programs use scratch cards to remain OSHA compliant by focusing on leading vs. lagging indicators.

Our wellness programs use scratch cards for everything from special awards, to goal-driven objectives, to milestone achievements, and many more – the sky is the limit.

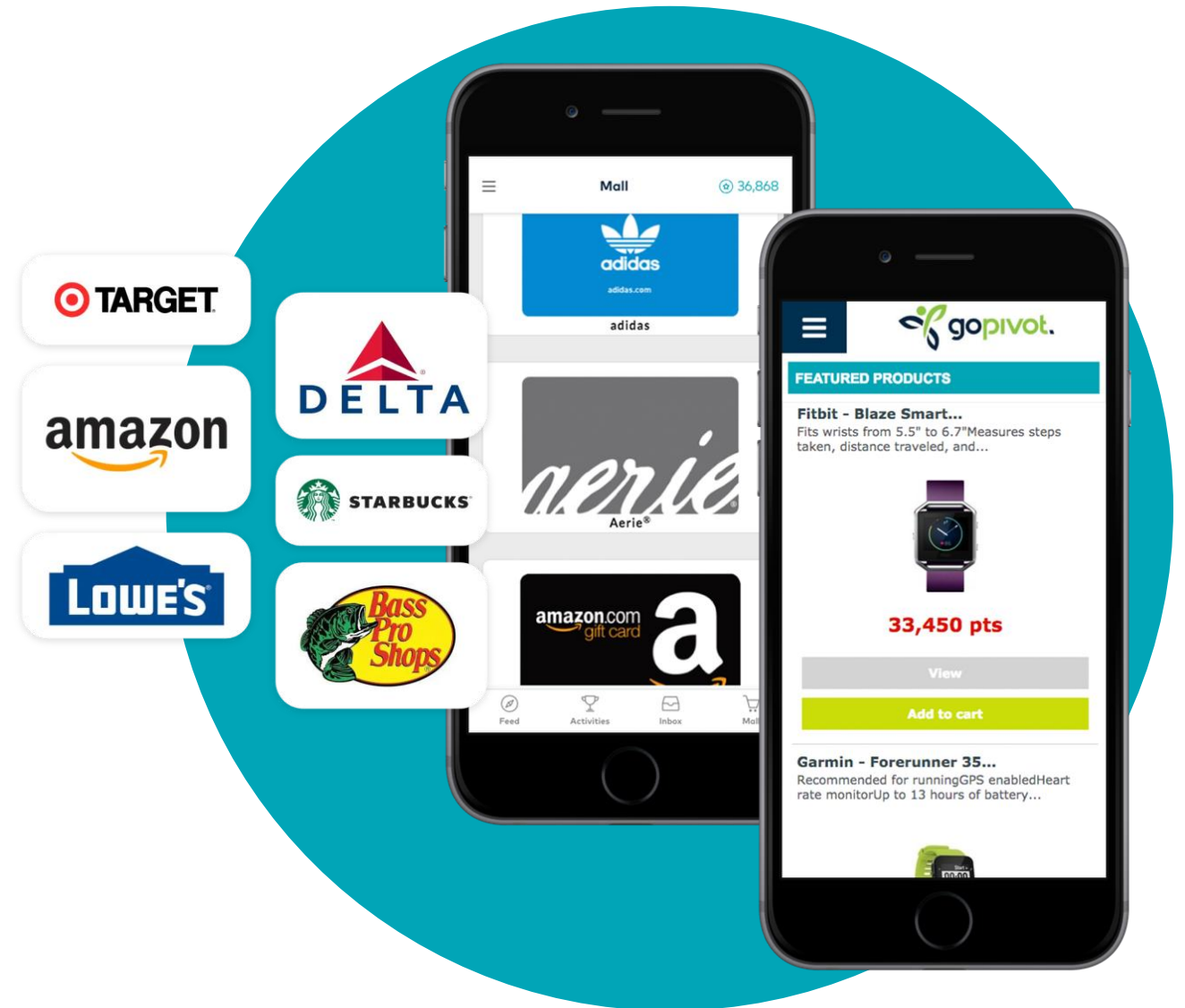




WHAT EMPLOYEES CAN DO WITH **EARNED POINTS**

The GoPivot YourChoice™ Rewards Marketplace offers exciting and motivating rewards options. We thoughtfully designed our marketplace with a “something for everyone” mindset.

- Thousands of reward options (Gift Cards, Merchandise, Travel and Entertainment);
- Partner rewards from Best Buy and over 120 other name-brand vendors.
- Over 200+ card options, including digital and physical.





Villa Rica **SURVEY RESULTS**

10 RATING:

Health Risk Assessment
Biometric Screening
Annual Physical
Age Based test
Dental / Vision
Challenges

8 - 9 RATING:

Disease Management
Mental Health
Wellness Coaching
Monthly Health Education
Organized Wellness Opp.
Healthcare Cost Savings
Financial Health

4 - 7 RATING:

Virtual Wellness Visits
Smoking Cessation
Healthy Pregnancy
Reduction in ER
FLU Shots
Generic vs Name Brand Drugs
Virtual Wellness Visits
Skin Cancer Screenings



Villa Rica **PROGRAM GOALS**

- Driving Employee Engagement
- Reaching Unengaged Employees
- Promoting a Culture of Health
- Education and Awareness
- Ensuring Fairness and Accessibility
- Minimal Administration
- Reducing Burden on the HR team
- Focusing on Relationships with Primary Care Physicians
- Incorporating Motivating Team Challenges
- Cost Savings Decisions
- Making Wellness Fun!





Employee Wellbeing Program

It's time to make a pivot to **GoPivot**

At GoPivot, we believe in the power of small, meaningful changes every day. With our program, you'll build healthy habits, engage with your coworkers in fun and rewarding ways, and reap the rewards.



Complete Wellness Activities



Earn Points



Redeem For Rewards



Earn up to **44,000** points! Redeem for thousands of items

Get Started Today!



(919) 885-0525



support@gopivotsolutions.com



www.gopivotsolutions.com

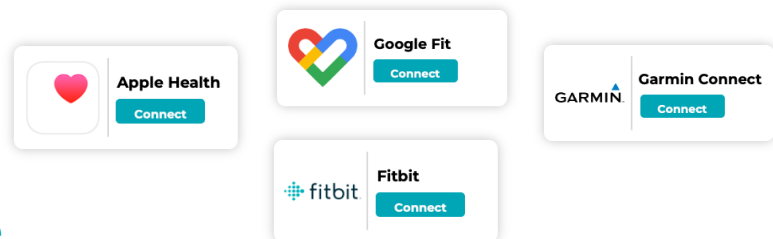


Getting Started with GoPivot



Register For An Account

- ✓ Download the GoPivot Mobile App from the App Store or Google Play and select REGISTER
- ✓ Enter your promo code: XXXXXX
- ✓ Enter your username, which is your first initial and entire last name (i.e Jane Doe would be jdoe)
- ✓ Enter your passcode, which is your date of birth in an 8-digit format (mmddyyyy)
- ✓ You will be prompted to select a new user name and password that you will use to log in moving forward.



Sync Your Device

Sync your activity tracker tapping on the three lines in the top left-hand corner of your app and selecting, 'Connect Tracker'. Follow the easy instructions to add your activity tracker and automate your steps activity.

Pro Tip: If you do not have an activity tracker you can use a health app on your smartphone, such as Apple Health Kit or GoogleFit. As long as you carry your phone with you, it will count your steps and activity!

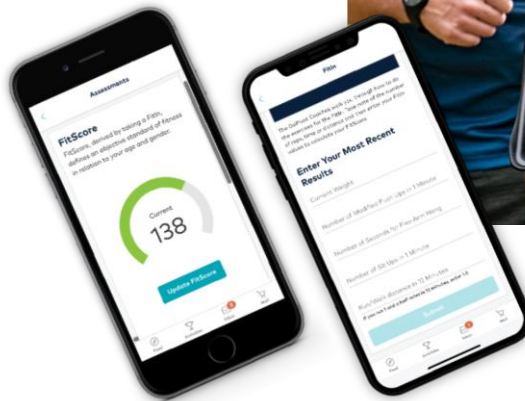
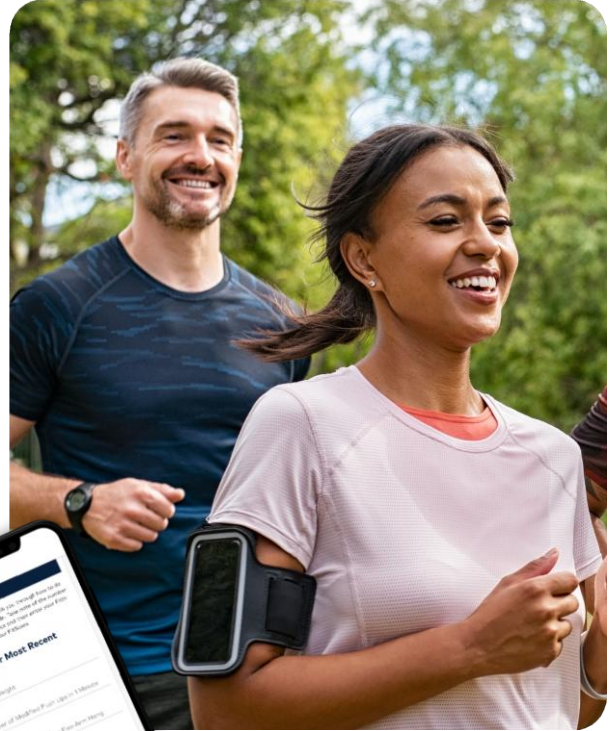


Getting Started with GoPivot



Build Your Exercise Plan

Build a custom exercise plan that meets you where you are and guides you on a path to better fitness. Start by selecting your preferences with our easy exercise plan builder to help created a personalized exercise plan just for you!



Take a FitIn

Take a FitIn and receive your own FitScore! A FitScore is a fitness measurement rating that evaluates you on a variety of exercise and compare you to other of the same age and gender in America. The FitScore is designed specifically to offer every participant an ongoing goal.

Pro Tips:

Update your exercise preferences to change the difficult of your plan or to change the days you are scheduled to work out!

Want to try something new? Browse the exercise programs where you will find a variety of workout videos ranging from a beginner to advanced level.



Getting Started with GoPivot



Customize Your Nutrition Plan

Build a recommended recipe plan derived from your wellness goals, allergies, preferred cuisines, desired weight and exercise plan.

Your Calorie Goal is specific to you and based on a number of factors including your current activity level and the exercise goal you specified in the Exercise Preferences of your profile.

Your calories and macronutrients are only 60% of your total recommended amounts, taking into account that side items and healthy snacks will make up the remaining 40%.

Pro Tip: Selecting more cuisines gives you a better variety of recipes.

Complete Activities & Challenges



Check out the designated point-earning activities that can be completed throughout the year. Different activities are available daily, monthly, quarterly, and annually.

Join your co-workers in a company-wide challenge to help your organization reach its health and wellness goals. Log your results and see how you stack up against your colleagues by tracking progress on the Leaderboard.

Pro Tip: Make sure you complete all of your Quick Point Activities so that you're set up to earn maximum points fast.



[Inbox](#)

GoPivot
 Thank you for Completing the Survey!
 07/31/2020

Kelsey,

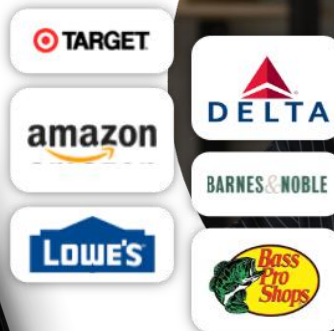
Thanks for completing the pre-workshop survey. We are looking forward to the company meeting next week! Have a great weekend.

Accordingly, **1000 points** have been added to your GoPivot Account!

YOU HAVE POINTS!

2,667

Feed Activities Inbox Mail



Redeem now to cover those items in your Amazon shopping cart, or save up for that vacation you've always wanted to take!



Wellness Starts Here

Earn up to **44,000 points or more** per year!

Complete the activities here in your **Healthy Rewards Program Guide** to earn points throughout the year. The points you earn can be redeemed for THOUSANDS of reward options in the rewards marketplace!

Immediate Points

Attend Rewards for Wellness Launch	1,500
Download the GoPivot Mobile App and Log in	750
Sync Fitness Tracker	750
Complete Exercise and Nutrition Profile	750
Complete User Journey	2,000

Daily Points

Daily Mini Activity	15-300
Daily Gratitude Practice	10-250

Monthly Points

Complete Monthly Exercise Plan	350
Monthly Steps: 5,000/7,500/10,000	300/350/400
Watch Monthly Wellness Educational Video	350
Log into the Portal/App	100



Quarterly Points

Participate in a Company Quarterly Challenge	500
Complete SMILE – Emotional Wellbeing Assessment	500
Take a Financial Class/Contribute to 401K	450
Volunteer in your Community	350

Quarterly Bonus

Complete 4 activities each month in a quarter and earn a BONUS of 1,500 points	1,500
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Tests and Exams

Annual Physical	2,000
Female – Pap > 21	1,000
Female – Mammogram >40	1,000
Male – PSA (Prostate-Specific Antigen) > 40	2,000
Colonoscopy > 45 – Awards once every 10 years	10,000
Complete the HRA (Health Risk Assessment)	500
Complete a Biometric screening	500
Dental Exam (2 x per year – 250 each visit)	500
Vision Exam	500
Skin Cancer Screening	350

Care Compliance

Tobacco Cessation Program	2,000
Disease Management Program (Diabetes, Heart, Hypertension)	2,000



Health and Transparency Cost

Telemedicine (200 per instance up to 1,000)	1,000
Imaging (Utilizing recommended facilities) 200/1,000	1,000
Generic vs Name Brand Prescriptions (250pt Qtr)	1,000

Bonus Opportunities

Scratch Cards	1,000 1,500, 2,000
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Hook Activities	One Time 'Hook' Points	Number Associates	Unit Points	Participation	Total Points	Dollar Cost		
	Attend/View the Rewards for Wellness Launch	207	1,500	60%	186,300	\$1,863.00		
	Download GoPivot App and Log in First Time	207	750	35%	54,337	\$543.37		
	Sync Fitness Tracker	207	750	25%	38,812	\$388.12		
	Complete Exercise and Nutrition Profile	207	750	20%	31,050	\$310.50		
	Complete User Journey	207	2,000	20%	82,800	\$828.00		
					Annual Point Total	393,299	\$3,932.99	Annual Cost

Behavior Change Activities	Monthly Points		Number Associates	Unit Points	Participation	Total Points	Dollar Cost		
	Monthly Exercise		207	350	10%	7,245	\$72.45		
	Monthly Steps - 10,000, 7,500, 5,000		207	350	10%	7,245	\$72.45		
	Complete the Monthly Mini Challenge		207	300	10%	6,210	\$62.10		
	Monthly Educational (wellness) video		207	350	30%	21,735	\$217.35		
	Daily Gratitude		207	250	15%	7,762	\$77.62		
	Log into the Portal/App		207	100	20%	4,140	\$41.40		
					Monthly Point Total	54,337	\$543.37	Annual Cost	\$6,520.44
	Quarterly Points		Number Associates	Unit Points	Participation	Total Points	Dollar Cost		
	Participate in Company Quarterly Challenges		207	500	20%	20,700	\$207.00		
	SMILE - Emotional Wellbeing Assessment		207	500	25%	25,875	\$258.75		
	Take a Financial Class/Contribute to a 401K		207	450	25%	23,287	\$232.87		
	Volunteer in your community		207	350	20%	14,490	\$144.90		
					Quarterly Point Total	84,352	\$843.52	Annual Cost	\$3,374.08

Activities	Quarterly Bonus		Number Associates	Unit Points	Participation	Total Points	Dollar Cost		
	Complete 4 monthly activities each month in a Quarter and earn a Bonus of 1,000 points	207	1,500	40%	124,200	\$1,242.00			
				Quarterly Point Total	124,200	\$1,242.00	Annual Cost	\$4,968.00	
High-Value Activities	Tests and Exams "Company Clinic"		Number Associates	Unit Points	Participation	Total Points	Dollar Cost		
	Annual Physical Exam	207	2,000	25%	103,500	\$1,035.00			
	Female - Pap > 21	81	1,000	25%	20,250	\$202.50			
	Female - Mammogram > 40	41	1,000	25%	10,250	\$102.50			
	Male - PSA (Prostate-Specific Antigen) > 40	65	2,000	25%	32,500	\$325.00			
	Colonoscopy > 50 - Awards once every 10 years	63	10,000	5%	31,500	\$315.00			
	Complete Biometric Screening	207	500	30%	31,050	\$310.50			
	Complete Health risk Assessment	207	500	50%	51,750	\$517.50			
	Dental Exam (2x Annually) 250 points each	207	500	20%	20,700	\$207.00			
	Vision Exam	207	500	15%	15,525	\$155.25			
	Skin Cancer Screening	207	350	10%	7,245	\$72.45			
					Annual Point Total	324,270	\$3,242.70	Annual Cost	\$3,242.70

High-Risk Behavior Change	Care Compliance Programs-Points Awarded Once per Year						Number Associates	Unit Points	Participation	Total Points	Dollar Cost		
	Disease Management Program (Diabetes,Heart, Lung, etc.)						50	2,000	10%	10,000	\$100.00		
	Tobacco Cessation						40	2,000	5%	4,000	\$40.00		
									Annual Point Total	14,000	\$140.00	Annual Cost	\$140.00
Health and Transparency Cost Savings	Health and Transparency Cost Savings						Number Associates	Unit Points	Participation	Total Points	Dollar Cost		
	Telemedicine (200 per instance up to 1,000)						207	1,000	10%	20,700	\$207.00		
	Imaging (Utilizing reccomended facilities) 200/1000						207	1,000	10%	20,700	\$207.00		
	Generic vs Name Brand Prescriptions (250 pt per qtr)						207	1,000	30%	62,100	\$621.00		
									Annual Point Total	41,400	\$414.00	Annual Cost	\$414.00

BONUS OPPORTUNITIES						
	Number Associates	Unit Points	Participation	Total Points	Dollar Cost	
Scratch Cards (1,000, 1,500, 2,000)	207		10%	0	\$0.00	
Total Annual Program Investment					\$22,592.21	



PROGRAM INVESTMENT

Program:	Projected Cost
207 EMPLOYEES	• One Time Launch Fee: \$1,500 • \$.06 Cents/Hour • \$9.10 /PCPM (includes incentive) • \$109.14/PCPY • <u>Total Projected Cost: \$22,592/Year</u>

\$0.01/Point Earned Pricing Includes:

- * Employee Incentive
- * Mobile-First Platform
- * Custom Programming (Client and User defined)
- * Device Integration
- * Branded Marketing Materials
- * Third-party File Feeds
- * Customer Service
- * Dedicated Program Manager
- * 100% Guarantee on Merchandise Shipping & Handling



WHAT EMPLOYEES CAN DO WITH **EARNED POINTS**

POINTS

EXAMPLES

**2,200 -
10,000**



WIRELESS IN-EAR
HEADPHONES



60 CAN THERMAL
INSULATED BACKPACK
COOLER



VINYL
ALBUMS



\$50 AMAZON
GIFT CARD

POINTS

EXAMPLES

**25,001 -
50,000**



24V CORDLESS BRUSHLESS
DRILL/DRIVER & IMPACT DRIVER



BOSE SOUNDLINK PORTABLE
BLUETOOTH SPEAKER



6GAL. AIR COMPRESSOR
W/ 3 TOOLS

**10,001 -
25,000**



CAMPING PARTY
COOLER



108 PIECE DEWALT
MECHANICS TOOL SET



\$125 TARGET
GIFT CARD

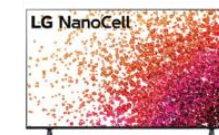
50,001 +



FREESTYLE WAKEBOARD
WITH STRIKER



SPORTSMAN GRILL
WOOD PELLET GRILL



LG 50" LED 4K UHD
SMART WEBOS TV



WHAT Villa Rica CAN **EXPECT**

IMMEDIATE 0-6 Months

- Awareness – everyone now has an interest and reason to change
- APP Engagement
- Increase in Challenge Participation
- Tracker Syncing
- Early Adoption Chatter
- Questions – Program Clarification

SHORT-TERM 10-18 Months

- Points Begin to Accumulate
- Redemptions of Product Begins (Word Spreads, Adoption Grows)
- Steady Improvement (Prevention, Participation, HRA and Biometrics, Challenge Participation)
- Decision Making Change
- Employee Suggestions

LONG-TERM 16-36 Months

- Culture Change
- Engagement Continues to Grow
- Program Growth
- Transparency Savings Opportunities
- Platform Usage



NEXT STEPS

Review & Verify

Review Program Guide and Calculator/Costs including metrics, projected participation & points

Finalize

Finalize program guides, launch materials and metric tracking

Launch

Determine potential launch strategy and dates



Thank you





CITY OF VILLA RICA

City Council Meeting Agenda Item Cover Sheet

SUBJECT: Leaders of Tomorrow Program

AGENDA DATE: March 3, 2026

DATE PREPARED: February 26, 2026

PREPARED BY: Tiffany Lanford, HR Director

AMOUNT: \$27,000

GL ACCOUNT #: HR & CM Funds

FUNDING SOURCE: Education and Training

BUDGETED ITEM? Yes

PURPOSE:

To approve Leaders of Tomorrow Program with OneDigital Training Consultants for all Department Head positions.

BACKGROUND:

Over the past several years, the City has facilitated leadership development training for front-line supervisors and middle managers to strengthen organizational effectiveness and build internal leadership capacity. As part of the continued commitment to professional development, the proposed training initiative will now focus on Department Heads.

This session represents an intentional investment in executive-level leadership across all departments, ensuring alignment, accountability, and consistency in management practices at the highest operational levels of the organization.

The timing of this training is especially strategic. The second session will concentrate specifically on the effective administration of employee performance evaluations. While the City has not consistently completed annual performance evaluations in recent years, the implementation of a standardized evaluation process is a key organizational priority for this year. This training will provide Department Heads with the tools, expectations, and best practices necessary to successfully carry out the performance evaluation process in a fair, consistent, and constructive manner.

By equipping Department Heads with enhanced leadership skills and performance management training, the City strengthens its ability to promote accountability, improve employee performance, and support long-term organizational excellence.

STAFF RECOMMENDATION:

Staff recommends approval of the proposed Leaders of Tomorrow Program initiative as presented. This training supports the City's commitment to strengthening executive leadership capacity and ensuring the effective implementation of the City's performance evaluation process.

MOTION:

I move to approve the agreement with OneDigital for the Leaders of Tomorrow Program and authorize the City Manager to execute the necessary documents.



Leaders of Tomorrow (LOT) Program

“Daring leaders work to make sure people can be themselves and feel a sense of belonging.”

- Brene Brown

Why: The Leaders of Tomorrow (LOT) program has been designed to develop senior leaders and those identified as hi-performing, hi-potential, how to manage, mentor, inspire and hold others accountable. The intention of this program is to ensure all attendees have been given a solid leadership foundation and dive deeper into each leader's personal leadership journey.

What: A series of four (4), half day workshops for one (1) cohort group of ~10-20 participants.

Kick-Off Session	Session 2	Session 3	Conclusion Session
Welcome/Executive Kick-Off - Welcome and sharing of program outline and expectations - Opportunity for senior leadership/executives to kick off and share key leadership principles The Adaptable Leader Model - What does it mean to be an adaptable leader? Whole Brain Thinking - Individual Herrmann Brain Dominance Indicator (HBDI) assessment results for each team member - Facilitated training on the “Whole Brain Thinking” model with a focus on diversity of thought, communication and problem solving. Key Takeaways/Homework	Welcome/Homework Check-In Managing Performance - Why performance management matters - Overview of City's new evaluation process - Setting whole brain goals - Continuous feedback and coaching strategies - Addressing performance gaps and supporting growth - Documentation, compliance & transparency - Linking evaluations to employee development and succession planning Retaining Top Talent - Career pathing for public service - Succession planning for city stability - Engagement & recognition - Professional development and cross-training Key Takeaways/Homework	Welcome/Homework Check-In Four Generations in the Workplace - Understanding generational influence on workplace values and communication - Identifying common sources of misunderstanding/conflict - Strategies for building inclusive teams - Adapting leadership style to motivate all generations Listening & Communication - How our belief system impacts what we hear. - The “Ladder of Inference” - Active listening - Using the whole brain model to ensure you are communicating effectively, picking up on the cues	Welcome/Homework Check-In Situational Leadership - Introduction to Hersey and Blanchard's Situational Leadership tool-kit, so leaders know when to direct, coach, support, or delegate effectively with their teams. - Tied back to HBDI/whole brain thinking Providing Quality Feedback - Conflict Management - STAR-AR model introduced and practiced with real company examples - Documentation: The do's and don'ts Neuroscience and Habits - What neuroscience tells us about habits - Three steps to train your brain - Stages of Learning - Creating new habits

		Key Takeaways/Homework	The Adaptable Leader Model - What does it mean to be an adaptable leader? - Your journey Close & Commit/Executive Conclusion
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Pricing:

\$500 per person per session

\$250 per person, one-time HBDI assessment charge

\$2,250 investment per participant



Miranda.Troy@onedigital.com | 404.713.7001

Miranda helps individuals and teams adapt in this fast-paced world through executive and/or performance coaching, facilitated sessions and consulting services. She has been a certified practitioner of HBDI since 2017. As an HR Executive, she is known for integrating people strategies with business strategies, building leadership and management capabilities, driving effective talent development and performance development, and ensuring optimal organizational alignment. Impact Summary includes Executive Coaching, Talent Planning, Organizational Design & Development.



CITY OF VILLA RICA

City Council Meeting Agenda Item Cover Sheet

SUBJECT: Library Advisory Board Appointment

WORK SESSION DATE: March 3, 2026

MEETING DATE: March 10, 2026

PREPARED BY: Rachel Linn, Library Manager

AMOUNT: N/A

GL ACCOUNT #: N/A

FUNDING SOURCE: N/A

BUDGETED ITEM? N/A

PURPOSE: To fill a vacancy on the Villa Rica Library Advisory Board.

BACKGROUND: Kelly Vines is a graduate of VRHS and holds an MA in English Literature. She previously volunteered with the Atlanta-Fulton Public Library System, assisting with fundraising efforts and teaching free ESL classes. She also directed a writing program at Louisiana State University.

Ms. Vines has expressed interest in using her networking, outreach, fundraising, and programming experience to strengthen and expand the library's community impact. She is particularly interested in enhancing programs and initiatives for early readers. In addition, her expertise in ADA compliance would be a valuable asset to the Board.

The Advisory Board voted unanimously to recommend Ms. Vines to fill this vacancy.

STAFF RECOMMENDATION: Staff recommends appointing Kelly Vines to the Villa Rica Library Advisory Board to fill the current vacancy.

IMPACT: Kelly Vines has previously served on the Planning & Zoning Commission and is a respected community advocate. She would be an asset to the department.

MOTION: I move to appoint Kelly Vines to the Villa Rica Library Advisory Board for the term January 1, 2026, through December 31, 2028.



CITY OF VILLA RICA

City Council Meeting Agenda Item Cover Sheet

SUBJECT: July 3rd Fireworks Display Contractor Recommendation
AGENDA DATE: March 3, 2026

DATE PREPARED: February 25, 2026
PREPARED BY: Tara Ivey, Deputy Recreation Director

AMOUNT: See Chart

July 3rd Fireworks Extravaganza TOTAL	2026	2027	2028
Base Fireworks Show	\$44,000.00	\$44,000.00	\$46,200.00
Tariff Fees	\$2,309.52	TBD	TBD
2026 Special Effects - Close proximate pyrotechnics	\$2,190.48	N/A	N/A
TOTAL: July 3rd Event	\$48,500.00	\$44,000.00	\$46,200.00

GL ACCOUNT #: 100-6130-523880
FUNDING SOURCE: General Fund
BUDGETED ITEM? Yes

PURPOSE: The Parks & Recreation Department respectfully requests approval to contract with Pyro Shows East Coast Inc., to provide a fireworks display for the City of Villa Rica's July 3, 2026 Fireworks Display Extravaganza that includes the special effects for the American's 250th celebration event. The initial contract term of one (1) year with the option to renew annually for any additional two (2) years not to exceed three (3) year total.

BACKGROUND: In accordance with procurement requirements, the Department issued a Request for Proposals (RFP) for the provision of a fireworks display for the City's annual July 3rd celebration. Two responsive proposals were received as a result of this solicitation. The proposed display includes an additional close-proximate fireworks enhancement segment to celebrate America's 250th Birthday in 2026.

A bid opening was conducted at 2:00 p.m. on February 24, 2026. Following the opening, a five-member staff review committee independently evaluated and scored each proposal in accordance with the established selection criteria requirement (program selection, experience & qualification, show value, firing system & choreography). Upon completion of the evaluation process and collective review of the scores, the committee determined that Pyro Shows East Coast, Inc. submitted the most responsive and responsible proposal and was the highest-ranked firm. The committee recommends Pyro Shows East Coast, Inc. for award.

Deep South Fireworks			
July 3rd Fireworks Extravaganza TOTAL	2026	2027	2028
Base Fireworks Show	\$55,000.00	\$50,000.00	\$50,000.00
Tariff Fees	-	TBD	TBD
2026 Special Effects - Close proximity pyrotechnics	\$2,200.00	N/A	N/A
TOTAL: July 3rd Event	\$57,200.00	\$50,000.00	\$50,000.00

Pyro Shows West Coast Inc			
July 3rd Fireworks Extravaganza TOTAL	2026	2027	2028
Base Fireworks Show	\$44,000.00	\$44,000.00	\$46,200.00
Tariff Fees	\$2,309.52	TBD	TBD
2026 Special Effects - Close proximity pyrotechnics	\$2,190.48	N/A	N/A
TOTAL: July 3rd Event	\$48,500.00	\$44,000.00	\$46,200.00

<u>Company Name</u>	<u>Requirements</u>	<u>Overall Score</u>
Deep South Fireworks	Program Selection	394
	Experience & Qualifications	
	Show Value	
	Firing System & Choreography	
<u>Company Name</u>	<u>Requirements</u>	<u>Overall Score</u>
Pyro Shows East Coast Inc.	Program Selection	463
	Experience & Qualifications	
	Show Value	
	Firing System & Choreography	

STAFF RECOMMENDATION: Staff recommends approval of Pyro Shows East Coast Inc. to provide the fireworks display, including the 2026 close-proximate fireworks enhancement segment with an option for a 2-year extension.

IMPACT: Approval of this item will support the City's continued tradition of offering a high-quality July 3rd celebration while enhancing the overall visual experience through the addition of a close-proximate fireworks segment for residents and visitors.

MOTION: I move to approve the initial one-year contract with Pyro Shows East Coast Inc. to provide the fireworks display for the City of Villa Rica's July 3rd 2026 Fireworks Display Extravaganza that includes a close-proximate fireworks enhancement segment and the option to renew annually for any additional two (2) years not to exceed three (3) year total.



Cost Proposal Submittal Form
RFP 26-001PR
July 3RD Fireworks

July Fireworks Extravaganza TOTAL	2026	2027	2028
Base Fireworks Show	\$44,000.00	\$44,000.00	\$46,200
Tariff Fees 5%	\$2,309.52	?	?
2026 Special Effects - Close proximity pyrotechnics	\$2,190.48	N/A	N/A
TOTAL: July 3rd Event	48,500.00	\$44,000.00	\$46,200

The bidder agrees that the City of Villa Rica reserves the right to reject any and all proposals or portions of proposals, to waive minor deficiencies, accept part of the bid or to solicit new proposals on the original project as may be deemed necessary or in the best interest of the City.

Company Name: Pyro Shows East Coast, Inc.
Street Address: 115 N 1st Street
City/State/Zip Code: LaFollette, TN 37766
Contact: Rick Lambright
Email Address: r.lambright@pyroshows.com
Phone Number: 770.560.6887

Signature of Authorized Representative: 
Print Name of Authorized Representative: Rick Lambright



Cost Proposal Submittal Form
RFP 26-001PR
July 3RD Fireworks

July Fireworks Extravaganza TOTAL	2026	2027	2028
Base Fireworks Show	55,000	50,000	50,000
Tariff Fees	—	—	—
2026 Special Effects - Close proximity pyrotechnics	2,200	??	??
TOTAL: July 3rd Event	\$57,200	50,000	50,000

The bidder agrees that the City of Villa Rica reserves the right to reject any and all proposals or portions of proposals, to waive minor deficiencies, accept part of the bid or to solicit new proposals on the original project as may be deemed necessary or in the best interest of the City.

Company Name: Deep South Fireworks
Street Address: 47 Lake Susie Rd
City/State/Zip Code: Hawkinsville GA 31036
Contact: Devin Vargas
Email Address: Devin.Vargas@me.com
Phone Number: 707 561 8755

Signature of Authorized Representative: 
Print Name of Authorized Representative: Devin Vargas



February 21, 2026

Villa Rica Recreation Department
Attn: Tara Ivey Administrative Manager
646 Industrial Blvd
Villa Rica, GA 30180

REF: RFP 26-001PR

Dear Tara,

Please find enclosed Pyro Shows East Coast, Inc's formal bid submission response to the City of Villa Rica, Georgia **RFP 26-001PR request**.

Upon your review should you find you have any additional questions, please feel free to contact me at your earliest opportunity.

Thank You!


Rick Lambright
Show Director
Pyro Shows East Coast, Inc
(M) 770-560-6887
Email: r.lambright@pyroshows.com

Pyro shows East Coast, Inc
P O Box 1776 LaFollette, TN 37766
(P) 800 -238-5114 - (F) 423- 562-9171 – www.pyroshows.com

MANDATORY BID SUBMITTAL FORM

BID NUMBER: RFP 26-001PR

City of Villa Rica July 3, 2026 Fireworks

Name of Company submitting proposal: Pyro Shows East Coast, Inc.

Address of Company: 115 N 1st Street, LaFollette, TN 37766

Contact Person: Rick Lambright

E-mail Address: R.LAMBRIGHT@PYROSHOWS.COM

Phone Number: 800.238.5114

Cell Phone #: 760.550.6887

Signature:  Date: 2/22/2026

The proposal shall be signed by a representative who is authorized to contractually bind the Contractor.

Description:

- I. **INTENT:** It is the intent of the City of Villa Rica to award an initial contract term of one (1) year with the option to renew annually for an additional two (2) years not to exceed three (3) year total. This may or may not include the special effects for the America's 250th celebration event in year one (1). The show is to be computer designed, musically choreographed and digitally fired, including expanded requirements for electrical firing systems and equipment. The standard for this provision is the "Fire One® system" or equivalent electronic firing system.
- II. **PERFORMANCE STANDARDS: CONTRACTOR must:**
 - a) Observe and comply with all of the current N.F.P.A. Code 1123 and the Georgia Building Code as adopted by Carroll County and any changes to the codes enacted during the term of the contract. To include all updated regulations regarding displays.
 - b) Fire show by computer firing only. In the event of an electrical malfunction, vendor is to describe alternate firing methods that would be used to complete the show.
 - c) Provide, deliver and secure fireworks to the designated point of fire area.
 - d) All firework shells and boxes shall be readily marked for identification, including size and what shells contain multiple projections so that inventory can be confirmed prior to set up. Boxes must be inventoried prior to set up.
- III. **TECHICIANS/PERSONNEL:** A minimum of two (2) licensed pyro-technicians plus an applicable number of handlers to help set-up are required. The two (2) pyro-technicians each must have a minimum experience of ten (10) major electronically fired shows and a minimum of five (5) years certified experience in the handling, transporting and discharge of fireworks.
- IV. **TIME OF DISPLAY:** Display shall begin promptly at a time mutually agreed upon by the City and the Contractor. Typically, this time is 9:30pm. E.S.T.
- V. **CONTRACTOR RESPONSIBILITIES:** Contractor shall, at a minimum, ensure the following:

MANDATORY BID SUBMITTAL FORM
BID NUMBER: RFP 26-001PR
City of Villa Rica July 3, 2026 Fireworks

Name of Company submitting proposal: Pyro Shows East Coast, Inc.

Address of Company: 115 N 1st Street, LaFollette, TN 37766

Contact Person: Rick Lambright

E-mail Address: R.LAMBRIGHT@PYROSHOWS.COM

Phone Number: 800.238.5114

Cell Phone #: 760.550.6887

Signature:  Date: 2/22/2024

C

The proposal shall be signed by a representative who is authorized to contractually bind the Contractor.

Description:

- I. **INTENT:** It is the intent of the City of Villa Rica to award an initial contract term of one (1) year with the option to renew annually for an additional two (2) years not to exceed three (3) year total. This may or may not include the special effects for the America's 250th celebration event in year one (1). The show is to be computer designed, musically choreographed and digitally fired, including expanded requirements for electrical firing systems and equipment. The standard for this provision is the "Fire One® system" or equivalent electronic firing system.
- II. **PERFORMANCE STANDARDS: CONTRACTOR must:**
 - a) Observe and comply with all of the current N.F.P.A. Code 1123 and the Georgia Building Code as adopted by Carroll County and any changes to the codes enacted during the term of the contract. To include all updated regulations regarding displays.
 - b) Fire show by computer firing only. In the event of an electrical malfunction, vendor is to describe alternate firing methods that would be used to complete the show.
 - c) Provide, deliver and secure fireworks to the designated point of fire area.
 - d) All firework shells and boxes shall be readily marked for identification, including size and what shells contain multiple projections so that inventory can be confirmed prior to set up. Boxes must be inventoried prior to set up.
- III. **TECHICIANS/PERSONNEL:** A minimum of two (2) licensed pyro-technicians plus an applicable number of handlers to help set-up are required. The two (2) pyro-technicians each must have a minimum experience of ten (10) major electronically fired shows and a minimum of five (5) years certified experience in the handling, transporting and discharge of fireworks.
- IV. **TIME OF DISPLAY:** Display shall begin promptly at a time mutually agreed upon by the City and the Contractor. Typically, this time is 9:30pm. E.S.T.
- V. **CONTRACTOR RESPONSIBILITIES:** Contractor shall, at a minimum, ensure the following:

MANDATORY BID SUBMITTAL FORM

BID NUMBER: RFP 26-001PR

City of Villa Rica July 3, 2026 Fireworks

Name of Company submitting proposal: Pyro Shows East Coast, Inc.

Address of Company: 115 N 1st Street, LaFollette, TN 37766

Contact Person: Rick Lambright

E-mail Address: R.LAMBRIGHT@PYROSHOWS.COM

Phone Number: 800.238.5114

Cell Phone #: 760.550.6887

Signature:  Date: 2/22/2024

C

The proposal shall be signed by a representative who is authorized to contractually bind the Contractor.

Description:

- I. **INTENT:** It is the intent of the City of Villa Rica to award an initial contract term of one (1) year with the option to renew annually for an additional two (2) years not to exceed three (3) year total. This may or may not include the special effects for the America's 250th celebration event in year one (1). The show is to be computer designed, musically choreographed and digitally fired, including expanded requirements for electrical firing systems and equipment. The standard for this provision is the "Fire One® system" or equivalent electronic firing system.
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Custom Fireworks Proposal

Presented to:

City of Villa Rica
RFP 26-001PR

Submitted by:

Pyro Shows East Coast, Inc.
Rick Lambright
Show Director

Display Date:

July 3, 2026

pyroshows.com



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COMPANY OVERVIEW



EXPERIENCE A PYRO SHOWS DISPLAY

Who says events have to be ordinary or predictable? Not us! Our team at Pyro Shows believes in making every occasion truly memorable.

Picture the scene: bursts of color illuminating the night sky as you celebrate holidays, anniversaries, weddings or numerous other special occasions. We're talking about that extra "WOW" factor that makes your event all the more magical.

We're there for you every step of the way, from brainstorming ideas to getting the permits in place. Whatever the occasion, we're ready to make it a moment to remember!



WHAT WE DO



As a professional firework display company, Pyro Shows' key objectives are to provide a **SAFE** and **EPIC** show! Several factors must align to achieve a successful production at a cost-effective price point for you.

Pyro Shows uses a combination of proprietary methods along with the latest technology.



Safety

Any time explosives are handled, safety should be at the absolute top of the priority list. Pyro Shows' company culture begins with safety and exceeds beyond regulatory requirements.



Innovative Technology

Our firing method for professional displays is a combination of firing equipment developed by Pyro Shows in conjunction with the latest firing systems technology.



Production Value

We begin with your vision and bring it to life by designing a custom, turn-key production. Our products are carefully selected from reputable suppliers, then tested internally to monitor safety and evaluate performance.



'PYRO'FESSIONALS

At Pyro Shows, we believe the mark of a good fireworks company is not the absence of an occasional "dud", but what WE DO FOR YOU if there is a "dud".



**Superior
Customer Service**



**Satisfaction
Guaranteed**



**Permit
Processing**



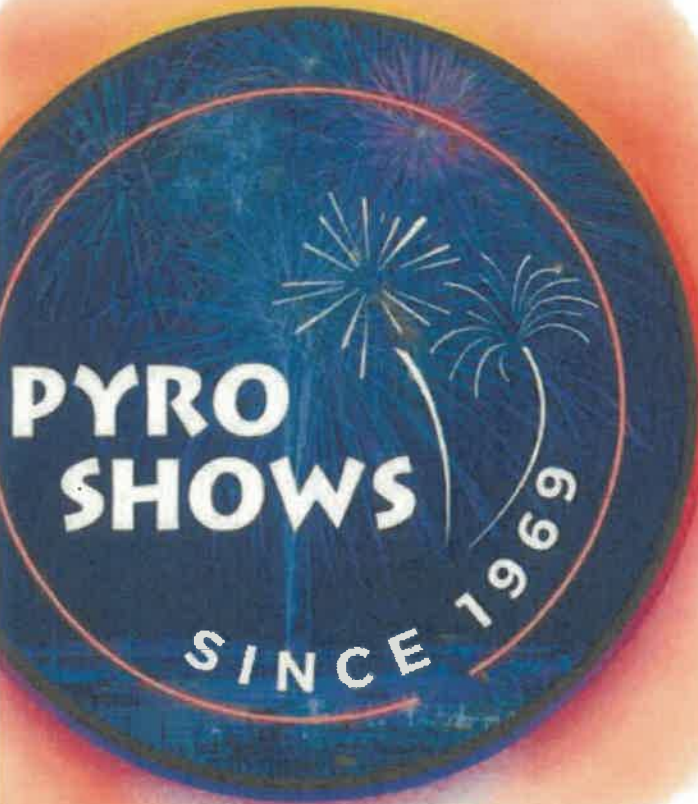
**Training and
Expertise**



**\$10 Million
Insurance Coverage**



**Award Winning
Experience**



PYRO SHOWS WORKFLOW

The professional fireworks industry is very unique. For every show we do, whether it's a small birthday party to an extravaganza on the 4th of July, *each show* goes through a workflow of multiple layers.

Here is a *brief* summary of the attention Pyro Shows will give YOUR show!



Administrative

After Show Directors finish site visits, design the show, and line up their crews—it's time for the **Administrative Phase!**

From contracts and sales orders to insurance certificates, site diagrams, and permit paperwork—it takes a lot of moving pieces to make every show happen!



Design and Scripting

In the **Design and Scripting** phase, every detail comes to life! Each firework is chosen for its color, effect, and timing, then scripted for the field team and Pyrotechnician. For musical shows, a soundtrack is created—and for choreographed displays, every burst is perfectly timed to the music!



Field Operations

During the **Field Operations** phase, teams pull fireworks from storage according to the design script and scan each barcode for inventory and ATF compliance. Shows are then packed and secured with everything needed on site—mortar racks, fire extinguishers, PPE, and post-show cleanup supplies. Once compiled, the show is loaded onto trucks and ready for the road.



Firework Show Day

Show Day is when it all comes together! The Crew Chief and team arrive (sometimes days early for large shows), mark safety zones, unload and assemble racks to the design script, load and waterproof fireworks, and test wiring, continuity, and firing systems. After final checks—it's time to light up the sky!



FEDERAL W-9 FORM

PYRO SHOWS, INC.



W-9
Form 990 (Rev. March 2024)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification
Go to www.irs.gov/FormW9 for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

Before you begin: For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

1 Name of entity/individual. An entry is required. For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.

Pyro Shows East Coast, Inc.

2 Business name/disregarded entity name, if different from above.

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes.

☐ Individual/sole proprietor ☒ Corporation ☐ S corporation ☐ Partnership ☐ Trust/estate

☐ LLC: Enter the tax classification (C = C corporation, S = S corporation, P = Partnership). Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.

☐ Other (see instructions)

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions. ☐

4 Exemptions (codes apply only to certain entities; not individuals; see instructions on page 3).
Exempt payee code (if any): _____
Exemption from Foreign Account Tax Compliance Act (FATCA) reporting (code H only): _____
(Applies to accounts maintained outside the United States.)

5 Address (number, street, and apt. or suite no.) See instructions.
P.O. Box 1778
6 City, state, and ZIP code
LaFollette, TN 37788
7 List account number(s) here (optional)

Requester's name and address (optional)

Part I Taxpayer Identification Number (TIN)
Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Notes: If the account is in more than one name, see the instructions for line 2. See also *What's New* and *Number To Give the Requester* for guidelines on whose number to enter.

Social security number
OR
Employer identification number
8 8 - 3 0 8 7 5 7 2

Part II Certification
Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and

2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and

3. I am a U.S. citizen or other U.S. person (defined below); and

4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions: You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid acquisition or abandonment of secured property, contribution to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person Date 2-6-2026

General Instructions
Section references are to the Internal Revenue Code unless otherwise noted.
Future developments: For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New
Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides this Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedule K-2 and K-3 (Form 1065).

Purpose of Form
An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

Form W-9 (Rev. 3-2024)

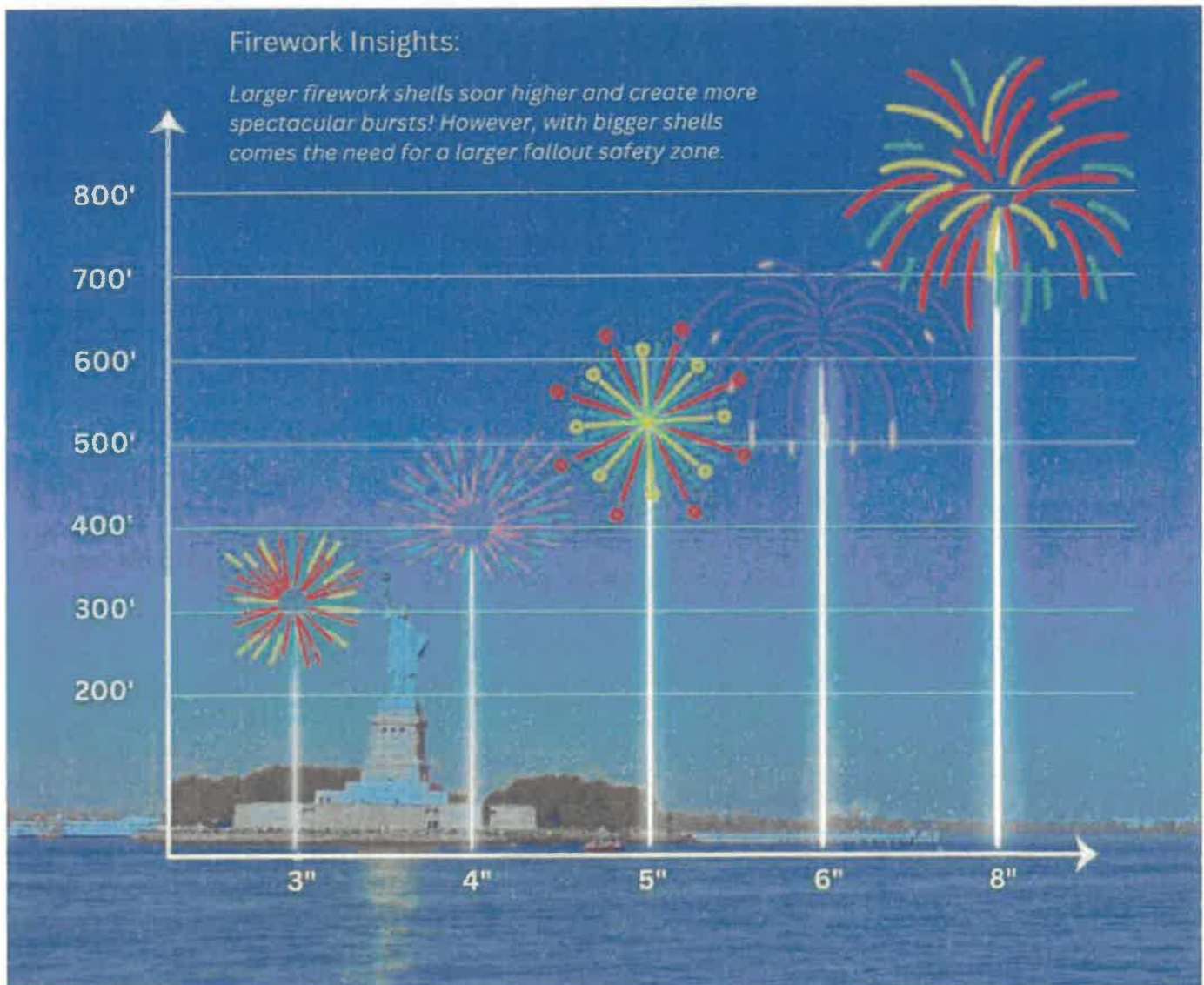


PRICING QUOTE AND SHOW DESIGN

AERIAL SHELLS



When you think firework "shell", think of a rounded firecracker that comes in 5 sizes. Check our graphic below. If a 3-inch shell goes 300 feet high and has a 300 foot diameter burst, an 8-inch shell climbs 800 feet with a burst 800 feet in diameter! We've checked your venue with satellite imaging and have determined the largest fireworks that may be launched safely.



CLOSE PROXIMATE FIREWORKS



City of Villa Rica RFP 26-001PR July 4, 2026

Show Time: Prior To Main Display | Show Length: 1 .5-to-2 minutes

\$2,190.48 + \$44,000.00 Base Show amount + 5% Tariff Fee \$2,309.52

Total Contract Amount \$48,500.00

**Includes all applicable taxes and fees*

PATRIOTIC -CLOSE PROXIMATE ENHANCEMENT

Size	Description	Shot Total
100 x 1.25"	Red Smoke Cake	100
100 x 1.25"	White Smoke Cake	100
100 x 1.25"	Blue Smoke Cake	100
48 mm	Purple Mines	6
30 mm	8 shot x 15 Crossette Plates	3
30 mm	8 shot x 15 Bombette Plates	3
MAIN BODY SHOT TOTAL		312

SHELL SUMMARY



City of Villa Rica
RFP 26-001PR
July 4, 2026

Show Time: 9:30pm ET | Show Length: 20 Minutes

\$48,500.00

Includes all applicable taxes and fees

OPENING BARRAGE

Shell Size	Description	Shot Total
3"	Aerial Shells	60
4"	Aerial Shells	0
5"	Aerial Shells	6
6"	Aerial Shells	3
1.25" Cake	2- 49 shot Red & Blue Mines	98
1.25" Cake	3 - 100 shot Splendid Silver Tail	300
2.5" Cake	2- 36 Shot	72
Cake		
MAIN BODY SHOT TOTAL		539

MAIN BODY

Shell Size	Description	Shot Total
3"	Aerial Shells	180
4"	Aerial Shells	162
5"	Aerial Shells	120
6"	Aerial Shells	99
1.25" Cake	3- 90 shot Red Glittering Willow+ Sky Blue	270
1.25" Cake	3—150 shot Peachblow w/ Lemon Tail	300
1.5" Cake	81 shot Colorful Meteor	81
GRAND FINAL SHOT TOTAL		1212
TOTAL SHOT COUNT		1751

SHELL SUMMARY



City of Villa Rica
RFP 26-001PR
July 4, 2026

Show Time: 9:30pm ET | Show Length: 20 Minutes

\$48,500.00

Includes all applicable taxes and fees

FALSE FINALE

Shell Size	Description	Shot Total
3"	Aerial Shells	120
4"	Aerial Shells	18
5"	Aerial Shells	6
6"	Aerial Shells	3
1.25" cake	100 shot Splendid Silver Tail	300
2" cake	25 shot Color Peony w/Silver Tail	75
MAIN BODY SHOT TOTAL		522

GRAND FINALE

Shell Size	Description	Shot Total
3"	Aerial Shells	300
4"	Aerial Shells	
5"	Aerial Shells	15
6"	Aerial Shells	9
1.25" Cake	100 shot Assorted Chrys or Salute	400
2." Cake	25 shot Multi Color Peony	100
2.5" Cake	36 shot Finale Color or Salute	144
GRAND FINAL SHOT TOTAL		968
TOTAL SHOT COUNT		1490

TOTAL SHELL SUMMARY



**City of Villa Rica
Independence Day Fireworks
July 3, 2026**

Patriotic -close Proximate

Show time : appox 6:30PM | Show Length : 1. to 1.5 Minutes

Main Show Time: 9:30pm ET | Show Length: 20 Minutes

\$48,500.00

Includes all applicable taxes and fees

OPENING & MAIN BODY

Shell Size	Description	Shot Total
3"	Aerial Shells	240
4"	Aerial Shells	162
5"	Aerial Shells	126
6"	Aerial Shells	102
SUBTOTAL		630

False Finale & GRAND FINALE

Shell Size	Description	Shot Total
3"	Aerial Shells	420
4"	Aerial Shells	18
5"	Aerial Shells	21
6"	Aerial Shells	12
FINALE SUBTOTAL		471
TOTAL		1101



TOTAL CAKE , SPECIAL EFFECT AND SHELL SUMMARY

City of Villa Rica Independence Day Fireworks July 3, 2026

Patriotic -close Proximate

Show time : appox 6:30PM | Show Length : 1. to 1.5 Minutes

Main Show Time: 9:30pm ET | Show Length: 20 Minutes

\$48,500.00

Includes all applicable taxes and fees

CLOSE PROXIMATE ,OPENING ,MAIN BODY AND FINALE

Shell Size	Description	Shot Total
3"	AERIAL SHELL	660
4"	AERIAL SHELLS	180
5"	AERIAL SHELLS	147
6"	AERIAL SHELLS	114
1.25 "	CAKES	1968
1.5"	CAKES	81
2."	CAKES	175
2.5"	Cakes	216
30MM	8 X 15 Plates	6
48 MM	MINES	6
COMBINE SHOW SHOT TOTAL		3553

Show Amount(includes close prox add on)	\$46,190.48
5% Tariff Surcharge	\$2,309.52
Sales Tax(if applicable)	\$0.00
Total Contract Amount	\$48,500.00



Scripting and choreography

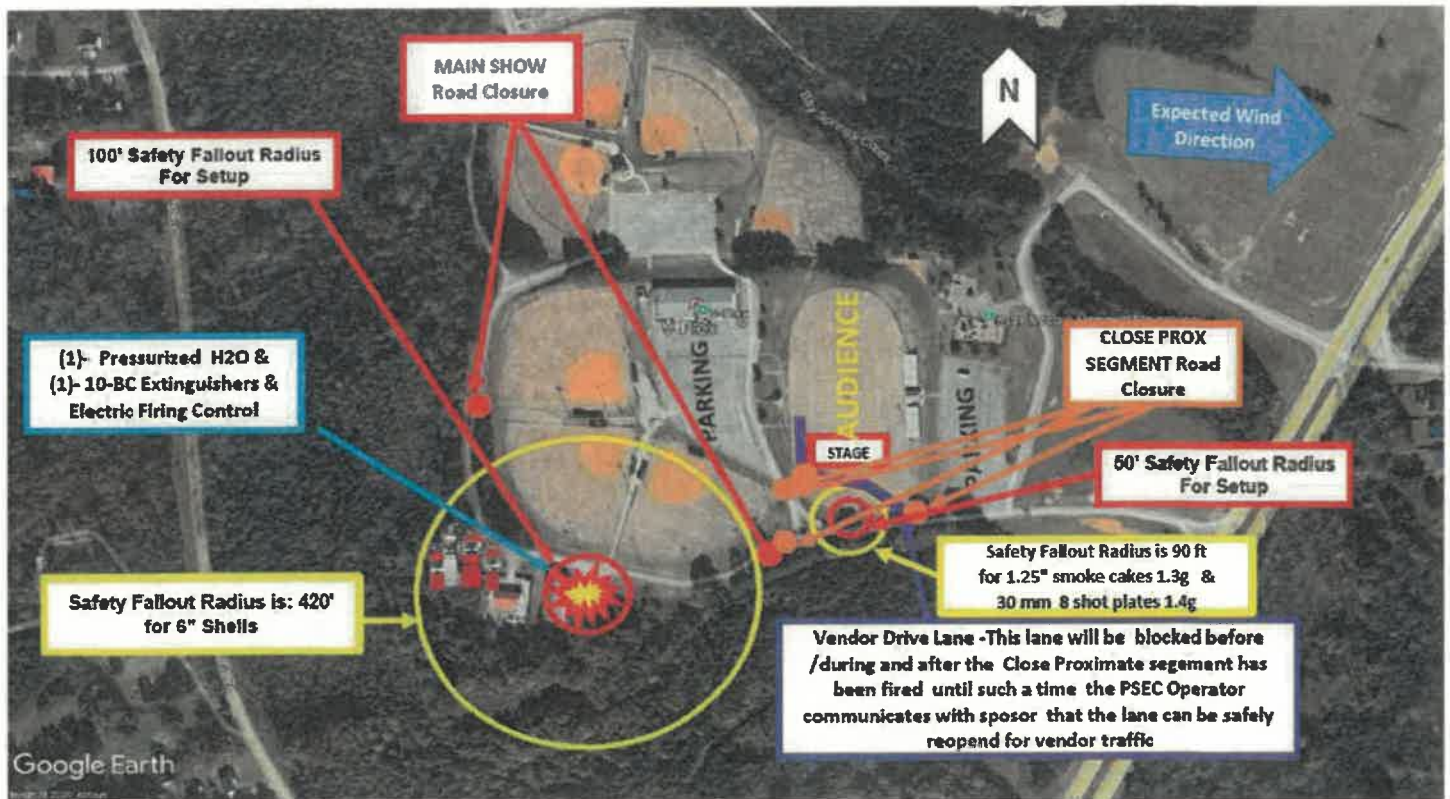
Pyro Shows East Coast, has designed your display to be choreographed to a musical soundtrack. Deadline for soundtrack approval by client April 1, 2026. Pyro shows will provide a patriotic soundtrack for the City's approval. Once approved by the City, Pyro shows show director and one of our in-house display show chorographers will begin the process to script each individual shell, cake item and or special effect to the city's approve soundtrack. From designing to scripting, addressing and packing and delivering your display hundreds of man hours will go into making your display one of the best in Fireworks entertainment.

Pyro Shows will use a pyro digital firing system and transmitter system to set up and send time code from front of house to the firing system located in the designated discharge area for the show. Pyro shows on show day will conduct several sound checks to ensure the time code is being sent and received to the display operator. Josh and his team are well verse in the use of the pyro digital firing system and sound equipment.



SITE DIAGRAM

Below is a site diagram which is a satellite image of your venue. The circles indicate the safety fallout radius. The safety distance is calculated based on the largest size firework in the show design. A site survey and satellite view confirm we are the required distances away from parking lots, roadways, occupied dwellings, and powerlines.



Customer: Villa Rica City of
Show Date: Friday, July 3, 2026
Show Address: 1605 Highway 61 Villa Rica, GA 30180
Show Site Lat / Long: 33°41'14.77" - 84°56'55.66"
Show Time: 9:35 PM
Rain Date: TBA

Show Name: Villa Rica City of 7.3.2026
Maximum Device Size: 6
Safety Fallout Radius: 420'
Storage Required: No
Diagram Created: 01/28/26
Diagram Created By: Rick Lambright



LICENSING, CERTIFICATIONS, AND QUALIFICATIONS

IMPORTER OF EXPLOSIVES LICENSE

BUREAU OF ALCOHOL, TOBACCO, FIREARMS & EXPLOSIVES



U.S. Department of Justice Bureau of Alcohol, Tobacco, Firearms and Explosives		Federal Explosives License/Permit (18 U.S.C. Chapter 40)			
In accordance with the provisions of Title XI, Organized Crime Control Act of 1970, and the regulations issued thereunder (27 CFR Part 555), you may engage in the activity specified in this license or permit within the limitations of Chapter 40, Title 18, United States Code and the regulations issued thereunder, until the expiration date shown: THIS LICENSE IS NOT TRANSFERABLE UNDER 27 CFR 555.53. See "WARNINGS" and "NOTICES" on reverse.					
Direct ATF Correspondence To: ATF - Chief, FELC 244 Needy Road Martinsburg, WV 25405-9431		License/Permit Number: 1-SC-091-51-7L-00270 Expiration Date: November 01, 2027			
Chief, Federal Explosives Licensing Center (FELC) Name: PYRO SHOWS EAST COAST INC		Premises Address (Change? Notify the FELC at least 30 days before the move.) 4652 CATAWBA RIVER ROAD CATAWBA, SC 29704-			
Type of License or Permit 51-IMPORTER OF EXPLOSIVES					
Purchasing Certification Statement The licensee or permittee named above shall not a copy of this license or permit to sell, a transfer of explosives to verify the identity and the licensed status of the licensee or permittee as provided by 27 CFR Part 555. The licensee or permittee shall maintain a true and correct copy of this license or permit with a regularity intended to be an original document acceptable. The signature must be that of the Federal Explosives License (FEL) or its responsible person of the (FEL). I certify that this is a true copy of a license or permit issued to the licensee or permittee named above to engage in the business of operations specified hereby under "Type of License or Permit."		Mailing Address (Change? Notify the FELC of any changes.) PYRO SHOWS EAST COAST INC PO BOX 1776 LA FOLLETTE, TN 37766-			
Licensee/Permittee Responsible Person Signature Printed Name: Jesse Salveson		Position/Title 10-31-2024 Date			
Previous Edition is Obsolete ATF Form 5400.1 (4-24-03) 1st Print 1 Revised September 2011					
<table border="0" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> Federal Explosives License (FEL) Customer Service Information Federal Explosives Licensing Center (FELC) 244 Needy Road Martinsburg, WV 25405-9431 </td> <td style="width: 50%; vertical-align: top;"> Toll-free Telephone Number: (877) 283-3352 Fax Number: (304) 616-4401 E-mail: FELC@atf.gov ATF Homepage: www.atf.gov </td> </tr> </table>				Federal Explosives License (FEL) Customer Service Information Federal Explosives Licensing Center (FELC) 244 Needy Road Martinsburg, WV 25405-9431	Toll-free Telephone Number: (877) 283-3352 Fax Number: (304) 616-4401 E-mail: FELC@atf.gov ATF Homepage: www.atf.gov
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Change of Address (27 CFR 555.54(a)). Licensee or permittee may during the term of their current license or permit remove their business or operations to a new location at which they intend regularly to carry on such business or operations. The licensee or permittee is required to give notification of the new location of the business or operations not less than 10 days prior to such removal with the Chief, Federal Explosives Licensing Center. The license or permit will be valid for the remainder of the term of the original license or permit. (The Chief, FELC, shall, if the licensee or permittee is not qualified, refer the request for amended license or permit to the Director of Industry Operations for denial in accordance with § 555.54.) Right of Succession (27 CFR 555.59). (a) Certain persons other than the licensee or permittee may secure the right to carry on the same explosive materials business or operations at the same address shown on, and for the remainder of the term of, a current license or permit. Such persons are: (1) The surviving spouse or child, or executor, administrator, or other legal representative of a deceased licensee or permittee; and (2) A receiver or trustee in bankruptcy, or an assignee for benefit of creditors. (b) In order to secure the right provided by this section, the person or persons continuing the business or operations shall furnish the license or permit for that business or operations for endorsement of such succession to the Chief, FELC, within 30 days from the date on which the succession begins to carry on the business or operations.					
(Continued on reverse side)					
Cut Here X Federal Explosives License/Permit (FEL) Information Card License/Permit Name: PYRO SHOWS EAST COAST INC Business Name: License/Permit Number 1-SC-091-51-7L-00270 License/Permit Type: 51-IMPORTER OF EXPLOSIVES Expiration: November 01, 2027 Please Note: Not Valid for the Sale or Other Dispensation of Explosives.					

Page 19

STATE OF GEORGIA OUTDOOR COMPANY LICENSE



JOHN F. KING
COMMISSIONER OF INSURANCE
SAFETY FIRE COMMISSIONER

STATE OF GEORGIA OFFICE OF GEORGIA SAFETY FIRE COMMISSIONER

620 West Tower, 2 Martin Luther King, Jr. Drive
Atlanta, Georgia 30334

License No. **ODD24-000010**

OUTDOOR FIREWORKS DISPLAY LICENSE Class B & C

Pursuant to O.C.G.A. Title 25, Chapter 10, and
the Rules and Regulations of the Safety Fire
Commissioner.

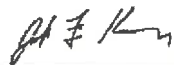
Pyro Shows East Coast Inc
PO Box 1776
La Follette, TN 37766

This license is revocable and may be suspended upon violation of any of the provisions of the Rules and Regulations promulgated thereunder.

Date Issued: Dec 01, 2025
Expiration Date: Dec 31, 2026

Regulatory Fee: \$500.00

OPERATORS

By: 
Safety Fire Commissioner/Designee

STATE OF GEORGIA

PROXIMATE AUDIENCE COMPANY LICENSE



JOHN F. KING
COMMISSIONER OF INSURANCE
SAFETY FIRE COMMISSIONER

STATE OF GEORGIA OFFICE OF GEORGIA SAFETY FIRE COMMISSIONER

620 West Tower, 2 Martin Luther King, Jr. Drive
Atlanta, Georgia 30334

License No. PAF21-000029

PROXIMATE AUDIENCE FIREWORKS AND/OR PYROTECHNICS DISPLAY

Pursuant to O.C.G.A. Title 25, Chapter 10, and the Rules and Regulations of the Safety Fire Commissioner, this license is issued for the purpose of conducting Proximate Audience Fireworks and/or Pyrotechnics Displays only for the following company and listed operators thereof:

Pyro Shows East Coast Inc.
PO Box 1776
La Follette, TN 37766

This license is revocable and may be suspended upon violation of any of the provisions of the Rules and Regulations promulgated thereunder.

Date Issued: Nov 13, 2025
Expiration Date: Dec 31, 2026

Regulatory Fee: \$1,500.00

AMERICAN PYROTECHNICS ASSN.

MEMBER IN GOOD STANDING CERTIFICATION



Pyro Shows is an active Member in Good Standing of the American Pyrotechnic Association (APA). This signifies that we comply with the association rules, by-laws, and code of ethics in the industry of pyrotechnics.

The APA has led the fireworks industry, promoting safety in the design and use of all types of legal fireworks. Its members are committed to safety and regulatory compliance.



THIS IS TO CERTIFY THAT

Pyro Shows, Inc.

IS A MEMBER IN GOOD STANDING

FOR THE YEAR 2025

As such, this firm is committed to the American Pyrotechnics Association's mission to preserve, protect, and promote the American tradition of fireworks by encouraging safety in design & use of all types of fireworks and advocating reasonable regulation of the industry.

Michael Ingram

Michael Ingram – APA President

Julie L. Heckman

Julie L. Heckman – APA Executive Director

Preserving and Promoting an American Tradition



SAFETY AND COMPLIANCE INFORMATION

SERIOUSLY SAFE



Pyro Shows Safety Protocols

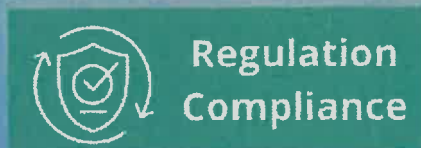
Although fireworks are fun and festive, Pyro Shows is very serious about safety. Our company culture revolves around "best safety practices" and routine safety training. Safety is not just our job, it's our number one priority!

Verify the Details

We get it...business is business! It often comes down to dollars and *cents*, but choosing the right fireworks company should also make *sense*. Before making your decision, we recommend verifying all potential candidates by looking into important factors like their experience, reputation, compliance with regulations, customer service quality, and insurance coverage. Additionally, confirm that the company holds a USDOT number and a Hazmat Safety Permit for handling 1.3g and 1.4G explosives.

PYRO SHOWS SAFETY PROTOCOLS

CONTINUOUSLY MONITORED



PYROTECHNICIAN CREDENTIALS





SAFETY & QUALITY CONTROL

SAFETY AND QUALITY CONTROL STANDARDS

Pyro Shows has implemented a full time and ongoing quality control program for fireworks, racks and mortars, and firing boards. All fireworks are spot tested for performance when imported. The performance information is recorded. The information includes climb time, burst size, color quality, symmetry quality, and debris information. All fireworks crews are required to fill out a post-show performance report. If it is determined that any fireworks being used by Pyro Shows have defected performance, the crew gives that information to the administrative staff. All fireworks in that batch are located in the computer and replaced on all upcoming shows.

All racks and mortars are inspected and cleaned after every show. Any damage or excessive wear is repaired or the mortar and rack is replaced. The mortars and racks are again inspected by the onsite crew. Spare racks and mortars are included on every delivery so replacement equipment is readily available.

Firing boards are inspected after every show. They are tagged by the Pyro Shows warehouse as ready to use for the next show. All firing equipment is inspected by the onsite crew for damage during shipping. Any firing equipment is repaired or replaced. Pyro Shows works extensively through the southeast. All crews are in a position to transfer equipment between shows when necessary. Multiple firing boards are assigned to each show so they can be exchanged when needed.

Pyro Shows safety equipment is also checked before each show. Fire extinguishers are charged and tagged for use.

SAFETY PLAN



Event Procedures

- Weather Monitoring: Pyro Shows, Inc. will keep a close watch on the weather pattern, i.e., wind, rain, or any other inclement weather, which could affect the set-up or firing of the product.
- Site Security & Crowd Control: Pyro Shows, Inc. will coordinate and work directly with the Sponsor, Local Police, and/or Local Fire as necessary. Caution tape and/or barricades will be placed so that unauthorized vehicles and spectators will be prohibited within the fallout area.
- Emergency Force Notification: Pyro Shows, Inc. will communicate and work closely with all on-site Authorities.
- Communication Among Crew Members: All on-site crew members will use two-way radios and/or cell phones.
- Personal Protective Equipment: All on-site crew members will wear cotton clothing and comply with all OSHA safety standards.

Operating Procedures

- Display Materials: All Product is 1.3G UN0335.
- Firing Method: Electrically Fired.
- Fireworks Storage: Fireworks will be stored off-site in ATF approved magazines and will be delivered to the show site on the day of the event. Product will be loaded from their shipping containers directly into their mortars.

Emergency Procedures

- Emergency procedures and contingency plans: Appropriate signs and signals shall be specified prior to engaging in any pyrotechnic work.
- Escape Routes: Escape routes, locations of exits, and alternate escape routes shall be identified and be clear and unobstructed.
- Emergency Role: In case of an emergency, only designated emergency personnel should enter the setup area within the safety fallout radius.
- Fire Protection: Sufficient fire suppression equipment shall be manned and ready for use.

Termination Procedures

- Cool Down: Pyro Shows, Inc. will wait a minimum of 15 minutes after the completion of the show before checking the mortar tubes.
- Post Inspection: Pyro Shows, Inc. will perform a complete post inspection, including Dud Search & Clean-up.

INSURANCE & COMPLIANCE



Included Services

All pyrotechnic permit applications, supporting documents, and processing fees required by:

- City
- County
- State
- USCG
- FAA NOTAM
- State Resource & Management Agencies

Insurance Coverage

<u>General Liability</u>	\$10,000,000
<u>Auto Liability</u>	\$10,000,000
<u>Workers Comp</u>	\$ 1,000,000

Workers Comp includes US Longshoreman and Harbormaster coverage.

Insurance Agencies

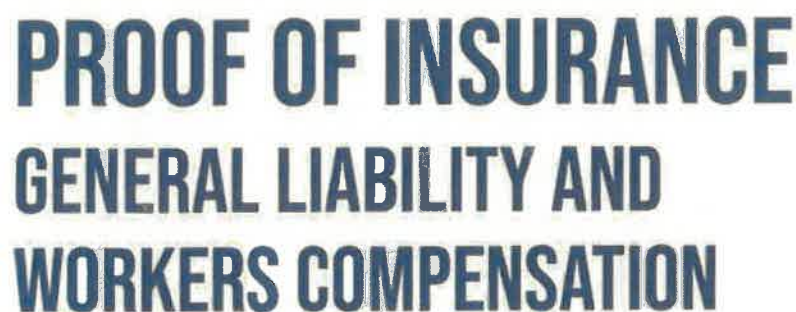
Britton-Gallagher- Acrisure Partner
E.E. Hill Insurance

Compliance

BATFE—Bureau Alcohol, Tobacco, Firearms & Explosives

FAA—Federal Aviation Administration

NFPA 1123, 1124 - National Fire Prevention Agency



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MOTOR CARRIER INSURANCE INSURANCE POLICY



FORM MCS-90

OMB No.: 2126-0008 Expiration: 09/30/2027

USDOT Number: 3709087

Date Received: 10/10/2024

Please note, the expiration date as stated on this form relates to the process for renewing the Information Collection Request for this form with the Office of Management and Budget. Its requirement to collect information as requested on this form does not expire. For questions, please contact the Office of Registration, Registration Division.

A Federal Agency may not conduct or sponsor, and a person is not required to respond to, nor shall a person be subject to a penalty for failure to comply with a collection of information subject to the requirements of the Paperwork Reduction Act unless that collection of information displays a current valid OMB Control Number. The OMB Control Number for this information collection is 2126-0008. Public reporting for this collection of information is estimated to be approximately 2 minutes per response, including the time for reviewing instructions, gathering the data needed, and completing and reviewing the collection of information. All responses to this collection of information are mandatory. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden to: Information Collection Clearance Officer, Federal Motor Carrier Safety Administration, MC-RRA, Washington, D.C. 20590.



United States Department of Transportation
Federal Motor Carrier Safety Administration

Endorsement for Motor Carrier Policies of Insurance for Public Liability
under Sections 29 and 30 of the Motor Carrier Act of 1980

FORM MCS-90

Issued to Pyro Shows East Coast, Inc. of South Carolina
(Motor Carrier name) (Motor Carrier state or province)

Dated at 12:00 noon on this 1st day of October, 2024

Amending Policy Number: GCD0010001-241 Effective Date: 10/01/2024

Name of Insurance Company: Everest Denali Insurance Company

Countersigned by: David S. Nikolai
(Authorized company representative)

Publicly signed by David S. Nikolai
Date: 2024-09-13 12:18:21 -04:00

The policy to which this endorsement is attached provides primary or excess insurance, as indicated for the limits shown (check only one):

- ☒ This insurance is primary and the company shall not be liable for amounts in excess of \$ 1,000,000 for each accident.
- ☐ This insurance is excess and the company shall not be liable for amounts in excess of \$ _____ for each accident in excess of the underlying limit of \$ _____ for each accident.

Whenever required by the Federal Motor Carrier Safety Administration (FMCSA), the company agrees to furnish the FMCSA a duplicate of said policy and all its endorsements. The company also agrees, upon telephone request by an authorized representative of the FMCSA, to verify that the policy is in force as of a particular date. The telephone number to call is: _____

Cancellation of this endorsement may be effected by the company or the insured by giving (1) thirty-five (35) days notice in writing to the other party (said 35 days notice to commence from the date the notice is mailed, proof of mailing shall be sufficient proof of notice), and (2) if the insured is subject to the FMCSA's registration requirements under 49 U.S.C. 13901, by providing thirty (30) days notice to the FMCSA (said 30 days notice to commence from the date the notice is received by the FMCSA at its office in Washington, DC).

Filings must be transmitted online via the Internet at <https://portal.fmcsa.dot.gov/UrsRegistrationWizard/>.

MOTOR CARRIER INSURANCE INSURANCE POLICY (EXCESS)



U.S. Department
of Transportation
Federal Motor Carrier
Safety Administration

ENDORSEMENT FOR MOTOR CARRIER POLICIES OF INSURANCE FOR PUBLIC LIABILITY UNDER SECTIONS 29 AND 30 OF THE MOTOR CARRIER ACT OF 1980

Form Approved:
OMB No.: 2128-0006

Issued to Pyro Shows East Coast Inc. of Lafayette, TN
Dated at Cleveland, OH this 27th day of September, 2023
Amending Policy No. P-001-00068896-03 Effective Date 10/1/2023
Name of Insurance Company Axis Surplus Ins. Co.
Countersigned by Randi A. Bouchard
Authorized Company Representative

The policy to which this endorsement is attached provides primary or excess insurance, as indicated by "X," for the limits shown:

- ☐ This insurance is primary and the company shall not be liable for amounts in excess of \$_____ for each accident.
- ☒ This insurance is excess and the company shall not be liable for amounts in excess of \$4,000,000 for each accident in excess of the underlying limit of \$1,000,000 for each accident.

Whenever required by the Federal Motor Carrier Safety Administration (FMCSA), the company agrees to furnish the FMCSA a duplicate of said policy and all its endorsements. The company also agrees, upon telephone request by an authorized representative of the FMCSA, to verify that the policy is in force as of a particular date. The telephone number to call is: 202-365-7000

Cancellation of this endorsement may be effected by the company of the insured by giving (1) thirty-five (35) days notice in writing to the other party (said 35 days notice to commence from the date the notice is mailed, proof of mailing shall be sufficient proof of notice), and (2) if the insured is subject to the FMCSA's registration requirements under 49 U.S.C. 13901, by providing thirty (30) days notice to the FMCSA (said 30 days notice to commence from the date the notice is received by the FMCSA at its office in Washington, D.C.).

DEFINITIONS AS USED IN THIS ENDORSEMENT

Accident includes continuous or repeated exposure to conditions or which results in bodily injury, property damage, or environmental damage which the insured neither expected nor intended.

Motor Vehicle means a land vehicle, machine, truck, tractor, trailer, or semitrailer propelled or driven by mechanical power and used on a highway for transporting property, or any combination thereof.

Bodily Injury means injury to the body, sickness, or disease to any person, including death resulting from any of these.

Property Damage means damage to or loss of use of tangible property.

Environmental Restoration means restitution for the loss, damage, or destruction of natural resources arising out of the accidental discharge, dispersal, release or escape into or upon the land, atmosphere, watercourse, or body of water, of any commodity transported by a motor carrier. This shall include the cost of removal and the cost of necessary measures taken to minimize or mitigate damage to human health, the natural environment, fish, shellfish, and wildlife.

Public Liability means liability for bodily injury, property damage, and environmental restoration.

The insurance policy to which this endorsement is attached provides automobile liability insurance and is amended to assure compliance by the insured, within the limits stated herein, as a motor carrier of property, with Sections 29 and 30 of the Motor Carrier Act of 1980 and the rules and regulations of the Federal Motor Carrier Safety Administration (FMCSA).

In consideration of the premium stated in the policy to which this endorsement is attached, the insurer (the company) agrees to pay, within the limits of liability described herein, any final judgment recovered against the insured for public liability resulting from negligence in the operation, maintenance or use of motor vehicles subject to the financial responsibility requirements of Sections 29 and 30 of the Motor Carrier Act of 1980 regardless of whether or not such motor vehicle is specifically described in the policy and whether or not such negligence occurs on any route or in any territory authorized to be served by the insured or elsewhere. Such insurance as is afforded, for public liability, does not apply to injury to or death of the insured's employees while engaged in the course of their employment, or property transported by the insured, designated as cargo. It is understood and agreed that no condition, provision, stipulation, or limitation contained in the policy, this endorsement, or any other endorsement thereto, or violation thereof, shall relieve the company from liability or from the payment of any final judgment, within the

limits of liability herein described, irrespective of the financial condition, insolvency or bankruptcy of the insured. However, all terms, conditions, and limitations in the policy to which this endorsement is attached shall remain in full force and effect as binding between the insured and the company. The insured agrees to reimburse the company for any payment made by the company on account of any accident, claim, or suit involving a breach of the terms of the policy, and for any payment that the company would not have been obligated to make under the provisions of the policy except for the agreement contained in this endorsement.

It is further understood and agreed that, upon failure of the company to pay any final judgment recovered against the insured as provided herein, the judgment creditor may maintain an action in any court of competent jurisdiction against the company to compel such payment.

The limits of the company's liability for the amounts prescribed in this endorsement apply separately to each accident and any payment under the policy because of any one accident shall not operate to reduce the liability of the company for the payment of final judgments resulting from any other accident.

THE SCHEDULE OF LIMITS SHOWN ON THE REVERSE SIDE DOES NOT PROVIDE COVERAGE. The limits shown in the schedule are for information purposes only.
Form MCS-90 (4/2000)

US DEPT. OF TRANSPORTATION

HAZARDOUS MATERIALS CERTIFICATE



UNITED STATES OF AMERICA
DEPARTMENT OF TRANSPORTATION
PIPELINE AND HAZARDOUS MATERIALS SAFETY ADMINISTRATION



HAZARDOUS MATERIALS CERTIFICATE OF REGISTRATION FOR REGISTRATION YEAR(S) 2024-2027

Registrant: PYRO SHOWS EAST COAST
ATTN: Carson Stogner
PO BOX 1776
LA FOLLETTE, TN 37766

This certifies that the registrant is registered with the U.S. Department of Transportation as required by 49 CFR Part 167, Subpart G.

This certificate is issued under the authority of 49 U.S.C. 5108. It is unlawful to alter or falsify this document.

Reg. No: 051624550079GI **Effective:** July 1, 2024 **Expires:** June 30, 2027
HM Company ID: 312765

Record Keeping Requirements for the Registration Program

The following must be maintained at the principal place of business for a period of three years from the date of issuance of this Certificate of Registration:

- (1) A copy of the registration statement filed with PHMSA; and
- (2) This Certificate of Registration

Each person subject to the registration requirement must furnish that person's Certificate of Registration (or a copy) and all other records and information pertaining to the information contained in the registration statement to an authorized representative or special agent of the U.S. Department of Transportation upon request.

Each motor carrier (private or for-hire) and each vessel operator subject to the registration requirement must keep a copy of the current Certificate of Registration or another document bearing the registration number identified as the "U.S. DOT Hazmat Reg. No." in each truck and truck tractor or vessel (trailers and semi-trailers not included) used to transport hazardous materials subject to the registration requirement. The Certificate of Registration or document bearing the registration number must be made available, upon request, to enforcement personnel.

For information, contact the Hazardous Materials Registration Manager, PHH-52, Pipeline and Hazardous Materials Safety Administration, U.S. Department of Transportation, 1200 New Jersey Avenue, SE, Washington, DC 20590, telephone (202) 366-4109.

US DEPT. OF TRANSPORTATION HAZARDOUS MATERIALS SAFETY PERMIT



U.S. Department
of Transportation
**Federal Motor
Carrier Safety
Administration**

1200 New Jersey Ave., S.E.
Washington, DC 20590
June 7, 2024

In reply refer to:
USDOT Number: 3709087

JESSE DEAN SALVISON
PRESIDENT
PYRO SHOWS EAST COAST INC
PO BOX 1176
LA FOLLETTE, TN 37766-2776

HAZARDOUS MATERIALS SAFETY PERMIT
HM Safety Permit ID: 03-3709087-SC-HMSF
Effective Date: June 7, 2024

Dear JESSE DEAN SALVISON:

The Hazardous Materials Safety Permit (HMSF) is verification of the motor carrier's permission to engage in the transportation of hazardous materials listed in 49 CFR 385.403 by motor vehicle on interstate, intrastate, or foreign commerce.

This HMSF will be effective beginning June 7, 2024 and remain effective through July 31, 2026 as your company maintains compliance with the requirements pertaining to the safe and secure movement of hazardous materials for the protection of the public (49 CFR 383 and other applicable Federal Motor Carrier Safety Regulations and Hazardous Material Regulations). Failure to maintain compliance will constitute sufficient grounds for suspension or revocation of this authority.

Willful and persistent noncompliance with applicable safety fitness regulations as evidenced by a Department of Transportation safety fitness rating less than "Satisfactory" or by other indicators, could result in a proceeding requiring the holder of this permit to show cause as to why this authority should not be suspended or revoked.

For questions regarding this document you may contact the FMCSA Hazardous Materials Division by email at hmsf@dot.gov or by phone at (202) 365-2400 or by fax at (202) 365-1621.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul Somgarner".

Paul Somgarner
Chief, Hazardous Material Division



EXPERIENCE



Our company has supplied and continues to provide fireworks for some of the most prestigious corporations, government entities, artists, and venues around! Rather than make assurances, we invite you to view our "wall of fame" highlighting some of our experience.





Lead Technician: Joshua Whiteis

Joshua is a seasoned pyrotechnician with over 30 years experience in the field. This is his fifth year with Pyro Shows East Coast, Inc. Joshua, his co-lead, and crew members have conducted over 400+ shows. The crew is trained and Georgia licensed in professional pyrotechnics and also completes annual continuing education and safety training to remain current on best practices in the fireworks industry.



State of Georgia
Safety Fire Commissioner
Outdoor Fireworks Operator/Assistant



Pyro Shows East Coast Inc

12/31/2026
Expiration Date

Joshua Whiteis

ODO24-000044 / Operator

The above named individual is hereby authorized to perform as an operator/assistant for the licensed company listed.

A handwritten signature in blue ink, appearing to read "Joshua Whiteis".

Employee Signature

A handwritten signature in blue ink, appearing to read "Ed F. K...".

Insurance & Safety Fire Commissioner

LIST OF REFERENCES



REFERENCES

Reference No. 1 of 3

Company Name: City of Canton

Street Address: 110 Academy Street

City/State/ZIP code: Canton, GA 30114

Primary Contact: Adam Dodson

E-mail Address: adam.dodson@cantonga.gov

Phone Number: (770) 720-7674

Cell Phone Number: (404) 558-2167

CITY OF VILLA RICA | PROPOSAL NUMBER: RFP 26-001PR

LIST OF REFERENCES



Reference No. 2 of 3

Company Name: City of Savannah

Street Address: 322 E Factors Walk

City/State/ZIP code: Savannah, GA 31401

Primary Contact: Julie Ford Musselman

E-mail Address: Julie@savannahswaterfront.com

Phone Number: (912) 234-0295

Cell Phone Number: (912) 484-6688

CITY OF VILLA RICA | PROPOSAL NUMBER: RFP 26-001PR

LIST OF REFERENCES



Reference No. 3 of 3

Company Name: City of Sandy Springs

Street Address: 1 Gamlambos Way

City/State/ZIP code: Sandy Springs, GA 30328

Primary Contact: Anna Nikolas

E-mail Address: anikolas@sandysprings.gov

Phone Number: (770) 206-1455

Cell Phone Number: (770) 262-5989

CITY OF VILLA RICA | PROPOSAL NUMBER: RFP 16-001PR

ADDITIONAL INFORMATION



CANCELLATION POLICY



Cancellation & Rescheduling Policy

Pyro Shows takes safety and weather conditions seriously. If conditions prevent the show from proceeding, Pyro Shows will work with the City to **reschedule the display** for the next day or a previously agreed-upon postponement date.

- **Weather-Related Postponements:** In addition to the contracted show cost, the City will cover any reasonable additional expenses Pyro Shows incurs to present the show on the rescheduled date, including labor, lodging, and per diem. These costs will be no less than **10% of the original show price**.
- **Rescheduling to a New Date:** If the show is rescheduled to a date other than the previously agreed-upon rain date, additional expenses will apply, with a minimum of **30% of the contracted show price** to cover costs of labor, lodging, and logistics.

If the City chooses to **cancel the show**, Pyro Shows requires **30 days' written notice** via certified mail. Because substantial preparation goes into every display, cancellation will result in a **liquidated damages fee of 50% of the total contract price** to fairly account for the work and materials already committed.

Pyro Shows is committed to working closely with the City to ensure flexibility and minimize disruption, while maintaining the high-quality, safe, and spectacular fireworks experience audiences expect.

TARIFF PROVISION



Tariff Provision

Because many of the pyrotechnic materials used in our displays are imported, Pyro Shows is responsible for payment of any applicable tariffs or border taxes. In the event that tariffs are imposed or product prices increase due to manufacturer or import costs after the execution of the contract, the City will have two options:

- **Option 1:** Adjust the show budget to accommodate the increase and maintain the original scope of the display.
- **Option 2:** Keep the existing budget, with a proportional adjustment to the amount of product included in the show.

If the City wishes to defer, modify, or cancel the show in light of such changes, written notice must be provided to Pyro Shows no less than ninety (90) days prior to the scheduled show date.

NEXT STEPS



We hope you have enjoyed reviewing our ideas for your show!

Now that you've had a chance to peek into the process that makes all the magic happen, let's move on to the next steps.

1

Ask questions and discuss any desired changes

If you're new to this process, it's typical to have questions so ask away! Customization is key, and we're here to make the necessary changes to bring your event vision to life. If everything in the proposal looks good and you have no questions, you can move on to the next step.

2

Accept the proposal as presented

Get in touch with us either by phone or email to confirm that you're satisfied with our proposal and ready to proceed with booking your firework display!

3

Finalize and sign the contract

We will send you a show contract. A signed contract will confirm the specific details of your show and secure your chosen date. It's also required by our insurance provider to guarantee protection for you and your audience under our General Liability policy.

4

Submit an initial deposit payment

The payment terms are agreed upon in advance and included in the show contract.



THANK YOU!



We appreciate your interest in fireworks for your event and for considering Pyro Shows as your fireworks vendor.

Please feel free to reach out to us with any comments or questions. We hope to have the chance to work for you and make your event an EPIC one!

CONTACT US



r.lambright@pyroshows.com, jennifer@pyroshows.com



770.560.6887, 800.238.5114, 423.352.0019



www.pyroshows.com



115 North 1st Street, P.O. Box 1776, LaFollette, TN 37766

**City of Villa Rica July 3, 2026,
Fireworks**

Bid From Deep South Fireworks

Created on February 14, 2026

By Devin Vargas

Valid until March 15, 2026



Cost Proposal Submittal Form
RFP 26-001PR
July 3RD Fireworks

July Fireworks Extravaganza TOTAL	2026	2027	2028
Base Fireworks Show	55,000	50,000	50,000
Tariff Fees	—	—	—
2026 Special Effects - Close proximity pyrotechnics	2,200	??	??
TOTAL: July 3rd Event	\$57,200	50,000	50,000

The bidder agrees that the City of Villa Rica reserves the right to reject any and all proposals or portions of proposals, to waive minor deficiencies, accept part of the bid or to solicit new proposals on the original project as may be deemed necessary or in the best interest of the City.

Company Name:
Street Address:
City/State/Zip Code
Contact:
Email Address:
Phone Number:

Deep South Fireworks
47 Lake Susie Rd
Hawkinsville GA 31036
Devin Vargas
Devin-Vargas@me.com
707 561 8755

Signature of Authorized Representative:
Print Name of Authorized Representative:


Devin Vargas

MANDATORY BID SUBMITTAL FORM
BID NUMBER: RFP 26-001PR
City of Villa Rica July 3, 2026 Fireworks

Name of Company submitting proposal: Deep South Fireworks

Address of Company: 47 Lake Susie Rd Hawkinsville GA 31036

Contact Person: Devin Vargas

E-mail Address: devin.vargas@me.com

Phone Number: (707) 501-8755

Cell Phone #: _____

Signature:  Date: 2-13-26

The proposal shall be signed by a representative who is authorized to contractually bind the Contractor.

Description:

- I. **INTENT:** It is the intent of the City of Villa Rica to award an initial contract term of one (1) year with the option to renew annually for an additional two (2) years not to exceed three (3) year total. This may or may not include the special effects for the America's 250th celebration event in year one (1). The show is to be computer designed, musically choreographed and digitally fired, including expanded requirements for electrical firing systems and equipment. The standard for this provision is the "Fire One® system" or equivalent electronic firing system.
- II. **PERFORMANCE STANDARDS: CONTRACTOR must:**
 - a) Observe and comply with all of the current N.F.P.A. Code 1123 and the Georgia Building Code as adopted by Carroll County and any changes to the codes enacted during the term of the contract. To include all updated regulations regarding displays.
 - b) Fire show by computer firing only. In the event of an electrical malfunction, vendor is to describe alternate firing methods that would be used to complete the show.
 - c) Provide, deliver and secure fireworks to the designated point of fire area.
 - d) All firework shells and boxes shall be readily marked for identification, including size and what shells contain multiple projections so that inventory can be confirmed prior to set up. Boxes must be inventoried prior to set up.
- III. **TECHICIANS/PERSONNEL:** A minimum of two (2) licensed pyro-technicians plus an applicable number of handlers to help set-up are required. The two (2) pyro-technicians each must have a minimum experience of ten (10) major electronically fired shows and a minimum of five (5) years certified experience in the handling, transporting and discharge of fireworks.
- IV. **TIME OF DISPLAY:** Display shall begin promptly at a time mutually agreed upon by the City and the Contractor. Typically, this time is 9:30pm. E.S.T.
- V. **CONTRACTOR RESPONSIBILITIES:** Contractor shall, at a minimum, ensure the following:

REFERENCES

Reference No. 1 of 3

Company Name: City of Stockbridge GA

Street Address: 4640 N Henry Blvd

City/State/ZIP code: Stockbridge, GA 30281

Primary Contact: Kim Jordan

E-mail Address: kjordan@stockbridgega.org

Phone Number: (770) 389-5982

Cell Phone Number: ()

Reference No. 2 of 3

Company Name: City of Thomaston

Street Address: 106 E Lee Street

City/State/ZIP code: Thomaston, GA 30286

Primary Contact: Taylor Smith

E-mail Address: tsmith@cityofthomaston.com

Phone Number: (706) 601-4520

Cell Phone Number: () " "

Reference No. 3 of 3

Company Name: City of Hiram

Street Address: 217 Main Street

City/State/ZIP code: Hiram, GA 30141

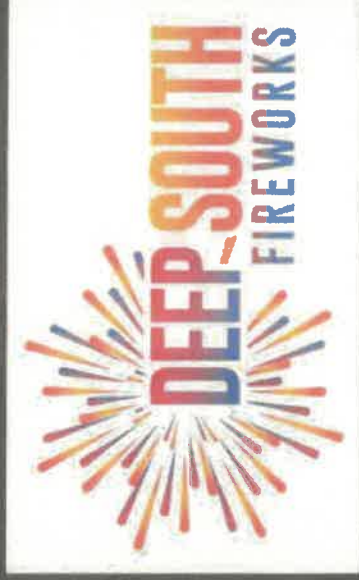
Primary Contact: Kathie Stancil

E-mail Address: kstancil@hirmam-ga.gov

Phone Number: (770) 943-3726 Ext-2009

Cell Phone Number: ()

- Firework Proposal for City of Villa Rica
- RFP26-001PR
- July 3, 2026.





General Information

Deep South Fireworks LLC
47 Lake Susie Rd
Hawkinsville, GA 31036
(707) 501-8755
Devin Vargas, CEO

Deep South Fireworks is a family and veteran owned company. Devin Vargas (owner) is a resident of Hawkinsville GA and have been in business since 2020. Deep South Fireworks started with an immense love for fireworks that started in middle Georgia and has quickly grown to cover 11 states.

Deep South Fireworks follows: BATFE, FAA, NFPA 1123, US Coast Guard and DOT rules and regulations.

All members of Deep South Fireworks has been through formal inhouse training as well as National Certifications from the PGI/APA.

Business Information

PO Box 120
Hawkinsville, Georgia
31036

THE CITY OF HAWKINSVILLE BUSINESS AND PROFESSIONAL LICENSE



License Id: 1260202
Issued Date: 04/01/25
Expiration Date: 03/30/26

Effective Date: 07/01/75
License Type: Occupation Tax

NOTIFY THIS OFFICE OF ANY CHANGE IN LOCATION OR OWNERSHIP

Business Name: DEEP SOUTH FIREWORKS, LLC

Business Location: 47 LAKE SUSIE ROAD

DEEP SOUTH FIREWORKS, LLC

DEVIN VARGAS

47 LAKE SUSIE ROAD

HAWKINSVILLE, GA 31036

Summary of Services:

Description:

Occupation Tax - Admin Fee

Occupation Tax

L. Chat.

CHAIRMAN

G. D.

CITY CLERK

THIS LICENSE VALID ONLY WHEN SIGNED BY BOTH

PLEASE DISPLAY IN A CONSPICUOUS PLACE

Devin Vargas
OCCUPATION TAX

Compliance Information

Federal Explosives License/Permit (18 U.S.C. Chapter 40)

U.S. Department of Justice
Bureau of Alcohol, Tobacco, Firearms and Explosives

In accordance with the provisions of Title XI, Organized Crime Control Act of 1970, and the regulations issued thereunder (27 CFR Part 555), you may engage in the activity specified in this license or permit within the limitations of Chapter 40, Title 18, United States Code and the regulations issued thereunder, until the expiration date shown. **THIS LICENSE IS NOT TRANSFERABLE UNDER 27 CFR 555.5.** See "WARNINGS" and "NOTICES" on reverse.

Direct ATF	ATF - Chief, FELC	License Permit Number	1-GA-231-50-7C-00954
Correspondence To	244 Needy Road Martinsburg, WV 25405-9431	Expiration Date	March 1, 2027
Chief Federal Explosives Licensing Center (FELC)			

Name
DEEP SOUTH FIREWORKS

Premises Address (Changes? Notify the ATF Call 800 368 2645 to do so before the move)
1141 HAY ROAD
MEANSVILLE, GA 30256

Type of License or Permit

50-MANUFACTURER OF EXPLOSIVES

Purchasing Certified Ammunition
The licensee or permittee named above shall use a copy of this license or permit to send a transfer of explosives to verify the identity and the licensed status of the licensee or permittee as provided by 27 CFR Part 555. The licensee or permittee may not be an original signature. A faxed, scanned or e-mailed copy of the license or permit with a signature intended to be an original signature is acceptable. The signature must be that of the Federal Explosives Licensee (FEL) or a responsible person of the FEL. A license that is a true copy of a license or permit issued to the licensee or permittee named above shall not be used in the business or operations specified above under "Type of License or Permit".

Mailing Address (Changes? Notify the FELC of any changes.)

DEEP SOUTH FIREWORKS, LLC
DEEP SOUTH FIREWORKS
311 ASHBY WAY
WARNER ROBINS, GA 31088

Licensee/Permittee Responsible Person Signature
Darin Vargas
Position Title
CEO
Date
2/6/2024

Printed Name

ATF Form 5400.14-5400.15 Part 1
Revised September 2011

Previous Edition is Obsolete
DEEP SOUTH FIREWORKS, LLC (1141 HAY ROAD MEANSVILLE, GA 30256) IS AN ARMED DANGEROUS PERSONS ACTIVITY ACTIVITY OF THE ATF

Federal Explosives License (FEL) Customer Service Information

Federal Explosives Licensing Center (FELC)
244 Needy Road
Martinsburg, WV 25405-9431
Toll-free Telephone Number (877) 283-3352
Fax Number: (304) 616-4401
E-mail: FELC@atf.gov
ATF Homepage: www.atf.gov

Change of Address (27 CFR 555.54(a)(1)). Licensees or permittees may during the term of their current license or permit remove their business or operations to a new location at which they intend regularly to carry on such business or operations. The licensee or permittee is required to give notification of the new location of the business or operations not less than 10 days prior to such removal with the Chief Federal Explosives Licensing Center. The license or permit will be valid for the



Insurance Information

Insurance Liability Covers:

General Liability: \$2,000,000-Meets GA State Requirements
Workers Comp: \$500,000

Insurance Agency:

Ryder Insurance
509 West Koenig St
Grand Island NE 68801
(308) 382-2330

Compliance:

Deep South Fireworks is following regulations of:
BATFE- Bureau Alcohol, Tobacco, Firearms & Explosives
FAA- Federal Aviation Administration
NFPA 1123
U.S. Coast Guard
DOT/PHSMA



CERTIFICATE OF LIABILITY INSURANCE

DATE (mm/dd/yyyy)
4/10/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Syder Roacker McCue & Huston (MGD by Hull & Company)
509 W Koehn St
Grand Island NE 68801

CONTACT Kristy Wolfe
MOBILE 308-342-2330
FAX 308-342-2330
E-MAIL kwole@hullandcompany.com
WEBSITE www.hullandcompany.com

[illegible]

COVERAGES
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.
CERTIFICATE NUMBER: 816407929
REVISION NUMBER:

TYPE OF INSURANCE	MODEL NO.	POLICY NUMBER	POLICY TYPE	LIMITS
GENERAL LIABILITY X COMMERCIAL GENERAL LIABILITY CLASS-MADE X OCCUR		CPS06078A	21 years	\$ 1,000,000 \$ 250,000 \$ 250,000 \$ 1,000,000

GENERAL AGGREGATE	\$ 1,000,000
PRODUCTS - COMPROP AGG	\$ 1,000,000
MAXIMUM AGGREGATE EXPOSURE PER POLICY	\$

GEN. AGGREGATE LIMIT APPLIES PER: POLICY ☐ PRO ☐ LOC ☐
--

[illegible][illegible][illegible]

DESCRIPTION OF OPERATIONS / DISBURSES / VENDOR(S) (March-April 1991, Additional Remarks Schedule, if more space is required)
Regarding the General's salary coverage, Weaver of Subrogation applies to the entities listed below per attached form CG 24-D when required by written agreement.

Regarding the General Liability coverage, Blanket Additional insured applies to the entities listed below per attached form GL-S-150a when required by written agreement.

Show on June 29, 2024

References



Reference 1:

City of Winter Springs, FL
3-year City Contract
Hannah Kirsch
(407) 327-6593
Hkirsch@winterspringstl.org

Reference 2:

City of Stockbridge GA
4th year Shooting the Show.
Kim Jordan
(678) 763-4609
kjordan@stockbridgega.org

Reference 3:

River forest HOA
4th year shooting the Show
Forsyth, GA
Chuck DeVries
(478) 731-0049
pe8@aol.com

Firing System

- Deep South Fireworks will be using a Cobra Firing System for this display that meets NFPA 1123 requirements for a firing system. This system can pause the fireworks and music in the event the show needs to be stopped. The show will be able to resume when safe to do so.



Where do our fireworks come from?

At Deep South Fireworks we use two main supplies. The first supplier is American Wholesale Fireworks out of Hudson, OH. With over 100 years in the industry, they're the leading and most trusted supplier in the Country.

Our second supplier is Showtime FX. They specialize in unique fireworks; designed just for display companies like us.



Shell Count Opening Barrage

Shell Count

3" Display Shells	30
4" Display Shells	18
5" Display Shells	9
6" Display Shells	5
1" Display Cake	75
Total:	137

Approx Duration: 1 Minute



Shell Count Main Body

Shell Count

3" Display Shells	420	Specialty Shells -None
4" Display Shells	270	72, Smile Faces, Hearts Squares, Boxes
5" Display Shells	261	None
6" Display Shells	207	54, Nishiki, Brocade Crowns, Waterfalls
.75"-1.5" Display Cakes 75 shots	7	None
Total:	1,683	

Approx Duration: 19 Minutes



Shell Count False Finale

Shell Count

3" Display Shells	30
4" Display Shells	36
5" Display Shells	18
6" Display Shells	4
1" Display Cake	75
Total:	137

Approx Duration: 1 Minute

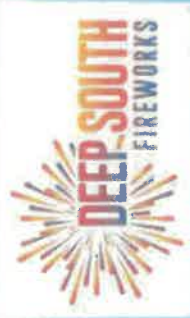


Shell Count Grand Finale

Shell Count

3" Display Shells	120
3" Salutes Shells	120
4" Display Shells	36
5" Display Shells	18
6" Display Shells	18
1" Finale Cakes	344
Total:	1,000

Approx Duration: 2 Minutes



Total Cake Shots: 1,019
Total Shell count not including
Salutes: 1,500.
Total Shells including Salutes:
1,620.
Total Shots for the entire show:
2,639
Show duration: 22-23 Minutes

Total Shell Count

Shell Count

1" Finale Cakes Shots	344
1" Display Cake Shots per Cake on average is 75 shots	675
3" Display Shells	600
3" Salutes Shells	120
4" Display Shells	360
5" Display Shells	306
6" Display Shells	234
Total:	2,639



Close Proximate Fireworks

60' Daytime Smoke Mines, Various Colors	15
100' Daytime Smoke Mines, Various Colors	10
Comets, various colors	30
Mines, various colors	30
3" Salutes	60
6" Fireball	2

Cost for Close Proximate Show \$2,200



Notes and show details

- Show will be choreographed and digitally fired and synced with music.
- Show will have an average pace of 1 shell breaking every 3 seconds or less for the duration of the show.
- Firing System used is a Cobra Firing System which is equivalent to the Fire One System.
- All NFPA code and GA Building code along with DOT, Federal and State Laws will be followed.
- All fireworks will be marked and ready for inspection prior to set up.
- There will be two licensed pyro-technicians on site with a minimum of 10 shows and 5 years experience.



Cost/Important Details

This show will be an extremely high impact Unforgettable show. There is a massive amount of product that will create an amazing display!

Total cost for the 2026 July 3rd Firework Show is \$55,000.

Total separate cost for Close Proximity Show is \$2,200





Cost/ Important Details

What does this price include?

This cost includes all fireworks, transportation fees, employee pay, all permit fees and set-up and clean up.

Deep South Fireworks wants to thank you for considering us!
We are veteran and first responder owned!

Sincerely,

Devin Vargas, CEO Deep South Fireworks!

Quote Created on 2/14/26 Valid until 3/15/26.



REQUEST FOR PROPOSALS CITY OF VILLA RICA JULY 3, 2026 FIREWORKS

PROPOSAL NUMBER: RFP 26-001PR | ISSUE DATE: February 4, 2026

The City of Villa Rica Parks & Recreation Department seeks sealed bids for its Friday, July 3, 2026 Fireworks Display. Proposals must be received no later than
2:00 pm on Tuesday, February 24, 2026

No late proposals will be accepted.

Send proposals to:
City of Villa Rica
Attn: Purchasing Department
Reference Proposal No. RFP 26-001PR
571 W. Bankhead Hwy.
Villa Rica, GA 30180

RFP SCHEDULE:

This Request for Proposal will be governed by the following schedule:

RFP Issue Date.....	February 4, 2026
Deadline for Receipt of Written Questions.....	February 17, 2026 (2:00 pm)
Deadline for Posting of Written Answers to City's Website	February 19, 2026 (2:00 pm)
RFP Response Due Date.....	February 24, 2026 (2:00 pm)
Opening / Evaluation of RFP Sealed Proposals.....	February 24, 2026 (2:00pm)
Staff Recommendation to City Council	March 3, 2026 (10:00am)
Vote by City Council to Award BID	March 10, 2026 (6:00 pm)

For any questions, please email:

Tara Ivey, Deputy Director
Email: tivey@villarica.gov
No Phone Calls Please

SPECIAL INSTRUCTIONS

Parties interested in acquiring this contract with the City of Villa Rica's Parks & Recreation Department shall submit three copies of the proposal package to meet the requirements below:

1. All bids must be labeled "**City of Villa Rica July 3, 2026 Fireworks**".
2. For the 2026 Fireworks Display commemorating the **250th Anniversary of America's Birthday**, the city is requesting the inclusion of a **Close Proximate Fireworks enhancement segment** to be **performed prior to the main aerial fireworks display**, during the daytime hours as the live entertainment begins or just prior on the main stage.

This enhancement will consist of low-level, close proximity effects designed to enhance the audience experience in advance of the primary fireworks event. Effects may include, but are not limited to, comets, mines, gerbs, or similar close proximity effects, subject to site conditions, safety requirements, and all applicable permits and regulatory approvals.

- The cost for the Close Proximate Fireworks enhancement shall be **\$2,200.00**, and shall be **itemized separately** from the base fireworks display cost.
- Bidders shall include a detailed itemized list of all close proximate fireworks effects proposed for use during the pre-show segment.
- The itemized list shall, at minimum, identify the type of effect, general description and quantity of each proximity item (e.g., comets, mines, gerbs or similar effects).

The Close Proximate Fireworks enhancement is intended to provide a **brief, choreographed pre-main stage show segment**. The exact number of effects, sequence, and duration shall be determined by the licensed fireworks operator based on show design, safety considerations, and venue layout.

Pricing

This pricing is valid **for the 2026 Fireworks Display only** and applies exclusively to the **250th America's Birthday Celebration**. This enhancement shall not apply to future events or subsequent years unless approved through a separate agreement or amendment.

3. Bidders must be properly licensed and secure necessary permits wherever applicable.
4. Complete Mandatory Bid Submittal Form.
5. Complete City of Villa Rica vendor information packet, if not currently a vendor. Responsive documents are available online [City of Villa Rica Contractor Vendor Packet](#)
6. Preservation of Rights: The owner reserves the right to reject any and/or all bids and waive all minor technicalities, informalities and irregularities. The owner reserves the right to accept the bid, which in the judgment of the Owner, is in their best interest.
7. The City of Villa Rica is the sole determiner of a qualified bidder and may request other information sufficient to determine bidder's ability to meet these minimum standards listed above. Request for information contained in this section may also occur at any time during the effective period of this

Contract, or any extension/renewal thereof.

8. List of 3 references including Company name, contact person, address, phone number and e-mail.
9. Termination of Contract: The City of Villa Rica may, at any time they deem necessary, to terminate these agreements with thirty (30) calendar day's written notice.
10. Freight Terms: Unless otherwise noted, all freight and shipping must be prepaid. All freight charges must be included in prices submitted on proposal.
11. Discounts: Any discounts allowed prompt payment, etc., must be noted and reflected in bid figures and not entered as separate pricing on the proposal form.

MANDATORY BID SUBMITTAL FORM
BID NUMBER: RFP 26-001PR
City of Villa Rica July 3, 2026 Fireworks

Name of Company submitting proposal: _____

Address of Company: _____

Contact Person: _____

E-mail Address: _____

Phone Number: _____

Cell Phone #: _____

Signature: _____ Date: _____

The proposal shall be signed by a representative who is authorized to contractually bind the Contractor.

Description:

- I. **INTENT:** It is the intent of the City of Villa Rica to award an initial contract term of one (1) year with the option to renew annually for an additional two (2) years not to exceed three (3) year total. This may or may not include the special effects for the America's 250th celebration event in year one (1). The show is to be computer designed, musically choreographed and digitally fired, including expanded requirements for electrical firing systems and equipment. The standard for this provision is the "Fire One® system" or equivalent electronic firing system.
- II. **PERFORMANCE STANDARDS: CONTRACTOR must:**
 - a) Observe and comply with all of the current N.F.P.A. Code 1123 and the Georgia Building Code as adopted by Carroll County and any changes to the codes enacted during the term of the contract. To include all updated regulations regarding displays.
 - b) Fire show by computer firing only. In the event of an electrical malfunction, vendor is to describe alternate firing methods that would be used to complete the show.
 - c) Provide, deliver and secure fireworks to the designated point of fire area.
 - d) All firework shells and boxes shall be readily marked for identification, including size and what shells contain multiple projections so that inventory can be confirmed prior to set up. Boxes must be inventoried prior to set up.
- III. **TECHICIANS/PERSONNEL:** A minimum of two (2) licensed pyro-technicians plus an applicable number of handlers to help set-up are required. The two (2) pyro-technicians each must have a minimum experience of ten (10) major electronically fired shows and a minimum of five (5) years certified experience in the handling, transporting and discharge of fireworks.
- IV. **TIME OF DISPLAY:** Display shall begin promptly at a time mutually agreed upon by the City and the Contractor. Typically, this time is 9:30pm. E.S.T.
- V. **CONTRACTOR RESPONSIBILITIES:** Contractor shall, at a minimum, ensure the following:

- a) Must be setup no later than 8:00 a.m. Friday, July 3, 2026. The contractor may begin setup the day before.
- b) Provide radio communications, including a minimum radios for shooter, and designated CITY staff, for the day of the show beginning with the inventory check at 8:00 am, and maintain radio contact throughout the day. In addition, provide the shooter with a working cellular phone, and provide the designated CITY personnel with the cellular phone number.
- c) Provide to the designated CITY staff one week before the shoot, a printed, detailed, itemized, inventory shipping list of all shells shipped for the fireworks display.
- d) Prior to the loading of the shells, provide an on-site inventory check of shells with assigned CITY staff at a mutually agreed upon time but no later than 12:00 noon on the day of the show. All fireworks packages shall be clearly labeled as to size, type, quantity and country of origin.
- e) Provide to the CITY, as early as possible, but no less than three (3) weeks prior to the shoot, a copy of all applicable permits (fire, police, local and state approval).
- f) Provide compliance with all state and local requirements.
- g) Provide to the CITY a copy of the approved fireworks permit submitted to the Carroll County Fire Marshall, as early as possible, but no less than three (3) weeks prior to the shoot.
- h) Allow access of CONTRACTOR operations to the Carroll County Fire Marshall all times on the day of the display.
- i) Provide written procedures outlining plans for delivery, set-up and discharge of fireworks display in response to variable weather.

VI. CITY RESPONSIBILITIES. The City shall, at a minimum, ensure the following:

- a) Police presence to be available for patrolling display area to maintain a safety zone around the shooting area.
- b) A member from the CITY Parks and Recreation staff to coordinate with the CONTRACTOR and act as a representative of the CITY on matters not directly relating to safety or regulations.

VII. INCLEMENT WEATHER: In the event the show is completely canceled due to weather conditions, (as determined by CITY personnel) the CITY reserves the right to reschedule or to completely cancel the display. CONTRACTOR is to outline in CONTRACTOR's proposal what price, if any, CONTRACTOR may charge if show is postponed or completely cancelled due to weather conditions. There will be no rainout date.

VIII. **MINIMUM REQUIREMENTS OF DISPLAY:** The City is requesting a bid price as follows:

- a) A show is divided into four segments including an opening barrage, main body, false finale, and grand finale
- b) A minimum of at least (200) 6" shells.
- c) A minimum of at least (250) 5" shells.
- d) A minimum of at least (250) 4" shells.
- e) A variety of special effect shells including special effect barrage boxes, Saturn's, smiley faces, etc.
- f) A false ending prior to the grand finale.
- g) Total should be based on a minimum number of 1400 shells **NOT TO INCLUDE** flashing strobes or reports. The majority of shells should fall in the range of 4" to 6" high-grade shells.

Firing locations shall be from a minimum of four separate locations with the main battery located at the back in the center and with additional batteries located a minimum of 100' in front of and flanking the main battery to the left and right. Some mortars shall be angled to the left and right of center to diminish the "white out" effect of a multitude of shells exploding in the same volatile air space.

IX. **INSURANCE REQUIREMENTS** – The selected *Fireworks Company* agrees to provide Liability Insurance containing contractual Indemnification Coverage in the amount of five million dollars (\$5,000,000.00), in addition to Worker's Compensation Insurance for operators and crew members no later than thirty days prior to the scheduled event, naming the following on the Certificate of Insurance as Additional Insured:

City of Villa Rica
571 West Bankhead Highway
Villa Rica, GA 30180

X. **HOLD HARMLESS STATEMENT** – The following statement must be included in the accepted contract – *Fireworks Company (your name)* agrees to hold harmless, indemnify and defend the City of Villa Rica, the Parks & Recreation Department their officers, commissioners, employees, successors and assigns from and against any and all losses, costs, judgments, suits, liabilities, claims, demands and expenses (including reasonable attorney fees) incurred by any one or more of said indemnities and arising out of or connected with any personal injury, property damage or death resulting from the performance or malperformance of *Fireworks Company (your name)*, hereunder.

PART II

SELECTION CRITERIA

The selection of qualified service providers will be based on a point system. The award of points will be based on the documentation that is submitted for the RFP. Proposals will be reviewed by a panel of at least three City staff members who will review the subjective portions of the proposal. The following criteria will be used.

1. **PROGRAM SELECTION:** (max 25 points) This section will be scored on the following criteria:

- a) Total number of shells – including specialty colors and size of shells, variety and uniqueness of shells. A listing and descriptions of specific shells will be preferred.
- b) Very limited number of three- and four-inch shells.
- c) High quantity of special effects shells, i.e. multiple break shells, number of shells per minute, lack of dead air time.
- d) Length of show – **SHOW MUST BE AT LEAST 20 MINUTES IN DURATION.**



CITY OF VILLA RICA

City Council Meeting Agenda Item Cover Sheet

SUBJECT: Mirror Lake Elementary School, Villa Rica High School and Villa Rica Elementary School, flashing school zone warning beacon lights.

AGENDA DATE:

DATE PREPARED: Feb 25, 2026

PREPARED BY: Chief M. Mansour

AMOUNT: \$42,189.07

GL ACCOUNT #:

FUNDING SOURCE: School Zone Camera Revenue

BUDGETED ITEM? No

PUBLIC HEARING: No

PURPOSE: Install warning beacon lights in the above three school zones reflecting the times of reduced speeds of 1 hour before school starts and 1 hour after school.

BACKGROUND: Currently the above three schools do not have warning lights that alert the public to the reduced speeds of 1 hour before school starts and 1 hour after school dismisses. Mirror Lake Elem and Villa Rica High School currently have ATESD installed. These lights should clear up any confusion as to when the speeds are reduced.

STAFF RECOMMENDATION: We recommend you allow The City of Villa Rica to purchase the three sets of beacon warning lights.

IMPACT: These lights should clear up any confusion as to when the speeds are reduced during the busiest times of school days and let the public know when they need to slow down.

MOTION: I move to allow the City of Villa Rica to purchase and have installed the three sets of flashing beacon warning lights.



4400 Shackleford Road
Norcross GA 30093
P: 404-298-7700 F: 404-298-8810

Sales Quote

Original

Order	Date	Page
61647	02/02/26	Page 1 of 2
Valid Until		
03/02/26		

Bill To:

Cash Customer
USA

Ship To:

Will Call
4400 Shackleford Rd
Norcross GA 30093-2915

Customer ID		Purchase Order Number		Inside Sales		Salesperson	
C000418		City of Villa Rica		Andy Nelson		HAT - Comm	
Due Date		Ship Via			Terms		Currency
03/02/26					C.O.D.		US Dollars
QUANTITY ORDER	ITEM NUMBER	DESCRIPTION			UNIT PRICE	U/M	AMOUNT
School Zone System with Software License							
6	MISC	605059 School Zone System, Solar, TOP, BlinkerBeacon, 19/18, Software Subscription			2,722.8700	eea	16,337.22
12	TAPCO-151592	BATTERY, AGM, 12V, 9Ah, UB1290			0.0000	ea	0.00
12	TAPCO-2180-BBSAYP-LU	BlinkerBeacon, Single Assembly, Vertical Mount Amber LED, Yellow Housing, Yellow Poly Arms			0.0000	EA	0.00
6	MISC	505025 Cabinet,Smart Controller,Dual Beacon,19W Top of Pole			0.0000	eea	0.00
6	TAPCO-SH-1-ENTERPRIS	Smart Hub Software License, 1 Year Complimentary, Non-Streaming Video System			0.0000	ea	0.00
6	TAPCO-373-00517	S5-1,24"x48"x.080 DG3 FYG/White School Speed Limit "25" When Flashing			0.0000	ea	0.00
Pole Package							
6	MISC	607028 Pole Package, Round			1,929.5000	eea	11,577.00
6	MISC	034-12345 Adapter Plate for V-Loc/Signal Base System,4.5" OD			0.0000	eea	0.00
6	TAPCO-034-00004	V-Loc,Wedge, SW-1, for use with V-Loc Post Anchors			0.0000	ea	0.00
6	MISC	101832-13 V-Loc,Socket 28-VR3B			0.0000	eea	0.00
6	TAPCO-203-00014	Base,Aluminum,Square with TAPCO door, unpainted SP-5444-P33			0.0000	ea	0.00
6	TAPCO-373-15	Standard Aluminum Pole,15' Schedule 40			0.0000	ea	0.00
6	MISC	2986-00001 2986-00001			0.0000	eea	0.00
6	TAPCO-111531N	Sign Mounting Kit, Banded, Flared Leg, Standard for Mounting One Static Sign to Large Pole			0.0000		0.00

All returns subject to 15% restocking fee.



4400 Shackleford Road
Norcross GA 30093
P: 404-298-7700 F: 404-298-8810

Sales Quote

Original

Order	Date	Page
61647	02/02/26	Page 2 of 2
Valid Until		
03/02/26		

Bill To:

Cash Customer
USA

Ship To:

Will Call
4400 Shackleford Rd
Norcross GA 30093-2915

Customer ID	Purchase Order Number	Inside Sales	Salesperson		
C000418	City of Villa Rica	Andy Nelson	HAT - Comm		
Due Date	Ship Via	Terms	Currency		
03/02/26		C.O.D.	US Dollars		
QUANTITY ORDER	ITEM NUMBER	DESCRIPTION	UNIT PRICE	U/M	AMOUNT
Furnish only quote. Installation is not included.					
Solar powered equipment requires no shading or obstructions					
Plus Shipping and Handling					
Unless otherwise specified, this quote is valid for a period of 30 days. This document contains privileged and confidential information and may not be disclosed to any third party without the express written consent of Utilicom Supply Associates, LLC.					
Merchandise	Discount	Freight	Tax	Applied	Total Due
\$27,914.22	\$0.00	\$0.00	\$1,674.85	\$0.00	\$29,589.07

All returns subject to 15% restocking fee.

Printed by SAP Business One

Reedwick, LLC
15071 Veterans Memorial Hwy
Villa Rica, GA 30180
(678) 952-6618

QUOTE

QUOTE NO

75

TO City of Villa Rica
571 W. Bankhead Hwy
Villa Rica, GA 30180

QUOTE DATE	VALID THRU	FOR	PAGE
2/9/2026	5/18/2026	School Flashers	1

ITEM NO	QUANTITY	DESCRIPTION	UNIT PRICE	EXTENDED
	1	Traffic Control/Mobilization	1,500.00	1,500.00*
	6	Installation Only - Solar Powered School Flasher on direct buried post	1,850.00	11,100.00*

* means item is non-taxable

TOTAL AMOUNT 12,600.00

TAPCO SMART CONTROLLER

SPECIFICATIONS

POWER	Solar: 11.5V minimum
	AC: 10V minimum
INPUTS	One analog, two digital
OUTPUTS	Two LED channels, two digital output channels, two 12VDC output channels
COMMUNICATIONS	Two RS485 ports, one RS232 port
MODEM	Cellular
RADIO	Operates wirelessly at 900Mhz, utilizing Frequency Hopping Spread Spectrum (FHSS) technology to minimize the effects of external RF interference
BLUETOOTH	Bluetooth 5.0 for local configuration
PROGRAMMABILITY	Remote via Smart Hub cloud-based software or local via Bluetooth
DIMMING	Based on solar load or photocell (if applicable)
SELF-DIAGNOSTIC CAPABILITY	Internal temperature monitor, voltage and current, accelerometer for knock down and status of LEDs
SOLAR CHARGING	MPPT; 12V with temperature compensation
OPERATING TEMPERATURE RANGE	-29F to +165F (-34C to + 74C)
DIMENSIONS	8.7" L X 4.9"W X 1.8"H



EARTH INSTALLATION

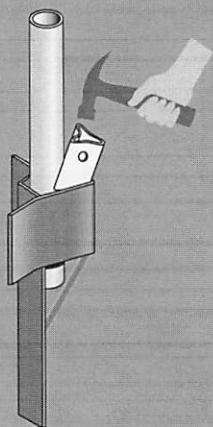
Use a V-Loc Drive Cap to drive the leg angle straight into the earth, half way to the bottom of the fin. Use a level to plumb each side of the leg angle. For models with a clean-out bar, tilt a few degrees toward the bar. For models without a clean-out bar, the dirt inside the leg angle can be loosened with a shovel at this time, making clean-out easier. Next, drive the socket into the earth until it is flush with the ground surface. Remove or compact the earth inside the socket to allow the post to be inserted 5 or more inches. Proceed to post and wedge insertion instructions.

ASPHALT INSTALLATION

Use a V-Loc Drive Cap to drive the leg angle through the asphalt into the earth, half way to the bottom of the fin. Use a level to plumb each side of the leg angle. For models with a clean-out bar, tilt a few degrees toward the bar. Install socket to a depth so top of socket is level with finished surface. Use a level to plumb each side of the leg angle. Tape over the opening in the top of the socket, and fill around the socket with asphalt patch. Allow to harden. Remove tape. Proceed to post and wedge insertion instructions.

CONCRETE INSTALLATION (NEW OR EXISTING)

Install with curled fin corners or bottom plate at the bottom. V-Loc Bottom Plate models are recommended for concrete installations. Otherwise it is recommended to apply tape under the bottom opening of the socket to prevent upward migration of wet concrete. For wet concrete installation, place socket in the desired location, to proper depth so it will be flush with the finished surface. For existing concrete, bore a hole 6 or 7 inches in diameter through concrete. Install socket to a depth so top of socket is level with finished surface. Use a level to plumb each side of the leg angle. Tape over the opening in the top of the socket and fill around the socket with quick-dry concrete. Allow to harden. Remove tape. Proceed to post and wedge insertion instructions.



POST AND WEDGE INSERTION

Insert post 6 inches or more into socket, abutting the leg angle, making sure sign or mailbox is at proper angle and height according to national, state or local standards. Insert the wedge into the socket with its side hole closest to the top. This allows the wedge puller to properly grasp the wedge if removal becomes necessary. Insert the wedge at a slight angle as shown at right. Drive the wedge fully into the socket, up to as much as one inch below the top of the V-Loc.

V-LOC INSTALL

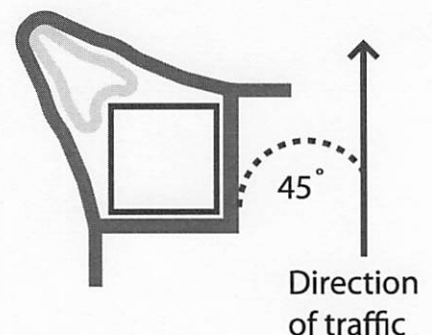
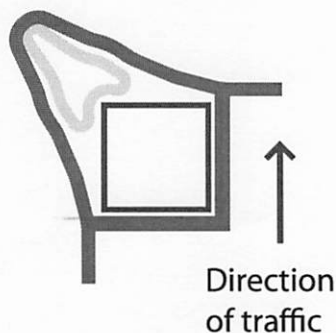
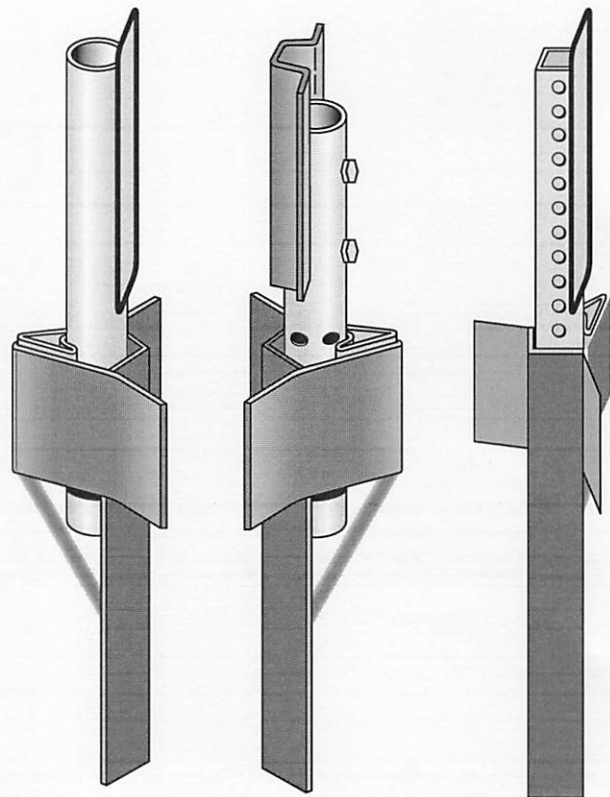
REPLACE KNOCK-DOWNS IN UNDER 10 MINUTES!

ALIGNMENT

Illustration at right shows proper alignment, resulting in signs facing toward approaching vehicles. Align Round post V-Loc sockets so the rounded nose of the fin points parallel to the road, AWAY FROM oncoming traffic. U-channel post V-Loc sockets should have the rounded nose of the fin pointing parallel to the road, TOWARD oncoming traffic. Align Square post V-Loc sockets so that the rounded nose of the fin points to slightly less than a 45-degree angle from oncoming traffic (see illustration), so that the mounted traffic sign will face oncoming vehicles.

Thank you for your purchase of V-Loc, the only reusable post socket that is flush to the ground for maximum safety. Contact Digger's Hotline before installing. TAPCO will not be liable for damage or injury resulting from unauthorized or improper installation.

Questions or comments? Contact TAPCO's V-Loc Division. Thank you!





CITY OF VILLA RICA

City Council Meeting Agenda Item Cover Sheet

SUBJECT: Georgia Food Industry Association Education Foundation

AGENDA DATE: March 10, 2026

DATE PREPARED: February 25, 2026

PREPARED BY: Whitney Cox, Licensing Specialist

AMOUNT: N/A

GL ACCOUNT #: N/A

FUNDING SOURCE: N/A

BUDGETED ITEM? N/A

PUBLIC HEARING: NO

PURPOSE: To present an application for Georgia Food Industry Association Education Foundation to pour beer and wine at a 1-day golf tournament located at Mirror Lake Golf Club-1000 Canongate Pkwy., Villa Rica, GA 30180, on Wednesday, April 29th. The event will be held from 7:30 am until 3:30 pm.

BACKGROUND: Georgia Food Industry Association (GFIA) has operated since 1912. GFIA is the sole association in Georgia dedicated to regulatory fairness in the food industry.

The spring golf tournament will host over 350 members with a goal of raising funds to support the GFIA Education Foundation. The foundation has awarded over 2.2 million dollars in scholarships.

STAFF RECOMMENDATION: Staff recommends approval.

IMPACT: N/A

MOTION: I move to approve the application for a temporary limited pouring license for Georgia Food Industry Association Education Foundation.



City of Villa Rica

SPECIAL EVENT PERMIT APPLICATION

Special Event Title: _____

Company: Georgia Food Industry Education Foundation

Company Address: 5020 Highlands Pkwy SE Suite 200 Smyrna GA 30080

Phone: 678-654-3316 Fax: _____

Location/Site Master: _____

Cell: _____ Email: _____

Location/Site Master: _____

Cell: _____ Email: _____

TYPE OF PROJECT

☐ Fair	☐ Tour
☐ Grand Opening Celebration	☐ Race
☐ Parade	☐ March
☐ Rally	☐ Assembly
☐ Festival	☐ Concert
☐ Holiday Celebration	☐ Bicycle/Run
☐ Block Party	☒ Other: <u>golf event</u>

Description of Project: golf tournament

Location of Project: Mirror Lake Golf Club

1000 Canongate Pkwy Villa Rica GA 30180

☒ Commercial Location ☐ Residential Location ☐ City Park ☐ Other

NOTE: If your Special Event occurs at a residential location and contains any of the two listed items below, a meeting with the City Manager is required and a minimum of one week in advance before your application can be accepted and processed:



Case # _____

SPECIAL EVENT REVIEW APPLICATION

1. Full and/or Partial Lane and Street Closures
2. Requested Variances to any City of Villa Rica Ordinance

Contact Name to Schedule the Meeting: _____

Phone: _____ **Fax:** _____

Email: _____

Names of Attendees to Attend the Meeting: _____

List any Alteration of Vegetation or Building Modifications that Could Remain Permanent After the Completion of the Project: _____

Number of Tents: _____ **Square Footage of Each Tent:** _____

List Tent Locations: _____

Will Portable Restrooms (Porta Potties) be Utilized? _____ Yes _____ No

If Yes, Please List Placement and Locations: _____

SPECIAL EVENT PREP

DATES		HOURS	
From: <u>Mon April 27</u>	To: _____	From: <u>8:00</u> <u>A.M.</u>	To: _____ A.M./P.M.
From: <u>Tues April 28</u>	To: _____	From: <u>8:00</u> <u>A.M.</u>	To: _____ A.M./P.M.
From: _____	To: _____	From: _____ A.M./P.M.	To: _____ A.M./P.M.
From: _____	To: _____	From: _____ A.M./P.M.	To: _____ A.M./P.M.
From: _____	To: _____	From: _____ A.M./P.M.	To: _____ A.M./P.M.
From: _____	To: _____	From: _____ A.M./P.M.	To: _____ A.M./P.M.



Case # _____

SPECIAL EVENT REVIEW APPLICATION

Describe Preparation Activity: Prep work to set up event

SPECIAL EVENT

DATES		HOURS	
From: <u>Wed April 29</u>	To: _____	From: <u>7:30</u>	To: <u>3:30</u>
From: _____	To: _____	From: _____	To: _____
From: _____	To: _____	From: _____	To: _____
From: _____	To: _____	From: _____	To: _____
From: _____	To: _____	From: _____	To: _____
From: _____	To: _____	From: _____	To: _____

Describe Special Event Activity: Golf tournament event

CLEAN-UP/CLOSE OUT

DATES		HOURS	
From: <u>Wed April 29</u>	To: <u>Wed April 29</u>	From: <u>3:30</u>	To: <u>5:00</u>
From: _____	To: _____	From: _____	To: _____
From: _____	To: _____	From: _____	To: _____
From: _____	To: _____	From: _____	To: _____
From: _____	To: _____	From: _____	To: _____
From: _____	To: _____	From: _____	To: _____

Describe Clean Up/Close Out Activity: Remove trash and clean up venue space

NOTE: The following three items must be provided when applicable:

1. Site Plan – Showing Special Event Location
2. Proof of permission from Property Owner for use of the Special Event Location
3. Notification of neighbors and businesses affected by the Special Event Location



Case # _____

SPECIAL EVENT REVIEW APPLICATION

USES: (_____)

_____ Street Closure

_____ Lane Closure

_____ Other: _____

If any of the above are checked, please give a detailed description, including dates and times: _____

SERVICES REQUIRED: (_____)

_____ City Police

_____ City Parks

_____ Fire Department

_____ Sanitation

_____ Transportation

_____ Other: _____

NOTE: The City of Villa Rica Shall Be Utilized if Available

If any of the above are checked, please give a detailed description, including dates and times: _____



Case # _____

SPECIAL EVENT REVIEW APPLICATION

ELEMENTS AND SPECIAL EFFECTS OR STUNTS (_____)

- _____ Generator(s)
- _____ Special Lighting/Lighting Cranes
- _____ Music Playback
- _____ Smoke/Fire/Other Pyro
- _____ Vehicles
- _____ Animals
- _____ Other: _____

If any of the above are checked, please give a detailed description, including dates and times: _____

Please List Any Special Requests Not Already Covered: _____

NOTE: The City reserves the right to deny any Special Event Permit that is not within the best interest(s) of the City and its Residents. No Special Event Permit shall be issued more than once per quarter at any one residential location and shall be no more than fourteen (14) consecutive days in duration, unless otherwise previously requested and approved by the City Manager.

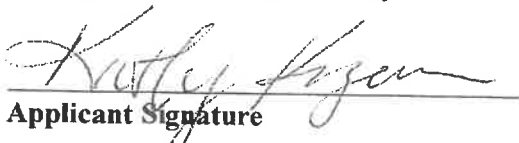


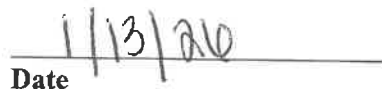
Case # _____

SPECIAL EVENT REVIEW APPLICATION

HOLDS HARMLESS AGREEMENT

The applicant agrees to indemnify the City of Villa Rica and to be solely and absolutely liable upon any and all claims, suites and judgements against the City and/or the application for personal injuries and property damages arising out of or occurring during the activities of the applicant, his/her (its) employees or otherwise. The applicant further agrees to comply with all pertinent provisions of Georgia laws, rules and regulations. This permit may be revoked at any time.


Applicant Signature


Date

Permit Fee: \$100.00/Day

\$500.00 Sanitation Bond Required if Filming Occurs in a City Owned Park or Facility



CITY OF VILLA RICA

City Council Meeting Agenda Item Cover Sheet

SUBJECT: ABL-01-26 La Catrina Street Tacos, LLC

AGENDA DATE: March 10, 2026

DATE PREPARED: February 25, 2026

PREPARED BY: Whitney Cox, Licensing Specialist

AMOUNT: N/A

GL ACCOUNT #: N/A

FUNDING SOURCE: N/A

BUDGETED ITEM? N/A

PUBLIC HEARING: Yes

PURPOSE: To present an application for La Catrina Street Tacos LLC to pour malt beverages, wine and distilled spirits at the business location of 451 W. Bankhead Hwy. Ste. 113., Villa Rica, GA 30180.

BACKGROUND: The applicant has complied with the ordinance with regard to the legal notification requirements and has successfully passed the background check conducted by the Villa Rica Police Department. Also, there are no location zoning restrictions that would hinder the issuance of the license. The business is currently operating as a restaurant and holds a valid occupational tax permit.

STAFF RECOMMENDATION: Approval

IMPACT: None

MOTION: I move to approve the alcohol license application for La Catrina Street Tacos LLC located at 451 W. Bankhead Hwy. Ste. 113., Villa Rica, GA 30180.

ABL-01-24



City of Villa Rica

Mayor Leslie McPherson • Shirley Marchman • Matthew Momtahan • Stephanie Warmoth • Anna McCoy • Danny Carter

Dear Applicant:

Enclosed in this packet are informational documents and an application pertinent to your approval for an alcohol license. This material should be thoroughly read, and all documents shall be fully completed with all facts relevant to the requirements of the City of Villa Rica Alcohol License Ordinance.

Both the Alcohol Ordinance and the application stand for themselves. City personnel are not able to offer any legal advice regarding the completion of this application. Should you require further advice beyond the ordinance and application packet, please seek legal advice from your counsel of choice.

If you have any questions or concerns, please contact the Licensing Specialist at (678) 840-1224.

Sincerely,

Office of Community Development

"The City of Golden Opportunities"

571 West Bankhead Highway • Villa Rica, Georgia 30180 • T: (770) 459-7000 • F: (770) 459-7003 • www.villarica.org



Alcohol License Checklist

This form shall be submitted with all necessary documentation. All applications shall contain a full and completely sworn and notarized statement by each applicant of all material fact relevant to the requirements of the City of Villa Rica Alcohol License Ordinance.

- ✓ Read and fully comprehend the Alcohol License Ordinance
- ✓ **Non-Criminal Justice Background Check-** Submit "Fingerprint Consent Form" to the Villa Rica Police Dept. for processing. (101 Main St. Villa Rica, GA 30180 -770-459-5149)
- ✓ **Advertising-** Email legals@times-georgian.com -request the ad to run in both the Times-Georgian and the Douglas Sentinel. The "Sample Public Notice and Advertisement" form shall be used as a template. *The ad needs to run for one (1) day and must run at least 15 days prior to the upcoming City Council meeting for the month. (Ad can run earlier; not later.)*
- ✓ **Proof of Publication-** After the ad has run, an "Affidavit of Publication" will be forwarded to the applicant from the newspaper. *Submit this document to the Licensing Specialist at least 10 days prior to the upcoming City Council meeting.*
- ✓ **Establishment Advertising-** *A notice must be posted on the premises at least 15 days prior to the upcoming City Council meeting.* The notice shall be on a board or metal sign having a surface of no less than 12 square feet. It shall be placed at least three (3) feet above the ground and facing the most traveled street. The "Sample Public Notice and Advertisement" form shall be used as a template.
- ✓ **Declaration of Advertising-** After the sign has been posted, submit photo proof as well as the completed "Public Notice (Sign) Sworn Statement" to the Licensing Specialist.
- ✓ Applicant **must** contact the Secretary of State Department of Revenue for State Alcohol License Requirements <http://dor.georgia.gov/>; applicants should also check the Alcohol & Tobacco Tax & Trade Bureau for information on requirements pertaining to this department at <http://ttb.gov>.

Stefany Montes
Applicant's Name

2/9/20
Date



Alcohol License Application

INSTRUCTIONS: Every question must be answered fully and correctly. If the space provided is not sufficient, answer the question on a separate sheet and indicate in that space that a separate sheet is attached. When completed, it must be dated, signed, and verified under oath by the applicant and filed in person by the applicant with the **Community Development Department, 206 North Avenue, Villa Rica, Georgia 30180**, together with all supporting documentation and the required non-refundable application fee.

A license issued to an individual shall be issued in the name of the individual. A license issued to a partnership shall be issued in the name of the partnership and in the name of one of the partners who shall be the named licensee. A license issued to a corporation having as its principal business the sale of alcoholic beverages shall be issued in the name of the Corporation and in the name of the majority stockholder or a principal officer of the corporation; and such majority stockholder or officer shall be the named licensee. A license issued to a corporation having as its principal business an activity other than the sale of alcoholic beverages shall be issued in the name of the corporation and in the name of the officer or employee of the corporation primarily responsible for the operation of the licensed premises; and such officer or employee shall be named the Licensee.

NON-REFUNDABLE APPLICATION FEE

Package Malt Beverage	\$100.00	Pouring Restaurant – All	\$100.00	Pouring Private/Supper Club- All	\$500.00
Package Wine	\$100.00	Pouring Restaurant- Limited	\$100.00	Pouring Private/Supper Club - Limited	\$500.00
Package Distilled Sprits	\$1000.00				
Wine Tasting	\$100.00	Wholesale Dealer	\$500.00	Alcohol Catering	\$100.00
Growler	\$100.00	Wine & Craft Beer Boutique	\$100.00	Special Event	\$100.00

TYPE OF LICENSE/Annual License Fee (Check One Only)

- WC
- ☐ Retail Package Distilled Spirits \$1,000.00
- ☒ Retail Package Malt Beverage \$200.00
- ☒ Pouring License Restaurant \$3,500.00
- ☐ Pouring License Supper Club \$5,000.00
- ☐ Pouring License Private Club \$3,500.00
- ☐ Growler License (In Conjunction with Retail Package Malt Beverage & Wine License) \$200.00
- ☐ Retail Package Wine \$100.00
- ☐ Limited Pouring License Restaurant \$500.00
- ☐ Limited Pouring License Supper Club \$3,000.00
- ☐ Limited Pouring License Private Club \$500.00
- ☐ Alcohol Catering (In Conjunction with Limited Pouring License – Restaurant) \$500.00
- ☐ Wine Tasting (In Conjunction with Retail Package Wine License) \$100.00
- ☐ Wine & Craft Beer Boutique \$500.00
- ☐ Wholesale Dealer \$500.00

TYPE OF OUTLET

- ☐ Retail Package Sales
- ☒ Restaurant
- ☐ Special Event
- ☐ Supper Club
- ☐ Private Club
- ☐ Wine & Craft Beer Boutique

PART I

1. Name of Business:

La catrina Street tacos

2. Full name and legal residence of the NAMED LICENSEE- (a) Individual (b) Principal Officer/Employer

Stefany Montes 1141 parson Ave, Bowdon, GA
Full Name Address

3. Is the above address your legal and bona-fide place of domicile? ☐ Yes ☐ No
If additional space is required, please attach to this application, noting the section to which it refers.

4. Address of business for which application is made:

451 W Bankhead Hwy suite 113 villa ricaga 30180
Phone Number: 678 941 3063
Business Home/cell/other

Mailing Address: 2720 Rainey Rd Temple Ga 30179

5. Type of Ownership:

☐ Individual

☒ Partnership

☐ Corporation

(A) If Individual, give full name and legal address of **owner**:

Full Name

Address

(B) If Corporation/Partnership, give Corporate/Partnership name:

Name, Percent Interest and Legal Address of Principle Stockholders and Corporate Officers or Partners:

Alejandra Luna 2720 Rainey Rd Temple Ga 30179 50%
Full Name Address % Interest

Joel Lorenzo 2720 Rainey Rd Temple Ga 30179 50%
Full Name Address % Interest

Full Name Address % Interest

Describe the principal business of the Corporation/Partnership:

Mexican Restaurant

6. Business Information:

Federal Tax ID Number: 352743709 GA Sales Tax Number: 309000422

Business License Number: 510231

PART II

1. Will the proposed outlet have live entertainment? ☒ Yes ☐ No
(If yes, describe how often and what type in detail)

Karaoke night, Disco night, Sports night.

2. Have you obtained a copy of the City of Villa Rica Alcohol Beverage Ordinance?
☒ Yes ☐ No

No application will be processed until receipt of a copy of this ordinance is acknowledged.

3. Have you included with this application a check for the non-refundable application fee required by section 4-25 of the Alcohol Beverage Ordinance of the City of Villa Rica?
☒ Yes ☐ No

4. As required by Chapter 4 of the Alcoholic Beverage Ordinance of the City of Villa Rica, have you included the following with this application? Please check the applicable answer(s):

- ☐ A copy of the Deed to the premises to be licensed, if owned by applicant.
☒ A copy of the Lease Agreement covering the premises to be licensed, if leased by the applicant.
☐ In the case of a Partnership, a copy of the Partnership Agreement.
☐ In the case of a Corporation, a copy of the Articles of Incorporation.
☐ A current stamped certificate from a registered surveyor which shows a scale drawing of the premises and the location at which the applicant desires to operate an alcoholic beverage outlet and which shows, with linear foot measurements where appropriate, such location's compliance or non-compliance with the provisions of Chapter 4 of the Alcoholic Beverage Ordinance of the City of Villa Rica.

5. Have you confirmed with the City of Villa Rica Community Development Department that the location of the proposed outlet is in a zoning district approved for the sale of alcoholic beverages subject to the specific limitations of the respective district as provided for in Chapter 4 of the Alcoholic Beverage Ordinance of the City of Villa Rica?
☐ Yes ☐ No

6. If applicable, have you received approval from the City of Villa Rica Building Official for any new construction, renovations, remodeling, etc. at the premise to be licensed?
☐ Yes ☐ No N/A

7. If applicable, have you received an approved site plan from the City of Villa Rica for the location of the premises to be licensed? ☐ Yes ☐ No
8. If applicable, have you received a Carroll/Douglas County Health Department Food Service Permit and any other applicable local, state, or federal permits, etc. required for a food service establishment?
☒ Yes ☐ No
9. Do you comply with the requirements of Regulation 560-2-2-38 below? ☐ Yes ☐ No
Neither a retail dealer or retail consumption dealer, whether licensed in this State or not, nor any of his employees or members of such retail dealers or retail consumption dealer's immediate family shall have, own or enjoy any ownership interest in, or partnership arrangement or other business association with the business of any wholesaler, manufacturer, producer, shipper, importer or broker.
10. Has the named Licensee and all other persons otherwise required, submitted themselves to the City of Villa Rica Police Department for fingerprinting and background check(s) as provided for in Sec. 4-29 of the Alcoholic Beverage Ordinance of the City of Villa Rica?
☒ Yes ☐ No
11. Has the named Licensee, any Partner(s), the Corporation or any Corporate Officer been:
- Convicted within the last ten (10) years of any felony or any misdemeanor involving moral turpitude? ☐ Yes ☒ No
 - Any other misdemeanor within the past five (5) years? ☐ Yes ☒ No
 - Denied or had revoked, within the past five (5) years, any license to sell alcoholic beverages issued by any government entity? ☐ Yes ☒ No
 - Convicted of selling alcohol to a minor within the past three (3) years?
☐ Yes ☒ No

If the answer to any portion of question 11 is "yes," describe in detail and give date and occurrences:

12. Has any alcoholic beverage business in which the named Licensee, Partner(s), the Corporation or Corporate Officers holds or has held any financial interest, or are employed, or have been employed, ever been cited for any violation of the rules and regulations of the State Revenue Commissioner or any local ordinance/legislation relating to the sale or distribution of alcoholic beverage? ☐ Yes ☒ No

If the answer to any portion of question 12 is "yes," describe in detail and give date and occurrences:

13. Is the name Licensee a citizen of the U.S.? Yes ☒ No ☐

Douglasville, Ga
Place of Birth

Oct 21, 1997
Date of Birth

REFERENCES

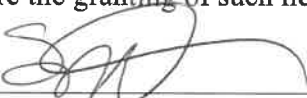
On behalf of the named Licensee, provide three (3) personal references (not relatives, former employers, fellow employees or school teachers) who are responsible, reputable adults, business or professional men or women, who have known the named Licensee during the past five (5) years. Include name, residence/business address and number of years known:

<u>Yadira Zitle</u>	<u>332 Willbroad Rd. Peachtree City</u>	<u>8</u> years	<u>770-318-1229</u>
Name	Residence/Business Address	Years Known	Phone #
<u>Joshua McNott</u>	<u>1248 Mattie Pointe Blvd, Auburndale, FL</u>	<u>10</u> years	<u>682-258-9130</u>
Name	Residence/Business Address	Years Known	Phone #
<u>Brian Lee Chung</u>	<u>1105 Clearview Ave Apt 301</u>	<u>12</u> years	<u>931-279-4229</u>
Name	Residence/Business Address	Years Known	Phone #

PART III
VERIFICATION

State of Georgia, Carroll County

I, Stefany Montes, Licensee, do solemnly swear subject to criminal penalties for false swearing, that the statements and answers made by me to the foregoing questions in this application are true and no false or fraudulent statement or answer is made herein to procure the granting of such license.

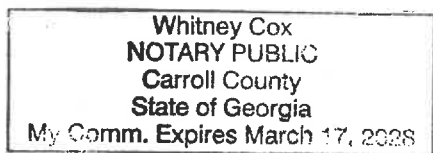

Applicants Signature (FULL NAME IN INK)

I hereby certify that Stefany Montes signed his/her name to the foregoing application after stating to me that he/she knew and understood all statements and answers made therein and, under oath actually administered by me, has sworn that said statements and answers are true.

This 9 day of February, 20 24.

 My Commission Expires: 3/17/2028
Notary Public

(Seal)



AFFP
ALCOHOL LICENSE

Affidavit of Publication

STATE OF GEORGIA }
COUNTY OF CARROLL } SS

Melissa Wilson, being duly sworn, says:

That she is Ad Director of the Times-Georgian, a newspaper of general circulation, printed and published in Carrollton, Carroll County, Georgia; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

February 19, 2026

Publication Fees: \$ 120⁰⁰

That said newspaper was regularly issued and circulated on those dates.

SIGNED:

Melissa Wilson

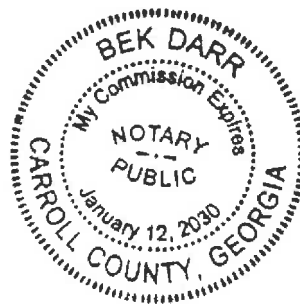
Subscribed to and sworn to me this 19th day of February 2026.

Bek Darr

NOTICE TO PUBLIC

La Catrina Street Tacos/Stefany Montes has filed an application to sell alcoholic beverages on the premises: 451 W Bankhead Hwy., Suite 113, Villa Rica, Georgia 30180 as a pouring license restaurant.

A public hearing on the application will be held on March 10, 2026 at 6:00 PM at the Hold-Bishop Justice Center, Municipal Court Room, 101 Main Street, Villa Rica, Georgia. For additional information on this application, contact the Licensing Specialist, Whitney COx at (678) 840-1224.



70152829 71420145

LACATRINA STREET TACOS
451 W BANKHEAD HWY STE 113
VILLE RICA, GA 30180

AFFP
ALCOHOL LICENSE

Affidavit of Publication

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COUNTY OF DOUGLAS } SS

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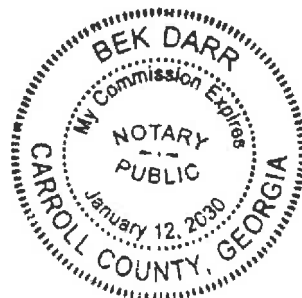
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Beck Darr

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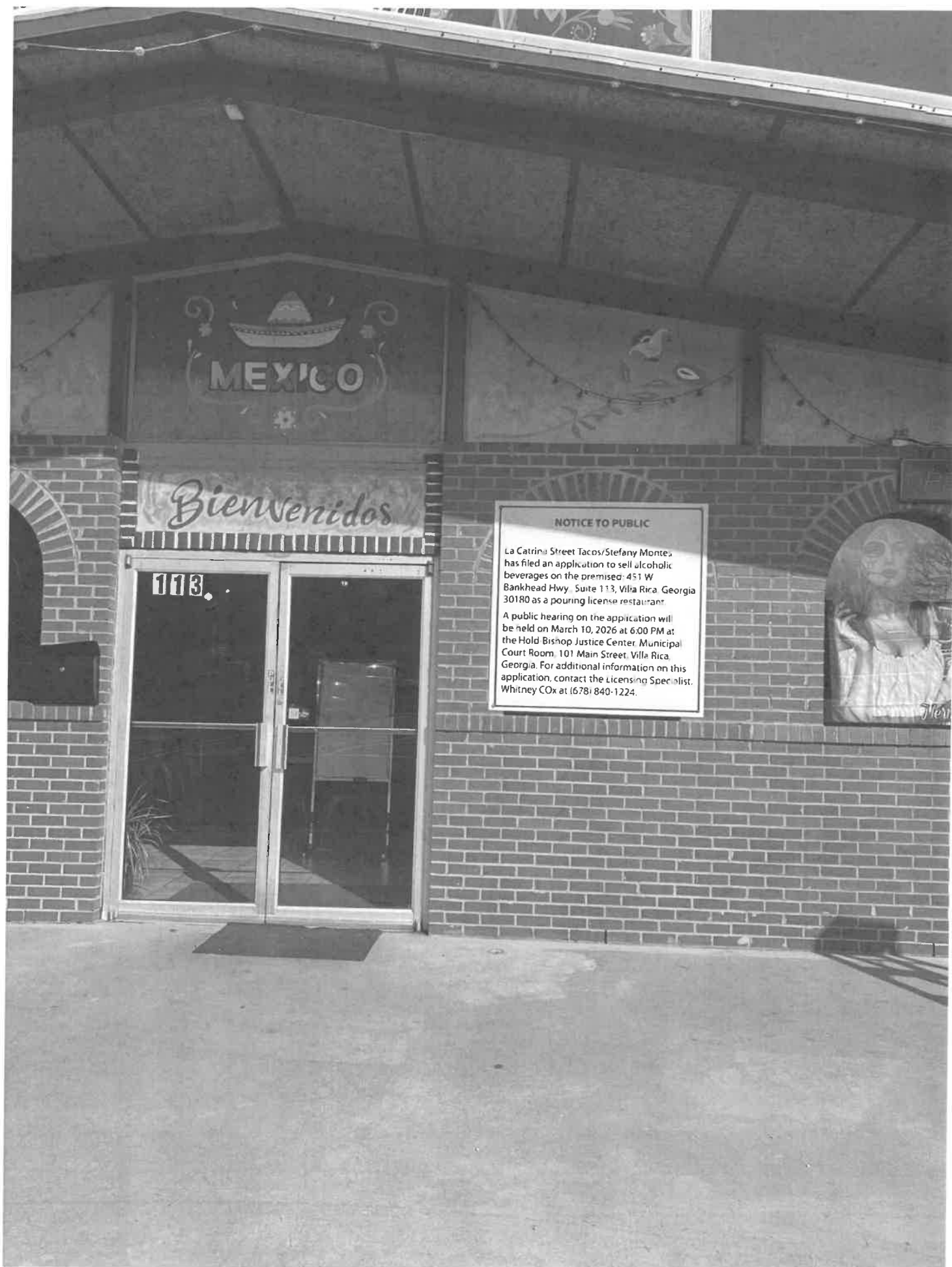
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70152829 71420145

LACATRINA STREET TACOS
451 W BANKHEAD HWY STE 113
VILLE RICA, GA 30180





**Planning & Zoning
Community Development Department**

ABL-01-26

Public Hearing Date

City Council: March 10, 2026

Request: Alcoholic Beverage License

Project Description: Pouring Restaurant- Malt Beverages, Wine and Distilled Spirits

Applicant: La Catrina Street Tacos, LLC
Licensee: Stefany Montes
114 Parson Ave.
Bowdon, GA 30108

Location: 451 W. Bankhead Hwy. Ste. 113., Landlot 162, 6th District; Carroll Co., Ward 3

Parcel Number(s): V02 0070494

Current Zoning: C2 (Commercial- Medium Density)

Current Land Use: Commercial

Location and Zoning Requirements:

The Alcohol Beverage Ordinance regulates location and zoning statutes of the property proposed for selling alcohol as follows:

Sec. 4-69. Zoning Restriction

(a) No retail license shall be granted under this chapter unless the premises to be licensed are, at the time the application is approved by the mayor and council, located under the planning and zoning ordinance of the city in a non-residential zoning district subject to the specific limitation of the respective districts.

The subject property is zoned C2 (Commercial Medium Density).

Sec. 4-70. Proximity Restrictions:

(a) No premises shall be licensed under this chapter whose location is within the following distances:

(1) For the sale of any wine or malt beverage, within 300 feet of any church building, school building, school grounds, or college campus.

Compliance: Yes

(2) For the sale of any distilled spirits, within 300 feet of any church building and within 600 feet of any school building, educational building, school grounds, or college campus.

Compliance: Yes

(3) For the sale of any distilled spirits, wine, malt beverage, within 300 feet of an alcoholic treatment center owned and operated by the State of Georgia or any county or municipal government therein.

Compliance: Yes

(4) For the sale of any alcoholic beverage for consumption on the premises, within 300 feet of any housing authority property.

Compliance: Yes

(5) No consumption-on-the-premises license shall be issued for any place of business which is located within 200 feet of a private single-family or two-family dwelling.

Compliance: Yes

Sec. 4-29 Investigation; Hearing:

In accordance with the City of Villa Rica Alcoholic Beverages Ordinance, the Villa Rica Police Department (VRPD) investigated the applicant's background. As a result of the investigation, the VRPD revealed no conviction or records against the applicant's good moral character or fitness for a license.

Public Response:

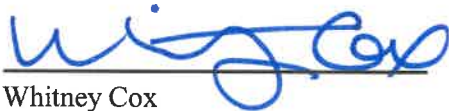
The applicant has posted a sign on the premises, as well as a notice in the Times-Georgian and the Douglas Sentinel, notifying the public of the application to obtain an alcoholic beverage license at the location.

Staff Comments:

The applicant has complied with the Ordinance regarding the legal notification requirements and has successfully passed the background check conducted by the Villa Rica Police Department. Also, there are no location restrictions that would hinder the issuance of the license.

Recommendation:

Staff recommends **approval** of the request by La Catrina Street Tacos, LLC and Stefany Montes for the alcohol license to pour malt beverages, wine and distilled spirits at 451 W. Bankhead Hwy. Ste. 113.



Whitney Cox
Licensing Specialist

Attachments:

1. Application
2. Affidavit of Publication
3. Commercial Lease/Proof of Ownership



CITY OF VILLA RICA

City Council Meeting Agenda Item Cover Sheet

SUBJECT: ABL-02-26 Junior Food Store Inc.

AGENDA DATE: March 10, 2026

DATE PREPARED: February 25, 2026

PREPARED BY: Whitney Cox, Licensing Specialist

AMOUNT: N/A

GL ACCOUNT #: N/A

FUNDING SOURCE: N/A

BUDGETED ITEM? N/A

PUBLIC HEARING: Yes

PURPOSE: To present an application for Junior Food Stores, LLC to sell retail package malt beverages and wine at the business location of 516 Dallas Hwy., Villa Rica, GA 30180.

BACKGROUND: The applicant has complied with the ordinance with regard to the legal notification requirements and has successfully passed the background check conducted by the Villa Rica Police Department. Also, there are no location zoning restrictions that would hinder the issuance of the license. The business is currently operating as a convenient store with gas pumps and holds a valid alcohol and business license. The applicant is taking over ownership.

STAFF RECOMMENDATION: Approval

IMPACT: None

MOTION: I move to approve the alcohol license application for Junior Food Store Inc. located at 516 Dallas Hwy., Villa Rica, GA 30180.



Alcohol License Checklist

This form shall be submitted with all necessary documentation. All applications shall contain a full and completely sworn and notarized statement by each applicant of all material fact relevant to the requirements of the City of Villa Rica Alcohol License Ordinance.

- ✓ Read and fully comprehend the Alcohol License Ordinance
- ✓ **Non-Criminal Justice Background Check-** Submit "Fingerprint Consent Form" to the Villa Rica Police Dept. for processing. (101 Main St. Villa Rica, GA 30180 -770-459-5149)
- ✓ **Advertising-** Email legals@times-georgian.com -request the ad to run in both the Times-Georgian and the Douglas Sentinel. The "Sample Public Notice and Advertisement" form shall be used as a template. *The ad needs to run for one (1) day and must run at least 15 days prior to the upcoming City Council meeting for the month. (Ad can run earlier; not later.)*
- ✓ **Proof of Publication-** After the ad has run, an "Affidavit of Publication" will be forwarded to the applicant from the newspaper. *Submit this document to the Licensing Specialist at least 10 days prior to the upcoming City Council meeting.*
- ✓ **Establishment Advertising-** *A notice must be posted on the premises at least 15 days prior to the upcoming City Council meeting.* The notice shall be on a board or metal sign having a surface of no less than 12 square feet. It shall be placed at least three (3) feet above the ground and facing the most traveled street. The "Sample Public Notice and Advertisement" form shall be used as a template.
- ✓ **Declaration of Advertising-** After the sign has been posted, submit photo proof as well as the completed "Public Notice (Sign) Sworn Statement" to the Licensing Specialist.
- ✓ Applicant **must** contact the Secretary of State Department of Revenue for State Alcohol License Requirements <http://dor.georgia.gov/>; applicants should also check the Alcohol & Tobacco Tax & Trade Bureau for information on requirements pertaining to this department at <http://ttb.gov>.

QADER ALI MOHAMMED

Applicant's Name

02/11/2026

Date



Alcohol License Application

INSTRUCTIONS: Every question must be answered fully and correctly. If the space provided is not sufficient, answer the question on a separate sheet and indicate in that space that a separate sheet is attached. When completed, it must be dated, signed, and verified under oath by the applicant and filed in person by the applicant with the **Community Development Department, 206 North Avenue, Villa Rica, Georgia 30180**, together with all supporting documentation and the required non-refundable application fee.

A license issued to an individual shall be issued in the name of the individual. A license issued to a partnership shall be issued in the name of the partnership and in the name of one of the partners who shall be the named licensee. A license issued to a corporation having as its principal business the sale of alcoholic beverages shall be issued in the name of the Corporation and in the name of the majority stockholder or a principal officer of the corporation; and such majority stockholder or officer shall be the named licensee. A license issued to a corporation having as its principal business an activity other than the sale of alcoholic beverages shall be issued in the name of the corporation and in the name of the officer or employee of the corporation primarily responsible for the operation of the licensed premises; and such officer or employee shall be named the Licensee.

NON-REFUNDABLE APPLICATION FEE

Package Malt Beverage	\$100.00	Pouring Restaurant – All	\$100.00	Pouring Private/Supper Club- All	\$500.00
Package Wine	\$100.00	Pouring Restaurant- Limited	\$100.00	Pouring Private/Supper Club - Limited	\$500.00
Package Distilled Sprits	\$1000.00				
Wine Tasting	\$100.00	Wholesale Dealer	\$500.00	Alcohol Catering	\$100.00
Growler	\$100.00	Wine & Craft Beer Boutique	\$100.00	Special Event	\$100.00

TYPE OF LICENSE/Annual License Fee (Check One Only)

- | | | |
|-------------------------------------|---|------------|
| ☐ | Retail Package Distilled Spirits | \$1,000.00 |
| ☒ | Retail Package Malt Beverage | \$200.00 |
| ☐ | Pouring License Restaurant | \$3,500.00 |
| ☐ | Pouring License Supper Club | \$5,000.00 |
| ☐ | Pouring License Private Club | \$3,500.00 |
| ☐ | Growler License (In Conjunction with Retail Package Malt Beverage & Wine License) | \$200.00 |
| ☒ | Retail Package Wine | \$100.00 |
| ☐ | Limited Pouring License Restaurant | \$500.00 |
| ☐ | Limited Pouring License Supper Club | \$3,000.00 |
| ☐ | Limited Pouring License Private Club | \$500.00 |
| ☐ | Alcohol Catering (In Conjunction with Limited Pouring License – Restaurant) | \$500.00 |
| ☐ | Wine Tasting (In Conjunction with Retail Package Wine License) | \$100.00 |
| ☐ | Wine & Craft Beer Boutique | \$500.00 |
| ☐ | Wholesale Dealer | \$500.00 |

TYPE OF OUTLET

- | | |
|-------------------------------------|----------------------------|
| ☒ | Retail Package Sales |
| ☐ | Restaurant |
| ☐ | Special Event |
| ☐ | Supper Club |
| ☐ | Private Club |
| ☐ | Wine & Craft Beer Boutique |

PART I

1. Name of Business:

Junior Food Store Inc d/b/a Junior Food Store

2. Full name and legal residence of the NAMED LICENSEE- (a) Individual (b) Principal Officer/Employer

QADER ALI MOHAMMED 318 Horizon Trce Loganville GA 30052

Full Name

Address

3. Is the above address your legal and bona-fide place of domicile? ☒ Yes ☐ No

If additional space is required, please attach to this application, noting the section to which it refers.

4. Address of business for which application is made:

516 Dallas Hwy Villa Rica GA 30180

Phone Number: 678-941-3120

224-844-7901

Business

Home/cell/other

Mailing Address: 516 Dallas Hwy Villa Rica GA 30180

5. Type of Ownership:

☐ Individual

☐ Partnership

☒ Corporation

(A) If Individual, give full name and legal address of owner:

Full Name

Address

(B) If Corporation/Partnership, give Corporate/Partnership name:

Junior Food Store Inc

Name, Percent Interest and Legal Address of Principle Stockholders and Corporate Officers or Partners:

QADER ALI MOHAMMED	318 Horizon Trce Loganville GA 30052	100%
Full Name	Address	% Interest

Full Name	Address	% Interest
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Full Name	Address	% Interest
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Describe the principal business of the Corporation/Partnership:

Gas Stations (Fuel Pumps) with C-Store

6. Business Information:

Federal Tax ID Number: 41-4093036 GA Sales Tax Number: 20312413387

Business License Number: _____

PART II

1. Will the proposed outlet have live entertainment? ☐ Yes ☒ No
(If yes, describe how often and what type in detail)

2. Have you obtained a copy of the City of Villa Rica Alcohol Beverage Ordinance?

☒ Yes ☐ No

No application will be processed until receipt of a copy of this ordinance is acknowledged.

3. Have you included with this application a check for the non-refundable application fee required by section 4-25 of the Alcohol Beverage Ordinance of the City of Villa Rica?

☒ Yes ☐ No

4. As required by Chapter 4 of the Alcoholic Beverage Ordinance of the City of Villa Rica, have you included the following with this application? Please check the applicable answer(s):

- ☐ A copy of the Deed to the premises to be licensed, if owned by applicant.
☒ A copy of the Lease Agreement covering the premises to be licensed, if leased by the applicant.
☐ In the case of a Partnership, a copy of the Partnership Agreement.
☒ In the case of a Corporation, a copy of the Articles of Incorporation.
☐ A current stamped certificate from a registered surveyor which shows a scale drawing of the premises and the location at which the applicant desires to operate an alcoholic beverage outlet and which shows, with linear foot measurements where appropriate, such location's compliance or non-compliance with the provisions of Chapter 4 of the Alcoholic Beverage Ordinance of the City of Villa Rica.

5. Have you confirmed with the City of Villa Rica Community Development Department that the location of the proposed outlet is in a zoning district approved for the sale of alcoholic beverages subject to the specific limitations of the respective district as provided for in Chapter 4 of the Alcoholic Beverage Ordinance of the City of Villa Rica?

☒ Yes ☐ No

6. If applicable, have you received approval from the City of Villa Rica Building Official for any new construction, renovations, remodeling, etc. at the premise to be licensed?

☐ Yes ☐ No

N/A

7. If applicable, have you received an approved site plan from the City of Villa Rica for the location of the premises to be licensed? ☐ Yes ☐ No **N/A**
8. If applicable, have you received a Carroll/Douglas County Health Department Food Service Permit and any other applicable local, state, or federal permits, etc. required for a food service establishment?
☐ Yes ☐ No **N/A**
9. Do you comply with the requirements of Regulation 560-2-2-38 below?☒ Yes ☐ No
Neither a retail dealer or retail consumption dealer, whether licensed in this State or not, nor any of his employees or members of such retail dealers or retail consumption dealer's immediate family shall have, own or enjoy any ownership interest in, or partnership arrangement or other business association with the business of any wholesaler, manufacturer, producer, shipper, importer or broker.
10. Has the named Licensee and all other persons otherwise required, submitted themselves to the City of Villa Rica Police Department for fingerprinting and background check(s) as provided for in Sec. 4-29 of the Alcoholic Beverage Ordinance of the City of Villa Rica?
☒ Yes ☐ No
11. Has the named Licensee, any Partner(s), the Corporation or any Corporate Officer been:
- Convicted within the last ten (10) years of any felony or any misdemeanor involving moral turpitude? ☐ Yes ☒ No
 - Any other misdemeanor within the past five (5) years? ☐ Yes ☒ No
 - Denied or had revoked, within the past five (5) years, any license to sell alcoholic beverages issued by any government entity? ☐ Yes ☒ No
 - Convicted of selling alcohol to a minor within the past three (3) years?
☐ Yes ☒ No

If the answer to any portion of question 11 is "yes," describe in detail and give date and occurrences:

12. Has any alcoholic beverage business in which the named Licensee, Partner(s), the Corporation or Corporate Officers holds or has held any financial interest, or are employed, or have been employed, ever been cited for any violation of the rules and regulations of the State Revenue Commissioner or any local ordinance/legislation relating to the sale or distribution of alcoholic beverage? ☐ Yes ☒ No

If the answer to any portion of question 12 is "yes," describe in detail and give date and occurrences:

13. Is the name Licensee a citizen of the U.S.? Yes ☒ No ☐

India

06/01/1954

Place of Birth

Date of Birth

REFERENCES

On behalf of the named Licensee, provide three (3) personal references (not relatives, former employers, fellow employees or school teachers) who are responsible, reputable adults, business or professional men or women, who have known the named Licensee during the past five (5) years. Include name, residence/business address and number of years known:

Jaymin Patel	516 Dallas Hwy Villa Rica GA 30180	5 years	551-580-5354
Name	Residence/Business Address	Years Known	Phone #
Harsh Patel	516 Dallas Hwy Villa Rica GA 30180	5 years	224-844-7901
Name	Residence/Business Address	Years Known	Phone #
Ashokkumar Patel	254 Lakestone Pkwy Woodstock GA 30188	5	631-949-3315
Name	Residence/Business Address	Years Known	Phone #

PART III
VERIFICATION

State of Georgia, Carroll County

I, QADER ALI MOHAMMED, Licensee, do solemnly swear subject to criminal penalties for false swearing, that the statements and answers made by me to the foregoing questions in this application are true and no false or fraudulent statement or answer is made herein to procure the granting of such license.

Qader Ali Mohammed

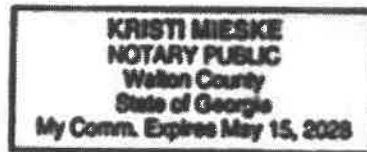
Applicants Signature (FULL NAME IN INK)

I hereby certify that QADER ALI MOHAMMED signed his/her name to the foregoing application after stating to me that he/she knew and understood all statements and answers made therein and, under oath actually administered by me, has sworn that said statements and answers are true.

This 12 day of FEBRUARY, 2026.

Kristi Mieske My Commission Expires: 05/15/2028
Notary Public

(Seal)



AFFP
ALCOHOL LICENSE

Affidavit of Publication

STATE OF GEORGIA }
COUNTY OF DOUGLAS } SS

nullnullnullnull

Melissa Wilson, being duly sworn, says:

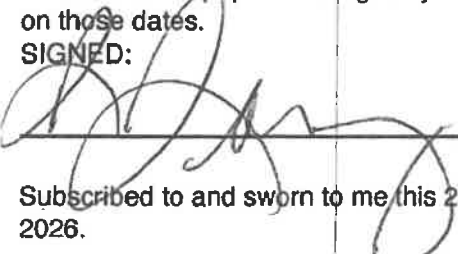
That she is Ad Director of the Douglas County Sentinel, a newspaper of general circulation, printed and published in Douglasville, Douglas County, Georgia; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

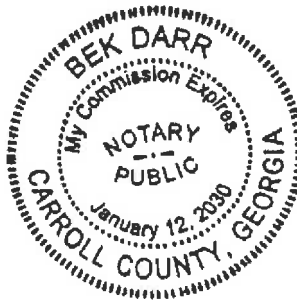
February 21, 2026
February 21, 2026

Publication Fees: \$ 210.00

That said newspaper was regularly issued and circulated on those dates.

SIGNED:


Subscribed to and sworn to me this 21st day of February 2026.





70152941 71421283

JUNIOR FOOD STORE INC
516 DALLAS HWY
VILLA RICA, GA 30180

AFFP
ALCOHOL LICENSE

Affidavit of Publication

STATE OF GEORGIA }
COUNTY OF CARROLL }

SS

nullnullnullnull

Melissa Wilson, being duly sworn, says:

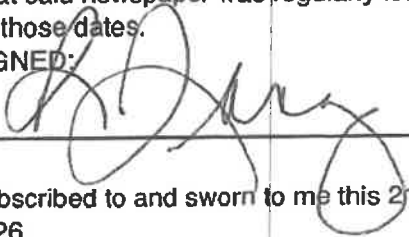
That she is Ad Director of the Times-Georgian, a newspaper of general circulation, printed and published in Carrollton, Carroll County, Georgia; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

February 21, 2026
February 21, 2026

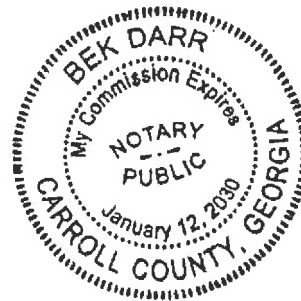
Publication Fees: \$ 210.00

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SIGNED:



Subscribed to and sworn to me this 21st day of February 2026.



70152941 71421283

JUNIOR FOOD STORE INC
516 DALLAS HWY
VILLA RICA, GA 30180

LEASE AGREEMENT

THIS SUBLEASE AGREEMENT ("Sublease") is made and entered into this 02/01/2026 "Effective by and between 516 Villa Rica, a Georgia LLC. (hereinafter "Sublessor") and Junior Food Store, a Georgia LLC. (hereinafter, "Sublessee").

WITNESS ETH

1. DEFINITIONS:

- a. "Commencement Date" shall mean the Effective Date of this Sublease.
- b. "Expiration Date" shall mean one (1) year from the date of the Effective Date unless renewed and extended as contemplated herein.
- c. "Lease" shall mean that certain Commercial Lease Agreement by and between the Sublessor and Landlord A true and correct copy of the Lease is attached hereto, marked as Exhibit "A" and incorporated in its entirety herein.
- d. "Improvements" shall be those physical structures and all fixtures on the Premises.
- e. "Subleased Premises" shall mean that real property and improvements, located in Carroll County, State of Georgia, being more particularly described as retail space at 516 Dallas Hwy, Villa Rica, GA 30180.
- f. "Equipment" shall mean the furnishings, equipment, and appliances in the facility at the Commencement Date. Equipment taken "as-is".
- g. "Sublessor" shall mean the party named as Sublessor hereinabove, and shall include the heirs, legal representatives, successors, and assigns of Sublessor.
- h. "Rent" shall mean those payments specifically provided for rental or additional rental and identified as such in this Sublease. Payments of Rent shall commence on the Commencement Date of this Sublease. Rent shall be due on or before the first day of each month. If Sublessee assumes control of the Subleased Premises on a date other than the first of the month, rent for that month shall be prorated.
- i. "Taxes" shall mean all pro ratable State, county, and city ad valorem taxes and watershed taxes levied or imposed upon the land, the Subleased Premises, improvements or otherwise during the term of this Sublease, excluding any franchise, excise, corporate, inheritance, succession, capital levy, or transfer tax of Sublessor, but including any revenue tax upon the Rent payable under this Sublease, federal, state, local, governmental, special district and special service area taxes, charges, assessments and any other governmental charges, surcharges and levies, general and special, ordinary and extraordinary, including business license fees or charges (including interest thereon whenever same may be payable in installments} which Sublessor shall payor be obliged to pay arising out of the use, occupancy, ownership, leasing, management, repair or replacement of the building, any appurtenance thereto or any property, fixtures or equipment thereon. Taxes shall also include the cost of any negotiation, contest, or appeal pursued by or on behalf of the Sublessor and relating to the property and Subleased

of such term covenant or condition to persons or circumstances other than this to which it has been determined invalid or unenforceable, shall not be affected thereby and each term, covenant or condition of this Sublease shall be valid and be enforceable to the fullest extent permitted by law.

20. **ENTIRE AGREEMENT:** This Sublease contains the entire agreement of Sublessor and Sublessee. No representation, warranties, inducements, promises or agreements or otherwise, between the parties not within this Sublease shall be of any force or effect, unless such amendment or modification be signed by both Sublessor and Sublessee.

21. **HEADINGS:** The use of headings, captions and numbers in this Sublease is solely for the convenience of identifying and indexing the various paragraphs and such is in no event to be considered otherwise in construing or interpreting any provision in this Sublease.

22. **EXHIBITS:** This Sublease shall include the documents attached hereto indicated as Exhibit A, and/or any attached Riders. All such documentation if initialed by the executing parties shall be considered a part hereof and thus incorporated herein by reference thereto.

23. **SPECIAL STIPULATIONS:** In the event any of the following Special Stipulations conflict with any of the preceding terms and conditions of this Sublease Agreement, the Special Stipulations shall control:

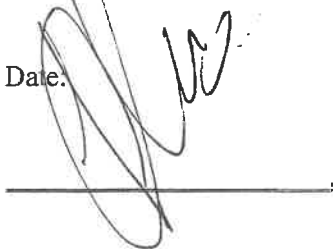
- a. The Landlord may elect to terminate this agreement int heir sole and absolute discretion without providing any reason or cause to the termination. The tenant shall have a 30 day time period to leave and evacuate the premises with no changes or alterations to the premises. All inventory fixtures and assets apart of the property or given at the time of this agreement shall be returned in or working order.
- b. The Sublessor may not sign any contracts without the explicit written consent of the landlord at their sole discretion, outlines as COAM or any other vendor contracts.
- c. As acknowledged by the Landlord by its signature below, Sublessor has obtained all necessary consent and authority required under the Lease to enter into this Sublease.

IN WITNESS WHEREOF, the Sublessor and Sublessee have executed this Sublease under seal, all effective as of the day and year first above written.

SUBLESSEE:

516 Villa Rica LLC.

Date:



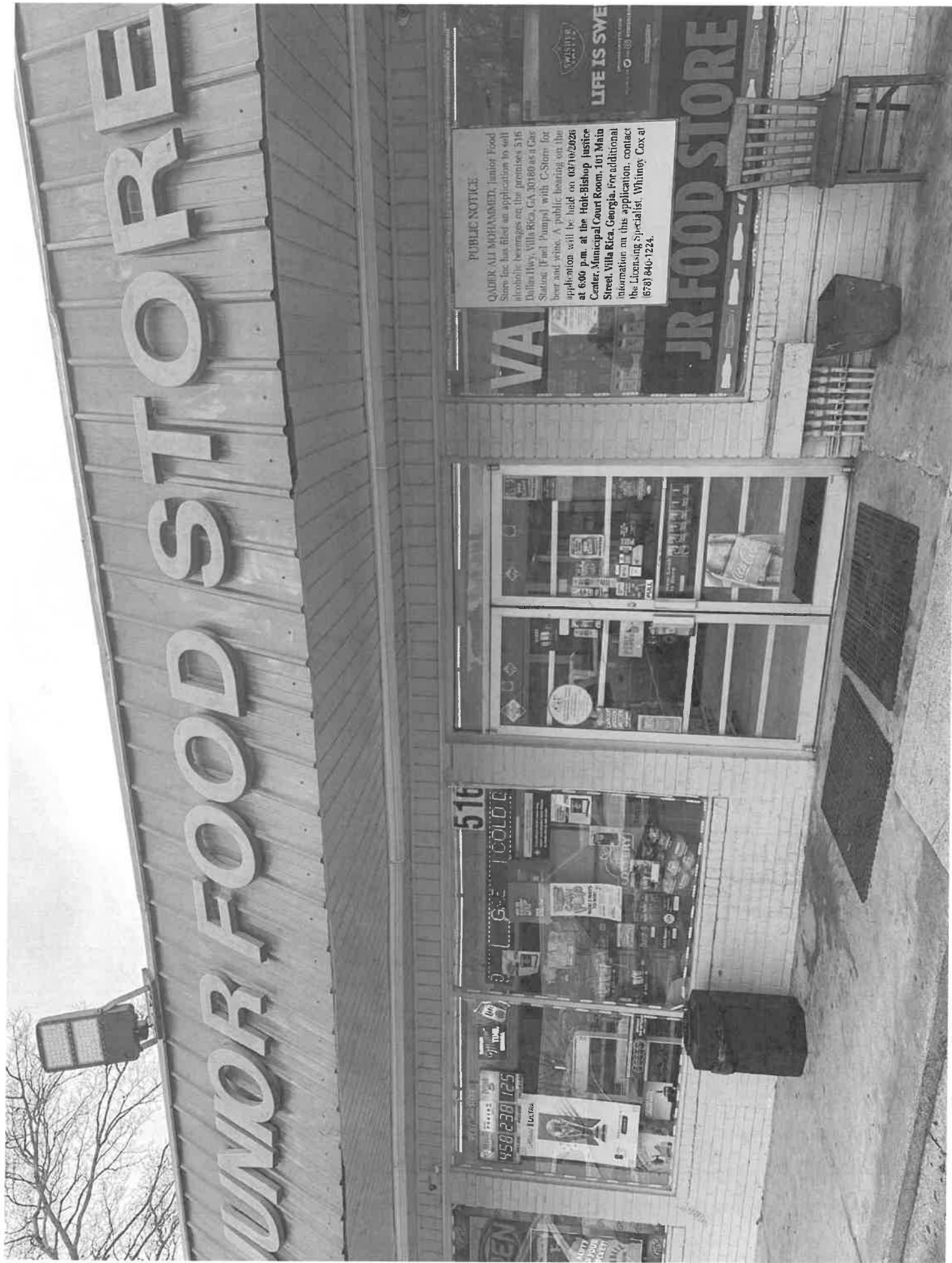
SUBLESSOR:

Junior Food Store INC.

Qadar Ali Mohammed

Date: 02/15/2026

Qader





**Planning & Zoning
Community Development Department**

ABL-02-26

Public Hearing Date

City Council: March 10, 2026

Request: Alcoholic Beverage License

Project Description: Retail Package Malt Beverages and Wine

Applicant: Junior Food Store Inc.
Licensee: Qader Mohammed
318 Horizon Trace
Loganville, GA 30052

Location: 516 Dallas Hwy., Landlot 192, 6th District; Carroll Co., Ward 3

Parcel Number(s): V04 0050018

Current Zoning: C1 (Commercial- Low Density)

Current Land Use: Commercial

Location and Zoning Requirements:

The Alcohol Beverage Ordinance regulates location and zoning statutes of the property proposed for selling alcohol as follows:

Sec. 4-69. Zoning Restriction

(a) No retail license shall be granted under this chapter unless the premises to be licensed are, at the time the application is approved by the mayor and council, located under the planning and zoning ordinance of the city in a non-residential zoning district subject to the specific limitation of the respective districts.

The subject property is zoned C1 (Commercial Low- Density).

Sec. 4-70. Proximity Restrictions:

(a) No premises shall be licensed under this chapter whose location is within the following distances:

(1) For the sale of any wine or malt beverage, within 300 feet of any church building, school building, school grounds, or college campus.

Compliance: Yes

(2) For the sale of any distilled spirits, within 300 feet of any church building and within 600 feet of any school building, educational building, school grounds, or college campus.

Compliance: Yes

(3) For the sale of any distilled spirits, wine, malt beverage, within 300 feet of an alcoholic treatment center owned and operated by the State of Georgia or any county or municipal government therein.

Compliance: Yes

(4) For the sale of any alcoholic beverage for consumption on the premises, within 300 feet of any housing authority property.

Compliance: Yes

(5) No consumption-on-the-premises license shall be issued for any place of business which is located within 200 feet of a private single-family or two-family dwelling.

Compliance: Yes

Sec. 4-29 Investigation; Hearing:

In accordance with the City of Villa Rica Alcoholic Beverages Ordinance, the Villa Rica Police Department (VRPD) investigated the applicant's background. As a result of the investigation, the VRPD revealed no conviction or records against the applicant's good moral character or fitness for a license.

Public Response:

The applicant has posted a sign on the premises, as well as a notice in the Times-Georgian and the Douglas Sentinel, notifying the public of the application to obtain an alcoholic beverage license at the location.

Staff Comments:

The applicant has complied with the Ordinance regarding the legal notification requirements and has successfully passed the background check conducted by the Villa Rica Police Department. Also, there are no location restrictions that would hinder the issuance of the license.

Recommendation:

Staff recommends **approval** of the request by Junior Food Store Inc. and Qader Mohammed for the alcohol license to sell retail package malt beverages and wine at 516 Dallas Hwy. Villa Rica, GA 30180.



Whitney Cox
Licensing Specialist

Attachments:

1. Application
2. Affidavit of Publication
3. Commercial Lease/Proof of Ownership



CITY OF VILLA RICA

City Council Meeting Agenda Item Cover Sheet

SUBJECT: ABL-03-26 205 Villa Rica Enterprises, LLC

AGENDA DATE: March 10, 2026

DATE PREPARED: February 25, 2026

PREPARED BY: Whitney Cox, Licensing Specialist

AMOUNT: N/A

GL ACCOUNT #: N/A

FUNDING SOURCE: N/A

BUDGETED ITEM? N/A

PUBLIC HEARING: Yes

PURPOSE: To present an application for 205 Villa Rica Enterprises, LLC to sell retail package malt beverages and wine at the business location of 205 S. Carroll Rd., Villa Rica, GA 30180.

BACKGROUND: The applicant has complied with the ordinance with regard to the legal notification requirements and has successfully passed the background check conducted by the Villa Rica Police Department. Also, there are no location zoning restrictions that would hinder the issuance of the license. The business is currently operating as a convenient store with gas pumps and holds a valid alcohol and business license. The business will be changing ownership.

STAFF RECOMMENDATION: Approval

IMPACT: None

MOTION: I move to approve the alcohol license application for 205 Villa Rica Enterprises, LLC located at 205 S. Carroll Rd., Villa Rica, GA 30180.

ABL-03-24



City of Villa Rica

Mayor Leslie McPherson • Shirley Marchman • Matthew Momtahan • Stephanie Warmoth • Anna McCoy • Danny Carter

Dear Applicant:

Enclosed in this packet are informational documents and an application pertinent to your approval for an alcohol license. This material should be thoroughly read, and all documents shall be fully completed with all facts relevant to the requirements of the City of Villa Rica Alcohol License Ordinance.

Both the Alcohol Ordinance and the application stand for themselves. City personnel are not able to offer any legal advice regarding the completion of this application. Should you require further advice beyond the ordinance and application packet, please seek legal advice from your counsel of choice.

If you have any questions or concerns, please contact the Licensing Specialist at (678) 840-1224.

Sincerely,

Office of Community Development

"The City of Golden Opportunities"

571 West Bankhead Highway • Villa Rica, Georgia 30180 • T: (770) 459-7003 • F: (770) 459-7003 • www.villarica.org

205 villarica@aail.com



Alcohol License Application

INSTRUCTIONS: Every question must be answered fully and correctly. If the space provided is not sufficient, answer the question on a separate sheet and indicate in that space that a separate sheet is attached. When completed, it must be dated, signed, and verified under oath by the applicant and filed in person by the applicant with the **Community Development Department, 206 North Avenue, Villa Rica, Georgia 30180**, together with all supporting documentation and the required non-refundable application fee.

A license issued to an individual shall be issued in the name of the individual. A license issued to a partnership shall be issued in the name of the partnership and in the name of one of the partners who shall be the named licensee. A license issued to a corporation having as its principal business the sale of alcoholic beverages shall be issued in the name of the Corporation and in the name of the majority stockholder or a principal officer of the corporation; and such majority stockholder or officer shall be the named licensee. A license issued to a corporation having as its principal business an activity other than the sale of alcoholic beverages shall be issued in the name of the corporation and in the name of the officer or employee of the corporation primarily responsible for the operation of the licensed premises; and such officer or employee shall be named the Licensee.

NON-REFUNDABLE APPLICATION FEE

Package Malt Beverage	\$100.00	Pouring Restaurant – All	\$100.00	Pouring Private/Supper Club- All	\$500.00
Package Wine	\$100.00	Pouring Restaurant- Limited	\$100.00	Pouring Private/Supper Club - Limited	\$500.00
Package Distilled Sprits	\$1000.00				
Wine Tasting	\$100.00	Wholesale Dealer	\$500.00	Alcohol Catering	\$100.00
Growler	\$100.00	Wine & Craft Beer Boutique	\$100.00	Special Event	\$100.00

TYPE OF LICENSE/Annual License Fee (Check One Only)

- | | | |
|-------------------------------------|---|------------|
| ☐ | Retail Package Distilled Spirits | \$1,000.00 |
| ☒ | Retail Package Malt Beverage | \$200.00 |
| ☐ | Pouring License Restaurant | \$3,500.00 |
| ☐ | Pouring License Supper Club | \$5,000.00 |
| ☐ | Pouring License Private Club | \$3,500.00 |
| ☐ | Growler License (In Conjunction with Retail Package Malt Beverage & Wine License) | \$200.00 |
| ☒ | Retail Package Wine | \$100.00 |
| ☐ | Limited Pouring License Restaurant | \$500.00 |
| ☐ | Limited Pouring License Supper Club | \$3,000.00 |
| ☐ | Limited Pouring License Private Club | \$500.00 |
| ☐ | Alcohol Catering (In Conjunction with Limited Pouring License – Restaurant) | \$500.00 |
| ☐ | Wine Tasting (In Conjunction with Retail Package Wine License) | \$100.00 |
| ☐ | Wine & Craft Beer Boutique | \$500.00 |
| ☐ | Wholesale Dealer | \$500.00 |

TYPE OF OUTLET

- | | |
|-------------------------------------|----------------------------|
| ☒ | Retail Package Sales |
| ☐ | Restaurant |
| ☐ | Special Event |
| ☐ | Supper Club |
| ☐ | Private Club |
| ☐ | Wine & Craft Beer Boutique |

PART I

1. Name of Business:

205 VILLA RICA ENTERPRISES LLC

2. Full name and legal residence of the NAMED LICENSEE- (a) Individual (b) Principal Officer/Employer

ALMAS MANSOOR ALI 4340 Camellia Ridge Way SW, LOT 22, Lilburn, GA, 30047

Full Name

Address

- 3. Is the above address your legal and bona-fide place of domicile?** ☒ Yes ☐ No
If additional space is required, please attach to this application, noting the section to which it refers.

4. Address of business for which application is made:

205 S CARROLL RD VILLA RICA GA 30180

Phone Number: 786-209-4974

Business

Home/cell/other

Mailing Address: 205 S CARROLL RD VILLA RICA GA 30180

5. Type of Ownership:

☐ Individual

☐ Partnership

☒ Corporation

(A) If Individual, give full name and legal address of owner:

Full Name

Address

(B) If Corporation/Partnership, give Corporate/Partnership name:

ALMAS MANSOOR ALI 4340 Camellia Ridge Way SW, LOT 22, Lilburn, GA, 30047

Name, Percent Interest and Legal Address of Principle Stockholders and Corporate Officers or Partners:

ALMAS MANSOOR ALI 4340 Camellia Ridge Way SW, LOT 22, Lilburn, GA, 30047 100%

Full Name	Address	% Interest
-----------	---------	------------

Full Name	Address	% Interest
-----------	---------	------------

Full Name	Address	% Interest
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Describe the principal business of the Corporation/Partnership:

GAS STATION AND CONVENIENCE STORE

6. Business Information:

Federal Tax ID Number: 41-2605373 GA Sales Tax Number: 309109744

Business License Number: _____

PART II

1. Will the proposed outlet have live entertainment? ☐ Yes ☒ No
(If yes, describe how often and what type in detail)

2. Have you obtained a copy of the City of Villa Rica Alcohol Beverage Ordinance?

☒ Yes ☐ No

No application will be processed until receipt of a copy of this ordinance is acknowledged.

3. Have you included with this application a check for the non-refundable application fee required by section 4-25 of the Alcohol Beverage Ordinance of the City of Villa Rica?

☒ Yes ☐ No

4. As required by Chapter 4 of the Alcoholic Beverage Ordinance of the City of Villa Rica, have you included the following with this application? Please check the applicable answer(s):

- ☐ A copy of the Deed to the premises to be licensed, if owned by applicant.
☒ A copy of the Lease Agreement covering the premises to be licensed, if leased by the applicant.
☐ In the case of a Partnership, a copy of the Partnership Agreement.
☒ In the case of a Corporation, a copy of the Articles of Incorporation.
☐ A current stamped certificate from a registered surveyor which shows a scale drawing of the premises and the location at which the applicant desires to operate an alcoholic beverage outlet and which shows, with linear foot measurements where appropriate, such location's compliance or non-compliance with the provisions of Chapter 4 of the Alcoholic Beverage Ordinance of the City of Villa Rica.

5. Have you confirmed with the City of Villa Rica Community Development Department that the location of the proposed outlet is in a zoning district approved for the sale of alcoholic beverages subject to the specific limitations of the respective district as provided for in Chapter 4 of the Alcoholic Beverage Ordinance of the City of Villa Rica?

☒ Yes ☐ No

6. If applicable, have you received approval from the City of Villa Rica Building Official for any new construction, renovations, remodeling, etc. at the premise to be licensed?

☒ Yes ☐ No

ITS EXISTING BUSINESS

7. If applicable, have you received an approved site plan from the City of Villa Rica for the location of the premises to be licensed? ☒ Yes ☐ No
8. If applicable, have you received a Carroll/Douglas County Health Department Food Service Permit and any other applicable local, state, or federal permits, etc. required for a food service establishment? ☒ Yes ☐ No
9. Do you comply with the requirements of Regulation 560-2-2-38 below? ☒ Yes ☐ No
Neither a retail dealer or retail consumption dealer, whether licensed in this State or not, nor any of his employees or members of such retail dealers or retail consumption dealer's immediate family shall have, own or enjoy any ownership interest in, or partnership arrangement or other business association with the business of any wholesaler, manufacturer, producer, shipper, importer or broker.
10. Has the named Licensee and all other persons otherwise required, submitted themselves to the City of Villa Rica Police Department for fingerprinting and background check(s) as provided for in Sec. 4-29 of the Alcoholic Beverage Ordinance of the City of Villa Rica? ☒ Yes ☐ No
11. Has the named Licensee, any Partner(s), the Corporation or any Corporate Officer been:
- a. Convicted within the last ten (10) years of any felony or any misdemeanor involving moral turpitude? ☐ Yes ☒ No
 - b. Any other misdemeanor within the past five (5) years? ☐ Yes ☒ No
 - c. Denied or had revoked, within the past five (5) years, any license to sell alcoholic beverages issued by any government entity? ☐ Yes ☒ No
 - d. Convicted of selling alcohol to a minor within the past three (3) years? ☐ Yes ☒ No

If the answer to any portion of question 11 is "yes," describe in detail and give date and occurrences:

12. Has any alcoholic beverage business in which the named Licensee, Partner(s), the Corporation or Corporate Officers holds or has held any financial interest, or are employed, or have been employed, ever been cited for any violation of the rules and regulations of the State Revenue Commissioner or any local ordinance/legislation relating to the sale or distribution of alcoholic beverage? ☐ Yes ☒ No

If the answer to any portion of question 12 is "yes," describe in detail and give date and occurrences:

13. Is the name Licensee a citizen of the U.S.? Yes ☒ No ☐

PAKISTAN

Place of Birth

05/18/1959

Date of Birth

REFERENCES

On behalf of the named Licensee, provide three (3) personal references (not relatives, former employers, fellow employees or school teachers) who are responsible, reputable adults, business or professional men or women, who have known the named Licensee during the past five (5) years. Include name, residence/business address and number of years known:

RIYAZ KHETANI - 4265 CAMI WAY , BUFORD GA 30519- 5 YEARS - 470-992-4161

Name	Residence/Business Address	Years Known	Phone #
------	----------------------------	-------------	---------

NASIR KESHWANI - 1455 SATELLITE BLVD NW, SUWANEE GA 30024 - 3 YEARS - 678-702-2625

Name	Residence/Business Address	Years Known	Phone #
------	----------------------------	-------------	---------

NURUDDIN BARDAI - 60 BETTY ANN IN, COVINGTON GA 30014 -5 YEARS - 470-401-0014

Name	Residence/Business Address	Years Known	Phone #
------	----------------------------	-------------	---------

PART III
VERIFICATION

State of Georgia, WINNETT County

I, ALMAS MANSOOR ALI, Licensee, do solemnly swear subject to criminal penalties for false swearing, that the statements and answers made by me to the foregoing questions in this application are true and no false or fraudulent statement or answer is made herein to procure the granting of such license.

almas.mansoor.ali

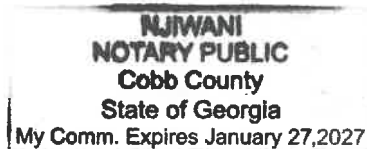
Applicants Signature (FULL NAME IN INK)

I hereby certify that ALMAS MANSOOR ALI signed his/her name to the foregoing application after stating to me that he/she knew and understood all statements and answers made therein and, under oath actually administered by me, has sworn that said statements and answers are true.

This 04 day of DEC, 20 25.

[Signature] My Commission Expires: 01-27-2027
Notary Public

(Seal)



AFFP

P3 ALCOHOL LICENSE

Affidavit of PublicationSTATE OF GEORGIA)
COUNTY OF CARROLL)

SS

nullnullnullnull

Melissa Wilson, being duly sworn, says:

That she is Ad Director of the Times-Georgian, a newspaper of general circulation, printed and published in Carrollton, Carroll County, Georgia; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

February 10, 2026

Publication Fees: \$ 120.00

That said newspaper was regularly issued and circulated on those dates.

SIGNED:

[Signature]
Subscribed to and sworn to me this 10th day of February 2026.

Beck Darr

70152444 71413946

ALMAS ALI
205 VILLA RICA ENTERPRISES LLC
205 S CARROLL RD
VILLA RICA, GA 30180

PUBLIC HEARING

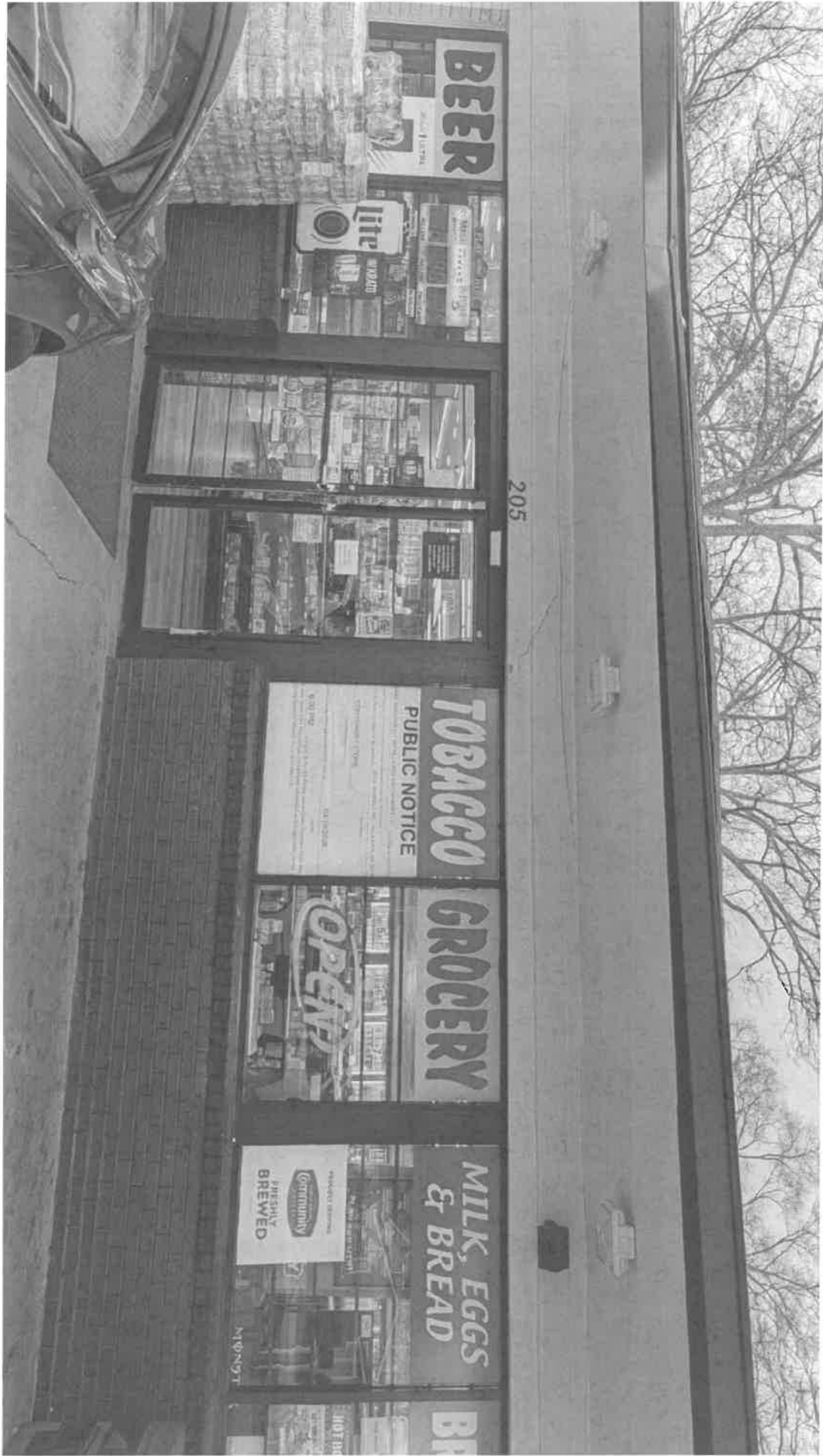
Almas Mansoor Ali/205 Villa Rica Enterprises LLC has filed an application to sell alcoholic beverages on the premises 205 S. Carroll Rd., Villa Rica, GA 30180 as a retail beer & wine license.

A public hearing on the application will be held on 3/10/2026 at 6:00 p.m. at the Holt-Bishop Justice Center, Municipal Court Room, 101 Main Street, Villa Rica, Georgia.

For additional information on this application, contact the Licensing Specialist, Whitney Cox at (678) 840-1224.



On Thu, Feb 26, 2026 at 4:00 PM Almas mansoor Ali <205villarica@gmail.com> wrote:



Georgia Commercial Lease

COMMERCIAL LEASE This Lease is made between -- IMRAN MANSURI ("Lessor"), 205 VILLA RICA ENTERPRISES LLC -, ("Tenant"). Tenant hereby offers to lease from Lessor the real property located in the City of Atlanta, State of Georgia, with a common address of 205 S CARROLL RD VILLA RICA GA 30180 (the "Real Property"), upon the following terms and conditions. (This document shall hereafter be referred to as the "Lease").

TERMS AND CONDITIONS

1. Term and Rent. Lessor leases to Lessee the above Real Property for a term of five year, commencing DECEMBER 31st 2025 and terminating on December 31st 2030 or sooner as provided herein at the annual rental of EIGHTEEN THOUSAND DOLLARS (\$18000), payable in equal installments in advance on the first day of each month for that month's rental, during the term of this Lease. All rental payments shall be made to Lessor at the address specified below.
2. Option to Renew. Provided that Tenant is not in default in the performance of this Lease, Tenant shall have the option to renew the Lease for one (or, if more than one option period given, ONE) additional term(s) of 12 months commencing at the expiration of the initial Lease term. All of the terms and conditions of the Lease shall apply during the renewal term except that the monthly rent shall be the sum of \$ 13000 (subject to the restrictions of paragraph 4, below). The option shall be exercised by written notice given to Lessor not less than 30 days prior to the expiration of the prior Lease term. (If no other time is inserted, notice shall be given ninety (90) days prior to the expiration of the prior lease term). If notice is not given in the manner provided herein within the time specified, this option shall lapse and expire.
3. Use. Tenant shall use and occupy the Real Property for the commercial purpose of convenience store with gas. The Real Property shall be used for no other purpose.
4. SBA Provisions. If this Lease is executed by a Lessor and/or Tenant, who are participating in the U.S. Small Business Administration 504 Loan Program, then the parties hereto agree and acknowledge that this Lease shall be construed to comply with the requirements of such program including, but not limited to, those found in Title 13 of the Code of Federal Regulations, the SBA Standard Operating Procedures 50-10 and all other relevant statutes laws, codes, regulations and procedures. Without limiting the applicability of all relevant law, the following conditions shall apply:
 - (1) The Tenant shall lease from Lessor all of the Real Property;
 - (2) This Lease shall be junior and subordinate to any and all deeds of trust in favor of the SBA which relate to the Real Property;
 - (3) The annual rent hereunder shall not exceed the annual payments on the deed of trust in favor of the SBA secured by the Real Property, annual payments of deeds of trust senior to such SBA deed of trust, taxes, insurance and maintenance.
 - (4) This Lease shall be assigned, for collateral purposes, to the SBA.
 - (5) The term of this Lease shall not expire prior to the maturity date of the subject SBA 504 Loan. Provided, the Lease term may include options to renew the Lease, so long as the options are exercisable solely by the Tenant.
 - (6) Any leases of the Real Property other than to the Tenant shall be between the Tenant and the 3RD party subtenant.

5. Care and Maintenance of Real Property. Tenant acknowledges that the Real Property is in good order and repair, unless otherwise indicated herein. Tenant shall, at his own expense and at all times, maintain the Real Property in good and safe condition, including plate glass, electrical wiring, plumbing and heating installations and any other system or equipment upon the Real Property and shall surrender the same, at termination hereof, in as good condition as received, normal wear and tear excepted.

(Check here if this provision applies.) ___ Tenant shall be responsible for all repairs required, excepting the roof, exterior walls and structural foundations, which shall be maintained by Lessor. Tenant shall also maintain in good condition such portions adjacent to the Real Property, such as sidewalks, driveways, lawns and shrubbery, which would otherwise be required to be maintained by Lessor.

6. Alterations. Tenant shall not, without first obtaining the written consent of Lessor, make any alterations, additions, or improvements, in, to or about the Real Property.

7. Ordinances and Statutes. Tenant shall comply with all statutes, ordinances, regulations, covenants, conditions and requirements of all municipal, state and federal authorities (including owner's association and similar entities) now in force, or which may hereafter be in force, pertaining to the Real Property, occasioned by or affecting the use thereof by Tenant.

8. Assignment and Subletting. Tenant shall not assign this Lease or sublet any portion of the Real Property without prior written consent of the Lessor, which shall not be unreasonably withheld. Any such assignment or subletting without consent shall be void and, at the option of the Lessor, may terminate this Lease.

9. Utilities. All applications and connections for necessary utility services on the Real Property shall be made in the name of Tenant only, and Tenant shall be solely liable for utility charges as they become due, including those for sewer, water, gas, electricity, and telephone services.

10. Entry and Inspection. Tenant shall permit Lessor or Lessor's agents (and/or Lessor's lenders and/or their agents and representatives) to enter upon the Real Property at reasonable times and upon reasonable notice, for the purpose of inspecting the same, and will permit Lessor at any time within ninety (90) days prior to the expiration of this Lease, to place upon the Real Property any usual "To Let" or "For Lease" signs, and permit persons desiring to lease the same to inspect the Real Property thereafter.

11. Possession. If Lessor is unable to deliver possession of the Real Property at the commencement hereof, Lessor shall not be liable for any damage caused thereby, nor shall this Lease be void or voidable, but Tenant shall not be liable for any rent until possession is delivered. Tenant may terminate this Lease if possession is not delivered within one hundred twenty days of the commencement of the term hereof.

12. Indemnification of Lessor. Lessor shall not be liable for any damage or injury to Tenant, or any other person, or to any property, occurring on the Real Property or any part thereof, and Tenant agrees to indemnify and hold Lessor harmless from any claims for damages, no matter how caused, except for those caused by the sole negligence or sole unlawful conduct of Lessor.

13. Insurance. Tenant, at Tenant's expense, shall maintain plate glass and public liability insurance including bodily injury and property damage insuring Tenant and Lessor with minimum coverage as follows:

\$1,000,000.00 PRODUCTS AND COMPLETED OPERATIONS AGGREGATE

\$1,000,000.00 PERSONAL AND ADVERTISING INJURY LIABILITIES

14. Tenant shall provide Lessor with a Certificate of Insurance showing Lessor as additional insured. The Certificate shall provide for a ten-day written notice to Lessor in the event of cancellation or material change of coverage. To the maximum extent permitted by insurance policies, which may be owned by Lessor or Tenant, Tenant and Lessor, for the benefit of each other, waive any and all rights of subrogation that might otherwise exist.
15. Eminent Domain. If the Real Property or any part thereof or any estate therein, or any other part of the building materially affecting Tenant's use of the Real Property, shall be taken by eminent domain, this Lease shall terminate on the date when title vests pursuant to such taking. The rent, and any additional rent, shall be apportioned as of the termination date, and any rent paid for any period beyond that date shall be repaid to Tenant. Tenant shall not be entitled to any part of the award for such taking or any payment in lieu thereof, but Tenant may file a claim for any taking of fixtures and improvements owned by Tenant, and for moving expenses.
16. Destruction of Real Property. In the event of a partial destruction of the Real Property during the term hereof, from any cause, Lessor shall forthwith repair the same, provided that such repairs can be made within sixty (60) days under existing governmental laws and regulations; but, such partial destruction shall not terminate this Lease, except that Tenant shall be entitled to a proportionate reduction of rent while such repairs are being made, based upon the extent to which the making of such repairs shall interfere with the business of Tenant on the Real Property. If such repairs cannot be made within said sixty (60) days, Lessor, in Lessor's sole discretion and option, may make the repairs within a reasonable time, this Lease continuing in effect with the rent proportionately abated as provided in the preceding sentence, and in the event that Lessor shall not elect to make such repairs, which cannot be made within sixty (60) days, this Lease may be terminated at the option of either party. In the event that the building in which the Real Property may be situated is destroyed to an extent of not less than onethird of the replacement costs thereof, Lessor may elect to terminate this Lease whether the Real Property be injured or not. A total destruction of the building in which the Real Property may be situated shall terminate this Lease.
17. Lessor's Remedies on Default. If Tenant defaults in the payment of rent, or any additional rent, or defaults in the performance of any of the other covenants or conditions hereof, Lessor may give Tenant notice of such default and if Tenant does not cure any such default within 15 (this shall be fifteen, if no other number is filled in) days, after the giving of such notice (or if such other default is of such nature that it cannot be completely cured within such period, if Tenant does not commence such curing within such 15 (this shall be fifteen, if no other number is filled in) days and thereafter proceed with reasonable diligence and good faith to cure such default), then Lessor may terminate this Lease and all rights of Lessee under this Lease by such written notice. If it so terminates on the date specified in such notice the term of this Lease shall terminate, and Tenant shall then quit and surrender the Real Property to Lessor, but Tenant shall remain liable as hereinafter provided. If this Lease shall have been so terminated by Lessor, Lessor may at any time thereafter resume possession of the Real Property by any lawful means and remove Tenant or other occupants and their effects. No failure to enforce any term shall be deemed a waiver. No act of Lessor shall be construed as terminating this Lease except written notice given by Lessor to Tenant advising Tenant that Lessor elects to terminate the Lease. In the event Lessor elects to terminate this Lease, Lessor may recover from Tenant: (a) The worth at the time of award of any unpaid rent that had been earned at the time of termination of the Lease; (b) The worth at the time of award of the amount by which the unpaid rent that would have been earned after termination of the Lease until the time of award exceeds the amount of rental loss that Tenant proves could have been reasonably avoided; (c) The worth at the time of award of the amount by which the unpaid rent for the balance of the term of this lease after the time

of award exceeds the amount of rental loss that Tenant proves could be reasonably avoided; and (d) Any other amount necessary to compensate Lessor for all detrimental proximately caused by Tenant's failure to perform its obligations under this Lease. The term "rent" as used in this Lease shall mean Rent and all other sums required to be paid by Tenant pursuant to the terms of this Lease

18. Security Deposit. Tenant shall deposit with Lessor on the signing of this Lease the sum of FIFTEEN HUNDRED Dollars (\$ 1500) as security for the performance of Tenant's obligations under this Lease, including without limitation the surrender of possession of the Real Property to Lessor as herein provided. If Lessor applies any part of the deposit to cure any default of Tenant, Tenant shall on demand deposit with Lessor the amount so applied so that Lessor shall have the full deposit on hand at all times during the term of this Lease.
19. Tax Increase. In the event there is any increase during any year of the term of this Lease in real property taxes over and above the amount of such taxes assessed for the tax year during which the term of this Lease commences, whether because of increased rate, valuation or otherwise, Tenant shall pay to Lessor upon presentation of paid tax bills an amount equal to the increase in taxes upon the land and building on which the Real Property is situated. In the event that such taxes are assessed for a tax year extending beyond the term of the Lease, the obligation of Tenant shall be proportionate to the portion of the Lease term included in such year. All such tax obligations of Lessee hereunder shall be added to and become a part of the rent paid under this Lease.
20. Common Area Expenses. In the event the Real Property is situated in a shopping center, a commercial building or other complex in which there are common areas, Tenant agrees to pay Tenant's pro-rata share of maintenance, taxes, and insurance for the common area. All such obligations of Tenant hereafter shall be added to and become a part of the rent paid under this Lease.
21. Attorney's Fees. In case suit should be brought for recovery of the Real Property, or for any sum due hereunder, or because of any act which may arise out of the possession of the Real Property, by either party, the prevailing party shall be entitled to all costs incurred in connection with such action, including a reasonable attorney's fee.
22. Waiver. No failure of Lessor to enforce any term hereof shall be deemed to be a waiver.
23. Notices. Any notice which either party may or is required to give, shall be given by personal delivery or mailing the same, postage prepaid, to Tenant at the Real Property (or at the address indicated below), or Lessor at the address specified below, or at such other places as may be designated by the parties from time to time.
24. Heirs, Assigns, Successors. This Lease is binding upon and inures to the benefit of the heirs, assigns and successors in interest of the parties.
25. Subordination. This Lease is and shall be subordinated to all existing and future liens, mortgages, deeds of trust, ground leases, hypothecations, security devices and encumbrances ("Security Instruments") against the Real Property now or hereafter placed upon the Real Property, to any and all advances made under any of said Security Instruments. Tenant covenants and agrees to execute and deliver, upon demand, those instruments reasonably necessary to affect such subordination. Selfexecuting: The agreements contained in this Paragraph shall be effective without the execution of any further documents; the power given herein is coupled with an interest and is irrevocable. Provided, that upon written request from a Lender or Lessor in connection with a sale, financing or refinancing of

the Premises, Lessee and Lessor shall execute such further writings as may be reasonably required to separately document any subordination, attornment and/or other relevant terms provided for herein.

26. Time of Essence. Time is of the essence in the performance of this Agreement.

27. Entire Agreement. The foregoing constitutes the entire agreement between the parties and may be modified only by a writing signed by both parties. The following Exhibits, if any, have been made a part of this Lease before the parties' execution hereof: _____ Signed this 31st day of _____ DECEMBER 2025

LESSOR'S SIGNATURE _____
IMRAN MANSURI

Imran

LESSEE'S SIGNATURE _____

205 VILLA RICA ENTERPRISES LLC
205 S CARROLL RD VILLA RICA GA 30180

Almas



**Planning & Zoning
Community Development Department**

ABL-03-26

Public Hearing Date

City Council: March 10, 2026

Request: Alcoholic Beverage License

Project Description: Retail Package Malt Beverages and Wine

Applicant: 205 Villa Rica Enterprises, LLC
Licensee: Almas Ali
4340 Camellia Ridge Way SW, Lot 22
Lilburn, GA 30047

Location: 205 S. Carroll Rd., Landlot 161, 3rd District; Carroll Co., Ward 5

Parcel Number(s): V07 0060018

Current Zoning: CMU (Commercial Mixed Use)

Current Land Use: Commercial

Location and Zoning Requirements:

The Alcohol Beverage Ordinance regulates location and zoning statutes of the property proposed for selling alcohol as follows:

Sec. 4-69. Zoning Restriction

(a) No retail license shall be granted under this chapter unless the premises to be licensed are, at the time the application is approved by the mayor and council, located under the planning and zoning ordinance of the city in a non-residential zoning district subject to the specific limitation of the respective districts.

The subject property is zoned CMU (Commercial Mixed Use).

Sec. 4-70. Proximity Restrictions:

(a) No premises shall be licensed under this chapter whose location is within the following distances:

(1) For the sale of any wine or malt beverage, within 300 feet of any church building, school building, school grounds, or college campus.

Compliance: Yes

(2) For the sale of any distilled spirits, within 300 feet of any church building and within 600 feet of any school building, educational building, school grounds, or college campus.

Compliance: Yes

(3) For the sale of any distilled spirits, wine, malt beverage, within 300 feet of an alcoholic treatment center owned and operated by the State of Georgia or any county or municipal government therein.

Compliance: Yes

(4) For the sale of any alcoholic beverage for consumption on the premises, within 300 feet of any housing authority property.

Compliance: Yes

(5) No consumption-on-the-premises license shall be issued for any place of business which is located within 200 feet of a private single-family or two-family dwelling.

Compliance: Yes

Sec. 4-29 Investigation; Hearing:

In accordance with the City of Villa Rica Alcoholic Beverages Ordinance, the Villa Rica Police Department (VRPD) investigated the applicant's background. As a result of the investigation, the VRPD revealed no conviction or records against the applicant's good moral character or fitness for a license.

Public Response:

The applicant has posted a sign on the premises, as well as a notice in the Times-Georgian and the Douglas Sentinel, notifying the public of the application to obtain an alcoholic beverage license at the location.

Staff Comments:

The applicant has complied with the Ordinance regarding the legal notification requirements and has successfully passed the background check conducted by the Villa Rica Police Department. Also, there are no location restrictions that would hinder the issuance of the license.

Recommendation:

Staff recommends **approval** of the request by 205 Villa Rica Enterprises, LLC and Almas Ali for the alcohol license to sell retail package malt beverages and wine at 205 S. Carroll Rd. Villa Rica, GA 30180.


Whitney Cox
Licensing Specialist

Attachments:

1. Application
2. Affidavit of Publication
3. Commercial Lease/Proof of Ownership



CITY OF VILLA RICA

City Council Meeting
Agenda Item Cover Sheet

SUBJECT: AN ORDINANCE BY THE MAYOR AND CITY COUNCIL FOR THE CITY OF VILLA RICA, GEORGIA, TO ADOPT AND 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, TO REPLACE AND REPEAL ALL CONFLICTING ORDINANCES. This is a Public Hearing.

WORK SESSION DATE: March 3, 2026

MEETING DATE: March 10, 2026

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

PUBLIC HEARING: Yes

PURPOSE:

A key function of utility planning and system development includes careful monitoring of development projects and how each of those projects affect system effectiveness. Careful consideration must be given to the impact on distribution systems, conveyance systems, and treatment systems and capacities. Treatment methods are also managed to accommodate flows from new commercial and industrial facilities. Authorizing the use of conveyance and treatments system without prior considerations could have a negative impact on both the city systems and the development.

In order to continue to provide service to existing and new development projects, staff has developed the proposed text amendments to be included in the City's Code of Ordinances, Appendix A – Development Regulations. This proposed amendment provides for the following:

- Ensures the city has the adequate capacity and conveyance to serve the property and project
- Provides mechanisms for system improvements needed to serve the project
- Provides the developer of a project advanced notice on whether or not a project can be served by the City's public utility
- Provides the developer possible alternatives to be considered early in the design phase of the project
- Provides for standardized calculations to be used in water and sewer demand projections

Paramount in effective utility operations is the understanding of projected flows to each treatment facility, biological and chemical characteristics of those flows, and long-term projections of future demands. It is those long-term projections that help staff, City leadership, and the elected body make sound, informed decisions on capital planning and system development that meets all local, state, and federal requirements, while continuing to serve the residents and businesses within our city.



CITY OF VILLA RICA

City Council Meeting
Agenda Item Cover Sheet

BACKGROUND:

Previously, developers and business owners would submit Utility Capacity Application with no basis for calculating the estimated usage. This is problematic causing water and sewerage usage to be underestimated, causing delay in the process for City staff to accurately review and offer feedback. This process and Fees are not associated with this

IMPACT: This Ordinance will allow the City to regulate utility capacity for water and sewer services throughout the City. Fees are not being requested in association with the review of Utility Capacity Applications.

STAFF RECOMMENDATION:

Staff recommends **Approval** of the Ordinance which will allow City Code Compliance staff and Stormwater regulatory staff to enforce this Code accordingly.

PLANNING & ZONING RECOMMENDATION:

On February 16, 2026, the Planning & Zoning Commission **Approved** the ordinance as requested.

MOTION:

I move to approve the requested Ordinance TO ADOPT AND AMEND *PART II –VILLA RICA CODE OF ORDINANCES, APPENDIX A – DEVELOPMENTAL REGULATIONS, 200. APPLICATION AND PLAN REVIEW GENERAL REQUIREMENTS* PERTAINING TO UTILITY CAPACITY, TO INCLUDE WATER AND SEWER UTILITIES, TO REPLACE AND REPEAL ALL CONFLICTING ORDINANCES.



CITY OF VILLA RICA, GA

January 28, 2026

City of Villa Rica
571 West Bankhead Highway
Villa Rica, GA 30180
770.459.7000 (Ofc)
770.459.7003 (Fax)

NOTICE OF PUBLIC HEARINGS
Newspaper Legal Advertisement

ORDINANCE #: TA-01-26

Please let this document serve as notification that the City of Villa Rica will hold two (2) public hearings for an Ordinance Text Amendment:

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 repeal all conflicting ordinances.

1st Public Hearing:

A Public Hearing will be conducted by the Planning & Zoning Commission at 6:00 PM on Tuesday, February 17, 2026 at the Holt-Bishop Justice Center, Municipal Court Room, 101 Main Street, Villa Rica, Georgia.

2nd Public Hearing:

A Public Hearing will be conducted by the City Council at 6:00 PM on Tuesday, March 10, 2026 at the Holt-Bishop Justice Center, Municipal Court Room, 101 Main Street, Villa Rica, Georgia.

Comments may be presented at each public hearing or filed in writing prior to each public hearing. For any additional information, please contact the Community Development Department at 678.840.1238.

Text Amendment for Ordinance Part II- Code of Ordinances, Appendix A - Development Regulations, 200. Application and Plan Review General Requirements

A key function of utility planning and system development includes careful monitoring of development projects and how each of those projects affect system effectiveness. Careful consideration must be given to the impact on distribution systems, conveyance systems, and treatment systems and capacities. Treatment methods are also managed to accommodate flows from new commercial and industrial facilities. Authorizing the use of conveyance and treatments system without prior considerations could have a negative impact on both the city systems and the development.

In order to continue to provide service to existing and new development projects, staff has developed the proposed text amendments to be included in the City's Code of Ordinances, Appendix A – Development Regulations.

This proposed amendment provides for the following:

- Ensures the city has the adequate capacity and conveyance to serve the property and project
- Provides mechanisms for system improvements needed to serve the project
- Provides the developer of a project advanced notice on whether or not a project can be served by the City's public utility
- Provides the developer possible alternatives to be considered early in the design phase of the project
- Provides for standardized calculations to be used in water and sewer demand projections

Paramount in effective utility operations is the understanding of projected flows to each treatment facility, biological and chemical characteristics of those flows, and long-term projections of future demands. It is those long-term projections that help staff, City leadership, and the elected body make sound, informed decisions on capital planning and system development that meets all local, state, and federal requirements, while continuing to serve the residents and businesses within our city.

200. APPLICATION AND PLAN REVIEW GENERAL REQUIREMENTS

UTILITY AVAILABILITY STATEMENT.

- (A) The City shall not approve any applications for rezoning, annexation, special use permits, building permits, land disturbance permits or approve any new residential construction or any commercial development without a statement that adequate utility is available from the Utilities Director. Utility availability statements shall be valid for a period of one year from the date of its issuance and shall not be transferable.
- (B) Availability means that utility service is available to the property and that the service lines and facilities have adequate capacity to serve the development while still maintaining an appropriate level of service to the other users of the system. In making this determination, the city may consider both existing users and also users that have been approved for connection but have not yet done so. The Utilities Director may rely on qualified engineers and experts in making the determination of whether utility service is available and whether there is adequate capacity to serve for the proposed development.
 - (i.) Water capacity analysis is a process where every new development which will require connection of its potable water service to the city water system is reviewed to determine whether or not the new development will meet the minimum fire flow and pressure requirement of 20 psi at the highest occupied elevation under normal usage conditions or cause some other proximate user's pressure to drop below 20 psi under normal usage conditions. All proposed fire hydrants shall be capable of delivering 1,000 gallons per minute (gpm) in residential neighborhoods and 1,500 gpm in commercial areas or as otherwise determined by the county fire marshal based upon the type of development.
 - (a) The proposed water consumption flowrate(s) of the new development will be assumed to be equal to the average proposed sewage flows estimated per Georgia Manual for On-site Sewage Management Systems Table JT-1 with an appropriate peaking factor based on diurnal variations.
 - (b) The city's water system has been modeled with the use of a hydraulic modeling application. The proposed flowrates will be added to the model in order to calculate the residual pressure.
 - (c) If the new development's residual pressure does not meet the requirement of 20 psi at the highest occupied elevation under normal usage conditions, or, cannot meet the fire flow requirements set forth above, the analyzed water line will be assumed to be unsuitable for the new development. If the developer wants access, the developer may pay the city in an appropriate amount to upgrade to a new water line so as to provide adequate residual pressure.
 - (ii) Sewer capacity analysis is a process where every new development which will require a connection of its sewer to the city's sewer system is reviewed to determine whether or not there is adequate capacity in the sewer system to convey the new sewage from proposed development to the WWTP.
 - (a) The proposed flowrate(s) in gallons per day (gpd) of the new development will be calculated and peaked with a factor of 3. Sewage flows of new developments will be estimated per Georgia Manual for On-Site Sewage Management Systems Table JT-1.

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PART II - CODE OF ORDINANCES
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200. APPLICATION AND PLAN REVIEW GENERAL REQUIREMENTS

- (b) The existing flowrate(s) (gpd) and proposed flows that will flow into the same collection system as the new development will be calculated and peaked with a factor of 3. Existing flowrates will be estimated per Georgia Manual for On-Site Sewage Management Systems Table JT.
 - (c) The ratio between the sum of the peaked flowrates (proposed and existing) and the sewer line capacity will be analyzed to determine if 60 percent of the sewer line's capacity has been exceeded.
 - (d) If the new development's proposed flowrate does cause the projected flows in the sewer line to exceed the 60 percent capacity level, the sewer's capacity will be deemed inadequate for the new development.
 - (e) If the existing sewer does not have adequate capacity to convey the proposed flowrate, the developer may pay the amount to the city to upgrade the sewer so as to be able to provide adequate capacity.
- (C) City water and sewer service is provided to the residents and properties within the limits of Villa Rica service area for each as defined by the most recent Carroll County and Douglas County service delivery strategy agreements. New service of properties outside of the service area shall be allowed only with the express written consent of the city and the governing agency of the adjacent service delivery area.
- (D) In the event of a request for utility service at a location in which it has been determined that adequate service capacity is unavailable, the city may deny the issuance of any building or land disturbance permits or may condition new utility connections on the payment by the user or developer of the cost of new or improved infrastructure required to serve the development.
- (E) In the event that the Utility Director determines that a utility is not available, the applicant may appeal the decision to the City Council. The City Council shall consider whatever evidence from the applicant and shall consider either the testimony or report from the Utility Director, or his/her designee, or both.
- (F) The Utility Director may issue a conditional availability letter, subject to approval by Council, when adequate utility is not available if the applicant presents a development agreement to the Utility Director that will be beneficial to the City, with respect to improvements to the City's utility capacity and/or conveyance, and said improvements will be paid for by the applicant or developer. A conditional availability letter must be approved by Council prior to the approval of any permits, rezonings or annexations.
- (G) As a part of the Water and Sewer Availability application, the below referenced table shall be used to estimate the total water and wastewater flows anticipated from a proposed development. The estimated flow should include flows from all planned facilities for the proposed development, or any change in flow due to change in operation or units. If development-specific flow estimate information is available, please include the calculations, data sources, and/or references with the submittal packet. Staff may consider such calculations in lieu of the flows calculated based on the table below. Staff will perform system evaluation to determine capacity availability as well as potential impacts on the sewer system, and identify potential improvements needed to meet regulatory compliance and target Level of Service. Refer to the Water and Sewer Use Guidelines for Capacity Availability Requests table as follows:

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Typical Developments 1. Determine the Annual Average Daily Flow (AADF) in gallons per day (gpd) for each category/facility included within the proposed development: a. Identify the land use (residential, commercial, institutional, industrial, etc.), and the facility type (Column A) in the table below. b. Identify the type of units (per square foot, per employee, etc.) shown in Column C based on the information available for the development. c. Calculate the AADF based on the following formula (for commercial or community/institutional development, include the estimated flow based on potential maximum capacity for activities within the facility): Number of units X Annual Average Daily Unit Flow (Column B) = Estimated AADF (gpd) for the proposed facility type			
	Annual Average Daily Unit Flow (gpd)	Per Unit	Additional categories that may be required
(Column A)	(Column B)	(Column C)	(Column D)
Residential Development and Related			
Residential Development Type	Apartment/Condo Studio or 1-bedroom	110 per unit	Pool, fitness center, clubhouse facilities
	Apartment/Condo 2-bedroom	155 per unit	
	Apartment/Condo 3-bedroom	205 per unit	
	Apartment/Condo more than 3 bedroom	250 per unit	
	Single Family Home	250 per unit	
	Townhome	250 per unit	
	Mobile Home	250 per unit	
	Senior Living / Assisted Living - 1 bedroom Apartment	110 per unit	
	Group Home	110 per resident, max capacity	
Clubhouse/Neighborhood Amenity Center	50	per 1000 sq ft	Food service, office, pool, fitness
Country Club	175	per 1000 sq ft	Food service, office, gymnasium, pool
Pool/Aquatic Center	5 25	per swimmer, max capacity per employee	Food service, office, retail
Fitness Center	500	per 1000 sq ft	Food service, pool
Gymnasium	500	per 1000 sq ft	Food service, pool
Tennis, Soccer, Basketball Facility	10	per person, max capacity	Food service, pool

Land Use Category and Facility Type	Annual Average Daily Unit Flow (gpd)	Per Unit	Additional categories that may be required
(Column A)	(Column B)	(Column C)	(Column D)
Commercial Developments			
Bank	175 25	1000 sq ft per employee	
Barber Shop	50 25	per chair per employee	
Beauty Salon or Spa Center (hair, nails and/or massage)	125 25	per station per employee	
Carwash	Automatic bay - with recycling	3500 25 per bay per employee	Retail, office
	Automatic bay - without recycling	1350 25 per bay per employee	
	Self-operating	350 per bay	
		*	
Flower Shop/Greenhouse/Urban Agriculture		per sq ft	(1)
	Restaurant (sit-down)	55 per seat, max capacity	
	Restaurant (24-hr service)	110 per seat, max capacity	
	Coffee Shop	55 per seat, max capacity	

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Water and Sewer Use Guidelines for Capacity Availability Requests

Food Service	Brewery	55	per seat, max capacity	
		*	maximum batch discharge	
	Dining Hall / Cafeteria	55	per seat, max capacity	
	Bar/Tavern/Cocktail Lounge	50	per seat, max capacity	
	Prep Kitchen (no customer service)	50	per 100 sq ft kitchen space	
	Walk-up Service/Carry-out	50	per 100 sq ft floor space	
	Drive thru/Drive-in	50	per parking space	
	Food Truck	70	per truck	
	Kiosk/Stand	50	per 100 sq ft floor space	
Funeral Home		5	per seat	
	250	per preparation table		
Gas Station		250	per gas pump	Food service, retail
Grocery/Food Store	Dry Goods	10	per 100 sq ft	Food service, bank, retail
	Bakery	50	per 100 sq ft	
	Deli/Meat Preparation	50	per 100 sq ft	
	Meat Department/Butcher	75	per 100 sq ft	
	Seafood Department	75	per 100 sq ft	
	Produce Processing/Cutting	50	per 100 sq ft	
Laundry	Coin-operated	400	per washing machine	
	Commercial	640	per washing machine	
Lodging	Campground/ RV Parks	100	per space	Office, pool, laundry
	Hotel/Motel without in-room Cooking Facilities	100	per room	Food service, pool, auditorium, bar, office, laundry
	Hotel/Motel with in-room Cooking Facilities	110	per room	
	Cabin/Cottage/Villa	155	per unit	
	Office - General		175	1000 sq ft
		25	per employee (all shifts)	
Pet Care Centers	Pet Store	100	per 1000 sq ft	
	Animal Shelters	20	per run, cage, kennel or stall	
	Veterinarian Center	500	per exam room/pen	
	Boarding Facility	20	per run, kennel or stall	
	Grooming Facility	500	per wash station	
Retail Shops	Store	100	per 1000 sq ft	Food service
	Auto/Boat/RV Dealership	50	per 1000 sq ft	
	Kiosk	25	per employee	
Land Use Category and Facility Type		Annual Average Daily Unit Flow (gpd)	Per Unit	Additional categories that may be required
(Column A)		(Column B)	(Column C)	(Column D)
Commercial Developments (continued)				
Self-storage units		25	per employee (all shifts)	Residential, office, retail
Sports/ Fitness Centers	Bowling	125	per lane	Food service, pool
		25	per employee	
	Fitness Center	500	per 1000 sq ft	
	Tennis, Soccer, Basketball Facility	10	per person, max capacity	
	Gymnasium	500	per 1000 sq ft	
	Skating Rink	5	per person, max capacity	
Vehicle Service/Repair	Drive-In	25	per bay	Office, retail
		50	per 1000 sq ft	
Warehouse		25	per employee	Food service, office
		25	per 1000 sq ft	
		25	per employee (all shifts)	
Institutional Developments/Community Facilities				
Auditorium/Arena/Concert Hall/Convention Center		10	per person, max capacity	Food service

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Water and Sewer Use Guidelines for Capacity Availability Requests

Community Assembly/Banquet Hall		10	per person, max capacity	Food service
Educational Facilities	K-12 school	20 25	per student per teacher/employee	Food service, gymnasium, pool
	Boarding School/Dormitory	70	per student, resident employee	
	Tutoring Center	100	per 1000 sq ft	
	Day Camp/Daycare Center	20 25	per student per teacher/employee	
	University/College/ Technical School	20 25	per student per employee	
	Laboratory	-	per laboratory classroom	
	Library	100 25	1000 sq ft per employee (all shifts)	
Museum/Art Center/Visitor Center		2	per patron, max capacity	Food service, retail, office
Pool/Aquatic Center		5 25	per swimmer, max capacity per employee	Food service, office, retail
Park/Fairground/Outdoor Assembly		15	per total parking spaces	Food service
Sports/Fitness Centers	Bowling	125 25	per lane per employee	Food service, pool
	Fitness Center	500	per 1000 sq ft	
	Tennis, Soccer, Basketball Facility	10	per person, max capacity	
	Gymnasium	500	per 1000 sq ft	
	Skating Rink	5	per person, max capacity	
Transportation Terminal (Airport, bus, train)		5 25	per passenger per employee	Food service, retail
Worship Center		10	per seat, max capacity	Food service, banquet hall, gymnasium, office, educational
Emergency Services	Fire Station	70	per firefighter per shift	Detention center
	Police Station	25	per employee (all shifts)	
	Shelters	70	per resident, max capacity	
Detention Center		120 25	per inmate, max capacity per employee (all shifts)	Food service, office, gymnasium
Land Use Category and Facility Type		Annual Average Daily Unit Flow (gpd)	Per Unit	Additional categories that may be required
(Column A)		(Column B)	(Column C)	(Column D)
Institutional Developments/Community Facilities (continued)				
Hospital/Medical Care	Medical/Emergency	375 25	per bed per employee (all shifts)	Food service, office
	Mental Health	125 25	per bed per employee (all shifts)	
	Convalescent/Nursing Home	125 25	per bed per employee (all shifts)	
	Urgent Care Center	250 25	per bed per employee (all shifts)	
	Office - General	175 25	1000 sq ft per employee (all shifts)	
	Office - Medical/Dental	500 25	per 1000 sq ft per employee (all shifts)	
Industrial Developments/Batch Discharge Facilities				
Industry/Manufacturing		- 25	per industrial process per employee (all shifts)	Food service, office, warehouse

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200. APPLICATION AND PLAN REVIEW GENERAL REQUIREMENTS

200.1 Standard Operating Procedures for the project development process are included at the end of this section. (Section 212)

(Ord. of 6-13-2025)

201. Use of Words and Interpretation.

201.1 For the purpose of these Regulations, the following shall apply to the use of all words:

- A. When appropriate to the context, words used in the singular shall include the plural, and the plural the singular; words used in the present tense shall include the future tense, and vice versa.
- B. Words in the masculine gender shall include the feminine.
- C. The word "shall" is mandatory and not discretionary.
- D. The word "may" is permissive.
- E. Use of the word "and" is inclusive and requires that all of the component phrases so connected must be present or fulfilled for sufficiency.
- F. Use of the word "or" is not exclusive and requires that at least one of the component phrases so connected must be present or fulfilled for sufficiency. The word "or" may allow more than one component phrase to be present or fulfilled, as is implied by the common term "and/or."

201.2 The following shall control the interpretation of words and phrases as used in these Regulations:

- A. Words and phrases defined in these Regulations shall be interpreted as defined herein.
- B. Words or phrases not defined herein shall be interpreted as defined in other ordinances and codes of the City of Villa Rica. Words or phrases not defined in the above-mentioned documents shall have their customary dictionary definitions where not inconsistent with the context.

202. Plan Review Procedure.

Plan review procedures are dependent on the type of the proposed development. Plans may not be reviewed without a Utility Availability Statement as provided in Section 200. There are three types of developments as follows:

- A. Subdivision developments (residential, commercial, and industrial) involving the subdividing of a tract or parcel of land into two (2) lots or building sites:
- B. Subdivision developments (residential, commercial, and industrial) involving the subdividing of a tract or parcel of land into three (3) or more lots or building sites; and
- C. Non-subdivision commercial/industrial developments.

202.1 *Stages of Residential Subdivision Development Plans Review:*

Scope:

Plan design, submittal, and review is divided into 4 stages which correspond to the following 4 types of plans:

- 1. *Preliminary Plat.* Conceptual street and lot layout of subdivision with topography of not more than two (2) foot intervals. A plat review fee shall be required at the time of submittal. No less than twenty (20) working days prior to the next regular meeting of the planning commission, a letter addressed to the

planning commission requesting review and approval of a preliminary plat shall be given to the Community Development office along with six (6) copies of the plat for distribution. Upon approval of the plat by individual departments, six (6) copies of the approved plat stamped by each department shall be submitted to the Community Development office to be distributed to the City of Villa Rica Planning Commission for approval. Approval of a preliminary plat shall expire and be null and void after a period of 24 months from the date of approval unless an extension of time is approved by the Planning Commission. (A preliminary plat shall not be required of subdivisions on an existing street involving only two (2) lots or building sites.

Information to be Provided.

Preliminary subdivision plats shall contain the following information:

1. Subdivision Name.
2. Name, address and 24-hour phone number of developer.
3. Date including most recent revision date.
4. Graphic scale (not to exceed 1" = 100')
5. Location Index map (approximate scale 1" = 6000')
6. North arrow.
7. Land lot, District and Section.
8. Maximum sheet size 24" x 36" unless otherwise approved.
9. Exact boundary lines of the entire tract indicated by a heavy line giving lengths and bearings.
10. Present zoning and zoning of abutting land.
11. Proposed street and lot layout.
12. Proposed street names.
13. Lot lines with approximate dimensions.
14. Location of bold lines for phased developments.
15. Lots numbered consecutively disregarding phasing.
16. General notes on the plat stating total project acreage, total number of lots and lot density, minimum size of lots, minimum lot width and frontage, and required setbacks for present zoning.
17. Existing streets, utilities, and easements on and adjacent to the tract.
18. Provisions for water supply, sewerage, and drainage.
19. Location of 100-year floodplain and Future Conditions floodplain or statement that no part of the property lies within the 100-year floodplain.
20. Minimum building front yard setback line shown graphically on the plat.
21. Surveyors and/or Engineer's Stamp.
22. Signature Statement for planning commission. Statement shall read as follows:

Preliminary Plat Approval Certificate

All requirements of the City of Villa Rica Development Regulations relative to the preparation and submission of a Preliminary Plat having been fulfilled, approval of this plat is hereby granted

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subject to further provisions of said Regulations. This certificate is effective for 24 months from the date of signing unless a Final Plat is recorded.

_____	_____	_____	_____
Planning Commission Chairman	Date	City Clerk	Date

23. Any and all other information as may be required by the City.

24. Names of owners of record of adjoining properties.

2. *Construction Plans.* Detailed design plans of proposed subdivision infrastructure improvements. Six (6) sets of the construction plans shall be submitted to the Community Development office for distribution. A plan review fee shall be required at the time of submittal. Upon approval of the plans, a stamped approved copy shall be given to each department and the developer sets up a pre-construction conference with the contractor(s) and the City departments mentioned herein. If any construction activity involves a state right-of-way, the developer must first contact Public Works and obtain Georgia D.O.T. approval before construction plans can be approved by the city.

Information to be Provided.

Construction Plans shall contain the following information:

Road Design

1. Acceleration/deceleration lanes at entrance.
2. Typical road section for all roads.
3. Dimensions of turn radii.
4. Plan and profile of existing city or county road at proposed entrance with the City of Villa Rica's minimum horizontal and vertical stopping sight distance requirements satisfied. The speed limit for the existing city or county road shall be shown.
5. If additional right-of-way is required to bring the City Road up to minimum standards, as shown on the current City Street Classification Map, the future right-of-way shall be shown on the plan. Set backs shall be measured from the future right-of-way.
6. Proposed street profiles for all new streets.
7. Proposed street grades.
8. Proposed length of vertical curves.
9. Vertical stopping sight distance at all proposed internal subdivision intersections.
10. Street horizontal curve radii.
11. All radii, curb set back and taper details.
12. Typical construction details (curb and gutter, paving, etc.).
13. Street signs.

Storm Drainage

1. Topographic layout of development at two (2) foot contour intervals based on mean sea level datum with storm drain layout.

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2. Location, size, and length of existing drainage structures with drainage area.
 3. Description by registered engineer of downstream property showing the method of runoff control will not adversely affect the property downstream.
 4. Location, size, length, and type of all proposed drainage structures.
 5. Drainage area to each inlet point of the drainage system.
 6. Ditch profiles.
 7. Ditch cross-sections every (50) feet with velocity of runoff (no more than 5.0 fps without lining the ditch.)
 8. Hydrology study by a state approved professional for detention ponds, if required.
 9. The 100-year floodplain/Future Conditions floodplain limits and elevation or note absence.
 10. Profile of storm drainage pipes.
 11. All cross-drain pipes shown on the street profiles.
 12. Water travel distance between catch basins.
 13. Drainage at intersections indicated by flow arrows on plan sheet.
 14. All drainage structure outlets to be erosion proofed.
 15. Method of sizing all storm drainage structures.
 16. Easements for drainage system - minimum of ten (10) feet for piped runoff, minimum of twenty (20) feet for open ditches.
 17. Dam breach zone shown if an existing or proposed permanent pond/lake is a part of the proposed subdivision.
 18. Cul-de-sac grading detail for steep downhill cul-de-sacs.

Water Layout

1. Site plan with water layout only.
2. Pipe locations and sizes
3. Location and size of gate valves & air release valves.
4. Thrust blocks at all bends and tees.
5. Location of all existing and proposed fire hydrants.
6. Existing water main locations, sizes, and types of materials surrounding the project.
7. Detail of tap to water main.
8. Proposed meter sizes and locations.
9. Nearest existing line valves on main, in order to isolate tap.
10. Pressure flow-test results.
11. If proposed water line crosses private property, a twenty foot (20) permanent easement is required.

Sewer Layout

1. EPD Sanitary Sewer Submittal Form filled out by registered engineer.

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2. Site plan showing sewer layout.
 3. Sewer layout should have manhole numbers, line designations, flow arrows, street names, and topography.
 4. Sewer layout showing proposed storm drain crossings.
 5. Detail tie-in of proposed lines with existing lines as to elevation and invert direction of manholes.
 6. Profile of proposed sewer lines.
 7. Manhole numbers and locations.
 8. Outside drop-manhole designated.
 9. Percent grade, length, size of lines.
 10. Lateral locations.
 11. Materials to be used.
 12. Location in profile of streams and storm drains.
 13. Easements to be twenty (20) foot permanent and sixty (60) foot for temporary construction.
 14. Easements for future sewers if required.
 15. Bedding details.

Additional Requirements:

1. Preliminary plat submitted with construction plans.
2. Sidewalks.
3. Show location of all wells within one hundred (100) feet of property or certify that there are no wells, if lots are served by septic tank.
4. Names of all utility companies.
5. Erosion control plan.
6. Tree protection plan.
7. Show location of any landfills or debris or garbage disposal sites on the property.
8. Additional Notes Below:

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.
3. *Erosion and Sediment Control Plans.* A plan for the control of soil erosion and sedimentation resulting from a land-disturbing activity involving the disturbance of 1.0 acres or greater. Said plans are a part of the requirements for a Land Disturbance Permit as addressed in Section 700 of the City of Villa Rica

Development Regulations. An approved copy of this plan must be provided to all departments as part of the construction plan review process.

4. *Final Plat.* Plan of subdivision which conforms to the approved preliminary plat and the specifications required herein for recording at the Clerk of Superior Court. A plat review fee shall be required at the time of submittal. Prior to the submittal of the final plat for review, the following shall apply: 1.) All street and utility construction must be completed, inspected and approved; 2.) All property corner pins must be installed; 3.) As-built drawings must be submitted; and 4.) Bonding requirements, if applicable, satisfied. Six (6) copies of the final plat and as-built drawings shall be submitted to the Community Development office for distribution. Once the signatures of approval from the designated City Departments have been obtained on the final plat, the developer shall submit the plat to the Clerk of Superior Court of Carroll County and/or Douglas County for recording. Upon recording of the final plat, the developer shall provide four (4) hard copies of the plat to the Community Development office. An electronic version of the final plat shall be provided in AutoCAD format to the Community Development office.

The Final Plat shall contain the following information:

1. Sheet size no larger than 18" x 24".
2. Exact boundary lines of the tract by bearings and distances determined by a field survey.
3. Field survey error of closure not to exceed one to ten thousand.
4. Equipment used in field survey.
5. Calculated error of closure of plat.
6. Present zoning and zoning of abutting land.
7. Exact locations, R/W widths, and names of all streets that immediately adjoin the subdivision.
8. Appropriate data for all streets, lot lines, and centerlines as required by the city and according to the requirements of the State of Georgia for professional surveyors and engineers.
9. General notes on the plat stating total project acreage, total number of lots and lot density, minimum size of lots, minimum lot width and frontage, and required setbacks for present zoning. All zoning stipulations, if any, must also be on the plat.
10. Lots shall be numbered consecutively; divisions shall be made by units or phases.
11. Each lot's area in square feet or acres.
12. Deed book and page number of protective covenants if any.
13. Accurate location, material, and description of all monuments and markers.
14. Location of sidewalks.
15. Show all Storm lines on plat.
16. Location of all easements.
17. Required buffers and recreational areas (if any).
18. Land lot lines accurately tied to the lines of the subdivision by distance and angles when such lines traverse or are reasonably close to the subdivision.
19. All surveys and plats must be prepared by a state certified engineer and/or surveyor.
20. Location of 100-year floodplain and Future Conditions floodplain or statement that no part of the property lies within the 100-year floodplain.

21. The following certificate statements shall be shown on the plat:

Owner's Certificate:

The owner of the land shown on this plat and whose name is subscribed hereto, in person or through a duly authorized agent, certifies that this plat was made from an actual survey, that all state, city and county taxes or other assessments now due on this land have been paid, that all streets, water systems drains and drainage easements, and public places are dedicated to the use of the public forever.

_____	_____
Owner	Date

Surveyor's Certificate:

It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me or under my supervision, that all monuments shown hereon actually exist or are marked "future" and their location, size, type and material are correctly shown, and that all requirements of the development and zoning regulations have been fully complied with.

_____	_____
Owner	Date

City of Villa Rica Certificate:

In accordance to the City of Villa Rica Development Regulations and the City's Zoning Ordinance, all requirements of approval have been fulfilled; this plat was given final approval by the following City officials and personnel and on behalf of the City of Villa Rica:

_____	_____
Owner	Date
_____	_____
Community Development Director	Date
_____	_____
Mayor	Date

Covenants, if separately recorded:

This plat is subject to the covenants set forth in the separate document(s) attached hereto dated _____, which hereby become a part of this plat, and which were recorded in plat book ____ Page ____.

22. Any and all other information as required by the city.

202.2 Stages of Commercial/Industrial Subdivision Plan Reviews.

Scope:

Plan design, submittal, and review is divided into 4 stages which corresponds to the following 4 types of plans:

1. *Preliminary Plat.* Conceptual street and lot layout of subdivision with topography of not more than two (2) foot intervals. A plat review fee shall be required at the time of submittal. No less than twenty (20) working days prior to the next regular meeting of the planning commission, a letter addressed to the

planning commission requesting review and approval of a preliminary plat shall be given to the Community Development office along with six (6) copies of the plat for distribution. Upon approval of the plat by individual departments, six (6) copies of the approved plat stamped by each department shall be submitted to the Community Development office to be distributed to the City of Villa Rica Planning Department for approval. Approval of a preliminary plat shall expire and be null and void after a period of 24 months from the date of approval unless an extension of time is approved by the Planning Commission. (A preliminary plat shall not be required of subdivisions on an existing street involving only two (2) lots or building sites.

Information to be Provided.

Preliminary subdivision plats shall contain the following information:

1. Subdivision Name.
2. Name, address and 24-hour phone number of developer.
3. Date including most recent revision date.
4. Graphic scale (not to exceed 1" = 100').
5. Location Index map (approximate scale 1" = 6,000').
6. North arrow.
7. Land lot, District and Section.
8. Maximum sheet size 24" x 36" unless otherwise approved.
9. Exact boundary lines of the entire tract indicated by a heavy line giving lengths and bearings.
10. Present zoning and zoning of abutting land.
11. Proposed street and lot layout.
12. Proposed street names.
13. Lot lines with approximate dimensions.
14. Location of bold lines for phased developments.
15. Lots numbered consecutively disregarding phasing.
16. General notes on the plat stating total project acreage, total number of lots and lot density, minimum size of lots, minimum lot width and frontage, and required setbacks for present zoning.
17. Existing streets, utilities, and easements on and adjacent to the tract.
18. Provisions for water supply, sewerage, and drainage.
19. Location of 100-year floodplain and Future Conditions floodplain or statement that no part of the property lies within the 100-year floodplain.
20. Minimum building front yard setback line shown graphically on the plat.
21. Surveyors and/or Engineer's Stamp.
22. Signature Statement for Planning Commission. Statement shall read as follows:

Preliminary Plat Approval Certificate

All requirements of the City of Villa Rica Development Regulations relative to the preparation and submission of a Preliminary Plat having been fulfilled, approval of this plat is hereby granted

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subject to further provisions of said Regulations. This certificate is effective for 24 months from the date of signing unless a Final Plat is recorded.

Community Development	Date	City Clerk	Date

23. Any and all other information as may be required by the City.

24. Names of owners of record of adjoining properties.

2. *Construction Plans.* Detailed design plans of proposed subdivision infrastructure improvements. Six (6) sets of the construction plans shall be submitted to the Community Development office for distribution. A plan review fee shall be required at the time of submittal. Upon approval of the plans, a stamped approved copy shall be given to each department and the developer sets up a pre-construction conference with the contractor(s) and the City departments mentioned herein. If any construction activity involves a state right-of-way, the developer must first contact Public Works and obtain Georgia D.O.T. approval before construction plans can be approved by the city.

Information to be Provided.

Construction Plans shall contain the following information:

Road Design

1. Acceleration/deceleration lanes at entrance.
2. Typical road section for all roads.
3. Dimensions of turn radii.
4. Plan and profile of existing city or county road at proposed entrance with the City of Villa Rica's minimum horizontal and vertical stopping sight distance requirements satisfied. The speed limit for the existing city or county road shall be shown.
5. If additional right-of-way is required to bring the City Road up to minimum standards, as shown on the current City Street Classification Map, the future right-of-way shall be shown on the plan. Setbacks shall be measured from the future right-of-way.
6. Proposed street profiles for all new streets.
7. Proposed street grades.
8. Proposed length of vertical curves.
9. Vertical stopping sight distance at all proposed internal subdivision intersections.
10. Street Horizontal curve radii.
11. All radii, curb set back and taper details.
12. Typical construction details (curb and gutter, paving, etc.)
13. Street signs.

Storm Drainage

1. Topographic layout of development at two (2) foot contour intervals based on mean sea level datum with storm drain layout.
2. Location, size, and length of existing drainage structures with drainage area.

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3. Description by registered engineer of downstream property showing the method of runoff control will not adversely affect the property downstream.
 4. Location, size, length, and type of all proposed drainage structures.
 5. Drainage area to each inlet point of the drainage system.
 6. Ditch profiles.
 7. Ditch cross-sections every (50) feet with velocity of runoff (no more than 5.0 fps without lining the ditch).
 8. Hydrology study by a state approved professional for detention ponds, if required.
 9. The 100-year floodplain and Future Condition floodplain limits and elevation or note absence.
 10. Profile of storm drainage pipes.
 11. All cross-drain pipes shown on the street profiles.
 12. Water travel distance between catch basins.
 13. Drainage at intersections indicated by flow arrows on plan sheet.
 14. All drainage structure outlets to be erosion proofed.
 15. Method of sizing all storm drainage structures.
 16. Easements for drainage system - minimum of ten (10) feet for piped runoff, minimum of twenty (20) feet for open ditches.
 17. Dam breach zone shown if an existing or proposed permanent pond/lake is a part of the proposed subdivision.
 18. Cul-de-sac grading detail for steep downhill cul-de-sacs.

Water Layout

1. Site plan with water layout only.
2. Pipe locations and sizes.
3. Location and size of gate valves, air release valves.
4. Thrust blocks at all bends and tees.
5. Location of all existing and proposed fire hydrants.
6. Existing water main locations, sizes, and types of materials surrounding the project.
7. Detail of tap to water main.
8. Proposed meter sizes and locations.
9. Nearest existing line valves on main, in order to isolate tap.
10. Pressure flow-test results.
11. If proposed water line crosses private property, a twenty foot (20) permanent easement is required.

Sewer Layout

1. EPD Sanitary Sewer Submittal Form filled out by registered engineer.
2. Site plan showing sewer layout.

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3. Sewer layout should have manhole numbers, line designations, flow arrows, street names, and topography.
 4. Sewer layout showing proposed storm drain crossings.
 5. Detail tie-in of proposed lines with existing lines as to elevation and invert direction of manholes.
 6. Profile of proposed sewer lines with:
 7. Manhole numbers and locations.
 8. Outside drop-manhole designated.
 9. Percent grade, length, size of lines.
 10. Lateral locations.
 11. Materials to be used.
 12. Location in profile of streams and storm drains.
 13. Easements to be twenty (20) foot permanent and sixty (60) foot for temporary construction.
 14. Easements for future sewers if required.
 15. Bedding details.

Additional Requirements:

1. Preliminary plat submitted with construction plans.
2. Sidewalks.
3. Show location of all wells within one hundred (100) feet of property or certify that there are no wells, if lots are served by septic tank.
4. Names of all utility companies.
5. Erosion control plan.
6. Tree protection plan.
7. Show location of any landfills or debris or garbage disposal sites on the property.
8. Additional Notes Below:

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.
3. *Erosion and Sediment Control Plans.* A plan for the control of soil erosion and sedimentation resulting from a land-disturbing activity involving the disturbance of 1.0 acres or greater. Said plans are a part of the requirements for a Land Disturbance Permit as addressed in Section 700 of the City of Villa Rica Development Regulations. An approved copy of this plan must be provided to all departments as part of the construction plan review process.

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4. *Final Plat.* Plan of subdivision which conforms to the approved preliminary plat and the specifications required herein for recording at the Clerk of Superior Court. A plat review fee shall be required at the time of submittal. Prior to the submittal of the final plat for review, the following shall apply: 1.) All street and utility construction must be completed, inspected and approved; 2.) All property corner pins must be installed; 3.) As-built drawings must be submitted; and 4.) Bonding requirements, if applicable, satisfied. Six (6) copies of the final plat and as-built drawings shall be submitted to the Community Development office for distribution. Once the signatures of approval from the designated City Departments have been obtained on the final plat, the developer shall submit the plat to the Clerk of Superior Court of Carroll County and or Douglas County for recording. Upon recording of the final plat, the developer shall provide four (4) hard copies of the plat to the Community Development office. An electronic version of the final plat shall be provided in AutoCAD format to the Community Development office.

Information to be Provided.

The Final Plat shall contain the following information:

1. Sheet size no larger than 18" x 24".
2. Exact boundary lines of the tract by bearings and distances determined by a field survey.
3. Field survey error of closure not to exceed one to ten thousand.
4. Equipment used in field survey.
5. Calculated error of closure of plat.
6. Present zoning and zoning of abutting land.
7. Exact locations, R/W widths, and names of all streets that immediately adjoin the subdivision.
8. Appropriate data for all streets, lot lines, and centerlines as required by the city and according to the requirements of the State of Georgia for professional surveyors and engineers.
9. General notes on the plat stating total project acreage, total number of lots and lot density, minimum size of lots, minimum lot width and frontage, and required setbacks for present zoning.
10. Lots shall be numbered consecutively; divisions shall be made by units or phases.
11. Each lot's area in square feet or acres.
12. Deed book and page number of protective covenants if any.
13. Accurate location, material, and description of all monuments and markers.
14. Location of sidewalks.
15. Location of all easements.
16. Required buffers and recreational areas (if any).
17. Land lot lines accurately tied to the lines of the subdivision by distance and angles when such lines traverse or are reasonably close to the subdivision.
18. All surveys and plats must be prepared by a state certified engineer and/or surveyor.
19. Location of 100-year floodplain and Future Conditions floodplain or statement that no part of the property lies within the 100-year floodplain.
20. The following certificate statements shall be shown on the plat:
Owner's Certificate:

The owner of the land shown on this plat and whose name is subscribed hereto, in person or through a duly authorized agent, certifies that this plat was made from an actual survey, that all state, city and county taxes or other assessments now due on this land have been paid, that all streets, water systems drains and drainage easements, and public places are dedicated to the use of the public forever.

_____	_____
Owner	Date

Surveyor's Certificate:

It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me or under my supervision, that all monuments shown hereon actually exist or are marked "future" and their location, size, type and material are correctly shown, and that all requirements of the development and zoning regulations have been fully complied with.

_____	_____
Owner	Date

City of Villa Rica Certificate:

In accordance to the City of Villa Rica Development Regulations and the City's Zoning Ordinance, all requirements of approval have been fulfilled; this plat was given final approval by the following City personnel on behalf of the City of Villa Rica:

_____	_____
Community Development	Date
_____	_____
Community Development Director	Date
_____	_____
Mayor	Date

Covenants, if separately recorded:

This plat is subject to the covenants set forth in the separate document(s) attached hereto dated _____, which hereby become a part of this plat, and which were recorded in plat book _____ Page ____.

21. Any and all other information as required by the city.
22. Lots, lot areas and lot numbers are optional at the discretion of the developer. If lots are included, the exact boundaries shall be shown by bearing and distances as determined by a field survey, and corners shall be marked on the ground with appropriate permanent monumentation.
23. Any and all other information as required by the City.

202.3 Commercial/Industrial Site Development Plans.

- A. For individual commercial or industrial sites not within a Commercial or Industrial Subdivision, only construction plans are designed and submitted for review for this type of development. Six (6) sets of plans shall be submitted to the Community Development office to be distributed to other City departments. A plan review fee shall be required at the time of submittal. Upon approval of the plans by individual departments, each department retains a copy of the approved stamped plans.

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- B. For individual commercial or industrial sites within a Commercial or Industrial Subdivision Development, the same requirements as in A above may be submitted only after approval by the City and recording of the Final Plat for the development.

202.4 Plan Approval.

- A. Approval of construction plans shall expire twelve (12) months from the date of approval without the issuance of a building permit from the City of Villa Rica.
- B. If a discrepancy occurs between the approved plans and the City's development standards, unless a variance or exception has been obtained, the Development Standards shall be the superseding document.

202.5 Plan Review Checklists. Checklists are included at the end of this section.

(Ord. of 6-13-2025)

203. Permits.

Permits may not be issued without a Utility Availability Statement as provided in Section 200.

203.1 Subdivisions. The Community Development office issues the following permits for the construction of a subdivision:

- A. *Land Disturbance Permit.* After the approval of the construction plans, this permit is issued for the implementation of erosion control measures as shown on the approved construction plans for projects as required under Section 700 of the City of Villa Rica Development Regulations.

203.2 Sites not involving the subdividing of land. The Department of Community Development issues the following two (2) permits for the construction of sites:

- A. *Land Disturbance Permit.* After the approval of the construction plans, this permit is issued for the implementation of erosion control measures as shown on the approved construction plans for all projects as required under Section 700 of the City of Villa Rica Development Regulations.
- B. *Building Permit.* This permit is issued for the construction of proposed buildings. The building permit is issued after the site construction plans are approved, the building architectural plans are approved, and the Land Disturbance Permit is issued (if applicable). Appropriate permit fees shall apply.

203.3 Driveway Permits. A review will be required of all new driveway cuts on public right-of-way for the purpose of ensuring the requirements of these Regulations are complied with and to determine if additional right-of-way improvements will be needed to be made by the property owner in order that the public right-of-way will accommodate the proposed vehicular use of said new driveway. When a building permit or land disturbance permit is required, the driveway permit will be incorporated into said permits and no additional fees will be required. When no other permits are required, a permit fee of fifty dollars (\$50.00) will be required.

203.4 Pavement Cut Permit. A permit will be required prior to any work being done involving the cutting of any existing public right-of-way pavement. Said permit will be issued by the City Public Works Department. (No permit fee is required).

203.5 Notification. The City shall be notified by the developer or his/her contractor before construction begins, and at the various stages in construction required by the City. The City shall be given a two (2) business days' advance notice before construction begins. The appropriate department as outlined in Section 205 of these Regulations will be directly notified for an inspection request.

(Ord. of 6-13-2025)

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204. Construction.

204.1 *Pre-construction Conference.* The developer is required to schedule a meeting with the Community Development office and all public and/or private utilities for the purpose of discussing the construction and inspection of the proposed development. The pre-construction conference is required before the issuance of any permits unless waived by all affected City Departments.

204.2 *Approved Plans.* An approved set of construction plans stamped by the City must be kept onsite at all times by the Contractor.

204.3 *Notification.* The City shall be notified by the developer or his/her contractor before construction begins, and at the various stages in construction required by the City. The City shall be given a two (2) business days advance notice before construction begins. The appropriate department as outlined in Section 205 of these Regulations will be directly notified for an inspection request.

205. Inspection.

All inspections will be performed under the supervision of a Professional Engineer (PE) registered in Georgia.

205.1 Subdivisions.

- A. Public Works Department. This department is responsible for inspection of roads, storm drainage, grading construction, and erosion control.
- B. Water Department. This department is responsible for inspection of water and sanitary sewer construction.
- C. And any other appropriate City department whose inspections are necessary to insure compliance with the Ordinance of the City.
- D. The City of Villa Rica reserves the right to charge an inspection fee consistent with an approved fee schedule set by Mayor and Council.

205.2 Commercial/Industrial Sites not involving the subdividing of land.

- A. Public Works Department. This department is responsible for inspection of entrance, storm drainage, grading construction, erosion control, parking layout and landscaping.
- B. Water Department. This department is responsible for inspection of water, sanitary sewer, and fire line for sprinkler system construction to the double detector check meter and vault. Construction of sanitary sewers onsite within sewer easements or offsite within the public rights-of-way are inspected by this department. Sanitary sewer services outside easements will be inspected by the Building Department. Water line construction up to and including water meters will be inspected by this department. Water line construction downstream of the meters (except for the fire sprinkler system) will be inspected by the Building Department.
- C. And any other appropriate City department whose inspections are necessary to ensure compliance with the ordinances of the City.
- D. The City of Villa Rica reserves the right to charge an inspection fee consistent with an approved fee schedule set by Mayor and Council.

206. As-Built.

As-builts shall be required before the final plat is recorded for subdivisions or before a certificate of occupancy is issued for commercial/industrial sites. All as-built drawings must be on standard 24" x 36" sheets with

a maximum scale of 1" = 50'. Electronic files must also be submitted in AutoCAD format with water, sewer and storm system all on separate layers in State Plane Coordinates as described as follows:

- A. The water system as-builts shall show locations of fire hydrants, line valves, tees, water main sizes, and types of materials.
- B. The sanitary sewer system as-builts shall show locations of manholes, lines, services, line sizes, types of materials, manhole inverts, and line grades.
- C. Street and storm sewer as-builts shall show street layout, profiles, and grades, storm sewers and sizes, storm drainage structures, and detention ponds.
- D. Commercial site layout as-builts in addition to water, sanitary sewer, and storm sewer as-builts shall include, but not be limited to, the following final locations of building(s), entrance(s), parking, and grading on computer disk format (if feasible).
- E. Sprinkler system as-builts with head count.

207. Maintenance Bond, Letters of Credit, and Performance Bond.

- A. The Developer, after completion of construction to the standards of these regulations, must obtain written approval of said construction by the City before recording the Final Plat or final approval by the City.
- B. The maintenance bond or Letter of Credit covers the cost of maintaining the project for a period of eighteen (18) months from the date the City issues approval of the final plat or project.
- C. The City shall determine the amount of the bond or Letter of Credit based upon the type of project and the total cost which shall be a minimum of 25% of the total cost of the project. Maintenance bonds or Letter of Credits are only required for projects whose total project cost exceeds \$20,000.00. The appropriate legal representative shall approve the bond or Letter of Credit as to form. The bond or Letter of Credit shall be payable to the City of Villa Rica.
- D. In cases where work on City right-of-way is required (i.e. Accel/decel lanes at development entrances), the City shall require a performance bond to cover the cost of estimated construction within the right-of-way. The performance bond amount shall be determined by the City Engineer. The bond term will be one year from the issuance of the Land Disturbance Permit. If the construction covered by the bond fails to be completed within this time frame, the City will access the bond and complete the work.

208. Eighteen (18) Month Maintenance.

- A. The developer shall maintain the improvements in his/her development for a period of 18 months from the date the City issues approval of the Final Plat. At the end of the 18-month maintenance period, the City shall perform an inspection of the development and all improvements. The developer shall be notified by the City of the inspection results in writing within 15 days from the date of the inspection. The maintenance bond shall be released upon the issuance of a letter stating approval of the development by the City. (The final plat shall note said maintenance period and note the date that street dedication to the City shall occur).
- B. If repairs are needed at the end of the 18-month maintenance period in order for the improvements to meet City specifications, the developer shall be required to make such repairs within 60 days, after written notification by the City. If the repairs are not completed within said time, and the developer fails to show a legitimate hardship, as determined by the City, which inhibits the completion of the repairs, the maintenance bond shall be called in to pay for the repairs. Should the amount of the maintenance bond be inadequate to pay for the repairs, the developer shall pay the remaining amount. The following procedures shall apply in this situation:

-
1. The City shall notify the developer in writing of such action.
 2. Upon completion of necessary maintenance repairs, the developer shall request in writing to the City for inspection of the maintenance repairs. The City shall make said inspection and in turn notify the developer of the inspection results.
- C. If the work is free from defects, and the improvements are in compliance with City specifications, the City shall provide written approval to the developer of said compliance and the maintenance bond shall be released. Bonds are to be written where the City of Villa Rica must release the bond in writing. Bond expiration dates for release are not acceptable.

209. Certificate of Dedication and Maintenance Agreement.

Upon issuance of the maintenance bond as provided above, the developer shall execute a certificate of Dedication and Maintenance Agreement as provided by the City. All streets and right-of-way shown upon the final plat, together with all other public improvements shall be dedicated to the City of Villa Rica either in fee simple or by perpetual easement, as appropriate. The Certificate of Dedication shall be recorded by the developer in the office of the Clerk of Superior Court of Carroll County and or Douglas County, Georgia. The developer shall also furnish to the City an opinion by an attorney acceptable to the City that title records have been examined and that marketable fee simple title was vested in the developer at time of recording of the Certificate. The City reserves the right to refuse said dedication for reasons related to construction or maintenance.

The Maintenance Agreement shall obligate the developer, his/hers, successors and assigns to maintain the streets and improvements for a period of 18 months from date of written acceptance by the City and to correct or repair the same as required in Section 208 of this Section. Said acceptance being the date of Final Plat approval. Furthermore, the developer his/her successors and assigns, shall agree to hold the City harmless and indemnify the City from liabilities arising from defects in design, installation and/or maintenance during the 18-month period.

Upon submission of the Certificate of Dedication and Maintenance Agreement, a recordable executed easement shall be provided to the City for all easements to be dedicated to the City.

Insurance Requirements:

- A. Prior to the issuance of any permit which includes the construction or installation of infrastructure to be dedicated to the City of Villa Rica within rights-of-way, easements, or other property either owned by, to be dedicated, conveyed, or used by the City of Villa Rica, Georgia said contractor, property owner, or entity working on said property for himself/herself and for all subcontractors must provide the City of Villa Rica a liability insurance certificate of \$1,000,000.00 in general liability insurance listing the City of Villa Rica as a co-insured or indicating that coverage under said policy is provided for the City of Villa Rica.
- B. Said certificate shall be presented to the City Manager prior to the issuance of any construction related permits, and must be approved by him prior to the issuance of any construction related permits.

210. Model Home Permits.

The City at its discretion may approve up to two (2) model home permits per residential subdivision development with the following stipulations:

1. The streets of the development should be sufficiently complete having Graded Aggregate Base (GAB) in place to avoid the tracking of mud onto adjacent streets;
2. A working fire hydrant must be within 250 linear feet of the model home site; final connection to all utilities must be postponed until final platting is complete and recorded.

211. Ownership of all Public Infrastructure.

After projects have been completed and all inspections have been successful and final acceptance has been given, the City of Villa Rica will own and maintain all public infrastructure. Detention facilities will be maintained by their respective Community Associations.

212. Standard Procedures for Project Development.

212.1 Standard Procedures for Project Development for Non-subdivision Developments.

1. Initial Concept Meeting with City Staff.
2. Water and sewer capacities must be checked, and capacities secured before moving forward. Applicant must present a Utility Availability Statement as provided in Section 200.
3. Determine that no portion of the development is to be built on any solid waste landfill.
4. Meet with GDOT if access is required off GDOT R/W unto the project.
5. Application to re-zone property - include final concept plan.
 - a. Zoning applications must be reviewed by the Villa Rica Planning Commission and approved by a public hearing with the City Council. If Approved;
6. Construction Plan Submittal. The following reviews are required:
 - a. Zoning.
 - b. Fire Marshal.
 - c. Community Development—Architectural plans reviewed.
 - d. Civil Plan review performed by the City of Villa Rica designee.
 - e. Erosion and sediment Control review by Georgia soil and Water Conservation District in Athens, Georgia (GSWCC).
 - f. Ga EPD if gravity sewer extension is required to serve the site.
7. Pre-Construction Meeting required once all plans are approved.
 - a. Land Disturbance Permit fees and NPDES fees are required to be paid at the Pre-con meeting.
8. Construction and Building inspections by City Staff as construction unfolds. City inspections are to be supervised by the City's designated Georgia registered engineer.
9. Once the construction and inspection process are complete, a Certificate of Occupancy is issued. Project Complete.

212.2 Standard Procedures for Project Development for Residential/Commercial/Industrial Subdivision Developments.

1. Initial Concept Meeting with City Staff.
2. Water and sewer capacities must be checked, and capacities secured before moving forward. Applicant must present a Utility Availability Statement as provided in Section 200.
3. Determine that no portion of the development is to be built on any solid waste landfill.
4. Meet with GDOT if access is required off GDOT R/W unto the project.

5. Application to re-zone property-include final concept plan.
 - a. Zoning applications must be reviewed by the Villa Rica Planning Commission and approved by a public hearing with the City Council. If Approved.
6. Submit Preliminary Plat for Review (aka Final Concept Plan).
 - [a]. The plat must be approved by City Staff before moving forward.
7. Construction Plan Submittal. The following reviews are required:
 - a. Zoning.
 - b. Community Development—Architectural plans reviewed.
 - c. Civil Plan review performed by the City of Villa Rica designee.
 - d. Erosion and sediment Control review by Georgia Soil and Water Conservation District in Athens, Georgia (GSWCC).
 - e. Ga EPD if gravity sewer extension is required to serve the site.
8. Pre-Construction Meeting required once all plans are approved.
 - a. Land Disturbance Permit fees and NPDES fees are required to be paid at the Pre-con meeting.
9. Construction and Building inspections by City Staff as construction unfolds. City inspections are to be supervised by the City's designated Georgia registered engineer.
10. Once the construction and inspection process are complete, Final Plat is submitted for review.
 - a. Final Plat is reviewed for content by City's designee.
 - b. Maintenance bond is calculated.
 - c. Street light fees are calculated.
 - d. Street sign fees are calculated.
 - e. Stormwater maintenance agreement submitted and recorded.
 - f. Water and Sewer as-built drawings are submitted for review.
11. Once all fees are paid and Maintenance bond submitted, Final Plat is taken to a public hearing with City Council for approval. Once approved by City Council, Final plat is recorded and building permits are issued.

(Ord. of 6-13-2025)

213. Plan Review Checklists for Development Projects in the City of Villa Rica.

213.1 City of Villa Rica Preliminary Plat Checklist.

Project Name:

Designer:

Checked By: _____ Date:

Checklist marks to be interpreted as follows:

✓	O.K.	X	Revision Required	N/A	Not Applicable
		?	Additional Information Required		

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All Plans must include:

1.	Subdivision Name.
2.	Name and Address of owner of record.
3.	Name, address and 24-hour phone number of developer/subdivider.
4.	Name, address, and phone number of design firm.
5.	Date of plat including most recent revision date.
6.	Date of survey.
7.	Graphic Scale.
8.	(Location map) relation to the surrounding area.
9.	North Arrow.
10.	Land lot and district.
11.	Name of former subdivision if the preliminary plat has been previously subdivided.
12.	Exact boundary lines of the tract indicated by a heavy line giving lengths and bearings. The boundary lines shall include the entire tract to be eventually subdivided and data as required herein shall apply to the entire tract.
13.	Ground elevations on the tract based on field surveys or photogrammetric methods from aerial photographs. The basis for the topographic information shall be shown. Contours shall be drawn at intervals of two (2) feet and shall be mean sea level.
14.	Natural features within the proposed subdivision, including drainage channels, bodies of water, and other significant features. On all water courses entering and leaving the tract, the direction of flow and acreage of the drainage area above the point of entry shall be noted.
15.	Location of 100-year floodplain or statement that no part of property falls within the 100-year floodplain.
16.	Abutting existing City or County Roads showing existing right-of-way and pavement widths and future rights-of-way.
17.	Existing easements, city and county lines, utility lines, bridges, street culverts, etc.
18.	Proposed street and lot layout.
19.	Lot lines with approximate dimensions.
20.	Proposed street names.
21.	Sites reserved through covenants and easements dedicated or otherwise for public use.
22.	Location of bold lines for phased developments. Developments divided for phasing can only be labeled as units, not blocks or phases.
23.	Lots numbered consecutively disregarding phasing.
24.	Total number of lots.
25.	Present zoning and zoning of abutting land.
26.	Proposed zoning and minimum size of lots.
27.	Required setbacks for proposed zoning.
28.	Show the front yard setback line.
29.	Total acreage and lots per acre.
30.	Surveyor's and Engineer's stamp.
31.	Show all zoning stipulations on plans.
32.	Location and mean sea level elevation of benchmark.
33.	More than one entrance for projects in excess of 200 lots.
34.	Adequacy of existing roads for proposed development-pavement width, R/W.
35.	Downstream site conditions, existing or potential flooding problems.

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	36.	Lots accessing interior streets.
	37.	Adequate roadway circulation within the development for large projects.
	38.	Proposed road R/W adequacy.
	39.	Other intersections near proposed entrance(s) shown on plans.
	40.	An accurate up-to-date and certified survey of the property on which the project is to be built. The date of the boundary survey must be included on the plat.
	41.	Architectural elevations to show the intended architectural character of the proposed building and the nature of the materials to be used.
	42.	If development is to be built in phases, show phase lines on preliminary plat.
	43.	

Preliminary Engineering Certificate	
I hereby certify that this proposed preliminary plat correctly represents data compiled or verified through a survey completed by me on _____, 20____, of property shown and described hereon.	
By: _____	Registered P.E. Number: _____
_____ or _____	
By: _____	Registered LS Number: _____
_____	Date: _____

	44.	
--	-----	--

Certificate of Design	
I hereby certify that the design and layout of the proposed lots, blocks, streets, and other planned features included in this preliminary plat have been prepared by me under my direct supervision.	
By: _____	Registered P.E. Number: _____
_____ or _____	
_____	Registered LS Number: _____
_____ or _____	
_____	Registered L.A. Number: _____
_____ or _____	
By: _____	Land Planner
_____	Date: _____

	45.	Supplementary data to be submitted to the Planning Commission along with the preliminary plat:
		a. Draft of proposed protective covenants
		b. Proposed size of houses
		c. Price range of houses
	46.	

Certificate of Preliminary Plat Approval		
All requirements of the City of Villa Rica Subdivision Regulations relative to the preparation and submission of a preliminary plat having been fulfilled, approval of this plat is hereby granted, subject to further revisions of said subdivision regulations.		
_____	Date	Planning and Zoning Specialist

	Date	Utility Director	
	Date	City Engineer	
	Date		
Community Development Director	Date	City Clerk	Date

213.2 City of Villa Rica Commercial Site Plan Check List.

Project Name:

Designer:

Checked By: _____ Date:

Checklist marks to be interpreted as follows:

✓	O.K.	X	Revision Required	N/A	Not Applicable
		?	Additional Information Required		

All Plans must include:

1.	Name of proposed business.
2.	Name, address and 24-hour phone number of Developer.
3.	Name, address, email contact and phone number of design firm.
4.	Date including most recent revision date.
5.	Graphic Scale.
6.	Index map.
7.	North arrow.
8.	Land lot, section, and district.
9.	Exact boundary lines of the tract indicated by a heavy line giving lengths and bearings.
10.	Ground elevations on the tract based on field surveys or photogrammetric methods from aerial photographs. The basis for the topographic information shall be shown. Contours shall be shown at intervals of two (2) feet, and shall be mean sea level contours.
11.	Proposed grading if different than existing contours.
12.	Location of 100-year floodplain or statement that no part of property lies within the 100-year floodplain.
13.	Abutting existing City or County Roads showing existing right-of-way and pavement widths.
14.	Existing easements, city and county lines, utility lines, bridges, street culverts, etc.
15.	Present zoning and zoning of abutting land.
16.	Proposed zoning if different than existing.
17.	Show all zoning stipulations on the front cover sheet.
18.	State the required setbacks for proposed zoning.
19.	Show the front, rear, and side yard setback lines graphically.
20.	Total Acreage of the site.
21.	Surveyor's and Engineer's stamp.
22.	Acceleration/deceleration lanes at entrance.
23.	Dimensions of turn radii.
24.	Plan and profile of existing City or County road at proposed entrance with the City of Villa Rica minimum horizontal and vertical stopping sight distance requirements satisfied. The speed limit of the existing road shall be shown.

	25.	Additional right-of-way if required to bring the City Road up to minimum standards.
	26.	Detail for paving on right-of-way.
	27.	Curb and Gutter detail.
	28.	Location, size, and length of existing drainage structures with drainage area.
	29.	Location, size, length, and type of all proposed drainage structures.
	30.	Drainage area to each inlet point of the drainage system.
	31.	Hydrology study by a registered professional engineer for detention ponds, if required.
	32.	Temporary construction exits at all construction access points to City, County, and GDOT Roads. Include a detail.
	33.	Silt fence, temporary sediment ponds, and other erosion control measures as necessary. Include standard details.
	34.	Proposed water service location and size.
	35.	Existing water main size.
	36.	Location of nearest fire hydrant.
	37.	Water pressure and flow test results on plans.
	38.	Proposed sewer service. Show location and elevation of existing manhole(s) to which service is being tied.
	39.	Proposed off-street parking facilities to be paved. Include dimensions of parking lot, parking spaces, and maneuvering aisles.
	40.	Proposed finished floor elevation of building(s).
	41.	Proposed sign location, height, and size.
	42.	Centerline and width of nearest existing street/driveway if within one (100) feet of proposed entrance centerline.
	43.	If commercial property is on a septic tank, show all wells within (100) feet of external boundary of property.
	44.	Show proposed septic tank location and drain field.
	45.	Location and mean sea level elevation of bench mark.
	46.	Description by registered engineer of how method of runoff control will not adversely affect property downstream.
	47.	Sidewalks. (Required on at least one side of the street on all new developments and are required on existing streets where new development occurs.)
	48.	Dumpster Location.
	49.	Names of all utility companies.
	50.	Hydrology Study
To include the following items and calculations.		
	a.	Hydrology study should bear a stamp of a registered engineer or landscape architect registered in the State of Georgia.
	b.	Name of the project and its location.
	c.	Description of current and proposed uses and conditions.
	d.	Description of downstream (upstream as well if necessary) conditions and assessment of downstream capacities. Discuss how method of runoff control will not adversely affect downstream property.
	e.	Method used in analysis.
	f.	The development shown on a USGS quad topography map.
	g.	Soil Types and land cover of areas for each sub-basin affected by the project.
	h.	An existing conditions map of the project with proposed topography shown, drainage basins delineated, acreages shown, and Curve Numbers included. Off-site drainage information should be shown.

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i.	All perennial and intermittent streams and other surface water features.
j.	Direction of flow and exits from the site.
k.	A proposed conditions map of the project with proposed topography shown, drainage basins delineated, acreages shown, and Curve Numbers included. The detention pond should be shown along with pond by-pass shown and quantified. Offsite drainage information should also be included.
l.	Time of concentration for each basin shown.
m.	Curve Numbers for existing and proposed conditions. Include calculations.
n.	Peak flows for all storm return events for existing and proposed conditions, pond by-pass, and allowable detention pond release rates.
o.	Detention pond volume calculations (the conical method should be used).
p.	Detention pond Stage-Storage-Discharge table.
q.	Detention pond outlet control structure detail with all appropriate elevations and dimensions. Include invert elevation (s) of weirs and orifices, weir width, orifice diameter, outlet pipe diameter, 100-year pool overflow elevation, etc. The detail in the hydrology study should match that shown in the construction plans.
r.	An emergency overflow device (which does not include the throttling device) for the detention pond shall be designed to pass the 100-year peak developed inflow without overtopping the dam. This can either be a pond spillway around the pond dam or an overflow on the outlet structure in which case the outlet pipe must be sized appropriately. Show all calculations.
s.	Pond routing printouts for each storm event.
t.	Summary table comparing routed flows with allowable release rate flows for each storm event.
Detention Pond Requirements	
u.	The detention pond should be clearly illustrated on the plans with topographic information, 100-year pool limits shown, and elevation called out. The outlet structure location and any associated piping should be clearly illustrated. No utilities should run through the detention pond area.
v.	It should be clear from the overall grading/drainage plan from contours and piping what areas flow to the pond and what by-passes the pond.
w.	The detention pond shall be encompassed within a drainage easement.
x.	If there are any walls associated with the pond, the engineering design should be included in the plans and certified by an engineer registered in the State of Georgia. All information required to build the wall should be included in the plans with the reinforcing bar schedules, illustrated cross-sections and profile of the wall and footing with all necessary dimensions and elevations, etc. Include calculations for factor of safety against overturning and sliding.
y.	A fully illustrated outlet structure detail should be included in the plans which should match that included in the hydrology study.
z.	Documentation and supporting calculations to show that the stormwater management system adequately meets the post-development stormwater management performance criteria in Section 804.
aa.	A downstream peak flow analysis which includes the assumptions, results and supporting calculations to show safe passage of post-development design flows downstream.
bb.	The analysis of downstream conditions in the report shall address each and every point or area along the project site's boundaries at which runoff will exit the property.
cc.	The analysis shall focus on the portion of the drainage channel or watercourse immediately downstream from the project.
dd.	This area shall extend downstream from the project to a point in the drainage basin where the project area is 10 percent of the total basin area.
ee.	The analysis shall be in accordance with the stormwater design manual.

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	ff.	Identify the parts or components of a stormwater management facility or practice that need to be regularly or periodically inspected and maintained, and the equipment and skills or training necessary.
	gg.	Include an inspection and maintenance schedule, maintenance tasks, responsible parties for maintenance, funding, access and safety issues.
	hh.	Provisions for the periodic review and evaluation of the effectiveness of the maintenance program and the need for revisions or additional maintenance procedures shall be included in the plan.
	ii.	Unless an on-site stormwater management facility or practice is dedicated to and accepted by the City of Villa Rica, the applicant must execute an easement and an inspection and maintenance agreement binding on all subsequent owners of land served by an on-site stormwater management facility or practice.
	jj.	If the pond is four feet or deeper, a chain link or privacy fence six feet tall is required.
It is the developer's responsibility to address any wetlands issues to the satisfaction of the U.S. Army Corps of Engineers.		
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.		
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.		

Additional Comments:

213.3 City of Villa Rica Construction Plans Check List.

Project Name:

Designer:

Checked By: _____ Date:

Checklist marks to be interpreted as follows:

√	O.K.	X	Revision Required	N/A	Not Applicable
		?	Additional Information Required		

All Plans must include:

I.	Cover Sheet
1.	Provide initial and/or revision date.
2.	Provide name & location of the subdivision (including land lot, district and parcel ID).
3.	Show present and proposed zoning.
4.	Provide a vicinity map.
5.	Provide the name, address and phone number of developer/owner and applicant.
6.	Provide name, address, and phone number for 24-hour emergency contact.
7.	Provide name, address, telephone number, GSWCC number, seal and certification of design professional preparing plan.
8.	Note total and disturbed acreage of project or phase under construction.
9.	Note total proposed wetland disturbance acreage of project or phase under construction, including lot construction. Provide a statement if none.
10.	Note state waters located on or within 200 feet of the project site. Provide a statement if none.
11.	Provide a table of contents.
12.	Reference FIRM panel.

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	13.	Other jurisdictional approvals (wetlands, buffer variance, GDOT, GAEPD, etc.)
	14.	Plans sealed by Georgia registered engineer, landscape architect, or registered land surveyor.
	15.	Engineers cost estimate.
	16.	Include all zoning conditions that have been approved for the project.
II.		Existing Conditions
	1.	Boundary and topographic survey sealed by a registered land surveyor including:
	2.	Exact boundary lines of the entire tract with bearings and distances.
	3.	Ground elevations of the tract based on field surveys or photogrammetric methods from aerial photos.
	4.	Natural features including drainage channels, bodies of water, etc.
	5.	Land lot lines or bearing and distance "tie" to land lot line.
	6.	Location of MSL benchmark.
	7.	Location of 100-yr floodplain or statement that no part of property lies within the 100-yr floodplain.
	8.	Note that any structure that lies within the 100-yr floodplain will be elevated such that the lowest finished floor shall be no less than 4-feet above the 100-yr water surface elevation.
	9.	If any grading is proposed inside the 100-yr floodplain, provide calculations showing a "no-rise" certification.
	10.	Identify state waters and all waters of the US.
	11.	Show all of Villa Rica stream buffers: 25-foot state, 25-foot Villa Rica stream buffer, 25-foot impervious buffer. 50-foot Villa Rica if trout stream.
	12.	Show abutting City or County roads with existing R/W and pavement widths.
	13.	Show existing easements, jurisdictional lines, utilities, etc.
	14.	Include soil series and their delineation.
	15.	Show all the existing structures on the tract.
	16.	Show all wetlands or provide a note if none.
	17.	Provide outline of proposed limits of disturbance.
III.		Erosion, Sedimentation, and Pollution Control (All items below are to be placed on these sheets regardless of being found on other plan sheets)
	1.	Phase E&SC plans into an initial perimeter control plan, intermediate plan for mass grading, and a final phase plan showing all permanent measures and final stabilization.
	2.	Provide name and number of 24-hour local erosion and sediment control contact.
	3.	Provide description of existing land use at project site and description of proposed project. Describe critical areas and what extra measures will be utilized for these areas.
	4.	Provide existing (Dashed line) and proposed (bold, solid line) contours at 2-foot intervals.
	5.	Provide detailed construction activity schedule - show anticipated starting and completion dates for project events, include temporary vegetation and mulching timeline.
	6.	Delineate all state waters located on or within 200 feet of the project site. Provide a statement if none.
	7.	Delineate all buffers and setbacks outlined in the Development Regulations, Watershed Protection Ordinance. This includes all State buffers.
	8.	Delineate all wetlands. Provide statement on plans if none are present.
	9.	Show double row type "C" silt fence between land disturbing activities and state waters, watershed buffers, wetlands, and the 100-yr floodplain.
	10.	Note total and disturbed acreage of the project or phase under construction. Delineate the limits of disturbance.

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	11.	Show location of erosion and sediment control practices using uniform coding symbols from the Manual for Erosion and Sediment Control in Georgia, latest edition.
	12.	Identify the project receiving waters and describe adjacent areas—neighboring areas such as streams, lakes, residential areas, etc. which might be affected.
	13.	Show storm—drain pipe and weir velocities and provide appropriate outlet protection to accommodate discharges without erosion. Provide a table showing the flow characteristics of the pipe at full flow including pipe diameter, flow rate (cfs), velocity (fps), and tailwater condition.
	14.	Provide 67 cubic yards per acre sediment storage. Include specific design information and calculations for all structural measures on site, such as temporary sediment basins, retrofitted detention ponds, and channels. Silt fence is not to be included in sediment storage calculations.
	15.	Delineate stockpile/borrow, storage, fueling, and concrete washout areas. Add all notes/or construction details necessary to convey proper use and protection of these areas. Do not locate the areas in known future septic tank or conservation areas.
	16.	Provide vegetative plan, noting all temporary and permanent vegetative practices. Include species, planting dates, fertilizer, lime and mulching rates. Vegetative plans shall be site specific for the appropriate time of year that seeding will take place and for the geographic region of Villa Rica.
	17.	Provide detailed drawings for all structural practices. Specifications must, at a minimum, meet guidelines set forth in the Manual for Erosion and Sediment Control in Georgia, latest edition.
The following notes shall be placed on the plans in bold font:		
	18.	"THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND DISTURBING ACTIVITIES."
	19.	"EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE."
	20.	"ALL EROSION CONTROL MEASURES ARE TO CONFORM TO THE STANDARDS SET FORTH IN THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, MOST RECENT EDITION."
	21.	"ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING."
	22.	"SILT FENCE IS TO BE PLACED ALONG BACK OF ALL CURB WITHIN 72 HOURS OF CURB INSTALLATION."
	23.	"I CERTIFY THAT THE PERMITTEE'S EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA", PUBLISHED BY THE STATE SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY OF THE YEAR IN WHICH LAND DISTURBING ACTIVITY WAS PERMITTED, PROVIDES FOR THE SAMPLING OF THE RECEIVING WATER(S) OR THE SAMPLING OF THE STORM WATER OUTFALLS AND THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR 10000 (1, 2, OR 3)."
		SIGNED: _____ DATE: _____
		DESIGN PROFESSIONAL
	24.	"INSPECTIONS BY QUALIFIED PERSONNEL PROVIDED BY PRIMARY PERMITTEE AND THE ASSOCIATED RECORDS SHALL BE KEPT ON SITE IN COMPLIANCE WITH GAR 10000 (1,2, OR 3)
	25.	"I CERTIFY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN WAS DESIGNED AFTER A SITE VISIT BY MYSELF OR ONE OF MY DESIGNEE'S UNDER MY DIRECT SUPERVISION.
		SIGNED: _____ DATE: _____
		DESIGN PROFESSIONAL

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IV.	Grading and Drainage	
	1.	Total site area.
	2.	Limits of Disturbance.
	3.	Disturbed area.
	4.	Impervious area.
	5.	Existing and proposed topographic contours, clearly distinguishable.
	6.	Drainage areas contributing to studied area shall be shown.
	7.	Location and size of all existing and proposed drainage structures.
	8.	Show centerline profile of all storm sewers with structure number, % grade, size and material.
	9.	Water travel distance in street and/or gutter capacity/spread requirements satisfied.
	10.	Drainage at intersections indicated by flow arrows.
	11.	Check roadway overtopping due to backwater from culverts (100-yr design storm, no overtopping roadway).
	12.	Check for adequate inlet capacity (85% of 25-yr storm must be intercepted without exceeding ½ of travel lane).
	13.	Show distance between catch basins (250' on grades up to 7%, 400' on grades from 7% to 10%, 500' on grades over 10%).
	14.	Pipe outfalls extend at least 30' behind front building line or to 100-yr floodplain, whichever is less, unless approved by City Engineer.
	15.	Open ditches are to be designed to 100-yr storm capacity & 25-yr velocity protection. Outlet velocity should be less than or equal to 4.0 ft/sec or provide an energy dissipater. Provide a table showing, or note, of the flow rate (cfs) and velocity (fps).
	16.	Show catch basin and pipe invert and top elevations.
	17.	Show existing and proposed ground surface over centerline of pipes.
	18.	Graphically show 25-yr Hydraulic Grade Line (HGL) on profiles.
	19.	Show impoundment detail.
	20.	Provide control structure details (weirs, retrofits, etc.)
	21.	Show drainage structure details (headwalls, yard drains, lateral sub-drains, etc.)
	22.	Provide construction details (bedding class, pipe gage, backfill methods, etc.).
	23.	Show centerline profile of all stream re-locations.
	24.	Pipe chart listing hydrologic, material, dimensions, and hydraulic parameters, including HGL.
	25.	Hydrology study sealed by Professional Engineer registered in Georgia.
	26.	North Arrow.
	27.	Graphic Scale.
	28.	Show roadway stationing at even 100-ft. intervals on Grading and Drainage sheet.
V.	Hydrology Study	
	a.	Hydrology study should bear a stamp of a registered engineer or landscape architect registered in the State of Georgia.
	b.	Name of the project and its location.
	c.	Description of current and proposed uses and conditions.
	d.	Description of downstream (upstream as well if necessary) conditions and assessment of downstream capacities. Discuss how method of runoff control will not adversely affect downstream property.
	e.	Method used in analysis.

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	f.	An existing condition map of the project with proposed topography shown, drainage basins delineated, acreages shown, Curve Numbers and Times of Concentration included. Offsite drainage information should be shown.
	g.	A proposed condition map of the project with proposed topography shown, drainage basins delineated, acreages shown, Curve Numbers and Times of Concentration included. The detention pond should be shown along with pond by-pass shown and quantified. Offsite drainage information should also be included.
	h.	Time of concentration for each basin shown.
	i.	Curve Numbers for existing and proposed conditions. Include calculations.
	j.	Peak flows for all storm return events for existing and proposed conditions, pond by-pass, and allowable detention pond release rates.
	k.	Detention pond volume calculations (the conical method should be used).
	l.	Detention pond Stage-Storage-Discharge table.
	m.	Detention pond outlet control structure detail with all appropriate elevations and dimensions. Include invert elevation (s) of weirs and orifices, weir width, orifice diameter, outlet pipe diameter, 100-year pool overflow elevation, etc. The details in the hydrology study should match that shown in the construction plans.
	n.	An emergency overflow device (which does not include the throttling device) for the detention pond shall be designed to pass the 100-year peak developed inflow without overtopping the dam. This can either be a pond spillway around the pond dam or an overflow on the outlet structure in which case the outlet pipe must be sized appropriately. Show all calculations.
	o.	Pond routing printouts for each storm event.
	p.	Summary table comparing routed flows with allowable release rate flows for each storm event.
Detention Pond Requirements		
	q.	The detention pond should be clearly illustrated on the plans with topographic information, 100-year pool limits shown and elevation called out. The outlet structure location and any associated piping should be clearly illustrated. No utilities should run through the detention pond area.
	r.	It should be clear from the overall grading/drainage plan from contours and piping what areas flow to the pond and what by-passes the pond.
	s.	The detention pond shall be encompassed within a drainage easement.
	t.	If there are any walls associated with the pond, the engineering design should be included in the plans and certified by an engineer registered in the State of Georgia. All information required to build the wall should be included in the plans with the reinforcing bar schedules, illustrated cross-sections and profile of the wall and footing with all necessary dimensions and elevations, etc. Include calculations for factor of safety against overturning and sliding.
	u.	A fully illustrated outlet structure detail should be included in the plans which should match that included in the hydrology study.
	v.	If the pond is four feet or deeper, a chain link or privacy fence is required to a height of six feet.
	w.	Documentation and supporting calculations to show that the stormwater management system adequately meets the post-development stormwater management performance criteria in Section 804.
	x.	A downstream peak flow analysis which includes the assumptions, results and supporting calculations to show safe passage of post-development design flows downstream.
	y.	The analysis of downstream conditions in the report shall address each and every point or area along the project site's boundaries at which runoff will exit the property.
	z.	The analysis shall focus on the portion of the drainage channel or watercourse immediately downstream from the project.
	aa.	This area shall extend downstream from the project to a point in the drainage basin where the project area is 10 percent of the total basin area.

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	bb.	The analysis shall be in accordance with the stormwater design manual.
	cc.	Identify the parts or components of a stormwater management facility or practice that need to be regularly or periodically inspected and maintained, and the equipment and skills or training necessary.
	dd.	Include an inspection and maintenance schedule, maintenance tasks, responsible parties for maintenance, funding, access and safety issues.
	ee.	Provisions for the periodic review and evaluation of the effectiveness of the maintenance program and the need for revisions or additional maintenance procedures shall be included in the plan.
	ff.	Unless an on-site stormwater management facility or practice is dedicated to and accepted by the City of Villa Rica, the applicant must execute an easement and an inspection and maintenance agreement binding on all subsequent owners of land served by an on-site stormwater management facility or practice.
VI.	Street Design	
	1.	North Arrow
	2.	Show location and type of traffic signage with note: All signage to conform to standards given in the Manual of Uniform Traffic Control Devices.
	3.	Plan and profile of existing City or County roads at proposed entrance with City of Villa Rica minimum horizontal and vertical stopping sight distance requirements satisfied. The speed limit of the existing road shall be shown.
	4.	Show that sight distances for all internal streets are satisfied.
	5.	Show plan view above street profile. Include proposed grading.
	6.	Show centerline stationing at even 100-ft. intervals and stationing at PC, PT and the centerline of intersection of streets.
	7.	Give centerline curve data for proposed streets (to include delta, radius, arc, chord and tangent.)
	8.	Cul-de-sacs to conform to std. detail 3.8.02.
	9.	Typical street cross sections to conform to std. detail 3.8.01.
	10.	Deceleration lanes to conform to std. detail 3.8.19 and 3.8.20.
	11.	Show centerline profile of all streets with % grade, PVC, PVT, PVI and low point elevations.
	12.	Provide typical section of R/W with pavement design (shoulder widths, slopes, utility locations, etc.)
	13.	Provide typical section of curb and gutter (no roll-back curb is allowed)
	14.	Show all pipe crossings under streets. All pipes to be RCP under streets and in applications to create buildable lots. Aluminized steel, and HDPE everywhere else 18-inch or greater is allowed.
	15.	Proposed Street Grades.
VII.	Water Layout	
	1.	"Water System Addition and Expansion Form" must be filled out and submitted with plans.
	2.	Plans must be stamped by a Professional Engineer registered in Georgia.
	3.	All surveying and design must be based on National Geodetic Vertical Datum (NGVD). All topographic data must be reduced to Mean Sea Level. Temporary benchmark data will not be accepted.
	4.	All water piping must be Ductile Iron Pipe (DIP), and adequately labeled as such.
	5.	Minimum pipe size is 8-inch.
	6.	All service line material shall be type "K" soft copper.
	7.	Give the proposed size, location and material of water mains and service laterals.
	8.	No other information should appear on the water plan layout sheet if such information tends to confuse or complicate the plans.

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9.	Show and label fire hydrant locations (existing and proposed)
10.	Fire hydrants must be spaced no greater than 500 feet.
11.	Waterline Markers shall be installed every 250 L.F., approximately one-half between each fire hydrant.
12.	Show and label every existing and proposed valve.
13.	At every intersection-must be a valve in every direction (i.e. 3 valves at a 3-way intersection).
14.	In line valves must be spaced no greater than 1000 feet.
15.	Show and label the location, material and sizes of existing pipelines surrounding the project.
16.	Specify methods and tie-in location with existing mains. (i.e. tapping sleeve and valve labeled with the size)
17.	Show the location of existing and proposed valves and other appurtenances.
18.	Contours in feet above MSL shall be shown on Water plan. Contours shall not be greater than 2 feet.
19.	Maximum scale shall be 1" = 100'.
20.	Show proposed water meter sizes and locations.
21.	Long side services are to be installed with 2" PVC sleeves under pavement.
22.	Water meters shall be installed at the property line, maximum 3-feet past proper past the property line. Refer to std. detail 5.8.08.
23.	Clearly label all road rights-of-way (existing and proposed) and easements (existing and proposed).
24.	Water mains under existing or proposed pavement must be called out to be in steel casing; the length of casing must be called out.
25.	Clearly show and label existing and proposed topography and existing and proposed features pertinent to the design and layout along pipeline route.
26.	Provide adequate dimensions, stations, and labels to clearly indicate proposed location of pipeline relative to features such as right-of-way, centerlines, edge of roads, coordinates, etc.
27.	Minor stream/creek crossings are adequately designed: cross these under or beyond culvert piping. These installations require restrained joints. Provide a plan view and cross section of the crossing showing the existing ground, vegetative buffer, proposed ground and side slopes, depth of cover, the creek and culvert, elevations, the proposed pipeline and any fittings necessary. Additional easements may be necessary for this area.
28.	Aerial crossings are not permitted.
29.	Show Note: "All water and sewer line construction shall be in accordance with the City of Villa Rica Development Regulations, latest edition".
30.	Show note: "All water and sewer facilities shall be installed by a licensed utility contractor in the State of Georgia".
31.	Show note: "All water and sewer construction shall be inspected and tested as per Villa Rica standards prior to final acceptance by the City".
32.	Show note: "As-built record drawings (hard copy and digital format) for this project must be submitted and approved prior to Final Plat recording. As-built drawings shall be prepared on the City of Villa Rica Coordinate System".
33.	Show note: "The City of Villa Rica Utility Department shall be notified at a minimum of 48 hours (Monday through Friday) prior to commencing any work, testing, and prior to making any connections to existing water lines".
34.	Show note: "Cities are not required to locate water and sewer lines that were installed by a developer or other persons that have not yet been accepted into the City's ownership (Recording of Final Plat and Maintenance Period Satisfied). The person installing those lines is required to install and maintain visible, permanent markers (i.e. color coded wire flags, valve markers, service stub markers, etc.) in order to identify the water and sewer facilities at the time the lines are

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		installed. Once the City has taken legal ownership of those water and sewer lines, the city is responsible for locating them when a request is received".
	35.	Show table of the following information: a column for all waterline sizes, column for corresponding water line material, a column for corresponding water line length.
	36.	Show roadway stationing on both the Water and Sewer sheets.
VIII.		Sanitary Sewer Plan
	1.0	Plans are stamped and signed by a professional engineer registered in Georgia.
	2.	All surveying and design must be based on National Geodetic Vertical Datum (NGVD). All topographic data must be reduced to Mean Sea Level. Temporary benchmark data will not be accepted.
	3.	Show all phases of the development. In the event the subdivision is developed in phases, the final construction plans for sewers may be submitted in phases or units. However, at the time the first phase is submitted, the engineer will need to submit one (1) copy of the preliminary layout of the entire sewer system. This layout shall show all lines required to serve any lots to be developed and any surrounding property that may be served through the property. The site plan for each phase or unit shall contain a location drawing showing the relationship of the phase or unit to the total project and to the surrounding streets and sewer outfalls.
	4.	Plans shall consist of a single master plan view of entire sewer line plan showing lots, lot numbers, laterals, manholes and manhole numbers, etc.
	5.	No other information should appear on the sewer plan layout sheet if such information tends to confuse or complicate the plans.
	6.	Show and label the location, material and sizes of existing pipe lines surrounding the proposed project.
	7.	The maximum plan view scale shall be 1" = 100'.
	8.	Sewer lines crossing perpendicular under existing or proposed pavement (County or State Roads) must be called out to be in steel casing; the size and length of casing must be noted.
	9.	The maximum allowable distance between manholes is 400'.
	10.	Gravity lines must be in the middle of the road for new subdivision streets.
	11.	Minimum size sewer = 8-inch, minimum slope = 0.40%.
	12.	Clearly label all road rights-of-way (existing and proposed) and easements (existing or proposed).
	13.	Clearly show and label existing and proposed topography and existing and proposed features pertinent to design and layout along the pipeline route.
	14.	Provide adequate dimensions, stations, and labels to clearly indicate proposed location of pipeline to features such right-of-way, centerlines, edge of roads, coordinates, etc.
	15.	Any sewer outside of right-of-way must be in at least a 20-foot easement. Could be more depends on the depth of sewer.
	16.	Aerial crossings not permitted unless there is no other alternative. Aerial line shall be above the 50-yr flood line and shown as such on the plans.
	17.	Show size and location of all service laterals. Commercial and industrial services must discharge individually into a manhole.
	18.	Show size, location of grease traps; min. size = 1500 gallons
	19.	No sewer lines shall be installed through detention ponds.
	20.	Show size, location, and material of proposed force mains.
	21.	Show 100-yr. floodplain in critical areas.
	22.	"Sanitary Sewer Submittal Form" must be completed and submitted with plans.

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	23.	Show note: "All water and sewer line construction shall be in accordance with the City of Villa Rica Standard Specifications and Details, latest edition".
	24.	Show note: "All water and sewer line construction shall be installed by a licensed utility contractor in the State of Georgia".
	25.	Show note: "Marking Tape showing "Caution Buried Sewer line" shall be installed approximately 18-inches above all sewer lines".
	26.	Show note: "All water and sewer construction is inspected and tested as per the City of Villa Rica Standards prior to final acceptance by the City".
	27.	Show note: "As-built record drawings for this project must be submitted and approved prior to final acceptance by the City of Villa Rica". As-built drawings shall be prepared on the City of Villa Rica coordinate system.
	28.	Show note: "The Villa Rica Utility Department shall be notified at a minimum 48 hours (Monday through Friday) prior to commencing any work, testing, and prior to making any connections to existing sewer lines and manholes".
	29.	Show note: "Cities are not required to locate water and sewer lines that were installed by a developer or other persons that have not yet been accepted into the City's ownership (Recording of Final Plat and Maintenance Period Satisfied). The person installing those lines is required to install and maintain visible, permanent markers (i.e. color coded wire flags, valve markers, service stub markers, etc.) in order to identify the water and sewer facilities at the time the lines are installed. Once the City has taken legal ownership of those water and sewer lines, the city is responsible for locating them when a request is received".
	30.	Plan and profile sheets shall be provided for all sewers (except service laterals). Profiles shall have a horizontal scale of not more than one hundred (100) feet to the inch and a vertical scale of not more than twenty (20) feet to the inch. The plan view shall be shown on the same sheet as the profile. Plan and profile views should have line designations, station numbers, manhole numbers and any other indexing necessary to easily correlate the plan and profile views.
	31.	Show and label the proposed size, location, and material of sewer lines on profiles.
	32.	All off-road manholes must be shown with rim elev. 1.5' above ground, unless located in landscaping or close to the edge of roadway.
	33.	Location and names of streets, sewers, and drainage easements.
	34.	Line of existing and proposed ground surface, the grade of the sewer between each two adjacent manholes, invert of sewer in and out of each manhole, surface elevation of each manhole, and length between.
	35.	Sewer pipe shall be PVC up to 15' depth, then Ductile Iron is required.
	36.	Sewers must have a minimum of 5 foot of cover.
	37.	All manholes shall be numbered on the plan and correspondingly on the profile.
	38.	The location and elevation of adjacent parallel stream beds and adjacent lake/pond surfaces shall be shown on the plan and profile.
	39.	Sizes, locations, and inverts of all special features such as connections to existing sewers, concrete encasement, collar walls, elevated sewers piers, etc.
	40.	All structures, both above and below ground, which might interfere with the proposed construction, particularly water mains, gas mains, storm drains, utility conduits, etc.
	41.	Minimum drop from invert in to invert out shall be 0.10 feet. Any drop from invert in to invert out equal to or greater than 3.0 feet shall be constructed as an outside - drop manhole.

213.4 Floodplain Management Plan Review Checklist.

- I. *Permit Procedures and Requirements.* No owner or developer shall perform any development activities on a site where an Area of Special Flood Hazard is located without first meeting the requirements of

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this ordinance prior to commencing the proposed activity. Unless specifically excluded by this ordinance, any landowner or developer desiring a permit for a development activity shall submit to the City of Villa Rica a permit application on a form provided by the City of Villa Rica Building Department for that purpose.

No permit will be approved for any development activities that do not meet the requirements, restrictions and criteria of this ordinance.

An application for a development project with any Area of Special Flood Hazard located on the site will be required to include a floodplain management/flood damage prevention plan. This plan shall include the following items:

- Site plan, drawn to scale, which includes but is not limited to:
 - Existing and proposed elevations of the area in question and the nature, location and dimensions of existing and/or proposed structures, earthen fill placement, amount and location of excavation material, and storage of materials or equipment;
 - For all proposed structures, spot ground elevations at building corners and 20-foot or smaller intervals along the foundation footprint, or one-foot contour elevations throughout the building site;
 - Proposed locations of water supply, sanitary sewer, and utilities;
 - Proposed locations of drainage and stormwater management facilities;
 - Proposed grading plan;
 - Base flood elevations and future-conditions flood elevations;
 - Boundaries of the base flood floodplain and future-conditions floodplain;
 - If applicable, the location of the floodway; and
 - Certification of the above by a registered professional engineer or surveyor.
- Building and Foundation design detail, including but not limited to:
 - Elevation in relation to mean sea level (or highest adjacent grade) of the lowest floor, including basement, of all proposed structures;
 - Elevation in relation to mean sea level to which any non-residential structure will be floodproofed;
 - Certification that any proposed non-residential floodproofed structure meets the criteria in Section 605.2(2);
 - For enclosures below the base flood elevation, location and total net area of foundation openings as required in Section 605.1(5).
 - Design plans certified by a registered professional engineer or architect for all proposed structure(s).
- Description of the extent to which any watercourse will be altered or relocated as a result of the proposed development;
- Hard copies and digital files of computer models, if any, copies of work maps, comparison of pre- and post-development conditions base flood elevations, future-conditions flood elevations, flood protection elevations, Special Flood Hazard Areas and regulatory floodway widths, flood profiles and all other computations and other information similar to that presented in the FIS;

-
- ☐ Copies of all applicable State and Federal permits necessary for proposed development; and
 - ☐ All appropriate certifications required under this ordinance;
 - ☐ Certification by the applicant that all development activities will be done according to the plan or previously approved revisions.

Notes:

II. *Standards for Development.*

(a) *General Standards.*

- ☐ No development shall be allowed within the future-conditions floodplain that could result in any of the following:
 - ☐ Raising the base flood elevation or future-conditions flood elevation equal to or more than 0.01 foot;
 - ☐ Reducing the base flood or future-conditions flood storage capacity;
 - ☐ Changing the flow characteristics as to the depth and velocity of the waters of the base flood or future-conditions flood as they pass both the upstream and the downstream boundaries of the development area; or,
 - ☐ Creating hazardous or erosion-producing velocities or resulting in excessive sedimentation.
- ☐ Any development within the future-conditions floodplain allowed under (1) above shall also meet the following conditions:
 - ☐ Compensation for storage capacity shall occur between the average ground water table elevation and the base flood elevation for the base flood, and between the average ground water table elevation and the future-condition flood elevation for the future-conditions flood, and lie either within the boundaries of ownership of the property being developed and shall be within the immediate vicinity of the location of the encroachment. Acceptable means of providing required compensation include lowering of natural ground elevations within the floodplain or lowering of adjoining land areas to create additional floodplain storage. In no case shall any required compensation be provided via bottom storage or by excavating below the elevation of the top of the natural (pre-development) stream channel unless such excavation results from the widening or relocation of the stream channel;
 - ☐ Cut areas shall be stabilized and graded to a slope of no less than 2.0 percent;
 - ☐ Effective transitions shall be provided such that flow velocities occurring on both upstream and downstream properties are not increased or decreased;
 - ☐ Verification of no-rise conditions (0.01 foot or less), flood storage volumes, and flow characteristics shall be provided via a step-backwater analysis meeting the requirements of Section 604.4;
 - ☐ Public utilities and facilities, such as water, sanitary sewer, gas, and electrical systems, shall be located and constructed to minimize or eliminate infiltration or contamination from flood waters; and

-
- Any significant physical changes to the base flood floodplain shall be submitted as a Conditional Letter of Map Revision (CLOMR) or Conditional Letter of Map Amendment (CLOMA), whichever is applicable. The CLOMR submittal shall be subject to approval by the City of Villa Rica using the Community Consent forms before forwarding the submittal package to FEMA for final approval. The responsibility for forwarding the CLOMR to FEMA and for obtaining the CLOMR approval shall be the responsibility of the applicant. Within six months of the completion of construction, the applicant shall submit as-built surveys for a final Letter of Map Revision (LOMR).

(b) *Engineering Study Requirements for Floodplain Encroachments.*

- An engineering study is required, as appropriate to the proposed development activities on the site, whenever a development proposes to disturb any land within the future-conditions floodplain, except for a residential single-lot development on streams without established base flood elevations and/or floodways for which the provisions of Section 605.4 apply. This study shall be prepared by a currently registered Professional Engineer in the State of Georgia and made a part of the application for a permit. This information shall be submitted to and approved by the City of Villa Rica prior to the approval of any permit which would authorize the disturbance of land located within the future-conditions floodplain. Such study shall include:
 - Description of the extent to which any watercourse or floodplain will be altered or relocated as a result of the proposed development;
 - Step-backwater analysis, using a FEMA-approved methodology approved by the City of Villa Rica. Cross-sections (which may be supplemented by the applicant) and flow information will be obtained whenever available. Computations will be shown duplicating FIS results and will then be rerun with the proposed modifications to determine the new base flood profiles, and future-conditions flood profiles;
 - Floodplain storage calculations based on cross-sections (at least one every 100 feet) showing existing and proposed floodplain conditions to show that base flood floodplain and future-conditions floodplain storage capacity would not be diminished by the development;
 - The study shall include a preliminary plat, grading plan, or site plan, as appropriate, which shall clearly define all future-conditions floodplain encroachments.

(c) *Floodway Encroachments.* Located within Areas of Special Flood Hazard are areas designated as floodway. A floodway may be an extremely hazardous area due to velocity flood waters, debris, or erosion potential. In addition, floodways must remain free of encroachment to allow for the discharge of the base flood without increased flood heights. Therefore, the following provisions shall apply:

- Encroachments are prohibited, including earthen fill, new construction, substantial improvements, or other development within the regulatory floodway, except for activities specifically allowed below;
- Encroachments for bridges, culverts, roadways, and utilities within the regulatory floodway may be permitted provided it is demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the encroachment shall not result in any increase to the pre-project base flood elevations, floodway elevations, or

floodway widths during the base flood discharge. A registered professional engineer must provide supporting technical data and certification thereof; and,

- ☐ If the applicant proposes to revise the floodway boundaries, no permit authorizing the encroachment into or an alteration of the floodway shall be issued by the City of Villa Rica until an affirmative Conditional Letter of Map Revision (CLOMR) is issued by FEMA and no-rise certification is approved by the City of Villa Rica Building Official or his designee.

(d) *Maintenance Requirements.*

- ☐ The property owner shall be responsible for continuing maintenance as may be needed within an altered or relocated portion of a floodplain on his property so that the flood-carrying or flood storage capacity is not diminished. The City of Villa Rica Building Official or his designee may direct the property owner (at no cost to the City) to restore the flood-carrying or flood storage capacity of the floodplain if the owner has not performed maintenance as required by the approved floodplain management plan on file with the City of Villa Rica Building Department.

Notes:

213.5 *Stormwater Plan Review Checklist.*

I. *General Information.*

- ☐ Common address and legal description of site.
- ☐ Vicinity map.

Notes:

II. *Existing Conditions Hydrologic Analysis.*

- ☐ Topographic map of existing site conditions with the drainage basin boundaries indicated.
- ☐ Acreage.
- ☐ Soil types and land cover of areas for each sub-basin affected by the project.
- ☐ All perennial and intermittent streams and other surface water features.
- ☐ All existing stormwater conveyances and structural control facilities.
- ☐ Direction of flow and exits from the site.
- ☐ Analysis of runoff provided by off-site areas upstream of the project site.
- ☐ Methodologies, assumptions, site parameters and supporting design calculations used in analyzing the existing conditions site hydrology.

Notes:

III. *Post-Development Hydrologic Analysis.*

- ☐ Topographic map of developed site conditions with the post-development drainage basin boundaries indicated.

-
- Total area of post-development impervious surfaces and other land cover areas for each sub-basin affected by the project.
 - Calculations for determining the runoff volumes that need to be addressed for each sub-basin for the development project to meet the post-development stormwater management performance criteria in Section 804.
 - Location and boundaries of proposed natural feature protection and conservation areas.
 - Documentation and calculations for any applicable site design credits that are being utilized.
 - Methodologies, assumptions, site parameters and supporting design calculations used in analyzing the existing conditions site hydrology.

Notes:

IV. *Stormwater Management System.*

- A map and/or drawing or sketch of the stormwater management facilities, including the location of nonstructural site design features and the placement of existing and proposed structural stormwater controls, including design water surface elevations, storage volumes available from zero to maximum head, location of inlet and outlets, location of bypass and discharge systems, and all orifice/restrictor sizes.
- A narrative describing how the selected structural stormwater controls will be appropriate and effective.
- Cross-section and profile drawings and design details for each of the structural stormwater controls in the system, including supporting calculations to show that the facility is designed according to the applicable design criteria.
- A hydrologic and hydraulic analysis of the stormwater management system for all applicable design storms (including stage-storage or outlet rating curves, and inflow and outflow hydrographs).
- Documentation and supporting calculations to show that the stormwater management system adequately meets the post-development stormwater management performance criteria in Section 804.
- Drawings, design calculations, elevations and hydraulic grade lines for all existing and proposed stormwater conveyance elements including stormwater drains, pipes, culverts, catch basins, channels, swales and areas of overland flow.
- Where applicable, a narrative describing how the stormwater management system corresponds with any watershed protection plans and/or local greenspace protection plan.

Notes:

V. *Post-Development Downstream Analysis.*

- A downstream peak flow analysis which includes the assumptions, results and supporting calculations to show safe passage of post-development design flows downstream.
- The analysis of downstream conditions in the report shall address each and every point or area along the project site's boundaries at which runoff will exit the property.

-
- ☐ The analysis shall focus on the portion of the drainage channel or watercourse immediately downstream from the project.
 - ☐ This area shall extend downstream from the project to a point in the drainage basin where the project area is 10 percent of the total basin area.
 - ☐ The analysis shall be in accordance with the stormwater design manual.

Notes:

VI. *Erosion and Sedimentation Plan.*

- ☐ An erosion and sedimentation control plan in accordance with the City of Villa Rica Erosion and Sedimentation Ordinance or NPDES Permit for Construction Activities.
- ☐ The plan shall also include information on the sequence/phasing of construction and temporary stabilization measures and temporary structures that will be converted into permanent stormwater controls.

Notes:

VII. *Landscaping and Open Space Plan.*

- ☐ A detailed landscaping and vegetation plan prepared in accordance with the City of Villa Rica Tree Preservation and/or Landscape Ordinance.

Notes:

VIII. *Operations and Maintenance Plan.*

- ☐ Identify the parts or components of a stormwater management facility or practice that need to be regularly or periodically inspected and maintained, and the equipment and skills or training necessary.
- ☐ Include an inspection and maintenance schedule, maintenance tasks, responsible parties for maintenance, funding, access and safety issues.
- ☐ Provisions for the periodic review and evaluation of the effectiveness of the maintenance program and the need for revisions or additional maintenance procedures shall be included in the plan.

Notes:

IX. *Maintenance Access Easements.*

- ☐ The applicant must ensure access from public right-of-way to stormwater management facilities and practices requiring regular maintenance at the site for the purpose of inspection and repair by securing all the maintenance access easements needed on a permanent basis. Such access shall be sufficient for all necessary equipment for maintenance activities. Upon final inspection and approval, a plat or document indicating that such easements exist shall be recorded and shall remain in effect even with the transfer of title of the property.

Notes:

X. *Inspection and Maintenance Agreements.*

- ☐ Unless an on-site stormwater management facility or practice is dedicated to and accepted by the City of Villa Rica, the applicant must execute an easement and an inspection and maintenance agreement binding on all subsequent owners of land served by an on-site stormwater management facility or practice.

Notes:

XI. *Evidence of Other Applicable Permits.*

- ☐ The applicant shall certify and provide documentation to the City of Villa Rica that all other applicable environmental permits have been acquired for the site prior to approval of the stormwater management plan.

Notes:

213.6 *City of Villa Rica Final Plat Check List.*

Project Name:

Designer:

Checked By: _____ Date:

Checklist marks to be interpreted as follows:

✓	O.K.	X	Revision Required	N/A	Not Applicable
		?	Additional Information Required		

The plat must include:		
___	1.	Sheet size no greater than 18" x 24".
___	2.	Exact boundary lines of the tract by bearings and distances determined by field survey.
___	3.	Field survey error of closure not to exceed one to ten thousand.
___	4.	Equipment used in field survey.
___	5.	Calculated error of closure of plat.
___	6.	Present zoning and zoning of abutting land. Show all zoning stipulations.
___	7.	Exact locations, R/W widths, and names of all streets that immediately adjoin the subdivision.
___	8.	North arrow.
___	9.	Graphic Scale.
___	10.	Name and address of surveyor or surveyor's firm.
___	11.	Appropriate data for all streets, lot lines, and centerlines as required by the City and according to the requirements of the State of Georgia for professional surveyors and engineers.
___	12.	General notes on the plat stating total project acreage, total number of lots and lot density, minimum size of lots, minimum lot width and frontage, and required setbacks for present zoning.
___	13.	Lots shall be numbered consecutively; divisions shall be made by units or phases.
___	14.	Each lot's area in square feet or acres.
___	15.	Deed book and page number of protective covenants if any.
___	16.	Required buffers and recreational areas if applicable.

___	17.	Land lot lines accurately tied to the lines of the subdivision by distance and angles when such lines traverse or are reasonably close to the subdivision.
___	18.	All surveys and plats must be prepared by a professional land surveyor registered in Georgia.
___	19.	As-built drawings of all water, sewer, and storm systems submitted with no significant unapproved changes from approved construction plans.
___	20.	Sanitary sewer easements, twenty (20) feet if the project has gravity sewer.
___	21.	Ten (10) foot easements for cross-country water mains.
___	22.	For storm drainage easements, 10 feet for piped runoff, 20 feet for ditches, encompassing the detention facility and access, if utilized.
___	23.	Easement statement centers easements on constructed storm sewers.
___	24.	Provide note that drainage easements off the R/W shall be maintained by the property owner.
___	25.	Abutting existing City or County Roads showing existing right-of-way and pavement widths.
___	26.	Location of 100-year floodplain and Future Conditions floodplain and statement prohibiting house finished floor elevations lower than 4-feet above the floodplain or statement that no part of the property lies within the 100-year floodplain.
___	28.	For lots upstream of culvert road crossings, provide statement that finished floor elevations shall be no less than 2 feet above the low point in the road.
___	29.	Location of dam breach zone and statement prohibiting a house being located within the dam breach zone if an existing or proposed pond or lake is a part of the development.
___	30.	Adequate R/W for existing and new roads.
___	31.	Appropriate curve data for streets.
___	32.	Accurate location, material, and description of all monuments and markers.
___	33.	Show sidewalks on at least one side of street.
___	34.	Bond Amounts:
___		Maintenance Bond: _____
___		Performance Bond: _____
___	35.	AutoCAD file of the final plat.
___	36.	
Owner's Certificate		
The owner of the plat shown on this plat and whose name is subscribed hereto, in person or through a duly authorized agent, certifies that this plat was made from an actual survey, that all state, city and county taxes or other assessments now due on this land have been paid, that all streets, water systems drains and drainage easements, and public places are dedicated to the use of the public in perpetuity.		
Owner	Date	
___	37.	
Surveyor's Certificate		
It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me or under my supervision, that all monuments shown hereon actually exist or are marked future and their location, size, type and material are correctly shown, and that all requirements of the development and zoning regulations have been fully complied with.		
Surveyor's Signature	Date	
___	38.	
City of Villa Rica Certificate		

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In accordance with the City of Villa Rica Development Regulations and the City's Zoning Ordinance, all requirements of approval have been fulfilled; this plat is given final approval by the following officials on behalf of the City of Villa Rica:

Community Development Director	Date
Planning Commission	Date
Mayor	Date
Additional Comments:	

City of Villa Rica



PLANNING AND ZONING COMMISSION MEETING MINUTES

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

Tuesday, February 17, 2026 | 6:00pm

Meeting Called to Order Chair Vivian Lyons called the meeting to order at 6:00 pm.

Present: Chair Vivian Lyons, Commissioner Anna McCoy, Commissioner Michelle Ruff and Vice Chair Hope Udombon

Adoption of the Agenda

Commissioner Anna McCoy moved to adopt the agenda.

RESULT:	ADOPTED 4/0
MOVER:	Commissioner Anna McCoy
SECONDER:	Commissioner Michelle Ruff
AYES:	Chair Vivian Lyons, Commissioner Anna McCoy, Commissioner Michelle Ruff and Vice Chair Hope Udombon

A. Appointment of Board Offices, Chair and Vice Chair

Commissioner Michelle Ruff moved to appoint Commissioner Vivian Lyons as Chair.

RESULT:	APPROVED 3/0
MOVER:	Commissioner Michelle Ruff
SECONDER:	Commissioner Anna McCoy
AYES:	Commissioner Anna McCoy, Commissioner Michelle Ruff and Vice Chair Hope Udombon

Commissioner Michelle Ruff moved to appoint Commissioner Hope Udombon as Vice Chair.

RESULT:	APPROVED 3/0
MOVER:	Commissioner Michelle Ruff
SECONDER:	Commissioner Anna McCoy
AYES:	Commissioner Anna McCoy, Commissioner Michelle Ruff and Chair Vivian Lyons

B. Old Business

1. Approval of minutes from 1/20/2026

RESULT:	APPROVED 3/0
---------	---------------------

MOVER: Commissioner Anna McCoy
SECONDER: Chair Vivian Lyons
AYES: Chair Vivian Lyons, Commissioner Anna McCoy and Vice Chair Hope Udombon
* Commissioner Michelle Ruff abstained.

C. New Business

1. TA-01-26 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.

Interim Deputy City Manager/ Utilities Director, John Bain, presented the item.

Public Hearing: Pamela Whyte spoke in opposition of the item.
Aleta Dobbs Farmer spoke in opposition of the text amendment.

RESULT: **APPROVED 4/0**
MOVER: Commissioner Anna McCoy
SECONDER: Chair Vivian Lyons
AYES: Chair Vivian Lyons, Commissioner Anna McCoy, Commissioner Michelle Ruff and Vice Chair Hope Udombon

2. RA-01-26 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.

Planning and Zoning Administrator. Shaun Myers, presented the item.

The applicant, Krish Patel, spoke in favor of the rezoning.

Public Hearing: Pamela Whyte spoke in favor of the rezoning.
Aleta Dobbs Farmer spoke in favor of the rezoning.

Commissioner Anna McCoy moved to table the item until the 3/17/2026 meeting to allow for an updated site plan to be provided by the applicant.

RESULT: **APPROVED 3/1**
MOVER: Commissioner Anna McCoy
SECONDER: Chair Vivian Lyons
AYES: Chair Vivian Lyons, Commissioner Anna McCoy and Vice Chair Hope Udombon
NAYS: Commissioner Michelle Ruff

Commissioner Michelle Ruff made a motion to approve the application for rezoning with staff recommended conditions. There was no second and the motion died.

Adjournment- Commissioner Anna McCoy moved to adjourn at 7:50 pm.

RESULT: **ADJOURNED 4/0**

MOVER: Commissioner Anna McCoy
SECONDER: Commissioner Michelle Ruff
AYES: Chair Vivian Lyons, Commissioner Anna McCoy, Commissioner Michelle Ruff and Vice Chair Hope Udombon

Planning & Zoning Chair

Community Development Director



CITY OF VILLA RICA

City Council Meeting Agenda Item Cover Sheet

SUBJECT: Rezoning request submitted by CHI/Acquisition, L.P. The request is to rezone the subject property from Commercial Medium-Density (C2) to Industrial Low-Density (I1). The property is located at 700 Edge Road, within Land Lots 143 and 146 of District 4, also known as Parcel Number 01460250013, and is located within Douglas County, GA, Ward 5. The total property size is approximately 29.79 ± acres. **This is a Public Hearing.**

WORK SESSION DATE: March 3, 2026

MEETING DATE: March 10, 2026

PREPARED BY: Shaun Myers, Planning and Zoning Administrator

PUBLIC HEARING: YES

PURPOSE:

The applicant requests approval of a rezoning from C-2 (Commercial, Medium-Density) to I-1 (Industrial, Low-Density) to allow development of a ±278,560-square-foot light industrial warehouse facility with associated office space, truck courts, trailer parking, employee parking, stormwater management facilities, and required buffering.

BACKGROUND:

Since the case was tabled on February 10th, the applicant and City Engineer have engaged in additional coordination regarding traffic operations at the Liberty Road/Edge Road intersection.

Specifically:

- The applicant submitted a revised Traffic Impact Study (dated 2/26/26) that includes a queuing analysis for the southbound left-turn lane. The queuing analysis indicates that 95% of projected queues are expected to range between approximately 25–36 feet, which fits within the existing 130-foot storage length.
- The applicant submitted a striping plan to lengthen the southbound left-turn lane so more vehicles can queue without blocking through traffic, providing approximately 188 feet of turn-lane length and a 100-foot taper, subject to City Engineer approval.

- The City Engineer has indicated the striping plan is acceptable from the City's perspective.
- The applicant submitted a trip generation comparison study evaluating the proposed industrial use against alternate retail and travel center uses permitted under the current C-2 zoning.

The subject property is currently undeveloped and is located near the Interstate 20 corridor at the Liberty Road interchange. Surrounding land uses are predominantly industrial, trucking, and highway-supportive in nature, including Peach State Truck Centers, Pilot Travel Center, CAT Scale, and J Kane Auctions. The property lies within the Liberty Village Future Land Use area and carries an I-20 Gateway designation in the City of Villa Rica Comprehensive Plan, which supports employment-generating uses with interstate access.

IMPACT:

The proposed development represents an estimated \$35 million capital investment and is anticipated to generate approximately 175 to 250 permanent jobs, in addition to approximately 125 construction-related jobs.

RECOMMENDATIONS:

Staff recommends approval of the requested rezoning as the site is designated I-20 Gateway in the Comprehensive Plan, is surrounded by compatible industrial and trucking uses, supports employment-generating development, and advances responsible growth along the Interstate 20 corridor.

Staff recommends **Approval** of the requested rezoning from C-2 (Commercial, Medium-Density) to I-1 (Industrial, Low-Density), with the following conditions.

Planning and Zoning Commission recommends **Approval**, subject to the conditions recommended by staff, with the addition of condition #5 related to screening of bay doors.

1. All building, fire life safety, and zoning, and design requirements shall be met in accordance with all applicable City codes and regulations.
2. The subject property shall be developed in substantial conformance with the conceptual site plan, prepared by Ware Malcomb dated December 1, 2025, as submitted with the application. Any deviation from the approved site layout shall require review and approval by the Community Development Department.
3. Any roadway, operational, or design modifications deemed necessary by the City Engineer shall be incorporated into the final construction plans prior to issuance of a land disturbance permit.

4. The applicant shall restripe the southbound left-turn lane at the Liberty Road/Edge Road intersection to provide approximately 188 feet of full storage and a 100-foot taper, as reflected in the submitted Turn Lane Exhibit *LIBERTY TURN LANE*; and shall also resurface roadways, subject to review and approval by the City Engineer.
5. Decorative screening between Interstate 20 and the facility's bay doors shall consist of an opaque wall or fence and landscaping, subject to design review and approval by the Community Development Department.

MOTION:

I move to approve the request to rezone the property located at 700 Edge Road (Parcel Number 01460250013) from C-2 (Commercial, Medium-Density) to I-1 (Industrial, Low-Density) subject to the five (5) conditions recommended by staff and the planning and zoning commission.



Community Development Dept.
206 North Avenue,
Villa Rica, GA 30180.
smyers@villarica.gov.
678-785-9995

Community Development Department

Rezoning Request

Application Submittal Checklist

- ☒ 1. **Schedule Technical Advisory Committee (TAC) Meeting**
A TAC meeting is required before submitting zoning requests.
- ☒ 2. **Submit Water/Sewer Capacity Application (if applicable)**
New developments and changes in use require prior approval from the Utility Department.
- ☒ 3. **Proof of Ownership or Authorization**
Copy of deed, lease, option agreement, or other evidence of ownership or applicant's legal interest in the property. If applicant is not the property owner, submit the owner's authorization form.
- ☒ 4. **Site Plan**
A site development plan prepared in conformance with submittal requirements in *Sec. 11.03* (unless it is waived by Community Development Director or requested zoning district is Single-Family Residential)
- ☒ 5. **Statement of Intent**
A written statement describing the following:
 - i. The proposed uses and the effect the proposed use may have on surrounding properties and a statement of the facts indicating that the proposed change will not be detrimental to the general public interest and the purposes of the Zoning Ordinance.
 - ii. Whether such change is consistent with the intent and the purpose of the Zoning Ordinance and the goals and policies of the Comprehensive Plan.
 - iii. The areas which are most likely to be directly affected by such a change and the likely effects.
 - iv. Whether the proposed amendment is made necessary because of changed or changing social values, new planning concepts, or other social or economic conditions in the areas and zoning districts affected.
 - v. The proposed time schedule and phasing for development.
 - vi. The source/method for providing utility/infrastructure services to the property.
 - vii. A description of existing road conditions and any new roads to be included in the development and of the effect the proposed development will have on existing road and traffic conditions; and
 - viii. A list of any state, federal, or other public agencies' approvals or permits required for the proposed development.
- ☐ 6. **Additional Exhibits or Studies** N/A
Any other information or exhibits or studies that are substantial to the request, or if required by the Community Development Director or Planning and Zoning Commission.
- ☒ 7. **Application Fee**
Pay the applicable zoning fee. The current fee schedule is included in the application packet.



Community Development Dept.
206 North Avenue,
Villa Rica, GA 30180.
smyers@villarica.gov.
678-785-9995

Rezoning Request

Review Process, Fee Schedule and Calendar

Rezoning Review Process

Pre-Application Conference

Applicants must request a pre-application conference with staff to discuss the proposal before filing a rezoning request.



Application Filed with the Department

- Staff reviews the application for completeness.
- A public hearing date is scheduled.
- Required public notification is issued.



Planning Commission Public Hearing & Action

- A public hearing is held within **45 days** of filing application.
- Planning Commission (PC) considers staff recommendation, the applicant's presentation, and public testimony.
- PC action recommends **approve** or **deny** to City Council



City Council Public Hearing and Action

- A public hearing is held within **45 days** of PC action.
- Council considers Staff and PC recommendations, the applicant's presentation, and public testimony.
- The City Council may either **approve** or **deny** the request.

Rezoning Fee Schedule

Acreage	Residential	Commercial	Industrial	PUD
0-5	\$300	\$600	\$750	\$800
5.1-10	\$400	\$700	\$850	\$1000
10.1-20	\$600	\$1100	\$1100	\$1200
20.1-30	\$800	\$1200	\$1300	\$1500
30.1-40	\$900	\$1400	\$1400	\$1600
40.1-50	\$1000	\$1500	\$1600	\$1800
50.1-60	\$1100	\$1600	\$1700	\$1900
60.01 +	\$1200 + 25/acre Max. of \$2500	\$1600 + 25/acre Max. of \$4000	\$1800 + 25/acre Max. of \$5000	\$2000 + 25.99/acre Max. of \$6000

Zoning Calendar

Click Here for Calendar
or Scan QR Code





Community Development Dept.
206 North Avenue,
Villa Rica, GA 30180.
smyers@villarica.gov.
678-785-9995

Rezoning Request

Application Form

Applicant Information

Name	CHI/Acquistion, L.P.	Phone	404-665-9997
Mailing Address	3715 Northside Parkway NW, Building 200, Suite 800, Atlanta, GA 30327		
Email	jbateman@crowholdings.com		

Rezoning Request Property Information

Address	700 Edge Road, Villa Rica, GA 30180	Parcel ID Number(s)	01460250013 & 01430250013
Acreage	29.79	Lot Number(s)	
Present Zoning	C2	Proposed Zoning	I1
Present Use	Vacant	Proposed Use	Industrial/Warehouse

Additional Information, If Applicable

Gross Density		Net Density	
Open Space %	46	Impervious Surface %	54

Notary Attestation

I, John Bateman, hereby state that the above statements and statements contained in the documents submitted with this application are true and correct to the best of my knowledge. I hereby request processing of this application.

Executed in Atlanta (City), GA (State).

<u>[Signature]</u> Signature of Applicant	<u>John Bateman</u> Printed Name	<u>11/20/25</u> Date
Subscribed and sworn before me this <u>20</u> day of <u>NOV</u> , 20 <u>25</u>		
<u>[Signature]</u> Signature of Notary Public	<u>Halcy Girardeau</u> Name of Notary Public	<u>01-15-29</u> My Commission Expires

For Official Use Only

Case #		Acceptance Date	
Application Accepted by		City Council Hearing	
Planning Commission Hearing			



Community Development Dept.
206 North Avenue,
Villa Rica, GA 30180.
smyers@villarica.gov.
678-785-9995

Rezoning Request

Campaign Contribution Disclosure

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?

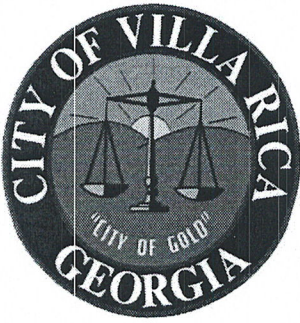
Yes ☐ No ☐

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	Dollar amount of Campaign Contribution	Description of Gift \$250 or greater

<u>[Signature]</u> Signature of Applicant	<u>John Bateman</u> Printed Name	<u>11/20/25</u> Date
State of <u>GA</u> , County of <u>Fulton</u>		
This instrument was acknowledged before me this <u>20</u> day of <u>November</u> .		
20 <u>25</u> by <u>John Bateman</u> . Identification Presented: <u>Known to me</u> .		
<u>[Signature]</u> Signature of Notary Public	<u>Halay Girardeau</u> Name of Notary Public	<u>01-15-29</u> My Commission Expires

_____ Signature of Attorney	_____ Printed Name	_____ Date
State of _____, County of _____.		
This instrument was acknowledged before me this _____ day of _____.		
20 _____, by _____, Identification Presented: _____.		
_____ Signature of Notary Public	_____ Name of Notary Public	_____ My Commission Expires



Community Development Dept.
206 North Avenue,
Villa Rica, GA 30180.
smyers@villarica.gov.
678-785-9995

Rezoning Request

Owner's Authorization Form

Applicant Information

Applicant Name CHI/Acquisition, L.P.

Applicant's Address 3715 Northside Parkway NW, Building 200, Suite 800, Atlanta, GA 30327

Property Address 700 Edge Road, Villa Rica, GA 30180

Property PIN 01460250013 & 01430250013

This is to certify that I am ☐ or We are ☐ or I am ☐ the Authorized Representative of a Corporation that is the owner of a majority interest in the subject property of the attached application. By execution of this form, this is to authorize the person names as "applicant" below, acting on behalf of the owner, to file for and pursue a request for approval of the following:

Check all that apply:

Variance ☐

Special Exception ☐

Rezoning ☒

Administrative Variance ☐

Floodplain Variance ☐

Appeal of Administrative Decision ☐

Signature of Property Owner(s)

Kongmei Wang
Signature of Owner

KONGMEI WANG
Printed Name

11/22/25
Date

State of GA, County of Paulding.

This instrument was acknowledged before me this 22nd day of November.

20 25, by KONGMEI WANG. Identification Presented: DRIVER'S LIC.

Minerva Vidot
Signature of Notary Public

MINERVA VIDOT
Name of Notary Public

02.15.2027
My Commission Expires

Minerva Vidot
Notary Public
Paulding County, GA
Commission Expires: February 15, 2027

Signature of Owner

Printed Name

Date

State of _____, County of _____.

This instrument was acknowledged before me this _____ day of _____.

20 _____, by _____ Identification Presented: _____.

Signature of Notary Public

Name of Notary Public

My Commission Expires



Community Development Dept.
206 North Avenue,
Villa Rica, GA 30180.
smyers@villarica.gov
678-785-9995

Rezoning Request

Campaign Contribution Disclosure

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	Dollar amount of Campaign Contribution	Description of Gift \$250 or greater


Signature of Applicant

John Bateman
Printed Name

11/20/25
Date

State of GA, County of Fulton

This instrument was acknowledged before me this 20 day of November

20 25 by John Bateman Identification Presented: known to me


Signature of Notary Public

Haley Girardeau
Name of Notary Public

01-15-29
My Commission Expires




Signature of Attorney

Joseph H. Fowler
Printed Name

11-25-25
Date

State of GA, County of Douglas

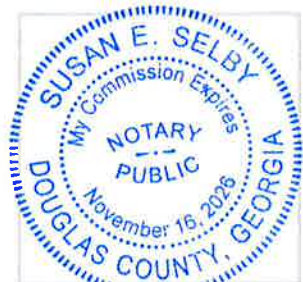
This instrument was acknowledged before me this 25th day of November

25 by Joseph H. Fowler Identification Presented: known to me


Signature of Notary Public

Susan E. Selby
Name of Notary Public

11-16-2026
My Commission Expires



12/1/2025

Community Development Department
206 North Avenue
Villa Rica, GA 30180

Subject: Statement of Intent Rezoning Request – Liberty Road, Villa Rica, GA

Dear Community Development Staff:

Hartley, Rowe & Fowler, P.C. submits the attached rezoning application (the "Application") on behalf of CHI/Acquisitions LP (the "Applicant"), relating to a proposed development of two parcels (01460250013 and 01430250013) totaling approximately 29.79-acres at the southeast corner of Tom Murphy Freeway and Liberty Road, Villa Rica, GA, from C-2 General Commercial to I-1 Light Industrial. The proposed development would include one industrial building of approximately 278,560-square-feet as depicted on the site plan (the "Site Plan") submitted with the Application.

Project Summary

The project proposes a light industrial building with on-site loading areas, trailer and employee parking, internal truck circulation, stormwater management, and perimeter landscaping. The proposed building would include concrete tilt-up walls with high-quality architectural elements, such as articulated parapets and attractive glass treatments near the main office entrance as depicted in the building renderings/photographs submitted with the Application. The site's location between the interstate frontage and existing industrial uses make it ideally suited for light industrial zoning.

1. Compatibility and Public Interest

The proposed warehouse/distribution use is consistent with nearby industrial and commercial properties, including a large auto auction to the south. All truck activity will occur on-site, and buffers, screening, and lighting controls will mitigate potential visual and noise impacts. Required landscaping and screening will be provided for the adjacent residential sites to the east.

2. Consistency with Plans and Ordinances

Rezoning to I-1 aligns with the Villa Rica Zoning Ordinance and Comprehensive Plan by placing industrial uses near major transportation corridors, supporting economic development, job creation, and efficient land use along the highway. As depicted on the site plan, the building is compliant with the building setbacks and landscape setbacks as required by the I-1 zoning designation.

3. Anticipated Effects

The primary impacts will be daytime truck and employee traffic at site access points and increased utility demand. These will be managed through coordinated access design, and infrastructure planning with city departments.

4. Changed Conditions

Growing regional demand for logistics facilities and planning policies that cluster freight uses near highways support rezoning. The change reflects current market and transportation trends, aligning zoning with the property's best use.

5. Development Schedule

Following rezoning, entitlement and permitting are expected within six months, with site construction in months 12 and building completion by month 20. No phasing is proposed.

6. Utilities and Infrastructure

Stormwater will be managed on-site per BMP standards. Power, gas, and communications will be extended in coordination with utility providers. Due to limited municipal water capacity, an on-site fire protection tank is proposed. A temporary septic system will serve the site until city sewer service becomes available for connection.

7. Access and Traffic

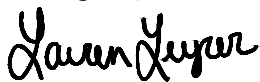
Liberty Road will serve as primary access with highway connectivity. The site driveway ties in via Edge Road at Liberty Road which is now a signalized intersection with the construction of Peach State Truck Center.

8. Approvals

Approvals will include City of Villa Rica rezoning and site plan review, building and grading permits, and any required EPD or utility permits.

The proposed rezoning from C-2 to I-1 is appropriate given the site's freeway access, surrounding industrial uses, and alignment with Villa Rica's Comprehensive Plan. The project will support local economic growth and job creation while minimizing impacts through on-site buffering, and infrastructure coordination. Overall, the rezoning serves the public interest by promoting efficient, compatible, and well-planned industrial development

Best regards,



Ware Malcomb

Lauren Leyrer, PE

Sample Entry Views



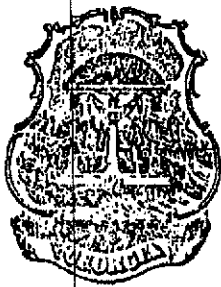
Sample Entry Views



5215 Holly Springs Drive
Douglasville, GA 30135

WARRANTY DEED-

STANDARD WARRANTY DEED



STATE OF GEORGIA,

Douglas County.

THIS INDENTURE, made this 31st day of July
in the year of our Lord One Thousand Nine Hundred and Ninety Seven

between Top Hill Associates
of the State of New Jersey and County of Hunterdon of the first part
and Long Valley Inc.
of the State of Georgia and County of Douglas of the second part

WITNESSETH: That the said part of the first part, for and in consideration of the sum of
Less Than Ten DOLLARS

in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged
has granted, bargained, sold and conveyed and by these presents do grant, bargain, sell and convey unto
the said part of the second part, their heirs and assigns, all that tract or parcel of
land lying and being in the County of Douglas, said State of Georgia

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING in Land Lot 143
and Land Lot 146, 2nd District, 5th Section, Douglas County, Georgia,
and being more fully described on Exhibit "A" attached hereto and
incorporated herein by reference.

FILED

Oct 3 11 12 AM '97
DOUGLAS CO. COURT
JANE C. WILLIAMS, CLK

Douglas County, Georgia
Real Estate Transfer Tax

\$ 0 Date 10-3-97
Jane C. Williams
Clerk Superior Court

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of Long Valley said parties of the second part, their heirs and assigns, forever, IN FEE SIMPLE.

And the said part ies, of the first part, for themselves, their heirs, executors and administrators will warrant and forever defend the right and title to the above described property unto the said part ies of the second part, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, The said part ies of the first part have hereunto set their hand and affixed their seal, the day and year above written.

Signed, sealed and delivered in the presence of

Peggy M. Jackson
Peggy M. Jackson 7-15-01

Kongmey Wang (Seal)
Kongmey Wang (Seal)

Tan An Wang (Seal)
Tan An Wang (Seal)

Kong Yun W. Chang (Seal)
Kong Yun W. Chang (Seal)
Partners for Top Hill Associates

I certify that on this 12 day of August 1997, Kong Yun W. Chang, personally came before me and acknowledged under oath, to my satisfaction, that this person signed, sealed and delivered this Deed as his or her act and deed.

Patricia Ann Matthews
PATRICIA ANN MATTHEWS
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Jan. 3, 2001

WARRANTY DEED

FROM

TO

Georgia, County

Clerk's Office, Superior Court.

Filed for Record at o'clock 19 M.

Recorded in Book 19 Folio

Clerk

Exhibit "A"

All that tract or parcel of land situate, lying, and being in Land Lot 143 and Land Lot 146, 2nd District, 5th Section, Douglas County, Georgia, and being more particularly described as follows: To find the true point of beginning commence at an iron pin at the southeast corner of Land Lot 146 and running thence north 89 degrees 53 minutes 49 seconds west 384.50 feet along the south land lot line of Land Lot 146 to an iron pin at the point of beginning; from said true point of beginning running thence north 89 degrees 53 minutes 49 seconds west 790.00 feet to an iron pin; running thence south 05 degrees 24 minutes 14 seconds east 122.53 feet to an iron pin; running thence south 88 degrees 37 minutes 50 seconds west 1,536.86 feet to an iron pin on the east right of way of Liberty Road; running thence north 25 degrees 44 minutes 10 seconds east 193.82 feet to an iron pin; running thence north 89 degrees 19 minutes 53 seconds east 57.85 feet to an iron pin; running thence north 25 degrees 49 minutes 37 seconds east 400.15 feet to an iron pin; running thence north 60 degrees 55 minutes 32 seconds east 220.79 feet to an iron pin on the south right of way of Interstate 20 running thence north 87 degrees 25 minutes 15 seconds east 702.25 feet along said right of way to an iron pin; running thence south 79 degrees 34 minutes 50 seconds east 944.00 feet along said right of way to an iron pin; running thence south 76 degrees 32 minutes 23 seconds east 170.50 feet to an iron pin; running thence south 22 degrees 28 minutes 40 seconds west 71.99 feet to an iron pin; running thence south 37 degrees 17 minutes 07 seconds east 90.24 feet to an iron pin; running thence south 11 degrees 06 minutes 20 seconds east 57.60 feet to an iron pin; running thence south 01 degree 36 minutes 34 seconds west 39.66 feet to an iron pin; running thence south 17 degrees 59 minutes 45 seconds east 56.59 feet to an iron pin at the point of beginning; containing 25.20 acres and being more fully shown as Tract I on a plat of survey dated 8/18/88 said plat being incorporated herein by reference and recorded at Plat Book 16, page 235, Douglas County Records.

RECORDED 10-10 1997
JANE C. WILLIAMS, CLERK
SUPERIOR COURT, DOUGLAS CO

Please return to: ✓ Top Hill Associates
5215 Holly Springs Drive
Douglasville, GA 30135

STATE OF GEORGIA
COUNTY OF

QUIT CLAIM DEED

THIS INDENTURE made this 31st day of July 19 97 by and between
Top Hill Associates of the County of Hunterdon, State of New Jersey
as
party or parties of the first part, hereinafter referred to as "Grantor", and
Long Valley Inc. of the County of Douglas, State of Georgia as
party or parties of the second part hereinafter referred to as "Grantee", the words "Grantor" and "Grantee" to
include the neuter, masculine and feminine genders, the singular and the plural;

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of One Dollar and other good and valuable consideration delivered to Gran-
tor by Grantee at and before the execution, sealing and delivery hereof, the receipt and sufficiency of which is hereby ac-
knowledgeed, the Grantor has and hereby does remise, release, convey and forever quit claim unto Grantee and the heirs, legal
representatives, successors and assigns of Grantee, all the right, title, interest, claim or
demand which the said party of the first part has or may have in and
to the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING in Land Lot 143
and Land Lot 146, 2nd District, 5th Section, Douglas County,
Georgia, and being more fully described on Exhibit "A" attached
hereto and incorporated by reference herein.

FILED

OCT 3 11 13 AM '97

DOUGLAS CO. CLERK
JANE C. WILLIAMS, CL.

DOUGLAS COUNTY, GEORGIA
Real Estate Transfer Tax

Date 10-3-97

Jane C. Williams
Clerk Superior Court

TO HAVE AND TO HOLD said tract or parcel of land in order that neither the Grantor nor any person claiming under
Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said land or any of the rights,
members and appurtenances 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:

signature #142 only
signature #3
NOTARY PUBLIC
ELIZABETH A. SCANNELL
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 7-15-01

1. Kongmey Wang (Seal)
2. Kong yan Wang (Seal)
3. Kong yan Chang
Partners for Top Hill Associates

ELIZABETH A. SCANNELL
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 7-15-01

Exhibit "A"

All that tract or parcel of land situate, lying, and being in Land Lot 143 and Land Lot 146, 2nd District, 5th Section, Douglas County, Georgia, and being more particularly described as follows: To find the true point of beginning commence at an iron pin at the southeast corner of Land Lot 146 and running thence north 89 degrees 53 minutes 49 seconds west 384.50 feet along the south land lot line of Land Lot 146 to an iron pin at the point of beginning; from said true point of beginning running thence north 89 degrees 53 minutes 49 seconds west 790.00 feet to an iron pin; running thence south 05 degrees 24 minutes 14 seconds east 122.53 feet to an iron pin; running thence south 88 degrees 37 minutes 50 seconds west 1,536.86 feet to an iron pin on the east right of way of Liberty Road; running thence north 25 degrees 44 minutes 10 seconds east 193.82 feet to an iron pin; running thence north 89 degrees 19 minutes 53 seconds east 57.85 feet to an iron pin; running thence north 25 degrees 49 minutes 37 seconds east 400.15 feet to an iron pin; running thence north 60 degrees 55 minutes 32 seconds east 220.79 feet to an iron pin on the south right of way of Interstate 20 running thence north 87 degrees 25 minutes 15 seconds east 702.25 feet along said right of way to an iron pin; running thence south 79 degrees 34 minutes 50 seconds east 944.00 feet along said right of way to an iron pin; running thence south 76 degrees 32 minutes 23 seconds east 170.50 feet to an iron pin; running thence south 22 degrees 28 minutes 40 seconds west 71.99 feet to an iron pin; running thence south 37 degrees 17 minutes 07 seconds east 90.24 feet to an iron pin; running thence south 11 degrees 06 minutes 20 seconds east 57.60 feet to an iron pin; running thence south 01 degree 36 minutes 34 seconds west 39.66 feet to an iron pin; running thence south 17 degrees 59 minutes 45 seconds east 56.59 feet to an iron pin at the point of beginning; containing 25.20 acres and being more fully shown as Tract I on a plat of survey dated 8/18/88 said plat being incorporated herein by reference and recorded at Plat Book 16, page 225, Douglas County Records.

RECORDED 10-10 1997
JANE C. WILLIAMS, CLERK
SUPERIOR COURT, DOUGLAS CO

BK 4420 PG 99 - 102

RETURN RECORDED DOCUMENT TO:

HARTLEY, ROWE & FOWLER, P.C.
P. O. BOX 489
DOUGLASVILLE, GA 30133
FILE NO. 25-0150W

Tax Parcel ID No. 01460250013

STATE OF GEORGIA
COUNTY OF DOUGLAS

QUITCLAIM DEED

THIS INDENTURE, made the 20th day of February in the year two thousand and twenty-five, between

SHOP RICA, LLC, a dissolved Georgia limited liability company

as party or parties of the first part ("Grantor"), and

LONG VALLEY, INC., a Georgia corporation

as party or parties of the second part ("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 one dollar (\$1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever **QUITCLAIM** unto the said Grantee, all right, title, interest, claim or demand which the Grantor has or may have had in and to the following property:

ALL THAT TRACT or parcel of land lying and being in Land Lots 143 and 146 of the 2nd District and 5th Section of Douglas County, Georgia, and being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

LESS AND EXCEPT from the property described above is any portion thereof contained within the bounds of the property conveyed by the Limited Warranty

Deed executed by Shop Rica, LLC to Jai Vinaayak, Inc. on July 11, 2012, filed of record in Deed Book 3034, Pages 393-396, Douglas County, Georgia Records, and being more particularly described on Exhibit "B" attached hereto and incorporated herein by reference.

THIS DEED is executed by Shop Rica, LLC, pursuant to the authority of Georgia Code Annotated §14-11-611. The purpose of this Deed is to reconvey to Long Valley, Inc., the sole member of Shop Rica, LLC, any portion of the property described on Exhibit "A" that was not previously conveyed by Shop Rica, LLC.

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 claim or demand any right or title to said premises or its appurtenances.

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

SHOP RICA, LLC,
a dissolved Georgia limited liability company

By:  (SEAL)
T. K. Wang, Manager

Signed, sealed and delivered
in the presence of:


Witness

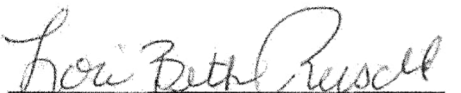

Notary Public
My Commission Expires: 10-9-28
(SEAL)



EXHIBIT "A"

BK PG
1927 1044

Legal Description

All that tract or parcel of land lying and being in land lots 143 and 146, of the 2nd District, 5th Section of Douglas County, Georgia and being more particularly described as follows:

Commencing at a concrete monument located at the intersection of the easterly right of way of Mirror Lake Boulevard (formerly known as Liberty Road) and the southerly right of way of the east bound entrance ramp to Interstate Highway No. 20, proceeding thence S24°07'34"W a distance of 400.39' along the easterly right of way of Mirror Lake Blvd., proceeding thence N65°37'10"W a distance of 40.19 along said right of way to a point, proceeding thence S24°03'33"W a distance of 91.49' along said right of way to a point, said point being the Point of Beginning. Proceeding thence southwesterly along the right of way of Mirror Lake Boulevard S24°03'33"W a distance of 102.33 to a point, proceeding thence leaving said right of way N86°57'13"E a distance of 499.53 to a point, proceeding thence N01°34'18"E a distance of 105.17 to a point, proceeding thence N32°10'20"W a distance of 180.77' to a point on the southerly right of way of Edge Road Extension as proposed, proceeding thence southwesterly along said right of way in a curve to the left having a radius of 270.00' a distance of 106.41' to a point, proceeding thence along said right of way S46°31'21"W a distance of 144.98' to a point on said right of way, proceeding thence along said right of way in a curve to the right having a radius of 111.00' a distance of 83.67' to a point, proceeding thence along said right of way S89°42'41"W a distance of 72.15' to a point on said right of way, proceeding thence southwesterly along said right of way in a curve to the left having a radius of 54.61' a distance of 21.68' to a point on the southeasterly right of way of Mirror Lake Boulevard (formerly known as Liberty Road), said point being the Point of Beginning. Said tract contains 74,506 square feet or 1.7104 acres.

BK 3034 PG 0395

EXHIBIT "B"

PROPERTY DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 143 AND 146 OF THE 2ND DISTRICT, 5TH SECTION OF DOUGLAS COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT ½" REBAR MARKING THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY OF EDGE ROAD EXTENSION (60' R/W) AND THE EASTERLY RIGHT OF WAY OF LIBERTY ROAD (R/W VARIES);
THENCE, ALONG THE SOUTHERLY RIGHT-OF-WAY OF EDGE ROAD EXTENSION AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 54.61 FEET A LENGTH OF 21.68 FEET SUBTENDED BY A CHORD BEARING OF NORTH 78 DEGREES 20 MINUTES 17 SECONDS EAST, A DISTANCE OF 21.54 FEET TO A ½" REBAR;
THENCE, NORTH 89 DEGREES 42 MINUTES 41 SECONDS EAST, A DISTANCE OF 72.15 FEET TO A ½" REBAR WITH CAP;
THENCE, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 111.00 FEET A LENGTH OF 83.67 FEET SUBTENDED BY A CHORD BEARING OF NORTH 68 DEGREES 07 MINUTES 01 SECONDS EAST, A DISTANCE OF 81.70 FEET TO A ½" REBAR WITH CAP;
THENCE, NORTH 46 DEGREES 31 MINUTES 21 SECONDS EAST, A DISTANCE OF 144.98 FEET TO A ½" REBAR WITH CAP;
THENCE, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 270.00 FEET A LENGTH OF 104.48 FEET SUBTENDED BY A CHORD BEARING OF NORTH 57 DEGREES 36 MINUTES 29 SECONDS EAST, A DISTANCE OF 103.83 FEET TO A ½" REBAR WITH CAP;
THENCE SOUTH 31 DEGREES 22 MINUTES 55 SECONDS EAST, A DISTANCE OF 184.38 FEET TO A ½" REBAR WITH CAP;
THENCE, SOUTH 01 DEGREES 23 MINUTES 43 SECONDS WEST, A DISTANCE OF 100.14 FEET TO A ½" REBAR WITH CAP;
THENCE, SOUTH 86 DEGREES 57 MINUTES 13 SECONDS WEST, A DISTANCE OF 497.93 FEET TO A ½" REBAR;
THENCE, ALONG THE RIGHT OF WAY OF LIBERTY ROAD, NORTH 24 DEGREES 03 MINUTES 33 SECONDS EAST, A DISTANCE OF 102.33 FEET TO THE POINT OF BEGINNING.
TOGETHER WITH AND SUBJECT TO COVENANTS, EASEMENTS AND RESTRICTIONS OF RECORD, SAID PROPERTY CONTAINS 1.69 ACRES, MORE OR LESS. SAID PROPERTY IS MORE FULLY SHOWN ON A SURVEY PREPARED BY HUGHES-RAY COMPANY, JOB NUMBER H12158, DATED JULY 3, 2012.

RETURN TO:

File No: 01-0901B
Return Recorded Document to:
Hartley, Rowe & Fowler, P.C.
P.O. Box 489
Douglasville, Georgia 30133

BK PG
1526 1002

FILED

2002 FEB 13 A 9:59

SUPERIOR COURT
DOUGLAS COUNTY, GA
CLERK

DOUGLAS COUNTY, GEORGIA
REAL ESTATE TRANSFER TAX

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF DOUGLAS

\$ 375.00 DATE 4-8-02
Candy W. Chaffin
CLERK SUPERIOR COURT

THIS INDENTURE, made the 11th day of February, in the year two thousand Two, between

Q & S PROPERTIES, LLC

of the County of FULTON, and State of GEORGIA, as party or parties of the first part, hereinafter called
Grantor, and

LONG VALLEY, INC.

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 other good and valuable considerations and the sum
of Ten and no/100 (\$10.00) Dollars in hand paid at and before the sealing and delivery of these presents, the
receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by
these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee:

**ALL THAT TRACT or parcel of land lying and being in Land Lot 146 of the 2nd District and 5th
Section of Douglas County, Georgia and being more particularly described on Exhibit "A" attached
hereto and incorporated herein by reference.**

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 proper use,
benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described
property unto the said Grantee against the claims of all persons whomsoever.

01526,
1003

BK PG
1526 1003

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

Signed, sealed and delivered in the presence of:

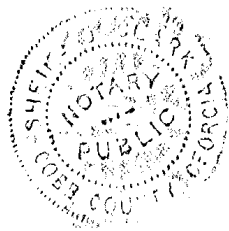
Sue Chastee
Unofficial Witness

Sheila J. Clark
Notary Public
NOTARY PUBLIC, COBB COUNTY, GEORGIA
MY COMMISSION EXPIRES JUNE 12, 2003

Q & S PROPERTIES, LLC
By: Victor Smith (Seal)
VICTOR SMITH
Title: MEMBER/MANAGER

By: _____ (Seal)

(AFFIX CORPORATE SEAL)



BK PG
1526 1004

Exhibit "A"

Legal Description

All that tract or parcel of land lying and being in land lot 146 of the 2nd District, 5th Section of Douglas County, Georgia. Being more particularly described as follows.

Commencing at a concrete monument found at the intersection of the southeastern right of way of Liberty Road and the southeastern right of way of Interstate Highway 20, proceeding thence N 59-19'16" E a distance of 220.69' along the southern right of way of Interstate Highway 20 to a concrete monument found, proceeding thence along said right of way N 85-44'38" E a distance of 24.29' to an iron pin placed on said right of way, leaving said right of way pt S 00-00'00" E a distance of 271.65' to a point on the north right of way of a proposed road (having a 60' right of way), proceeding thence along said proposed road S 84-46'50" W a distance of 66.38' to a point, proceeding thence along said proposed road following a curve to the left an arc distance of 159.32' to a point, proceeding thence along said proposed road S 57-09'37" W a distance of 130.86' to a point, proceeding thence along said proposed road following a curve to the right an arc length of 21.53' to a point on the southeastern right of way of Liberty Road, proceeding thence N 24-07'34" E a distance of 320.97' along said right of way to a point, said point being the point of commencement. Said tract contains 1.500 acres as shown on plat prepared by P. T. & B. Engineering, Inc, dated 5/15/2000, bearing a job number of 00141-96219.

APR 18 2002

RECORDED
CINDY W. CHAFFIN, CLERK
SUPERIOR COURT, DOUGLAS CO., GA

December 1, 2025

PROPOSED REZONING ON PROPERTY
BY CHI/ACQUISITION, L.P.
NOTICE OF CONSTITUTIONAL CHALLENGE

BACKGROUND

Long Valley, Inc. is the Owner of land located at 700 Edge Road in Villa Rica, Georgia (the "Property"). An application for an annexation and rezoning from C2 to I1 for industrial warehousing was filed by CHI/Acquisition, L.P. (the "Applicant").

PROPOSED USE

The Applicant requests a rezoning from C2 to I1 for the development of industrial warehousing on the Property.

CONSTITUTIONAL REQUIREMENTS

In accordance with the requirements of various Georgia cases, including *OS Advertising Company v. Rubin*, 263 Ga. 761 (1994); *Cobb County Board of Commissioners v. Poss*, 257 Ga. 393 (1987); and *Gradous v. Board of Commissioners*, 256 Ga. 469 (1989), it is hereby submitted that, if not rezoned as requested by this action, the Villa Rica City Zoning Ordinance presently in effect, with any amendments, which prohibits the Project, is unconstitutional in that it renders the Property unusable and destroys its marketability. As such, the current zoning classification constitutes a taking of the Property without just and adequate compensation and without due process of law in violation of the Fourteenth Amendment to the United States Constitution and in violation of Article I, Section I, Paragraph I and Article I, Section III, Paragraph I(a) of the Constitution of the State of Georgia. In this connection, the Applicant contends that to deny the rezoning constitutes an abuse of the police power, in that such denial bears no substantial relation to the public health, safety, morality, or general welfare. Accordingly, such action would

constitute a deprivation of Property rights without due process of law. Furthermore, to deny the rezoning results in relatively little gain or benefit to the public while inflicting serious injury or loss on the Applicant and Owner. To this extent, such action is confiscatory and void. The Property is best suited for the rezoning use, as proposed by the Applicant, and to deny the rezoning renders the Property unusable and destroys its marketability. This is a taking of Property without just compensation and without due process of law. In reality, the denial of the requested rezoning causes a detriment to public good, in that the public can be served by the development proposed by the Applicant given the particular location of this Property.

Accordingly, we respectfully urge your approval of the rezoning request.

CITY COUNCIL
LESLIE MCPHERSON, MAYOR
DANNY CARTER
SHIRLEY MARCHMAN
MATTHEW MONTAHAN
STEPHANIE WARMOTH
ANNA MCCOY

City of Villa Rica



INTERIM CITY MANAGER: JENNIFER
HALLMAN
CITY CLERK: THERESA CAMPBELL
CITY ATTORNEY: KEVIN DRUMMOND

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

October 24, 2025

RE: Letter of Availability
700 Edge Road
Villa Rica, GA 30180

To: Crow Holdings

This letter is written as conditional approval of the Commercial Water and Sewer Capacity Request for the address above. This capacity is approved for an average flow of 3,500 gallons per day per the application submitted, and is approved upon the following conditions:

1. The owner will initially utilize a septic system for wastewater treatment and, at owner's expense, connect to the city's sewer utility within eighteen months of notification that capacity is available and the city prepared to accept the additional flow.
2. City maintains the right to review and require modifications to the water service design and layout on the property during the plan review process to ensure there is no negative impact to the city's water utility.

Should additional water and/or sewer flow be needed at any future date, an additional request and application must be submitted for review and approval.

This letter of availability is valid for one year from the date of this letter, and is not transferable.

Thank you,
John

John Bain

John Bain
Interim Deputy City Manager / Utilities Director
City of Villa Rica, GA
jbain@villarica.gov

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

City of Villa Rica



INTERIM CITY MANAGER: JENNIFER
HALLMAN
CITY CLERK: THERESA CAMPBELL
CITY ATTORNEY: KEVIN DRUMMOND

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

COMMERCIAL WATER AND SEWER CAPACITY REQUEST APPLICATION

Date of Application: 5/22/2025

Name of Applicant: Crow Holdings

Is the location of this development inside Villa Rica City Limits? Yes

Parcel Number(s): 01460250013 and 01430250013

Street Address: 700 Edge Road

Project Information

Project Name: Liberty Road Industrial

Project Location: 700 Edge Road

Project Type (Residential, Commercial, Industrial): Industrial

Project Description: Site will consist of a 276,960 SF industrial warehouse and trailer parking areas

If Residential, Number of Residential Units Proposed: N/A

Will This Project be developed in Phases?: No

If yes, How Many Phases are Projected?: N/A

If capacity is granted for one phase of a project, it in no way guarantees or assures capacity will be available for future phases. Any additional capacity not provided in this request will require additional application submissions and reviews prior to approval.

Is the development intended to be a public or a private development (interior roadways, utilities, infrastructure): Private Development

If application is for non-domestic wastewater, applicant must attach additional detailed information as to the characteristics of the wastewater, including but not limited to BOD5, TSS, COD, pH, fats, oils, and grease, as well as any federally or state identified priority pollutants, including but not limited to nitrogen and phosphorus. A separate individual approval shall be required for non-domestic use.

Flow InformationProject Average Daily Flow, gpd: 3,462Project Peak Daily Flow, gpd: 10,386**Please attach worksheet including calculations on how this data was derived.**

The proposed flow rate(s) of the development in gallons per day (gpd) of the new development will be calculated and peaked with a factor of 3.

Estimated Month Flow to Utility System Begins (mm/yyyy): 12/2026Are any additional amenities and/or structures requiring water/sewer connectivity: NoDescription of additional amenity/structure: N/AEstimated average and peak daily flows of amenity/structure: N/AWill the construction / modification of a lift station be required: Yes**Engineer Information**Company Name: Ware MalcombAddress: 3520 Piedmont Road NE, Suite 290Contact Name: Lauren LeyrerCity, State, Zip Code: Atlanta, GA 30305Phone Number: 470.426.8783Email Address: lleyrer@waremalcomb.com

The Utility may require additional information depending upon the type of development and/or system requirements.

All applicants must comply with all terms and provisions of the City of Villa Rica Development Regulations and Code of Ordinances. All proposed projects must be coordinated through the city's Community Development department prior to start of any activities on the property.

This application is not transferable or assignable to any party.

Applicant Agreement:

The filing of this form by the applicant in the capacity of legal representative of the owner of the parcel or property, places no obligation on The City of Villa Rica, its officers, employees, or agents to issue a building permit, conditional or otherwise. Any misrepresentation in this application, failure to provide new, revised, or updated information regarding the

estimated water and sewage demand, or subsequent violation of the conditions of the capacity certification process, will result in revocation of the building permit and other remedies available in equity and law for the improper filing of legal documents. I (the applicant) further acknowledge and agree to comply with all the terms and provisions of the City of Villa Rica Code of Ordinances and Development Regulations (as amended from time to time).

DocuSigned by:
John Bateman
778A1E3BBD9C418...

Applicant Signature: _____

Address: 3715 Northside Parkway, Building 200, Suite 800, Atlanta, GA 30327

Phone #: 404.665.9997 Email: jbateman@crowholdings.com

For Department Use Only

This application for capacity certification is hereby:

[] APPROVED IN THE AMOUNT OF _____ FOR IMMEDIATE USE

[X] DISAPPROVED

[] CONDITIONALLY APPROVED IN THE AMOUNT OF _____ - PENDING:

ADDITIONAL COMMENTS:

The City currently lacks the available water and sewer conveyance and capacity to serve the project at this time.

Utility Representative: *John D Bain*

Title: Interim Deputy City Manager / Utilities Director

Date: June 10, 2025

Sewer Useage Calcs	
Building SF	276,960 SF
# of Employees (1 employee/ 2,000 SF)	138 Employees
Average Daily Flow (25 GPD per Employee)	3,462 GPD
Peak Daily Flow (3* ADF)	10,386 GPD



Publication Name:

Douglas County Sentinel

Publication URL:

Publication City and State:

Douglasville, GA

Publication County:

Douglas

City of Villa Rica 571 West Bankhead Highway Villa Rica, GA 30180 770.459.7000 (Ofc) 770.459.7003 (Fax) NOTICE OF PUBLIC HEARING Newspaper Legal Advertisement Application #: **RA-03-25** Please let this document serve as official notification that the City of Villa Rica Planning & Zoning Commission and the Mayor and City Council will hold public hearings to consider a proposed rezoning request submitted by CHI/Acquisition, L.P. The request is to rezone the subject property from Commercial Medium-Density (C2) to Industrial Low-Density (I1). The property is located at 700 Edge Road, within Land Lots 143 and 146 of District 4, also known as Parcel Numbers 01460250013 and 01430250013, and is located within Douglas County, GA, Ward 5. The total property size is approximately 29.79 ± acres. Public hearings will be conducted by the Planning & Zoning Commission at 6:00 PM on Tuesday, January 20th, 2026, and by the Mayor and City Council at 6:00 PM on Tuesday, February 10th, 2026 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. 01/03
CLASS:10900



Publication Name:

Times-Georgian

Publication URL:

Publication City and State:

Carrollton, GA

Publication County:

Carroll

City of Villa Rica 571 West Bankhead Highway Villa Rica, GA 30180 770.459.7000 (Ofc) 770.459.7003 (Fax) NOTICE OF PUBLIC HEARING Newspaper Legal Advertisement Application #: **RA-03-25** Please let this document serve as official notification that the City of Villa Rica Planning & Zoning Commission and the Mayor and City Council will hold public hearings to consider a proposed rezoning request submitted by CHI/Acquisition, L.P. The request is to rezone the subject property from Commercial Medium-Density (C2) to Industrial Low-Density (I1). The property is located at 700 Edge Road, within Land Lots 143 and 146 of District 4, also known as Parcel Numbers 01460250013 and 01430250013, and is located within Douglas County, GA, Ward 5. The total property size is approximately 29.79 ± acres. Public hearings will be conducted by the Planning & Zoning Commission at 6:00 PM on Tuesday, January 20th, 2026, and by the Mayor and City Council at 6:00 PM on Tuesday, February 10th, 2026 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. 01/03
CLASS:10900



Villa Rica
FLORIDA

Z

REZONING

APPLICATION #	RA-05-25	HEARING DATE/TIME	
REQUEST	G-2 to I-1	PZ	11/20/2025 10:00 AM
LOCATION:			
Hart Highway Justice Center			
100 Main Street			
Villa Rica, GA 30180			
Questions? Call 678-440-1234			

PROPERTY OF VILLA RICA, FLORIDA



Staff Report RA-03-2025

Applicant: CHI/Acquisition, L.P.

Case No.: RA-03-25

Address: 700 Edge Road

Land Lots: 0143, 0146

Parcel: 01460250013

Acreage: ±21.99 acres

Ward: 5

City Council Member: Dominique Conteh

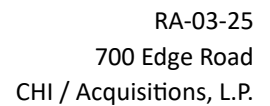
Planning Board Member: Ashley Head

City of Villa Rica/Douglas County

The applicant, CHI/Acquisition, L.P., requests rezoning of PIN 01460250013 from C-2 (Commercial, Medium-Density) to I-1 (Industrial, Low-Density), to develop approximately 29.79 acres located at 700 Edge Road. The request is intended to allow development of a light industrial warehouse facility of 278,560 square feet with associated truck courts, trailer parking, employee parking, stormwater facilities, and perimeter landscaping. The development site compromises 2 parcels, with the second parcel (01430250013, ±7.8 acres) zoned I-2.

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

1. Rezoning Application, submitted by CHI/Acquisition, L.P. dated December 1, 2025 (5 pages).
2. Commercial Water and Sewer Capacity Request / Utility Capacity Letter, City of Villa Rica, dated June 10, 2025 (4 pages).
3. Property Deed, Douglas County Superior Court records (12 pages).
4. Conceptual Site Plan, prepared by Ware Malcomb, dated December 1, 2025 (1 page).
5. Statement of Intent, prepared by Ware Malcomb on behalf of CHI/Acquisition L.P., dated December 1, 2025 (2 pages).
6. Sample Building Elevations, Sample Entry Rendering – View 1 and View 2.
7. Boundary Survey, prepared by TSS – Surveying Services, dated November 25, 2025 (1 page).
8. Legal Description, Land Lots 143 and 146, 2nd District, Douglas County, Georgia
9. Notice of Constitutional Challenge, December 1, 2025 (2 page).
10. Traffic Impact Study, prepared by NV5 Engineers and Consultants, dated 1/13/26 (50 Pages).



The subject property is currently undeveloped and is located near the Interstate 20 corridor. Surrounding land uses include industrial, commercial, and transportation-oriented uses. Interstate 20 bounds the property to the north, reinforcing the area's function as a regional employment and logistics corridor.

The City has identified limited sewer capacity to serve the site currently, and the applicant proposes an interim septic system and an on-site fire protection tank until municipal service becomes available. The City issued a Letter of Availability dated October 24, 2025, conditionally approving water capacity for an average daily flow of 3,500 gallons per day. Due to current limitations in sewer capacity, the authorization allows the property to initially utilize an on-site septic system for wastewater treatment. The property owner is required to connect to the City's sewer system at their expense within eighteen (18) months of notification that capacity is available.





Surrounding Properties:

The subject property is located within a transportation and logistics oriented area at the Interstate 20 and Liberty Road interchange. To the north, the site is bound by Interstate 20. To the west, across Liberty Road, are large-scale industrial and logistics uses, including Peach State Truck Centers. To the south, surrounding users include Pilot Travel Center, CAT Scale, and J Kane Auctions, all of which support trucking, vehicle storage, and auto oriented industrial activity. To the east, the area remains largely undeveloped, consisting of wooded land and natural areas, with a small commercial outparcel at 700 Edge Road that includes a Fuel Service Station and Restaurant. Overall, the surrounding land uses are predominantly industrial and highway supportive in nature.

TABLE 1. SURROUNDING LAND USES

Current Zoning		Land Use
North	I-2 (Industrial Medium Density)	Industrial (across I-20)
East	C-2 (Commercial Medium Density)	Undeveloped / County Undeveloped
South	I-1 (Industrial Low Density)	Industrial
West	C-2 (Commercial Medium Density)	Commercial / Industrial

B. Proposed Development

The applicant proposes development of a ±278,560-square-foot light industrial warehouse facility with associated office space, designed to support logistics, distribution, and employment-generating uses consistent with the I-1 zoning district. The site layout accommodates internal truck circulation, trailer and employee parking, and on-site stormwater management. Access to the site is provided via Edge Road, near the signalized Liberty Road intersection.

Economic Impact

The proposed development represents an estimated \$35 million capital investment and is anticipated to generate approximately 175 to 250 permanent jobs, depending on the end user, in addition to approximately 125 construction-related jobs during the development phase. Wage levels for permanent positions will be determined by the final employer.

Traffic Impact Study

The applicant has contracted with a qualified traffic engineer to prepare a Traffic Impact Study for the proposed development. Due to the timing of data collection, the study was not available at the time of the initial publication of this staff report and will be reviewed by staff upon receipt.

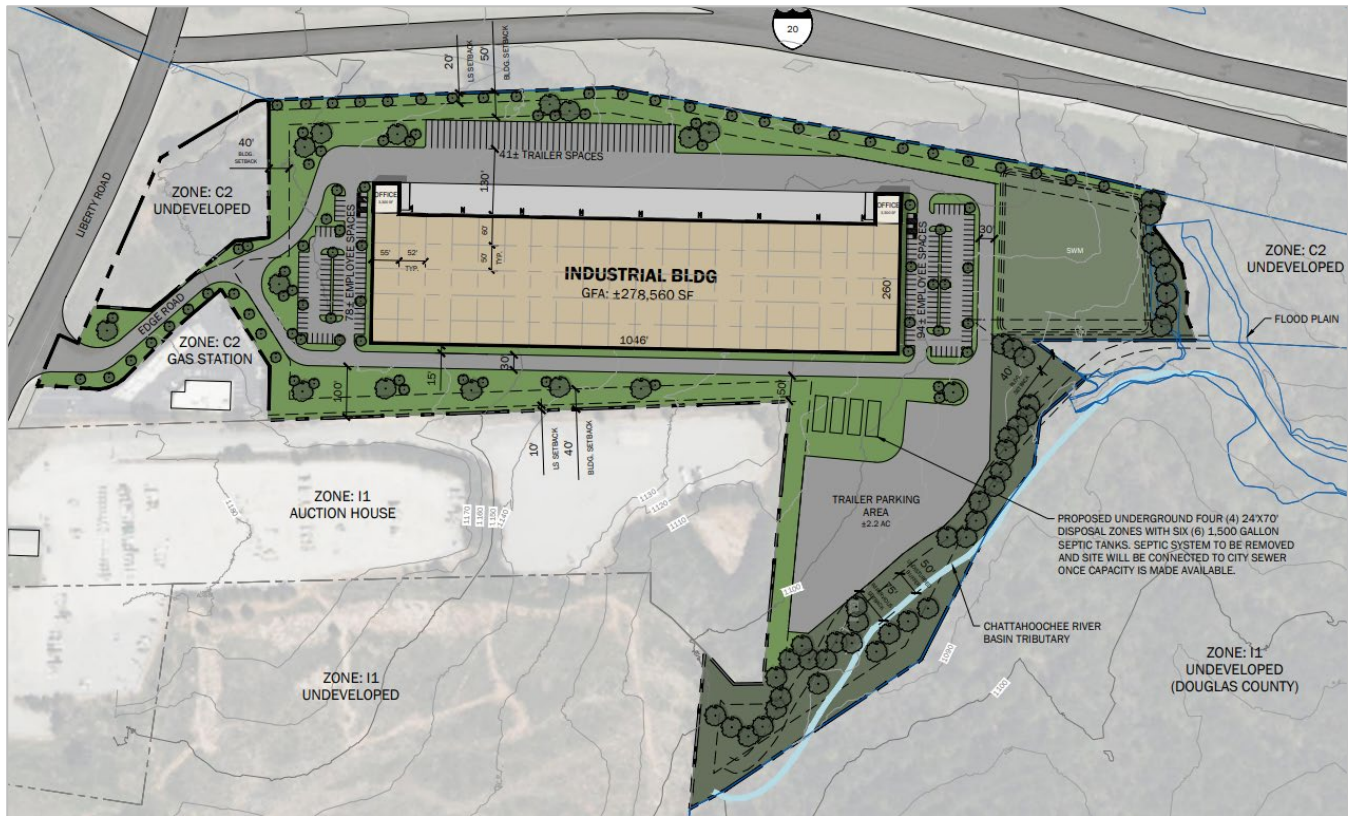


FIGURE 2. SITE PLAN. 700 EDGE ROAD.



FIGURE 3. RENDERING. SAMPLE ENTRY VIEW 1



FIGURE 4. RENDERING. SAMPLE ENTRY VIEW 2

C. Comprehensive Plan Consistency

The property lies within the *Liberty Village* Future Land Use village area and is designated as part of the *I-20 Gateway* land use designation in the City of Villa Rica Comprehensive Plan. The I-20 Gateway designation supports employment-generating uses that benefit from interstate access, higher intensity development, and efficient movement of goods and services. The proposed rezoning is consistent with these objectives.

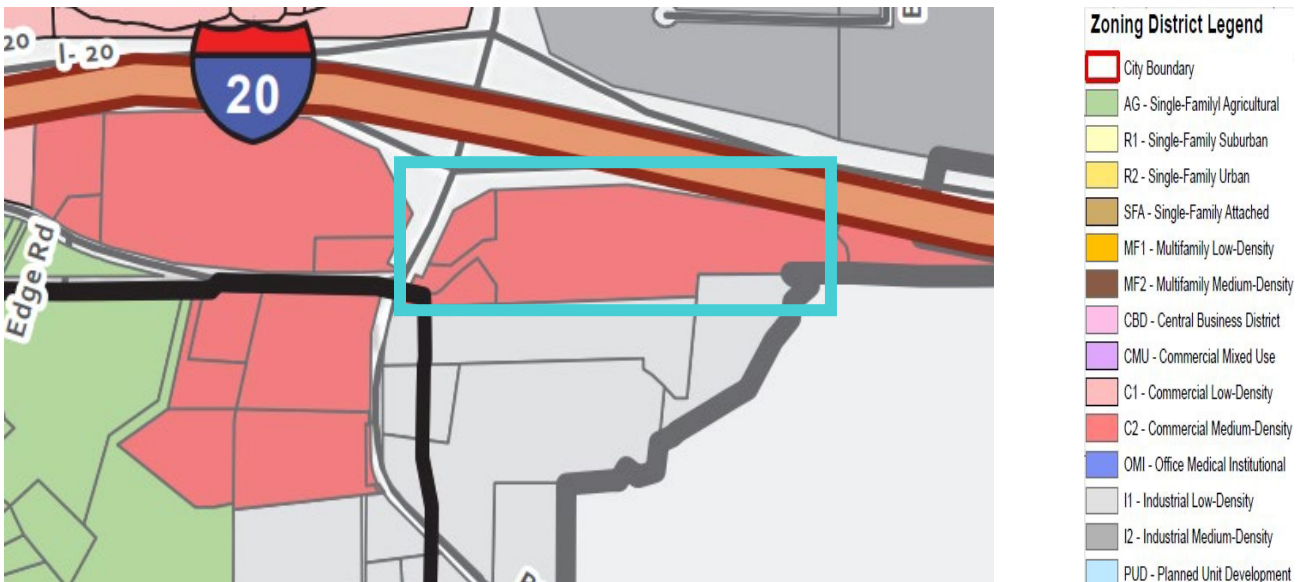


FIGURE 5. VILLA RICA ZONING MAP



City of Villa Rica Future Development Map

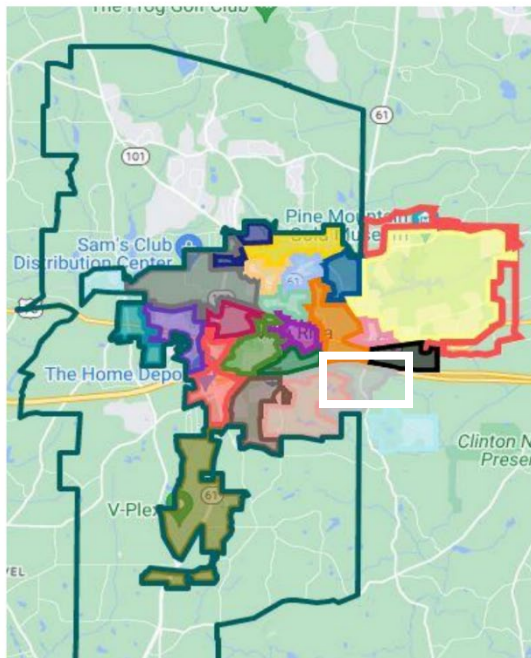


FIGURE 6. VILLA RICA FUTURE DEVELOPMENT MAP

Future Development Village Areas

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

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 is located within the Liberty Village Future Land Use area and carries an I-20 Gateway land use designation in the City of Villa Rica Comprehensive Plan. The I-20 Gateway designation is intended to accommodate higher-intensity, employment-generating uses that benefit from direct interstate access and available transportation infrastructure. The Comprehensive Plan emphasizes economic development, job creation, and efficient land use along interstate corridors. The proposed rezoning from C-2 (Commercial, Medium-Density) to I-1 (Industrial, Low-Density) is consistent with these goals, as it facilitates development of a light industrial facility that leverages proximity to Interstate 20 while supporting the City's long-term employment and economic objectives.

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

The subject property is currently undeveloped and is surrounded by industrial, trucking, auto-oriented, and highway-supportive uses, including a truck service center, and an auto auction facility. Interstate 20 directly borders the property to the north, and Liberty Road functions as a primary industrial access corridor. The existing character of



the area is defined by employment-focused, transportation-related development. Rezoning the property to I-1 aligns with the established development pattern and is compatible with surrounding land uses.

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

Due to its size, configuration, access to Interstate 20, and adjacency to existing industrial uses, the subject property is well adapted for light industrial and logistics-oriented development. While C-2 zoning permits a range of commercial uses, the site's location and surrounding context make it less suitable for traditional retail or pedestrian-oriented commercial development. Rezoning to I-1 allows the property to be utilized in a manner that maximizes its locational advantages and supports regional freight movement.

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

The proposed rezoning is not expected to adversely impact surrounding property values. Industrial and trucking-related uses are already prevalent in the immediate vicinity, and the proposed development is consistent with existing land use patterns. By promoting industrial growth in an appropriate location, the rezoning supports long-term economic stability and investment in the Liberty Road corridor. Additionally, site design standards and buffering requirements will help ensure compatibility with adjacent properties.

v; Responsible development and growth.

The proposed rezoning supports responsible development and growth by directing the proposed logistics and distribution use to an area identified for such development in the Comprehensive Plan. The project leverages proximity to Interstate 20, minimizes land use conflicts, and contributes to the City's economic development goals through job creation. Infrastructure limitations, including sewer capacity, and potential transportation related issues, have been identified and are being addressed through coordination with the Utility Departments and staff's request for a traffic impact study. Overall, the request represents a logical extension of industrial development within an appropriate corridor.

E. 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 January 3, 2026. A sign has been posted on the subject properties; and the abutting property owners have been sent notification via mail.

Public Response:

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



G. Recommendations

Staff recommends Approval with conditions:

1. All building, fire life safety, and zoning requirements shall be met in accordance with all applicable City codes and regulations.
2. The subject property shall be developed in substantial conformance with the conceptual site plan dated December 1, 2025, as submitted with the application. Any deviation from the approved site layout shall require review and approval by the Community Development Department.
3. Prior to issuing any land disturbance permits, the applicant shall submit a Traffic Impact Study (TIS) prepared by a qualified traffic engineer. The study shall evaluate project related traffic impacts on Liberty Road, Edge Road, and nearby intersections, and shall identify any roadway or traffic control improvements necessitated by the development. Any required improvements shall be completed or guaranteed, as determined by the City Engineer.

Planning and Zoning Commission's Recommendation:

Approval, subject to the three (3) conditions recommended by staff, with the addition of the following condition:

4. Decorative screening between Interstate 20 and the facility's bay doors shall consist of an opaque wall and landscaping, subject to design review and approval by the Community Development Department.

February 23, 2026

Lauren Leyrer
Ware Malcomb
3520 Piedmont Road NE, Suite 290
Atlanta, GA 30305
Office: 470.426.8783
Mobile: 904.887.5465
Email: LLeyrer@waremalcomb.com

**RE: Trip Comparison Study
Liberty Road Industrial Development near I-20
Villa Rica, Georgia**

Dear Lauren:

NV5 Engineers and Consultants, Inc. (NV5) has completed a trip generation comparison of the proposed Liberty Road Industrial Development in Villa Rica, Georgia. The approximately 30-acre site is located along Liberty Road and will consist of 278,560 square feet of warehouse space. Access to the site will be via one existing access point on Liberty Road.

Based on the rates and equations contained in Trip Generation, 12th Ed., ITE, 2025, Table 1 shows the number of trips the site is expected to generate for the proposed use.

Table 1: Trip Generation (Proposed Use)

LAND USE	PERIOD	TOTAL	IN	OUT
Warehousing – LUC 150 278,560 SF Autos	Daily	216	108	108
	AM Peak Hour	35	29	6
	PM Peak Hour	44	11	33
Warehousing – LUC 150 278,560 SF Trucks	Daily	120	60	60
	AM Peak Hour	6	3	3
	PM Peak Hour	6	3	3
Warehousing – LUC 150 278,560 TOTAL	Daily	336	168	168
	AM Peak Hour	41	32	9
	PM Peak Hour	50	14	36

The proposed Industrial development would be expected to generate a total of 336 daily trips, 41 new trips (32 entering, 9 exiting) during the AM peak hour, and a total of 50 new trips (14 entering, 36 exiting) during the PM peak hour.

As a comparison, approximately 278,560 square feet of retail space could be developed on this site. Table 2 shows the number of trips the site would be expected to generate for alternate retail use.

Table 2: Trip Generation (Alternate Use – Retail)

LAND USE	PERIOD	TOTAL	IN	OUT
Shopping Center (>150k SF) – LUC 820 278,560 SF New Trips	Daily	7,196	3,598	3,598
	AM Peak Hour	303	188	115
	PM Peak Hour	737	361	376
Shopping Center (>150k SF) – LUC 820 278,560 SF Pass-By Trips	Daily	2,940	1,470	1,470
	AM Peak Hour	0	0	0
	PM Peak Hour	302	148	148
Shopping Center (>150k SF) – LUC 820 278,560 SF TOTAL	Daily	10,136	5,068	5,068
	AM Peak Hour	303	188	115
	PM Peak Hour	1,039	509	530

The alternate industrial development would be expected to generate a total of 10,136 daily trips, 303 trips (188 entering, 115 exiting) during the AM peak hour, and a total of 1,039 trips (509 entering, 530 exiting) during the PM peak hour.

As a comparison, a travel center with approximately 30 vehicle fueling positions could be developed on this site. Table 3 shows the number of trips the site is expected to generate for alternate service use.

Table 3: Trip Generation (Alternate Use – Service)

LAND USE	PERIOD	TOTAL	IN	OUT
Travel Center – LUC 955 30 Vehicle Fueling Positions New Trips	Daily	1,420	710	710
	AM Peak Hour	71	36	35
	PM Peak Hour	87	43	44
Travel Center – LUC 955 30 Vehicle Fueling Positions Pass-By Trips	Daily	4,496	2,248	2,248
	AM Peak Hour	225	115	110
	PM Peak Hour	261	128	133
Travel Center – LUC 955 30 Vehicle Fueling Positions TOTAL	Daily	5,916	2,958	2,958
	AM Peak Hour	296	151	145
	PM Peak Hour	348	171	177

The alternate retail development is expected to generate a total of 5,916 daily trips, 296 trips (151 entering, 145 exiting) during the weekday AM peak hour, and a total of 348 trips (171 entering, 177 exiting) during the weekday PM peak hour.

Table 4 shows the comparison of the proposed Industrial development with two alternate developments.

Table 4: Trip Comparison

Land Use	Code	Project Density	Daily Total	AM Peak Hour Total	PM Peak Hour Total
Industrial	150	278,560 SF	336	41	50
Retail (Shopping Center)	820	278,560 SF	10,136	303	1,039
Service (Travel Center)	955	30 Vehicle Fueling Positions	5,916	296	348

As shown in Table 4, the proposed Industrial development would be expected to generate fewer trips than an alternate service development on the site (particularly a travel center), and significantly fewer new trips than an alternate retail development on the site.

The associated trip generations for the proposed and potential land uses on the site are attached to this memo.

If you have any questions regarding our analysis, please do not hesitate to contact us.

Sincerely,



Josh Pruitt, EIT

Warehouse (150)

Based upon methodology from ITE's Trip Generation, 12th Edition (2025)

Project Land Use	Project Density	Project Trips			ITE Code	Variable	Equation Used ¹	In/Out		Average	
		Total	Inbound	Outbound				Distribution			Rate
Warehouse	278,560 S.F.				150	1000 S.F					
		Daily	336	168			168	T = 1.56 * X/1000 - 97.97	50%	50%	1.38
		AM Peak Hour	41	32			9	T = 0.1 * X/1000 + 13.43	77%	23%	0.12
		PM Peak Hour	50	14			36	T = 0.11 * X/1000 + 19.62	28%	72%	0.15
Reductions for Pass-By Trips											
	Daily	0	0	0							
	AM Peak Hour	0	0	0							
	PM Peak Hour	0	0	0							
TOTAL PROJECT TRIPS											
	Daily	336	168	168							
	AM Peak Hour	41	32	9							
	PM Peak Hour	50	14	36							

Note:

¹ Where: T = Trips; X = Density by Variable

Warehouse (150)

Based upon methodology from ITE's Trip Generation, 12th Edition (2025)

Project Land Use	Project Density	Project Trips			ITE Code	Variable	Equation Used ¹	In/Out Distribution		Average Rate
		Total	Inbound	Outbound						
Warehousing	Personal Vehicle Trips	278,560 SF			150	1000 SF				
	Daily		216	108						
	AM Peak Hour		35	29						
	PM Peak Hour		44	11						
	Truck Trips									
	Daily		120	60			T = 0.43 * X/1000	50%	50%	0.43
	AM Peak Hour		6	3			T = 0.02 * X/1000	52%	48%	0.02
	PM Peak Hour		6	3			T = 0.02 * X/1000	53%	47%	0.02
TOTAL PROJECT TRIPS										
	Daily		336	168			T = 1.56 * X/1000 - 97.97	50%	50%	1.38
	AM Peak Hour		41	32			T = 0.1 * X/1000 + 13.43	77%	23%	0.12
	PM Peak Hour		50	14			T = 0.11 * X/1000 + 19.62	28%	72%	0.15

Note:

¹ Where: T = Trips; X = Density by Variable

Shopping Center (>150K) (820)

Based upon methodology from ITE's Trip Generation, 12th Edition (2025)

Project Land Use	Project Density	Project Trips			ITE Code	Variable	Equation Used ¹	In/Out		Average Rate
		Total	Inbound	Outbound				Distribution		
Shopping Center (>150K)	278,560 SF				820	1,000 SF				
Daily		10,136	5,068	5,068			$T = 36.39 * X / 1000$	50%	50%	36.39
AM Peak Hour		303	188	115			$T = 0.61 * X / 1000 + 132.89$	62%	38%	0.88
PM Peak Hour		1,039	509	530			$LN(T) = 0.66 * LN(X / 1000) + 3.23$	49%	51%	3.26
Saturday Daily		12,352	6,176	6,176			$T = 34.31 * X / 1000 + 2795.03$	50%	50%	39.83
Saturday Peak Hour (of generator)		1,359	693	666			$LN(T) = 0.69 * LN(X / 1000) + 3.33$	51%	49%	4.28
Reductions for Pass-By Trips										
Daily	29%	2,940	1,470	1,470						
AM Peak Hour		0	0	0						
PM Peak Hour	29%	302	148	154						
Saturday Daily		0	0	0						
Saturday Peak Hour		0	0	0						
TOTAL PROJECT TRIPS										
Daily		7,196	3,598	3,598						
AM Peak Hour		303	188	115						
PM Peak Hour		737	361	376						
Saturday Daily		12,352	6,176	6,176						
Saturday Peak Hour		1,359	693	666						

Note: Pass-By Percentages are from the ITE 12th Edition Appendices (2025)

¹ Where: T = Trips; X = Density by Variable; % = Pass-By Percentage

Shopping Center (>150K) (820)

Based upon methodology from ITE's Trip Generation, 12th Edition (2025)

Project Land Use	Project Density	Project Trips			ITE Code	Variable	Equation Used ¹	In/Out Distribution		Average Rate
		Total	Inbound	Outbound						
Shopping Center (>150K)	Personal Vehicle Trips	278,560 SF			820	1,000 SF				
	Daily	7,170	3,585	3,585						
	AM Peak Hour	297	185	112						
	PM Peak Hour	734	359	375						
	Truck Trips									
	Daily	26	13	13			T = 0.09 * X/1000	50%	50%	0.09
	AM Peak Hour	6	3	3			T = 0.02 * X/1000	44%	56%	0.02
	PM Peak Hour	3	2	1			T = 0.01 * X/1000	58%	42%	0.01
TOTAL PROJECT TRIPS										
	Daily	7,196	3,598	3,598			T = 36.39 * X/1000	50%	50%	36.39
	AM Peak Hour	303	188	115			T = 0.61 * X/1000 + 132.89	62%	38%	0.88
	PM Peak Hour	737	361	376			LN(T) = 0.66 * LN(X/1000) + 3.23	49%	51%	3.26

Note:

¹ Where: T = Trips; X = Density by Variable

Travel Center (955)

Based upon methodology from ITE's Trip Generation, 12th Edition (2025)

Project Land Use	Project Density	Project Trips			ITE Code	Variable	Equation Used ¹	In/Out		Average
		Total	Inbound	Outbound				Distribution		
Travel Center	30 Positions				955	Vehicle Fueling Positions	T = 148.45 * X + 1462.43 LN(T) = 0.82 * LN(X) + 2.9 LN(T) = 0.95 * LN(X) + 2.62	50%	50%	177.06
	Daily	5,916	2,958	2,958						
	AM Peak Hour	296	151	145						
	PM Peak Hour	348	171	177						
Reductions for Pass-By Trips										
Daily	76%	4,496	2,248	2,248						
AM Peak Hour	76%	225	115	110						
PM Peak Hour	75%	261	128	133						
TOTAL PROJECT TRIPS										
Daily		1,420	710	710						
AM Peak Hour		71	36	35						
PM Peak Hour		87	43	44						

Note:

¹ Where: T = Trips; X = Density by Variable

Travel Center (955)

Based upon methodology from ITE's Trip Generation, 12th Edition (2025)

Project Land Use	Project Density	Project Trips			ITE Code	Variable	Equation Used ¹	In/Out Distribution		Average Rate
		Total	Inbound	Outbound						
Travel Center	Personal Vehicle Trips	30 Positions			955	Vehicle Fueling				
	Daily	2,328	1,164	1,164						
	AM Peak Hour	77	44	33						
	PM Peak Hour	96	37	59						
	Truck Trips									
	Daily	3,588	1,794	1,794			T = 119.58 * X	50%	50%	119.58
	AM Peak Hour	219	107	112			T = 7.29 * X	49%	51%	7.29
	PM Peak Hour	252	134	118			T = 8.4 * X	53%	47%	8.40
TOTAL PROJECT TRIPS										
	Daily	1,420	710	710			T = 148.45 * X + 1462.43	50%	50%	177.06
	AM Peak Hour	71	36	35			LN(T) = 0.82 * LN(X) + 2.9	51%	49%	8.69
	PM Peak Hour	87	43	44			LN(T) = 0.95 * LN(X) + 2.62	49%	51%	11.39

Note:

¹ Where: T = Trips; X = Density by Variable

TRAFFIC IMPACT STUDY FOR

LIBERTY ROAD INDUSTRIAL DEVELOPMENT

DATE:

February 23, 2026 (Update)

LOCATION:

Villa Rica, Georgia

PREPARED FOR:

WARE MALCOMB

PREPARED BY:

NV5 Engineers and Consultants, Inc.
10745 Westside Way, Suite 300
Alpharetta, GA 30009
678.795.3600

EXECUTIVE SUMMARY

This project proposes to develop 278,560 square feet of warehouse space located at the eastern terminus of Edge Road at Liberty Road in Villa Rica, Georgia, just south of I-20. The development will be served by the one (1) existing full-access driveway onto Liberty Road. This study analyzes the net impact of new traffic added to the local roadways upon the occupancy of the development.

When complete, the site is expected to generate a net total of 336 daily trips with 41 occurring during the AM peak hour (32 inbound, 9 outbound) and 50 occurring during the PM peak hour (14 inbound, 36 outbound).

Traffic operations at study intersections are adequate in 2026 Existing conditions and are expected to remain adequate in 2029 No-Build conditions.

The addition of new project traffic is expected to have a slight impact on the traffic operations at the study intersections; however, in 2029 Build conditions, the study intersections are expected to continue to operate with adequate LOS. The site driveway along Liberty Road is also expected to operate satisfactorily during the AM and PM peak hours.

Based on the analysis prepared, improvements at the study intersection are not required to mitigate the impact of the proposed development.

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Introduction

This project proposes to develop 278,560 square feet of warehouse space located at the eastern terminus of Edge Road at Liberty Road in Villa Rica, Georgia, just south of Interstate 20 (I-20). The development will be served by the one (1) existing full-access driveway onto Liberty Road. This traffic study analyzes the net impact of new traffic added to the local roadways upon the occupancy of the development and includes analysis of the following scenarios:

- 2026 Existing Conditions,
- 2029 (Opening Year) No-Build Conditions (includes background growth), and
- 2029 (Opening Year) Build Conditions (build-out of the development).

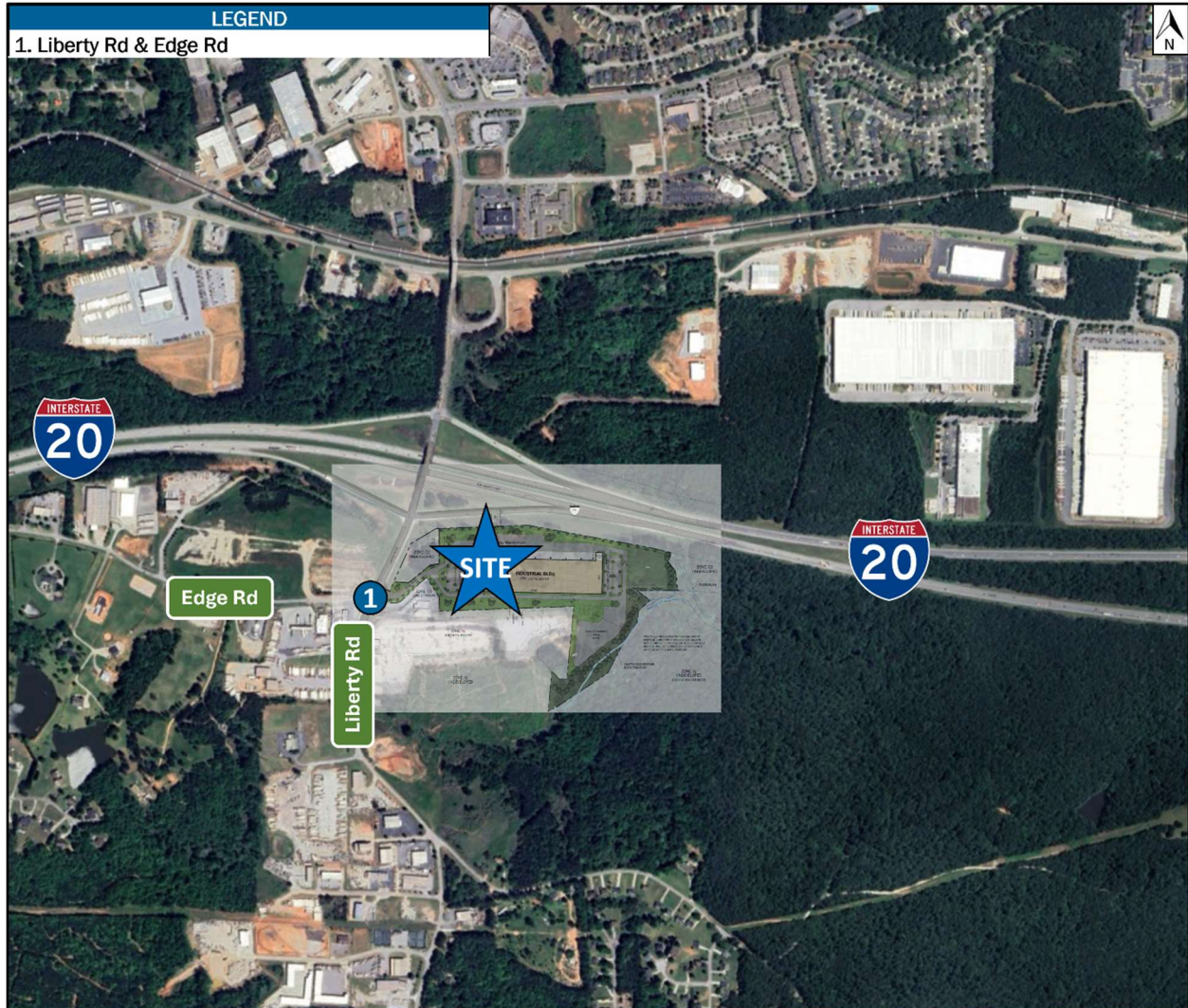
The following is the intersection proposed for study:

1. Edge Road and Liberty Road

The report summarizes background and projected traffic at the study locations, analysis of traffic impacts including Levels of Service (LOS) and queue length analysis, and conclusions and recommendations from the analysis.

The site location aerial is depicted in Figure 1. A copy of the development concept plan is included in Appendix A.

Figure 1. Site Location Aerial



Existing Conditions

A.1. Transportation Facilities

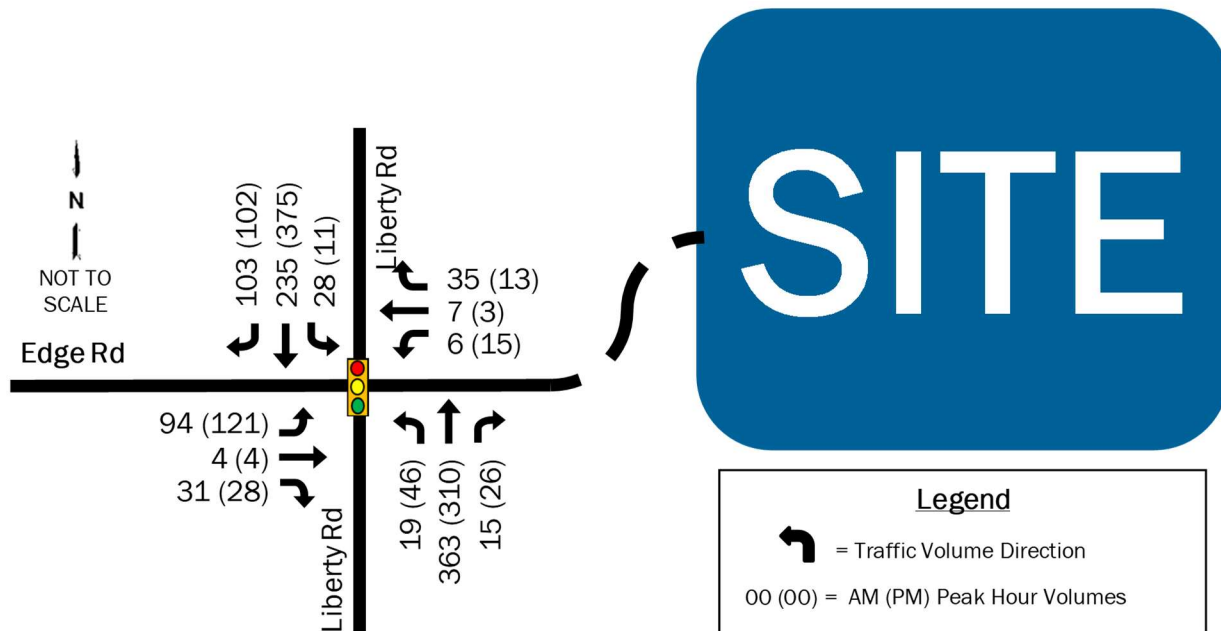
Liberty Road is a two-lane undivided Urban Major Collector that runs north-south in the study area with dedicated left turn lanes and right turn lanes to side streets. Liberty Road has a posted speed limit of 45 MPH. Liberty Road provides access to adjacent residential neighborhoods, commercial/retail land uses, and I-20 to the north of the proposed site.

Edge Road is a two-lane undivided local roadway that runs east-west between Daniel Road and Liberty Road that serves residential, institutional, commercial, and office/light industrial space. Edge Road traverses 1.2 miles and has a posted speed limit of 35 MPH.

A.2. Traffic Counts

Intersection turning movement counts (TMCs) at the existing study intersections were collected on Thursday, January 8, 2026, while schools were in session. The AM peak hour was determined to be 7:15-8:15 AM and the PM peak hour was determined to be 4:00-5:00 PM. The 2026 Existing Traffic Volumes are shown in Figure 2. Traffic count data is included in Appendix B.

Figure 2: 2026 Existing Traffic Volumes



Future Conditions

B.1. Background Growth

The study uses a growth rate of 1.6% per year from Existing Year 2026 to Opening Year 2029. The growth rate was derived from the GDOT Historical Average Daily Traffic (ADT) data collected in the area from years ranging between 2009 and 2025. Figure 3 depicts the 2029 No-Build volumes with the growth rate applied to the existing volumes shown in Figure 2. The GDOT Historical ADT are included in Appendix B, and the growth rate calculations are included in Appendix C.

B.2. Project Trip Generation

The subject development consists of 278,560 square feet of industrial warehouse space. The anticipated trips generated by the subject development were estimated using the Institute of Transportation Engineers' (ITE) Trip Generation Manual, 12th Edition, 2025. Table 1 portrays the project trip generation for the subject development. The detailed trip generation is included in Appendix D.

Table 1: Project Trip Generation

LAND USE	PERIOD	TOTAL	IN	OUT
Warehousing – LUC 150 278,560 SF Autos	Daily	216	108	108
	AM Peak Hour	35	29	6
	PM Peak Hour	44	11	33
Warehousing – LUC 150 278,560 SF Trucks	Daily	120	60	60
	AM Peak Hour	6	3	3
	PM Peak Hour	6	3	3
Warehousing – LUC 150 278,560 TOTAL	Daily	336	168	168
	AM Peak Hour	41	32	9
	PM Peak Hour	50	14	36

B.3. Trip Distribution and Assignment

The trips for the subject development were distributed based upon travel patterns evidenced in the existing traffic counts and Historical GDOT ADT counts in the area. The trip distribution is as follows:

Autos:

- Approximately 80% of the traffic is expected to travel to/from the north on Liberty Road,
- Approximately 10% of the traffic is expected to travel to/from the south on Liberty Road, and
- Approximately 10% of the traffic is expected to travel to/from the west on Edge Road.

Trucks:

- 100% of the traffic is expected to travel to/from the north on Liberty Road.

New trip distribution for personal vehicles (autos) is shown in Figure 4. The new trips expected from the new trip distribution for autos are shown in Figure 5. Truck trip distribution is shown in Figure 6. The new truck trips expected from the truck trip distribution are shown in Figure 7. The total site trips (Figure 5: New Trips – Autos + Figure 7: New Trips – Trucks) are shown in Figure 8. The 2028 Build Volumes (Figure 4: 2029 No-Build Volumes + Figure 8: Total New Project Trips (Autos + Trucks)) are shown in Figure 9.

Figure 3: 2029 No-Build Volumes

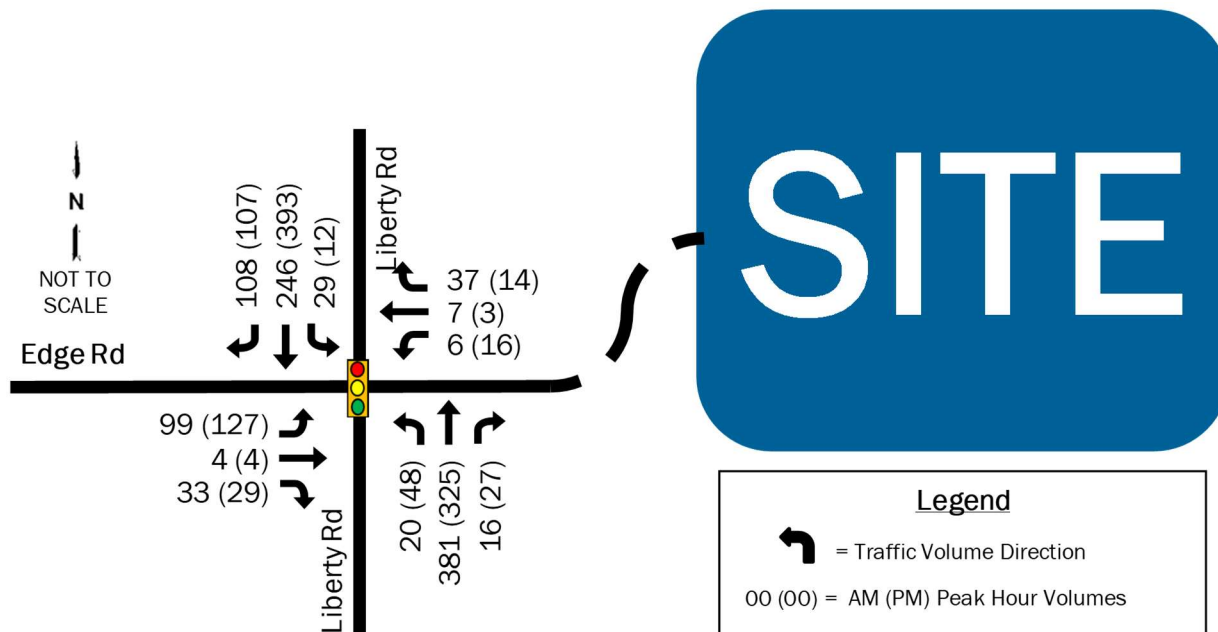


Figure 6: New Trip Distribution – Trucks

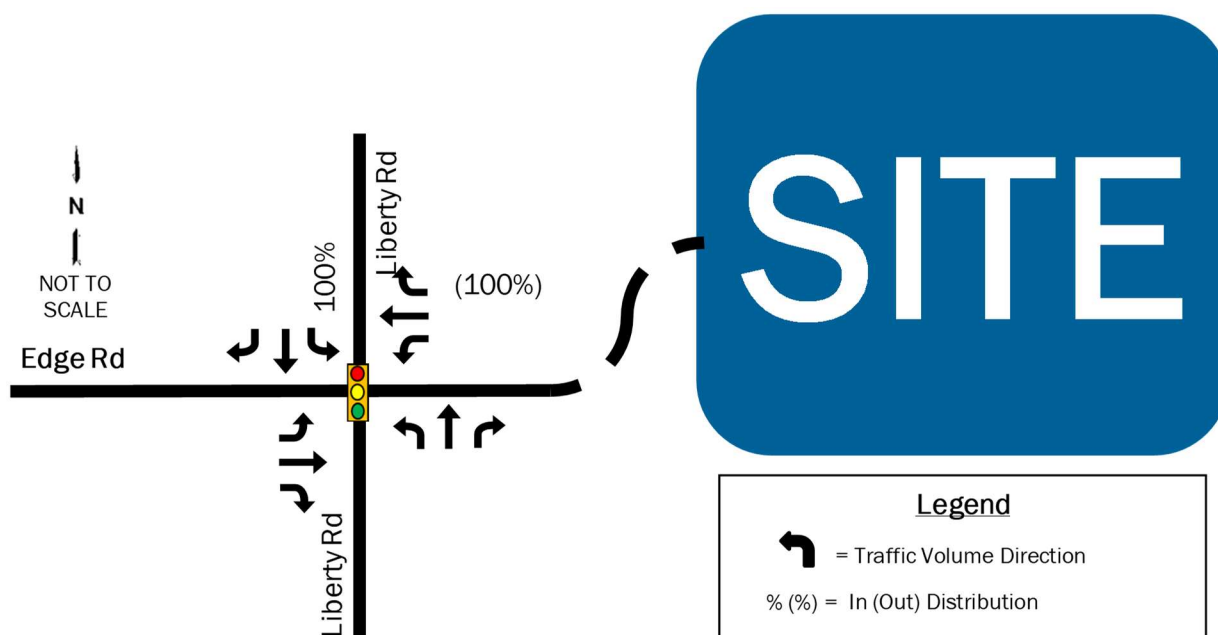


Figure 7: New Trips – Trucks

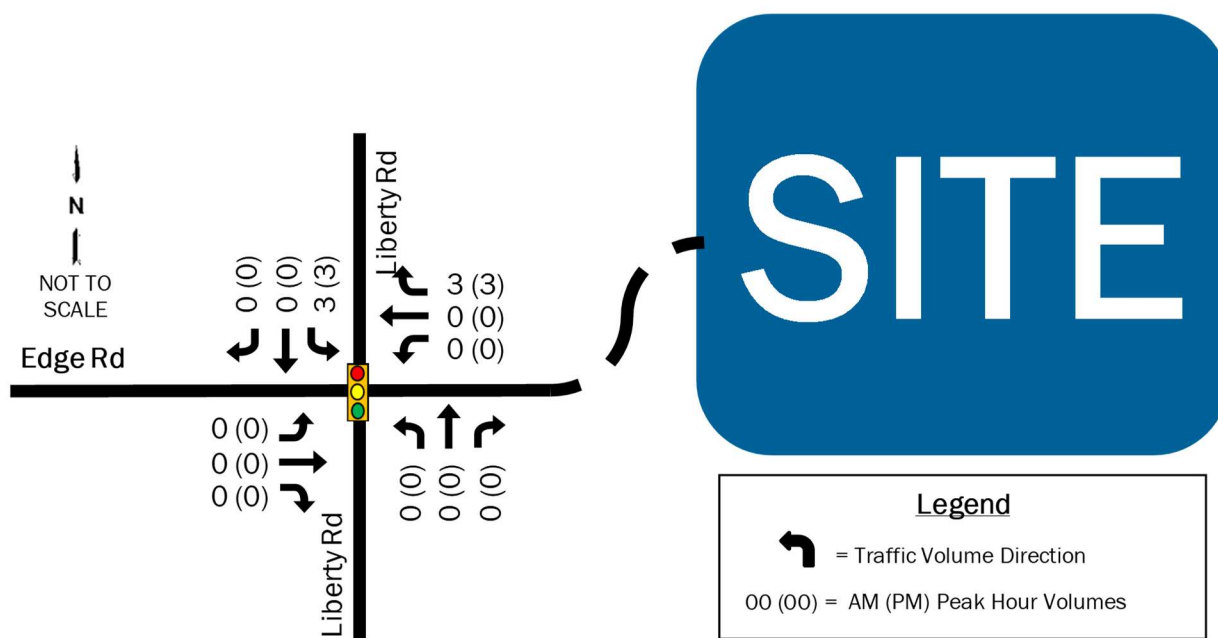


Figure 8: Total New Project Trips (Autos + Trucks)

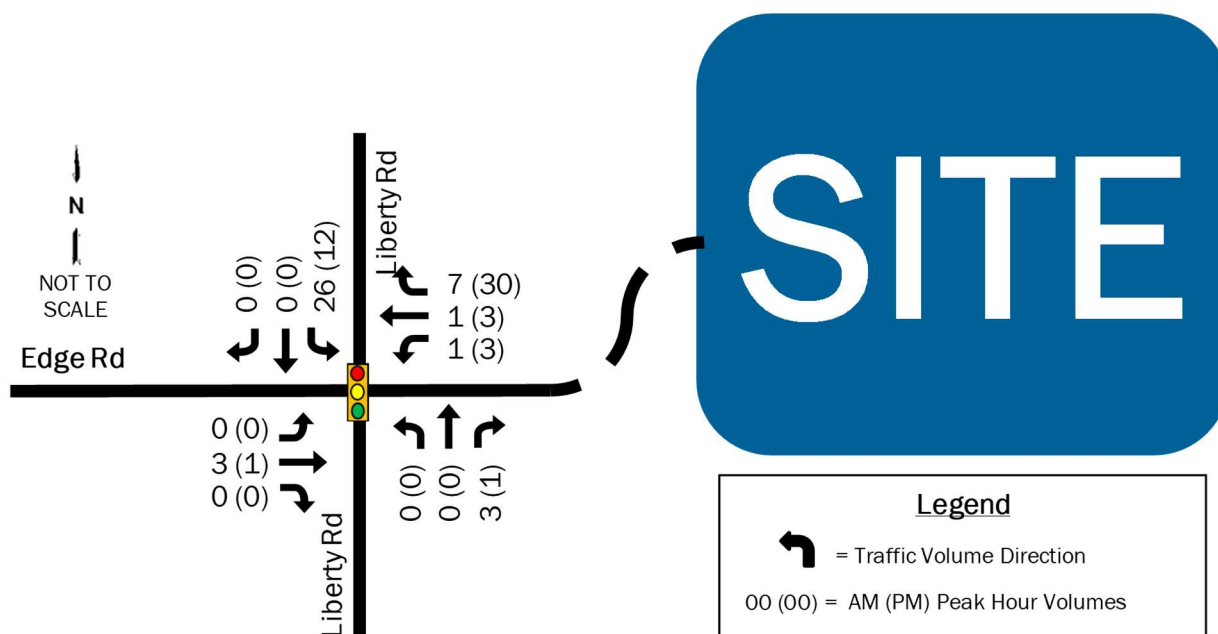
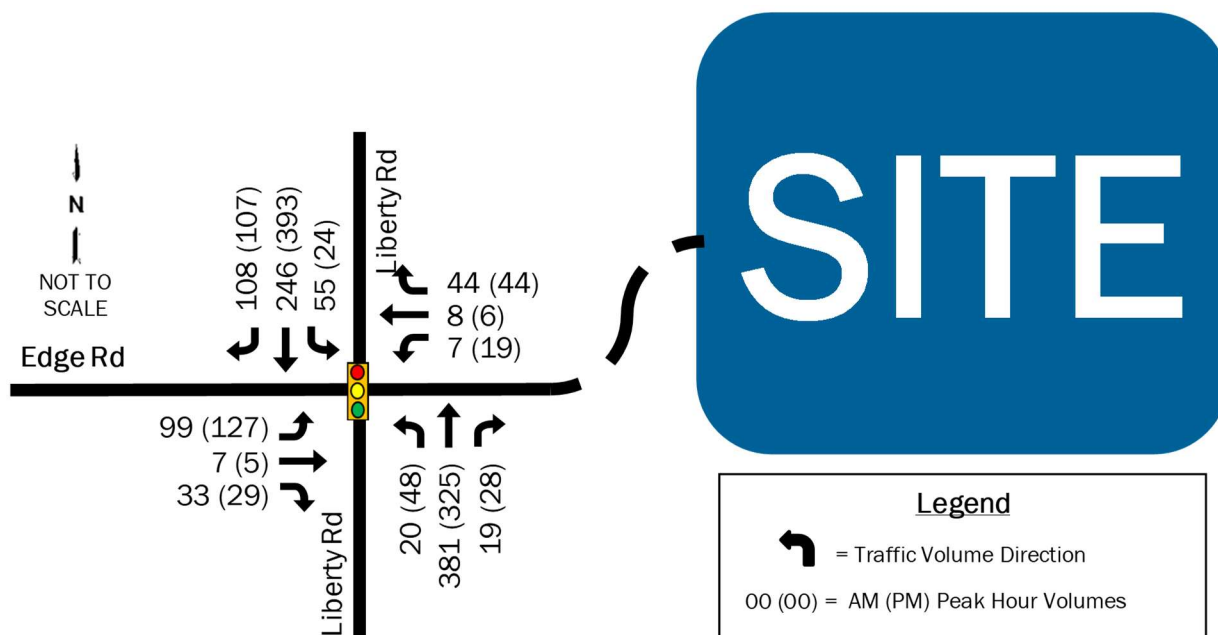


Figure 9: 2029 Build Volumes



Traffic Impact Analyses

The capacity analysis and queuing analysis in each of the scenarios were performed using the traffic analysis software Synchro® 12. Average vehicular delays are calculated and reported as Levels of Service (LOS) as defined by the Highway Capacity Manual, 7th Edition (HCM 7), where LOS A is best, and LOS F is worst. Signal timings established in Existing conditions prevail throughout all scenarios. Capacity analysis worksheets are included in Appendix E.

C.1. Existing Capacity Analysis

The results of Existing capacity analyses are shown in Table 2 and include the analysis of the volumes shown in Figure 2.

Table 2: Existing Capacity Analysis

ID	Intersection	Control	Movement	AM		PM	
				LOS	Delay	LOS	Delay
1	Liberty Rd & Edge Rd	Traffic Signal	Overall	B	11.4	B	11.3
			EB	B	10.6	B	11.4
			WB	B	16.0	B	16.6
			NB	B	12.2	B	11.0
			SB	B	10.3	B	11.1

As shown in Table 2, movements at the existing study intersections are experiencing adequate LOS in Existing conditions.

C.2. 2029 No-Build Conditions Capacity Analysis

The results of the 2029 No-Build conditions intersection capacity analysis are shown in Table 3 for 2029 No-Build volumes (Figure 3).

Table 3: 2029 No-Build Capacity Analysis

ID	Intersection	Control	Movement	AM		PM	
				LOS	Delay	LOS	Delay
1	Liberty Rd & Edge Rd	Traffic Signal	Overall	B	11.6	B	11.4
			EB	B	10.9	B	11.8
			WB	B	16.4	B	17.0
			NB	B	12.4	B	11.1
			SB	B	10.3	B	11.2

As shown in Table 3, movements at the study intersections are expected to continue to operate adequately in the 2029 No-Build scenario from adequate conditions in the 2026 Existing scenario.

C.3. 2029 Build Conditions Capacity Analysis

The results of the 2029 Build conditions intersection capacity analysis are shown in Table 4 for 2029 Build volumes (Figure 9).

Table 4: 2029 Build Capacity Analysis

ID	Intersection	Control	Movement	AM		PM	
				LOS	Delay	LOS	Delay
1	Liberty Rd & Edge Rd	Traffic Signal	Overall	B	11.6	B	12.0
			EB	B	11.3	B	11.7
			WB	B	17.2	B	17.6
			NB	B	11.9	B	11.5
			SB	B	10.5	B	11.8

As shown in Table 4, the net addition of project traffic to the study intersections is expected to have an impact on the study intersections; however, no new movements or intersections from the 2029 No-Build conditions are expected to change to undesirable Levels of Service in 2029 Build conditions. The driveway across from Edge Road along Liberty Road that will serve the development that currently also serves traffic from the refueling station is not expected to adversely impact the functionality of traffic operations along Liberty Road or Edge Road.

C.4. Queuing Analysis

To determine whether the existing turn lane lengths are sufficient to handle the traffic in the future scenario with the project built out, a queuing analysis was performed for each of the Existing, 2029 No-Build, and 2029 Build scenarios. Table 5 shows the expected 95th percentile queue lengths (the length of queued vehicles is expected to be this length or shorter 95% of the time) for each of the Existing, 2029 No-Build, and 2029 Build scenarios.

Table 5: Queuing Analysis

Intersection	Control	Movement	Storage Length	2026 Existing				2029 No-Build				2029 Build			
				50th		95th		50th		95th		50th		95th	
				AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
Liberty Rd & Edge Rd	Traffic Signal	EB L	85	25	25	45	52	25	25	47	54	25	25	47	54
		EB T+R	-	25	25	25	25	25	25	25	25	25	25	25	25
		WB L+T+R	365	25	25	27	25	25	25	28	25	25	25	30	34
		NB L	85	25	25	25	29	25	5	25	31	25	25	25	32
		NB T	-	48	37	189	150	101	40	201	159	101	80	203	166
		NB R	100	0	0	0	0	0	0	0	0	0	0	0	0
		SB L	130	25	25	25	25	25	25	25	25	25	25	36	25
		SB T	-	29	47	119	189	60	51	126	201	60	102	128	216
		SB R	215	0	0	25	25	0	0	25	25	0	0	25	25

As seen in Table 5, the existing turn bay storage lengths are currently sufficient and are expected to be sufficient to handle the expected vehicle queue lengths in Existing conditions, 2029 No-Build conditions, and 2029 Build conditions with the subject development.

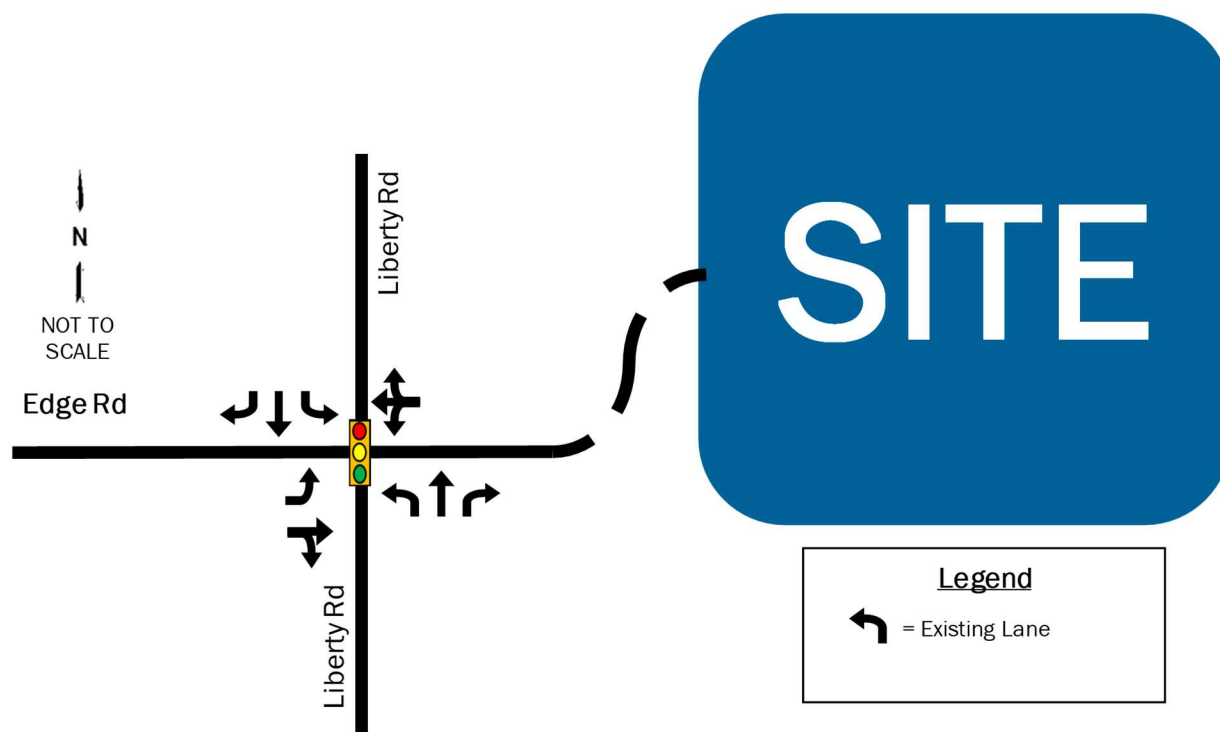
Conclusions

The addition of the proposed industrial development is expected to have a slight impact on the traffic operations at the study intersections. In 2026 Existing conditions, 2029 No-Build conditions, and 2029 Build conditions, all movements and intersections are expected to operate with adequate LOS. In addition, the site driveway along Liberty Road across from Edge Road is expected to operate satisfactorily during the AM and PM peak hours in 2029 Build conditions with the industrial development.

Based on the analysis prepared, improvements at the site driveway or the external study intersection of Edge Road and Liberty Road are not required to mitigate the impact of the proposed development.

Figure 10 shows the proposed Build scenario lane configurations and intersection control based on the results from the capacity analysis.

Figure 10: 2029 Build Year Lane Configurations and Intersection Control



APPENDIX A: Site Plan

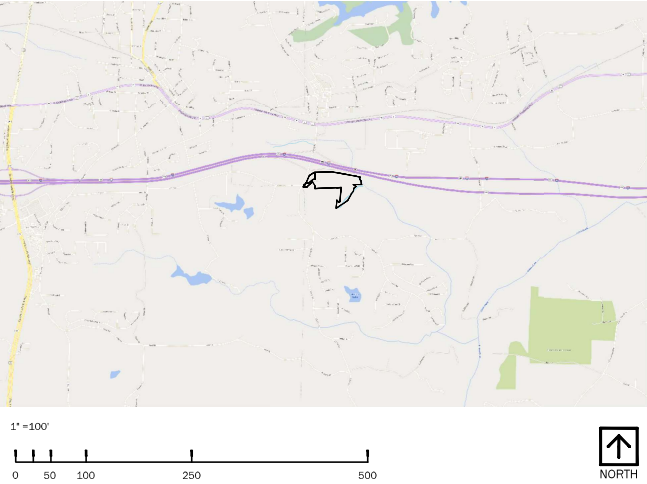


DEVELOPMENT STANDARDS		
Zoning		
Jurisdiction	City of Villa Rica, GA	
Zoning Designation	I-1 ¹	
Max Building Coverage	50%	
Max Height	45 FT ²	
Req. Landscape	25% ⁶	
Building Setbacks	Front	50 FT ³
	Side	40 FT ²
	Rear	50 FT ²
Landscape Setbacks	Front	20 FT ⁴
	Side	10 FT ⁵
	Rear	10 FT ⁵
Parking Standards	Min Stall Size	10X20 ⁷
	Drive Aisle	24 FT
	Fire Lane	20 FT
	Landscape Islands	180 SF
PROJECT DATA		
Site Summary		APN(s): ##
Gross Site Area	1,297,652 SF	29.79 AC
Stormwater Management	88,921 SF	@ 7%
Net Site Area	1,208,731 SF	27.75 AC
Total Building Area(s)	Gross Floor Area	278,560 SF
	Footprint	278,560 SF
	Coverage	Gross 21%
		Net 23%
	FAR	Gross 0.21
Building 1		Net 0.23
Building Area(s)	Footprint	278,560 SF
	Cars Provided	@0.62/1,000 SF 172 Stalls
Drive-in Doors	Req. Accessible	6 Stalls
		2
Docks		61
	Trailers	41 Stalls

- Notes
- Current zone is C-2, rezoning to I-1 (Light Industrial) is required.
 - For principal structures.
 - PA: 50 ft MA: 45 ft MC: 45 ft RC: 40 ft LR: 35 ft
 - All parking lots, including parking spaces (excluding interior drives and loading/unloading areas), shall be separated from all public or private street rights-of-way by a landscape screen that is a minimum of twenty (20) feet in width.
 - Parking areas adjacent to other developed parcels shall require a planting area that is a minimum ten (10) feet in width. Parking lots shall be screened adjacent to the residential use or zoning district to a minimum height of four (4) feet in accordance with the appropriate buffer yard.
 - 75% max impervious area. For parking lots with more than 25 spaces; five percent (5%) of vehicular use area shall be landscaped. The minimum landscape area permitted shall be one-hundred eighty (180) square feet with trees planted a minimum of four (4) feet from the curb or the edge of the pavement.
 - Parking areas shall be separated by a minimum of five (5) feet from the façade of a building or structure by an elevated sidewalk or planting strip. A maximum of fifty (50) percent of the required parking shall be located between the front facade and the primary street. The balance of the parking shall be on the rear or side of the primary building.

DEVELOPER:
CHI/ACQUISITION, L.P.
JOHN BATEMAN
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404-665-9997

CIVIL ENGINEER:
WARE MALCOMB
LAUREN LEYRER, PE
LLEYRER@WAREMALCOMB.COM
470-426-8783



This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

Boundary Source:
REGRID PARCEL DATA
www.regrid.com

Stormwater Management Design:
AVERAGE REGIONAL REQUIRED
PROVIDED

SCHEME: 03

Conceptual Site Plan
Crow Holdings
Liberty Road, Villa Rica, GA

WARE MALCOMB

ATL24-4037-00
2025.12.01

PAGE
01

APPENDIX B: Traffic Count Data

TRAFFIC DATA SERVICES

Phone: (678) 687-8266 Fax: (404) 294-6122 info@trafficdataservices.com

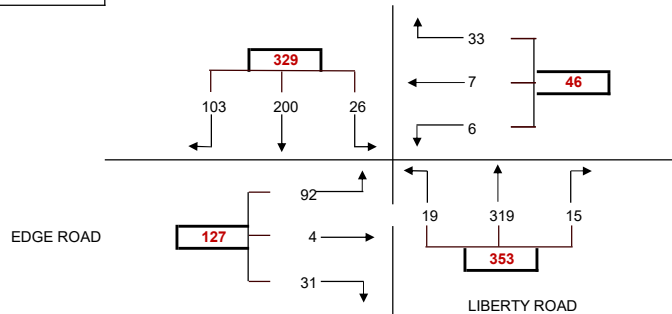
INTERSECTION CAR/PED/BIKE TRAFFIC COUNT RESULTS SUMMARY

CLIENT: NV5
PROJECT: VILLA RICA, GA TRAFFIC STUDY
DATE: THURSDAY, JANUARY 8TH 2026
PERIOD: 7:00 AM TO 9:00 AM
INTERSECTION: N/S LIBERTY ROAD
E/W EDGE ROAD
CITY: VILLA RICA GA

VEHICLE COUNTS

15 MIN COUNTS	1	2	3	APRCH	4	5	6	APRCH	7	8	9	APRCH	10	11	12	APRCH	INTSCN
PERIOD	SBRT	SBTH	SBLT	TOTAL	WBRT	WBTH	WBLT	TOTAL	NBRT	NBTH	NBLT	TOTAL	EBRT	EBTH	EBLT	TOTAL	TOTAL
700-715	14	48	7	69	0	0	0	0	0	69	5	74	4	0	15	19	162
715-730	16	52	8	76	13	2	0	15	2	88	6	96	8	0	24	32	219
730-745	24	56	4	84	7	0	1	8	7	87	5	99	8	3	29	40	231
745-800	42	50	5	97	8	3	4	15	4	84	5	93	6	1	21	28	233
800-815	21	42	9	72	5	2	1	8	2	60	3	65	9	0	18	27	172
815-830	19	61	3	83	6	1	1	8	4	40	6	50	8	0	19	27	168
830-845	17	55	3	75	8	0	1	9	3	56	8	67	5	1	22	28	179
845-900	15	43	4	62	10	0	1	11	2	48	6	56	8	0	12	20	149
HOUR TOTALS	1	2	3	APRCH	4	5	6	APRCH	7	8	9	APRCH	10	11	12	APRCH	INTSCN
PERIOD	SBRT	SBTH	SBLT	TOTAL	WBRT	WBTH	WBLT	TOTAL	NBRT	NBTH	NBLT	TOTAL	EBRT	EBTH	EBLT	TOTAL	TOTAL
700-800	96	206	24	326	28	5	5	38	13	328	21	362	26	4	89	119	845
715-815	103	200	26	329	33	7	6	46	15	319	19	353	31	4	92	127	855
730-830	106	209	21	336	26	6	7	39	17	271	19	307	31	4	87	122	804
745-845	99	208	20	327	27	6	7	40	13	240	22	275	28	2	80	110	752
800-900	72	201	19	292	29	3	4	36	11	204	23	238	30	1	71	102	668
PH FACTOR	0.61	0.89	0.72	0.85	0.63	0.58	0.38	0.77	0.54	0.91	0.79	0.89	0.86	0.33	0.79	0.79	0.92

PEAK HOUR	715-815
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PEDESTRIAN COUNTS

15 MIN COUNTS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
700-715	0	0	0	0	0
715-730	0	0	0	0	0
730-745	0	0	0	0	0
745-800	0	0	0	0	0
800-815	0	0	0	0	0
815-830	0	0	0	0	0
830-845	0	0	0	0	0
845-900	0	0	0	0	0
HOUR TOTALS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
700-800	0	0	0	0	0
715-815	0	0	0	0	0
730-830	0	0	0	0	0
745-845	0	0	0	0	0
800-900	0	0	0	0	0

BICYCLE COUNTS

15 MIN COUNTS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
700-715	0	0	0	0	0
715-730	0	0	0	0	0
730-745	0	0	0	0	0
745-800	0	0	0	0	0
800-815	0	0	0	0	0
815-830	0	0	0	0	0
830-845	0	0	0	0	0
845-900	0	0	0	0	0
HOUR TOTALS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
700-800	0	0	0	0	0
715-815	0	0	0	0	0
730-830	0	0	0	0	0
745-845	0	0	0	0	0
800-900	0	0	0	0	0

APPROACH SUMMARIES

	NORTH APRCH		EAST APRCH		SOUTH APRCH		WEST APRCH	
	APRCH	EXIT	APRCH	EXIT	APRCH	EXIT	APRCH	EXIT
700-800	326	445	38	41	362	237	119	122
715-815	329	444	46	45	353	237	127	129
730-830	336	384	39	42	307	247	122	131
745-845	327	347	40	35	275	243	110	127
800-900	292	304	36	31	238	235	102	98

TRAFFIC DATA SERVICES

Phone: (678) 687-8266 Fax: (404) 294-6122 info@trafficdataservices.com

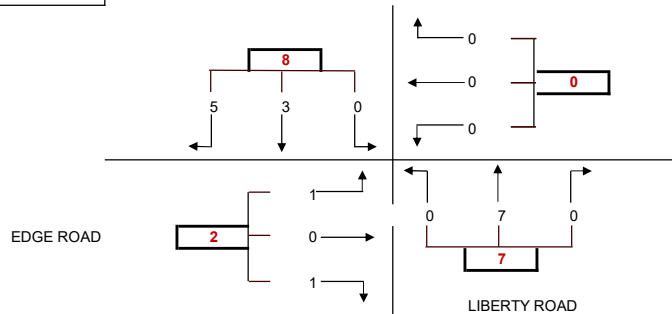
INTERSECTION CAR/PED/BIKE TRAFFIC COUNT RESULTS SUMMARY

CLIENT: NV5
PROJECT: VILLA RICA, GA TRAFFIC STUDY
DATE: THURSDAY, JANUARY 8TH 2026
PERIOD: 7:00 AM TO 9:00 AM
INTERSECTION: N/S LIBERTY ROAD
E/W EDGE ROAD
CITY: VILLA RICA GA

VEHICLE COUNTS

15 MIN COUNTS	1	2	3	APRCH	4	5	6	APRCH	7	8	9	APRCH	10	11	12	APRCH	INTSCN
PERIOD	SBRT	SBTH	SBLT	TOTAL	WBRT	WBTH	WBLT	TOTAL	NBRT	NBTH	NBLT	TOTAL	EBRT	EBTH	EBLT	TOTAL	TOTAL
700-715	0	1	0	1	0	0	0	0	0	2	0	2	0	0	0	0	3
715-730	0	1	0	1	0	0	0	0	0	1	0	1	0	0	0	0	2
730-745	0	0	1	1	0	0	0	0	0	1	0	1	0	0	0	0	2
745-800	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
800-815	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
815-830	2	2	0	4	0	0	0	0	0	1	0	1	1	0	1	2	7
830-845	1	1	0	2	0	0	0	0	0	2	0	2	0	0	0	0	4
845-900	2	0	0	2	0	0	0	0	0	4	0	4	0	0	0	0	6
HOUR TOTALS	1	2	3	APRCH	4	5	6	APRCH	7	8	9	APRCH	10	11	12	APRCH	INTSCN
PERIOD	SBRT	SBTH	SBLT	TOTAL	WBRT	WBTH	WBLT	TOTAL	NBRT	NBTH	NBLT	TOTAL	EBRT	EBTH	EBLT	TOTAL	TOTAL
700-800	0	3	1	4	0	0	0	0	0	4	0	4	0	0	0	0	8
715-815	0	2	1	3	0	0	0	0	0	2	0	2	0	0	0	0	5
730-830	2	3	1	6	0	0	0	0	0	2	0	2	1	0	1	2	10
745-845	3	4	0	7	0	0	0	0	0	3	0	3	1	0	1	2	12
800-900	5	3	0	8	0	0	0	0	0	7	0	7	1	0	1	2	17
PH FACTOR	0.63	0.38	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.44	0.00	0.44	0.25	0.00	0.25	0.25	0.61

PEAK HOUR	800-900
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PEDESTRIAN COUNTS

15 MIN COUNTS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
700-715	0	0	0	0	0
715-730	0	0	0	0	0
730-745	0	0	0	0	0
745-800	0	0	0	0	0
800-815	0	0	0	0	0
815-830	0	0	0	0	0
830-845	0	0	0	0	0
845-900	0	0	0	0	0
HOUR TOTALS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
700-800	0	0	0	0	0
715-815	0	0	0	0	0
730-830	0	0	0	0	0
745-845	0	0	0	0	0
800-900	0	0	0	0	0

BICYCLE COUNTS

15 MIN COUNTS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
700-715	0	0	0	0	0
715-730	0	0	0	0	0
730-745	0	0	0	0	0
745-800	0	0	0	0	0
800-815	0	0	0	0	0
815-830	0	0	0	0	0
830-845	0	0	0	0	0
845-900	0	0	0	0	0
HOUR TOTALS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
700-800	0	0	0	0	0
715-815	0	0	0	0	0
730-830	0	0	0	0	0
745-845	0	0	0	0	0
800-900	0	0	0	0	0

APPROACH SUMMARIES

	NORTH APRCH			EAST APRCH			SOUTH APRCH			WEST APRCH	
	APRCH	EXIT		APRCH	EXIT		APRCH	EXIT		APRCH	EXIT
700-800	4	4		0	1		4	3		0	0
715-815	3	2		0	1		2	2		0	0
730-830	6	3		0	1		2	4		2	2
745-845	7	4		0	0		3	5		2	3
800-900	8	8		0	0		7	4		2	5

TRAFFIC DATA SERVICES

Phone: (678) 687-8266 Fax: (404) 294-6122 info@trafficdataservices.com

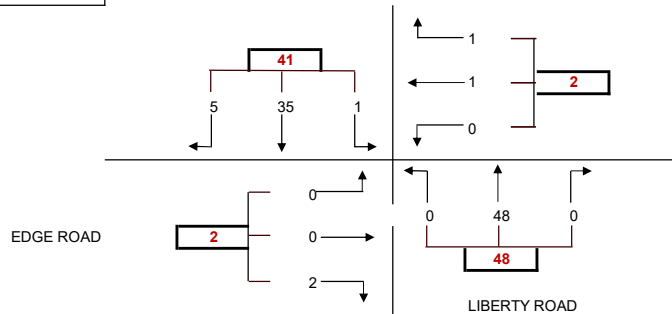
INTERSECTION CAR/PED/BIKE TRAFFIC COUNT RESULTS SUMMARY

CLIENT: NV5
PROJECT: VILLA RICA, GA TRAFFIC STUDY
DATE: THURSDAY, JANUARY 8TH 2026
PERIOD: 7:00 AM TO 9:00 AM
INTERSECTION: N/S LIBERTY ROAD
E/W EDGE ROAD
CITY: VILLA RICA GA

VEHICLE COUNTS

15 MIN COUNTS	1	2	3	APRCH	4	5	6	APRCH	7	8	9	APRCH	10	11	12	APRCH	INTSCN
PERIOD	SBRT	SBTH	SBLT	TOTAL	WBRT	WBTH	WBLT	TOTAL	NBRT	NBTH	NBLT	TOTAL	EBRT	EBTH	EBLT	TOTAL	TOTAL
700-715	0	3	0	3	0	0	0	0	0	7	0	7	0	0	1	1	11
715-730	0	6	0	6	1	0	0	1	0	11	0	11	0	0	1	1	19
730-745	0	6	0	6	0	0	0	0	0	6	0	6	0	0	1	1	13
745-800	0	12	0	12	1	0	0	1	0	15	0	15	0	0	0	0	28
800-815	0	9	1	10	0	0	0	0	0	10	0	10	0	0	0	0	20
815-830	3	4	0	7	0	0	0	0	0	16	0	16	1	0	0	1	24
830-845	2	10	0	12	0	1	0	1	0	7	0	7	1	0	0	1	21
845-900	1	6	0	7	0	0	0	0	0	10	0	10	1	0	0	1	18
HOUR TOTALS	1	2	3	APRCH	4	5	6	APRCH	7	8	9	APRCH	10	11	12	APRCH	INTSCN
PERIOD	SBRT	SBTH	SBLT	TOTAL	WBRT	WBTH	WBLT	TOTAL	NBRT	NBTH	NBLT	TOTAL	EBRT	EBTH	EBLT	TOTAL	TOTAL
700-800	0	27	0	27	2	0	0	2	0	39	0	39	0	0	3	3	71
715-815	0	33	1	34	2	0	0	2	0	42	0	42	0	0	2	2	80
730-830	3	31	1	35	1	0	0	1	0	47	0	47	1	0	1	2	85
745-845	5	35	1	41	1	1	0	2	0	48	0	48	2	0	0	2	93
800-900	6	29	1	36	0	1	0	1	0	43	0	43	3	0	0	3	83
PH FACTOR	0.42	0.73	0.25	0.85	0.25	0.25	0.00	0.50	0.00	0.75	0.00	0.75	0.50	0.00	0.00	0.50	0.83

PEAK HOUR	745-845
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PEDESTRIAN COUNTS

15 MIN COUNTS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
700-715	0	0	0	0	0
715-730	0	0	0	0	0
730-745	0	0	0	0	0
745-800	0	0	0	0	0
800-815	0	0	0	0	0
815-830	0	0	0	0	0
830-845	0	0	0	0	0
845-900	0	0	0	0	0
HOUR TOTALS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
700-800	0	0	0	0	0
715-815	0	0	0	0	0
730-830	0	0	0	0	0
745-845	0	0	0	0	0
800-900	0	0	0	0	0

BICYCLE COUNTS

15 MIN COUNTS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
700-715	0	0	0	0	0
715-730	0	0	0	0	0
730-745	0	0	0	0	0
745-800	0	0	0	0	0
800-815	0	0	0	0	0
815-830	0	0	0	0	0
830-845	0	0	0	0	0
845-900	0	0	0	0	0
HOUR TOTALS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
700-800	0	0	0	0	0
715-815	0	0	0	0	0
730-830	0	0	0	0	0
745-845	0	0	0	0	0
800-900	0	0	0	0	0

APPROACH SUMMARIES

	NORTH APRCH			EAST APRCH			SOUTH APRCH			WEST APRCH	
	APRCH	EXIT		APRCH	EXIT		APRCH	EXIT		APRCH	EXIT
700-800	27	44		2	0		39	27		3	0
715-815	34	46		2	1		42	33		2	0
730-830	35	49		1	1		47	32		2	3
745-845	41	49		2	1		48	37		2	6
800-900	36	43		1	1		43	32		3	7

TRAFFIC DATA SERVICES

Phone: (678) 687-8266 Fax: (404) 294-6122 info@trafficdataservices.com

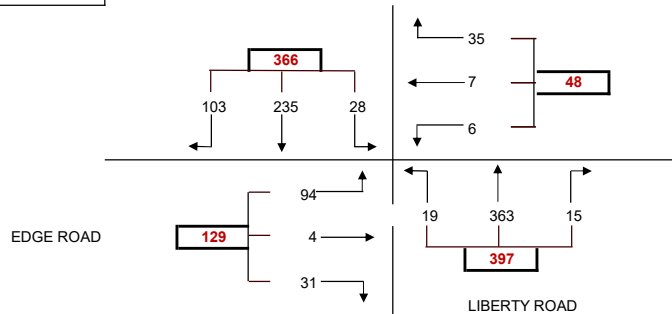
INTERSECTION CAR/PED/BIKE TRAFFIC COUNT RESULTS SUMMARY

CLIENT: NV5
PROJECT: VILLA RICA, GA TRAFFIC STUDY
DATE: THURSDAY, JANUARY 8TH 2026
PERIOD: 7:00 AM TO 9:00 AM
INTERSECTION: N/S LIBERTY ROAD
E/W EDGE ROAD
CITY: VILLA RICA GA

VEHICLE COUNTS

15 MIN COUNTS	1	2	3	APRCH	4	5	6	APRCH	7	8	9	APRCH	10	11	12	APRCH	INTSCN
PERIOD	SBRT	SBTH	SBLT	TOTAL	WBRT	WBTH	WBLT	TOTAL	NBRT	NBTH	NBLT	TOTAL	EBRT	EBTH	EBLT	TOTAL	TOTAL
700-715	14	52	7	73	0	0	0	0	0	78	5	83	4	0	16	20	176
715-730	16	59	8	83	14	2	0	16	2	100	6	108	8	0	25	33	240
730-745	24	62	5	91	7	0	1	8	7	94	5	106	8	3	30	41	246
745-800	42	63	5	110	9	3	4	16	4	99	5	108	6	1	21	28	262
800-815	21	51	10	82	5	2	1	8	2	70	3	75	9	0	18	27	192
815-830	24	67	3	94	6	1	1	8	4	57	6	67	10	0	20	30	199
830-845	20	66	3	89	8	1	1	10	3	65	8	76	6	1	22	29	204
845-900	18	49	4	71	10	0	1	11	2	62	6	70	9	0	12	21	173
HOUR TOTALS	1	2	3	APRCH	4	5	6	APRCH	7	8	9	APRCH	10	11	12	APRCH	INTSCN
PERIOD	SBRT	SBTH	SBLT	TOTAL	WBRT	WBTH	WBLT	TOTAL	NBRT	NBTH	NBLT	TOTAL	EBRT	EBTH	EBLT	TOTAL	TOTAL
700-800	96	236	25	357	30	5	5	40	13	371	21	405	26	4	92	122	924
715-815	103	235	28	366	35	7	6	48	15	363	19	397	31	4	94	129	940
730-830	111	243	23	377	27	6	7	40	17	320	19	356	33	4	89	126	899
745-845	107	247	21	375	28	7	7	42	13	291	22	326	31	2	81	114	857
800-900	83	233	20	336	29	4	4	37	11	254	23	288	34	1	72	107	768
PH FACTOR	0.61	0.93	0.70	0.83	0.63	0.58	0.38	0.75	0.54	0.91	0.79	0.92	0.86	0.33	0.78	0.79	0.90

PEAK HOUR	715-815
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PEDESTRIAN COUNTS

15 MIN COUNTS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
700-715	0	0	0	0	0
715-730	0	0	0	0	0
730-745	0	0	0	0	0
745-800	0	0	0	0	0
800-815	0	0	0	0	0
815-830	0	0	0	0	0
830-845	0	0	0	0	0
845-900	0	0	0	0	0
HOUR TOTALS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
700-800	0	0	0	0	0
715-815	0	0	0	0	0
730-830	0	0	0	0	0
745-845	0	0	0	0	0
800-900	0	0	0	0	0

BICYCLE COUNTS

15 MIN COUNTS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
700-715	0	0	0	0	0
715-730	0	0	0	0	0
730-745	0	0	0	0	0
745-800	0	0	0	0	0
800-815	0	0	0	0	0
815-830	0	0	0	0	0
830-845	0	0	0	0	0
845-900	0	0	0	0	0
HOUR TOTALS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
700-800	0	0	0	0	0
715-815	0	0	0	0	0
730-830	0	0	0	0	0
745-845	0	0	0	0	0
800-900	0	0	0	0	0

APPROACH SUMMARIES

	NORTH APRCH			EAST APRCH			SOUTH APRCH			WEST APRCH	
	APRCH	EXIT		APRCH	EXIT		APRCH	EXIT		APRCH	EXIT
700-800	357	493		40	42		405	267		122	122
715-815	366	492		48	47		397	272		129	129
730-830	377	436		40	44		356	283		126	136
745-845	375	400		42	36		326	285		114	136
800-900	336	355		37	32		288	271		107	110

TRAFFIC DATA SERVICES

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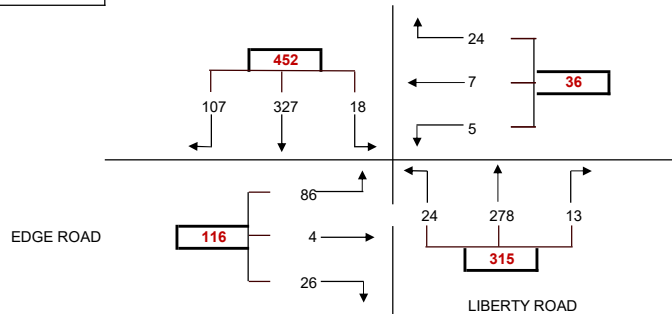
INTERSECTION CAR/PED/BIKE TRAFFIC COUNT RESULTS SUMMARY

CLIENT: NV5
PROJECT: VILLA RICA, GA TRAFFIC STUDY
DATE: THURSDAY, JANUARY 8TH 2026
PERIOD: 4:00 PM TO 6:00 PM
INTERSECTION: N/S LIBERTY ROAD
E/W EDGE ROAD
CITY: VILLA RICA GA

VEHICLE COUNTS

15 MIN COUNTS	1	2	3	APRCH	4	5	6	APRCH	7	8	9	APRCH	10	11	12	APRCH	INTSCN
PERIOD	SBRT	SBTH	SBLT	TOTAL	WBRT	WBTH	WBLT	TOTAL	NBRT	NBTH	NBLT	TOTAL	EBRT	EBTH	EBLT	TOTAL	TOTAL
400-415	26	66	3	95	4	0	4	8	3	75	15	93	2	1	29	32	228
415-430	23	99	2	124	6	0	4	10	5	57	4	66	9	0	31	40	240
430-445	24	65	1	90	2	1	3	6	4	72	11	87	9	0	28	37	220
445-500	26	78	5	109	1	2	4	7	1	58	11	70	7	3	33	43	229
500-515	29	78	3	110	5	1	2	8	2	70	4	76	5	0	22	27	221
515-530	26	90	7	123	9	3	1	13	2	68	5	75	11	1	25	37	248
530-545	23	86	3	112	3	2	0	5	4	66	3	73	6	1	20	27	217
545-600	29	73	5	107	7	1	2	10	5	74	12	91	4	2	19	25	233
HOUR TOTALS	1	2	3	APRCH	4	5	6	APRCH	7	8	9	APRCH	10	11	12	APRCH	INTSCN
PERIOD	SBRT	SBTH	SBLT	TOTAL	WBRT	WBTH	WBLT	TOTAL	NBRT	NBTH	NBLT	TOTAL	EBRT	EBTH	EBLT	TOTAL	TOTAL
400-500	99	308	11	418	13	3	15	31	13	262	41	316	27	4	121	152	917
415-515	102	320	11	433	14	4	13	31	12	257	30	299	30	3	114	147	910
430-530	105	311	16	432	17	7	10	34	9	268	31	308	32	4	108	144	918
445-545	104	332	18	454	18	8	7	33	9	262	23	294	29	5	100	134	915
500-600	107	327	18	452	24	7	5	36	13	278	24	315	26	4	86	116	919
PH FACTOR	0.92	0.91	0.64	0.92	0.67	0.58	0.63	0.69	0.65	0.94	0.50	0.87	0.59	0.50	0.86	0.78	0.93

PEAK HOUR	500-600
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PEDESTRIAN COUNTS

15 MIN COUNTS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
400-415	0	0	0	0	0
415-430	0	0	0	0	0
430-445	0	0	0	0	0
445-500	0	0	0	0	0
500-515	0	0	0	0	0
515-530	0	0	0	0	0
530-545	0	0	0	0	0
545-600	0	0	0	0	0
HOUR TOTALS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
400-500	0	0	0	0	0
415-515	0	0	0	0	0
430-530	0	0	0	0	0
445-545	0	0	0	0	0
500-600	0	0	0	0	0

BICYCLE COUNTS

15 MIN COUNTS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
400-415	0	0	0	0	0
415-430	0	0	0	0	0
430-445	0	0	0	0	0
445-500	0	0	0	0	0
500-515	0	0	0	0	0
515-530	0	0	0	0	0
530-545	0	0	0	0	0
545-600	0	0	0	0	0
HOUR TOTALS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
400-500	0	0	0	0	0
415-515	0	0	0	0	0
430-530	0	0	0	0	0
445-545	0	0	0	0	0
500-600	0	0	0	0	0

APPROACH SUMMARIES

	NORTH APRCH			EAST APRCH			SOUTH APRCH			WEST APRCH	
	APRCH	EXIT		APRCH	EXIT		APRCH	EXIT		APRCH	EXIT
400-500	418	396		31	28		316	350		152	143
415-515	433	385		31	26		299	363		147	136
430-530	432	393		34	29		308	353		144	143
445-545	454	380		33	32		294	368		134	135
500-600	452	388		36	35		315	358		116	138

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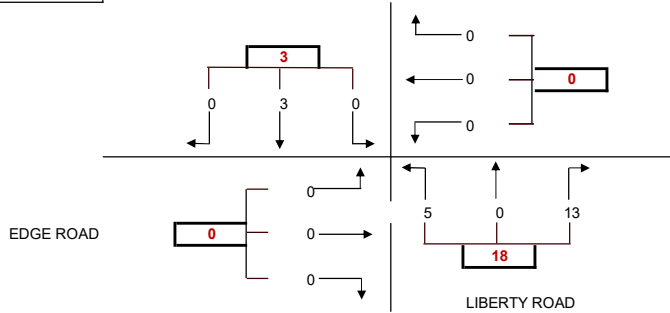
INTERSECTION CAR/PED/BIKE TRAFFIC COUNT RESULTS SUMMARY

CLIENT: NV5
PROJECT: VILLA RICA, GA TRAFFIC STUDY
DATE: THURSDAY, JANUARY 8TH 2026
PERIOD: 4:00 PM TO 6:00 PM
INTERSECTION: N/S LIBERTY ROAD
E/W EDGE ROAD
CITY: VILLA RICA GA

VEHICLE COUNTS

15 MIN COUNTS	1	2	3	APRCH	4	5	6	APRCH	7	8	9	APRCH	10	11	12	APRCH	INTSCN
PERIOD	SBRT	SBTH	SBLT	TOTAL	WBRT	WBTH	WBLT	TOTAL	NBRT	NBTH	NBLT	TOTAL	EBRT	EBTH	EBLT	TOTAL	TOTAL
400-415	0	1	0	1	0	0	0	0	3	0	1	4	0	0	0	0	5
415-430	0	0	0	0	0	0	0	0	5	0	1	6	0	0	0	0	6
430-445	0	2	0	2	0	0	0	0	4	0	1	5	0	0	0	0	7
445-500	0	0	0	0	0	0	0	0	1	0	2	3	0	0	0	0	3
500-515	0	0	0	0	0	0	0	0	2	0	0	2	0	0	0	0	2
515-530	0	0	0	0	0	0	0	0	2	0	1	3	0	0	0	0	3
530-545	0	0	0	0	0	0	0	0	4	0	0	4	0	0	0	0	4
545-600	0	0	0	0	0	0	0	0	5	0	0	5	0	0	0	0	5
HOUR TOTALS	1	2	3	APRCH	4	5	6	APRCH	7	8	9	APRCH	10	11	12	APRCH	INTSCN
PERIOD	SBRT	SBTH	SBLT	TOTAL	WBRT	WBTH	WBLT	TOTAL	NBRT	NBTH	NBLT	TOTAL	EBRT	EBTH	EBLT	TOTAL	TOTAL
400-500	0	3	0	3	0	0	0	0	13	0	5	18	0	0	0	0	21
415-515	0	2	0	2	0	0	0	0	12	0	4	16	0	0	0	0	18
430-530	0	2	0	2	0	0	0	0	9	0	4	13	0	0	0	0	15
445-545	0	0	0	0	0	0	0	0	9	0	3	12	0	0	0	0	12
500-600	0	0	0	0	0	0	0	0	13	0	1	14	0	0	0	0	14
PH FACTOR	0.00	0.38	0.00	0.38	0.00	0.00	0.00	0.00	0.65	0.00	0.63	0.75	0.00	0.00	0.00	0.00	0.75

PEAK HOUR	400-500
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PEDESTRIAN COUNTS

15 MIN COUNTS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
400-415	0	0	0	0	0
415-430	0	0	0	0	0
430-445	0	0	0	0	0
445-500	0	0	0	0	0
500-515	0	0	0	0	0
515-530	0	0	0	0	0
530-545	0	0	0	0	0
545-600	0	0	0	0	0
HOUR TOTALS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
400-500	0	0	0	0	0
415-515	0	0	0	0	0
430-530	0	0	0	0	0
445-545	0	0	0	0	0
500-600	0	0	0	0	0

BICYCLE COUNTS

15 MIN COUNTS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
400-415	0	0	0	0	0
415-430	0	0	0	0	0
430-445	0	0	0	0	0
445-500	0	0	0	0	0
500-515	0	0	0	0	0
515-530	0	0	0	0	0
530-545	0	0	0	0	0
545-600	0	0	0	0	0
HOUR TOTALS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
400-500	0	0	0	0	0
415-515	0	0	0	0	0
430-530	0	0	0	0	0
445-545	0	0	0	0	0
500-600	0	0	0	0	0

APPROACH SUMMARIES

	NORTH APRCH			EAST APRCH			SOUTH APRCH			WEST APRCH	
	APRCH	EXIT		APRCH	EXIT		APRCH	EXIT		APRCH	EXIT
400-500	3	0		0	13		18	3		0	5
415-515	2	0		0	12		16	2		0	4
430-530	2	0		0	9		13	2		0	4
445-545	0	0		0	9		12	0		0	3
500-600	0	0		0	13		14	0		0	1

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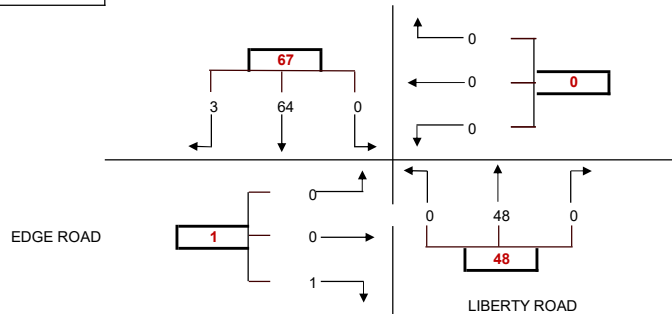
INTERSECTION CAR/PED/BIKE TRAFFIC COUNT RESULTS SUMMARY

CLIENT: NV5
PROJECT: VILLA RICA, GA TRAFFIC STUDY
DATE: THURSDAY, JANUARY 8TH 2026
PERIOD: 4:00 PM TO 6:00 PM
INTERSECTION: N/S LIBERTY ROAD
E/W EDGE ROAD
CITY: VILLA RICA GA

VEHICLE COUNTS

15 MIN COUNTS	1	2	3	APRCH	4	5	6	APRCH	7	8	9	APRCH	10	11	12	APRCH	INTSCN
PERIOD	SBRT	SBTH	SBLT	TOTAL	WBRT	WBTH	WBLT	TOTAL	NBRT	NBTH	NBLT	TOTAL	EBRT	EBTH	EBLT	TOTAL	TOTAL
400-415	1	23	0	24	0	0	0	0	0	12	0	12	0	0	0	0	36
415-430	0	15	0	15	0	0	0	0	0	17	0	17	0	0	0	0	32
430-445	2	10	0	12	0	0	0	0	0	10	0	10	1	0	0	1	23
445-500	0	16	0	16	0	0	0	0	0	9	0	9	0	0	0	0	25
500-515	5	10	0	15	0	0	0	0	0	11	0	11	2	0	1	3	29
515-530	0	9	0	9	0	0	0	0	0	7	0	7	0	0	0	0	16
530-545	0	10	0	10	0	0	0	0	0	5	0	5	0	0	0	0	15
545-600	0	8	0	8	1	0	0	1	0	6	0	6	0	0	1	1	16
HOUR TOTALS	1	2	3	APRCH	4	5	6	APRCH	7	8	9	APRCH	10	11	12	APRCH	INTSCN
PERIOD	SBRT	SBTH	SBLT	TOTAL	WBRT	WBTH	WBLT	TOTAL	NBRT	NBTH	NBLT	TOTAL	EBRT	EBTH	EBLT	TOTAL	TOTAL
400-500	3	64	0	67	0	0	0	0	0	48	0	48	1	0	0	1	116
415-515	7	51	0	58	0	0	0	0	0	47	0	47	3	0	1	4	109
430-530	7	45	0	52	0	0	0	0	0	37	0	37	3	0	1	4	93
445-545	5	45	0	50	0	0	0	0	0	32	0	32	2	0	1	3	85
500-600	5	37	0	42	1	0	0	1	0	29	0	29	2	0	2	4	76
PH FACTOR	0.38	0.70	0.00	0.70	0.00	0.00	0.00	0.00	0.00	0.71	0.00	0.71	0.25	0.00	0.00	0.25	0.81

PEAK HOUR	400-500
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PEDESTRIAN COUNTS

15 MIN COUNTS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
400-415	0	0	0	0	0
415-430	0	0	0	0	0
430-445	0	0	0	0	0
445-500	0	0	0	0	0
500-515	0	0	0	0	0
515-530	0	0	0	0	0
530-545	0	0	0	0	0
545-600	0	0	0	0	0
HOUR TOTALS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
400-500	0	0	0	0	0
415-515	0	0	0	0	0
430-530	0	0	0	0	0
445-545	0	0	0	0	0
500-600	0	0	0	0	0

BICYCLE COUNTS

15 MIN COUNTS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
400-415	0	0	0	0	0
415-430	0	0	0	0	0
430-445	0	0	0	0	0
445-500	0	0	0	0	0
500-515	0	0	0	0	0
515-530	0	0	0	0	0
530-545	0	0	0	0	0
545-600	0	0	0	0	0
HOUR TOTALS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
400-500	0	0	0	0	0
415-515	0	0	0	0	0
430-530	0	0	0	0	0
445-545	0	0	0	0	0
500-600	0	0	0	0	0

APPROACH SUMMARIES

	NORTH APRCH			EAST APRCH			SOUTH APRCH			WEST APRCH	
	APRCH	EXIT		APRCH	EXIT		APRCH	EXIT		APRCH	EXIT
400-500	67	48		0	0		48	65		1	3
415-515	58	48		0	0		47	54		4	7
430-530	52	38		0	0		37	48		4	7
445-545	50	33		0	0		32	47		3	5
500-600	42	32		1	0		29	39		4	5

TRAFFIC DATA SERVICES

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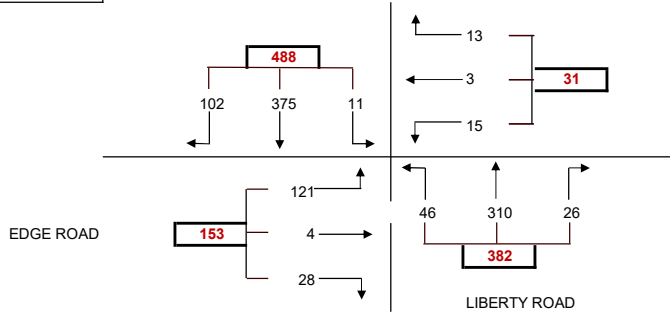
INTERSECTION CAR/PED/BIKE TRAFFIC COUNT RESULTS SUMMARY

CLIENT: NV5
PROJECT: VILLA RICA, GA TRAFFIC STUDY
DATE: THURSDAY, JANUARY 8TH 2026
PERIOD: 4:00 PM TO 6:00 PM
INTERSECTION: N/S LIBERTY ROAD
E/W EDGE ROAD
CITY: VILLA RICA GA

VEHICLE COUNTS

15 MIN COUNTS	1	2	3	APRCH	4	5	6	APRCH	7	8	9	APRCH	10	11	12	APRCH	INTSCN
PERIOD	SBRT	SBTH	SBLT	TOTAL	WBRT	WBTH	WBLT	TOTAL	NBRT	NBTH	NBLT	TOTAL	EBRT	EBTH	EBLT	TOTAL	TOTAL
400-415	27	90	3	120	4	0	4	8	6	87	16	109	2	1	29	32	269
415-430	23	114	2	139	6	0	4	10	10	74	5	89	9	0	31	40	278
430-445	26	77	1	104	2	1	3	6	8	82	12	102	10	0	28	38	250
445-500	26	94	5	125	1	2	4	7	2	67	13	82	7	3	33	43	257
500-515	34	88	3	125	5	1	2	8	4	81	4	89	7	0	23	30	252
515-530	26	99	7	132	9	3	1	13	4	75	6	85	11	1	25	37	267
530-545	23	96	3	122	3	2	0	5	8	71	3	82	6	1	20	27	236
545-600	29	81	5	115	8	1	2	11	10	80	12	102	4	2	20	26	254
HOUR TOTALS	1	2	3	APRCH	4	5	6	APRCH	7	8	9	APRCH	10	11	12	APRCH	INTSCN
PERIOD	SBRT	SBTH	SBLT	TOTAL	WBRT	WBTH	WBLT	TOTAL	NBRT	NBTH	NBLT	TOTAL	EBRT	EBTH	EBLT	TOTAL	TOTAL
400-500	102	375	11	488	13	3	15	31	26	310	46	382	28	4	121	153	1054
415-515	109	373	11	493	14	4	13	31	24	304	34	362	33	3	115	151	1037
430-530	112	358	16	486	17	7	10	34	18	305	35	358	35	4	109	148	1026
445-545	109	377	18	504	18	8	7	33	18	294	26	338	31	5	101	137	1012
500-600	112	364	18	494	25	7	5	37	26	307	25	358	28	4	88	120	1009
PH FACTOR	0.94	0.82	0.55	0.88	0.54	0.38	0.94	0.78	0.65	0.89	0.72	0.88	0.70	0.33	0.92	0.89	0.95

PEAK HOUR	400-500
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PEDESTRIAN COUNTS

15 MIN COUNTS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
400-415	0	0	0	0	0
415-430	0	0	0	0	0
430-445	0	0	0	0	0
445-500	0	0	0	0	0
500-515	0	0	0	0	0
515-530	0	0	0	0	0
530-545	0	0	0	0	0
545-600	0	0	0	0	0
HOUR TOTALS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
400-500	0	0	0	0	0
415-515	0	0	0	0	0
430-530	0	0	0	0	0
445-545	0	0	0	0	0
500-600	0	0	0	0	0

BICYCLE COUNTS

15 MIN COUNTS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
400-415	0	0	0	0	0
415-430	0	0	0	0	0
430-445	0	0	0	0	0
445-500	0	0	0	0	0
500-515	0	0	0	0	0
515-530	0	0	0	0	0
530-545	0	0	0	0	0
545-600	0	0	0	0	0
HOUR TOTALS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
400-500	0	0	0	0	0
415-515	0	0	0	0	0
430-530	0	0	0	0	0
445-545	0	0	0	0	0
500-600	0	0	0	0	0

APPROACH SUMMARIES

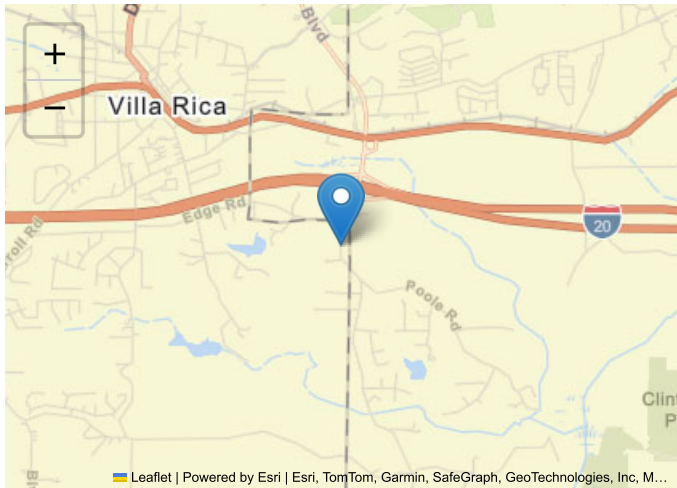
	NORTH APRCH			EAST APRCH			SOUTH APRCH			WEST APRCH	
	APRCH	EXIT		APRCH	EXIT		APRCH	EXIT		APRCH	EXIT
400-500	488	444		31	41		382	418		153	151
415-515	493	433		31	38		362	419		151	147
430-530	486	431		34	38		358	403		148	154
445-545	504	413		33	41		338	415		137	143
500-600	494	420		37	48		358	397		120	144

0000097_0212 - 097-0212 - SR 0008CO BEG AT

County: Douglas
Route number: 00024500
LRS section: 0972024500
Functional class: 5U - Major Collector (Urban)
Coordinates: 33.7201229716899, -84.902312732526



Site Data



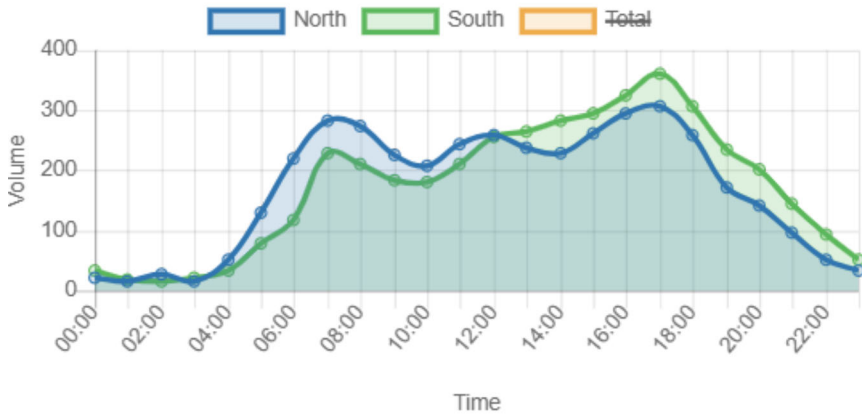
Count History

Year	Month	Count type	Duration	Count	ADT
2025	July	Volume	48 hours	16,394	8,197
2021	January	Volume	48 hours	14,419	7,210
2017	October	Volume	48 hours	14,276	7,138
2012	January	Volume	48 hours	10,242	5,121

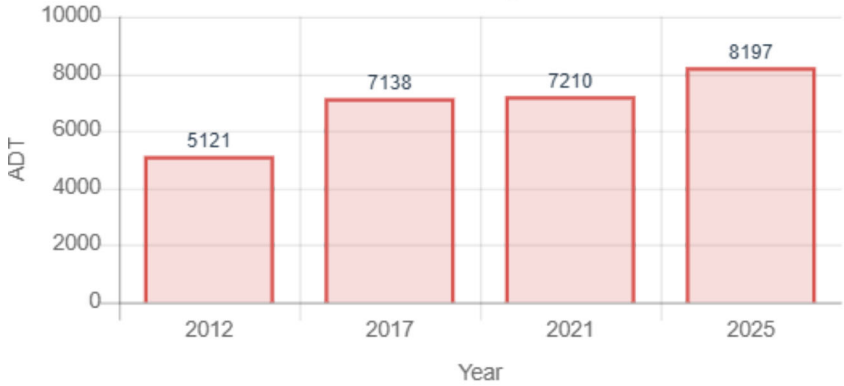
Annual Statistics

Data Item	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Statistics type	Estimated	Estimated	Actual	Estimated	Estimated	Estimated	Actual	Estimated	Estimated	Estimated
AADT	5,310	5,440	6,090	6,180	6,310	5,860	7,450	7,630	7,830	7,870
K-Factor	-	-	0.119	0.119	0.119	0.119	0.090	0.090	0.090	0.090
D-Factor	-	-	0.570	0.570	0.570	0.570	0.530	0.530	0.530	0.530
Future AADT	-	6,530	7,670	7,790	7,950	7,950	11,000	13,100	14,100	14,100

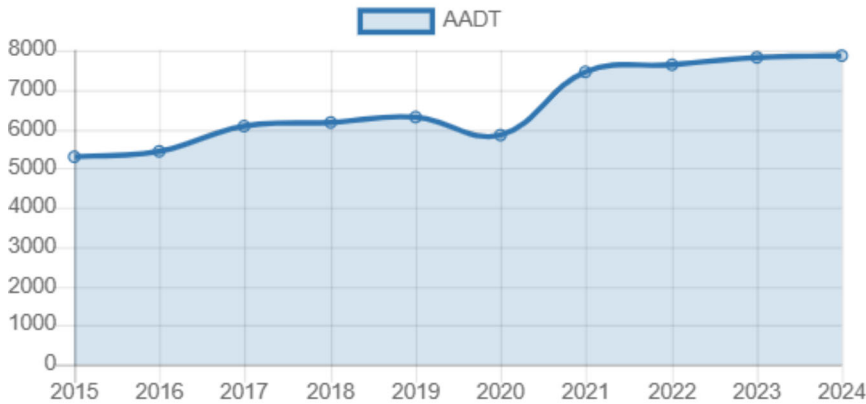
Average Hourly Volume



Count History



AADT Trend

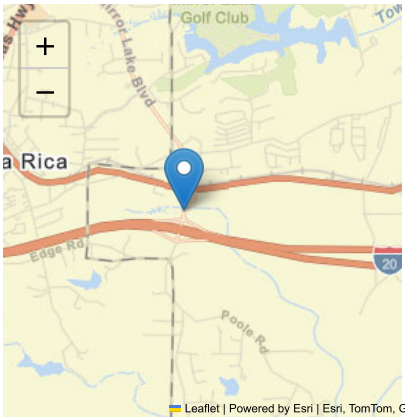
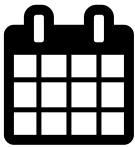


0000097_0214 - 097-0214 - CS 097505 BEG AT

County: Douglas
Route number: 000008CO
LRS section: 09710008CO
Functional class: 5U - Major Collector (Urban)
Coordinates: 33.7266622616948, -84.9002794471714



Site Data

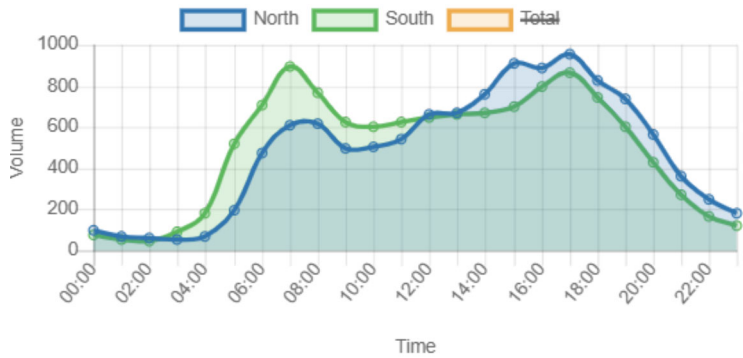


Year	Month	Count type	Duration	Count	ADT
2025	October	Class	48 hours	46,779	23,390
2023	October	Class	48 hours	45,751	22,876
2021	May	Class	48 hours	44,239	22,120
2019	March	Volume	48 hours	37,503	18,752
2015	July	Class	48 hours	36,263	18,132
2013	October	Volume	48 hours	36,548	18,274
2011	January	Volume	48 hours	35,215	17,608
2010	May	Volume	48 hours	36,467	18,234

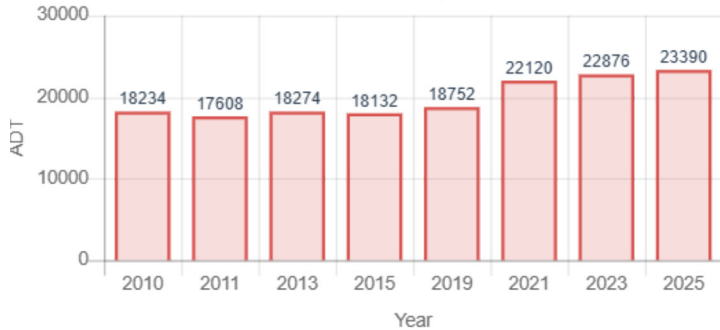
Annual Statistics

Data Item	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Statistics type	Actual	Estimated	Estimated	Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated
AADT	16,800	17,200	17,500	17,800	17,000	15,800	19,600	20,100	20,800	20,900
SU AADT	546	560	-	-	-	-	552	565	1,067	1,072
CU AADT	214	220	-	-	-	-	261	268	512	514
K-Factor	0.091	0.091	-	-	0.098	0.098	0.093	0.093	0.093	0.093
D-Factor	0.600	0.600	-	-	0.640	0.640	0.620	0.620	0.550	0.550
Future AADT	-	25,300	28,100	25,300	21,500	21,500	24,700	28,500	30,600	31,100

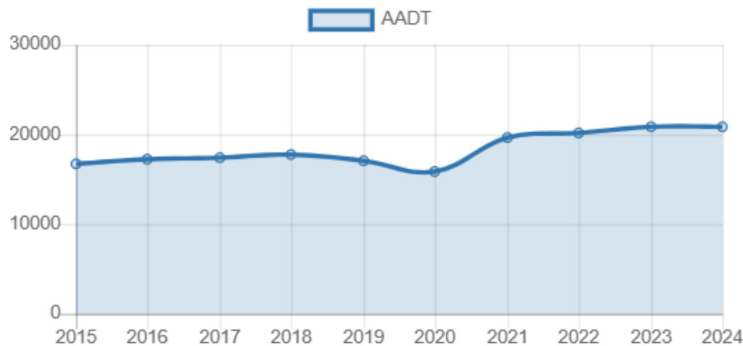
Average Hourly Volume



Count History



AADT Trend



Vehicle Classification 2026

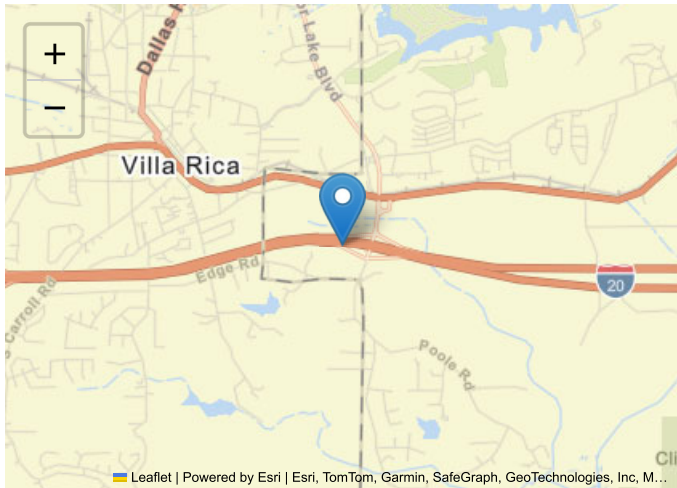
1. Motorcycles 2 axles, 2 or 3 wheels.		0.27%
2. Passenger cars 2 axles. Can have 1- or 2-axle trailers.		74.3%
3. Pickups, panels, vans 2-axle, 4-tire single units. Can have 1- or 2-axle trailers.		19.15%
4. Buses 2- or 3-axle, full length.		0.38%
5. Single-unit trucks 2-axle, 6-tire, (dual rear tires), single-unit trucks.		4.08%
6. Single-unit trucks 3-axle, single-unit trucks.		0.45%
7. Single-unit trucks 4 or more axle, single-unit trucks.		0.05%
8. Single-trailer trucks 3- or 4-axle, single-trailer trucks.		0.49%
9. Single-trailer trucks 5-axle, single-trailer trucks.		0.8%
10. Single-trailer trucks 6 or more axle, single-trailer trucks.		0.01%
11. Multi-trailer trucks 5 or less axle, multi-trailer trucks.		0%
12. Multi-trailer trucks 6-axle, multi-trailer trucks.		0%
13. Multi-trailer trucks 7 or more axle, multi-trailer trucks.		0.03%

0000097_R201 - 097-r201 - I-20 EB To Liberty Rd

County: Douglas
LRS section: 0976402022
Functional class: 1U - Interstate (Urban)
Coordinates: 33.72483, -84.903583



Site Data



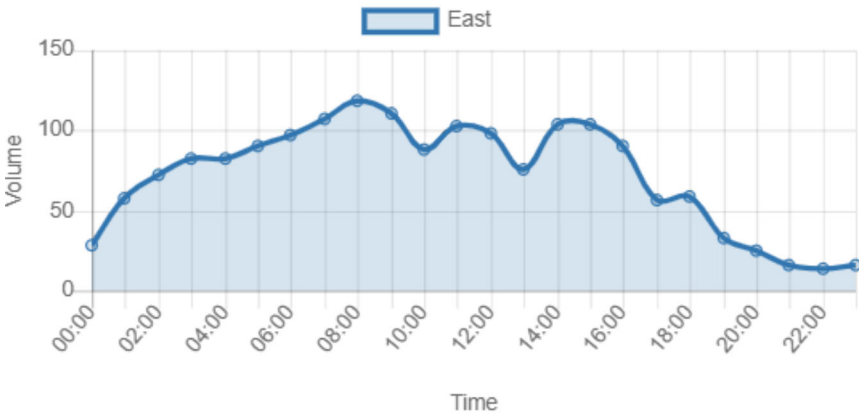
Count History

Year	Month	Count type	Duration	Count	ADT
2022	August	Volume	48 hours	3,451	1,726
2019	June	Volume	48 hours	7,864	3,932
2016	August	Volume	48 hours	7,449	3,724
2012	January	Volume	48 hours	5,564	2,782
2010	March	Volume	48 hours	5,658	2,829
2009	March	Volume	48 hours	5,645	2,822

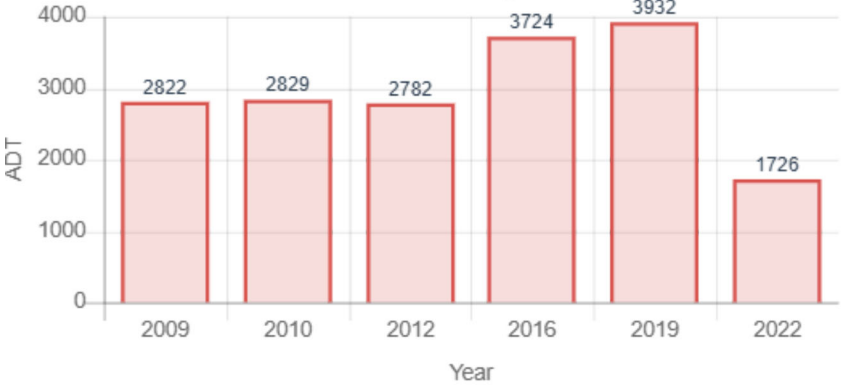
Annual Statistics

Data Item	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Statistics type	Estimated	Actual	Estimated	Estimated	Actual	Estimated	Estimated	Actual	Estimated	Estimated
AADT	2,880	3,400	3,560	3,540	3,530	3,080	3,340	1,490	1,490	1,500
K-Factor	-	0.088	-	-	0.084	0.084	0.084	0.079	0.079	0.079
D-Factor	-	-	-	-	1.00	1.00	1.00	1.00	1.00	1.00
Future AADT	-	4,540	-	5,950	6,400	6,400	6,850	1,880	1,880	1,890

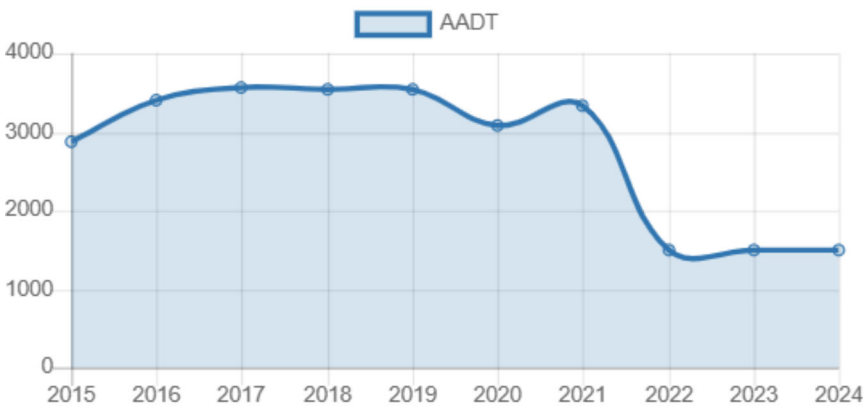
Average Hourly Volume



Count History



AADT Trend

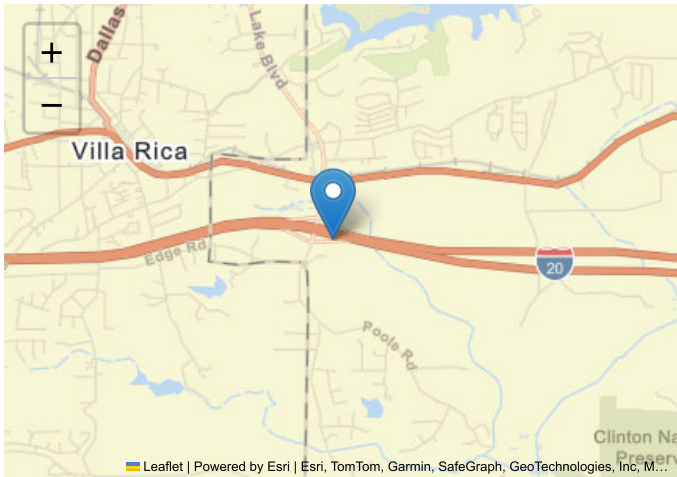


0000097_R202 - 097-r202 - Liberty Rd To I-20 EB

County: Douglas
LRS section: 0976402023
Functional class: 1U - Interstate (Urban)
Coordinates: 33.723948, -84.899053



Site Data



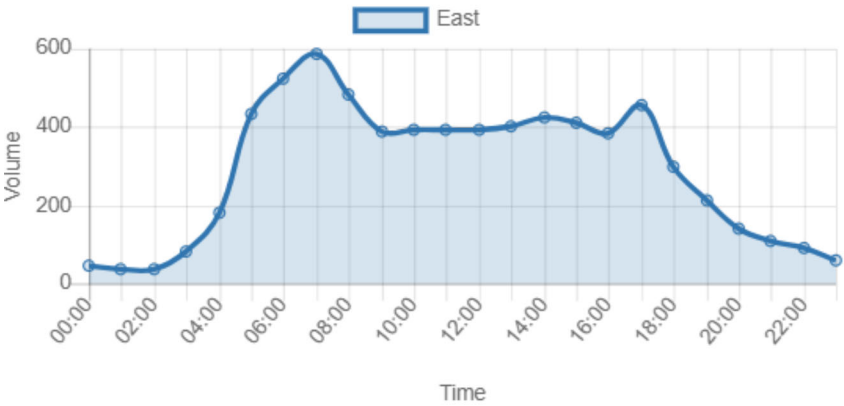
Count History

Year	Month	Count type	Duration	Count	ADT
2024	December	Volume	48 hours	13,883	6,942
2022	August	Volume	48 hours	9,848	4,924
2019	June	Volume	48 hours	16,784	8,392
2016	August	Volume	48 hours	16,245	8,122
2012	January	Volume	48 hours	13,106	6,553
2010	March	Volume	48 hours	14,433	7,216
2009	March	Volume	48 hours	14,883	7,442

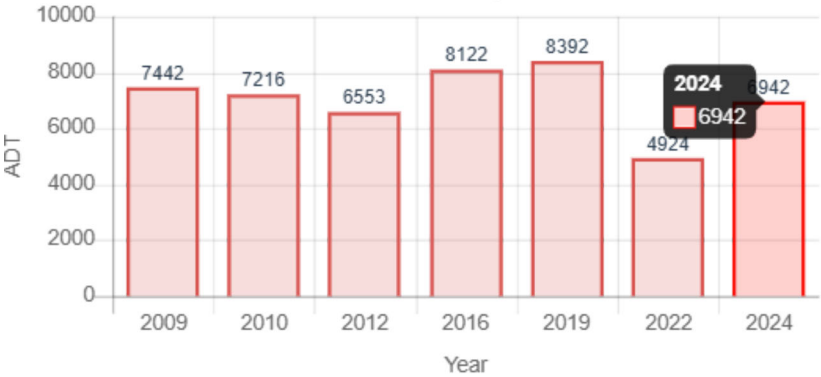
Annual Statistics

Data Item	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Statistics type	Estimated	Actual	Estimated	Estimated	Actual	Estimated	Estimated	Actual	Estimated	Estimated
AADT	6,790	7,400	7,760	7,720	7,530	6,570	7,120	4,250	4,260	4,280
K-Factor	-	0.127	-	-	0.093	0.093	0.093	0.110	0.110	0.110
D-Factor	-	-	-	-	1.00	1.00	1.00	1.00	1.00	1.00
Future AADT	-	7,980	-	10,200	11,400	11,400	12,400	5,360	5,370	5,390

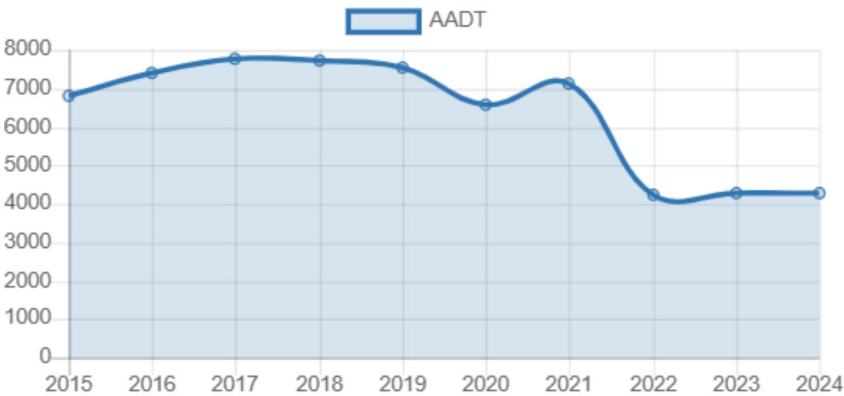
Average Hourly Volume



Count History



AADT Trend

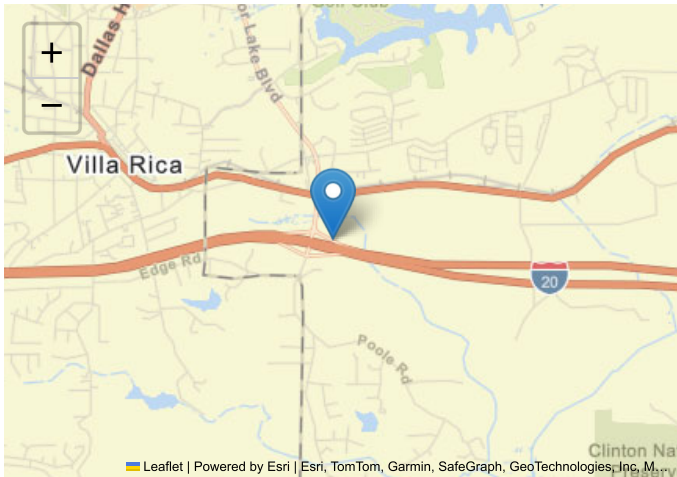


0000097_R801 - 097-r801 - I-20 WB To Liberty Rd

County: Douglas
LRS section: 0976402024
Functional class: 1U - Interstate (Urban)
Coordinates: 33.725055, -84.898546



Site Data



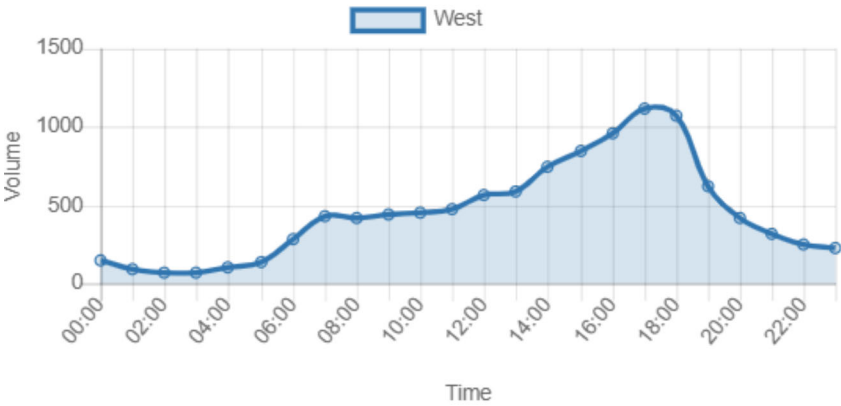
Count History

Year	Month	Count type	Duration	Count	ADT
2024	July	Volume	48 hours	21,620	10,810
2022	August	Volume	48 hours	21,123	10,562
2019	June	Volume	48 hours	18,560	9,280
2016	August	Volume	48 hours	17,036	8,518
2012	January	Volume	48 hours	14,457	7,228
2010	March	Volume	48 hours	15,374	7,687
2009	March	Volume	48 hours	15,319	7,660

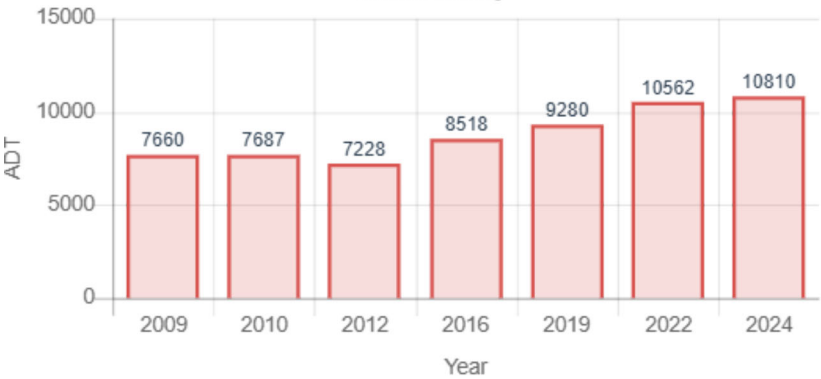
Annual Statistics

Data Item	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Statistics type	Estimated	Actual	Estimated	Estimated	Actual	Estimated	Estimated	Actual	Estimated	Actual
AADT	7,500	7,810	8,190	8,150	8,370	7,300	7,920	9,080	9,120	8,820
K-Factor	-	0.129	-	-	0.114	0.114	0.114	0.101	0.101	0.129
D-Factor	-	-	-	-	1.00	1.00	1.00	1.00	1.00	1.00
Future AADT	-	8,780	-	10,800	12,200	12,200	12,700	13,300	13,400	12,700

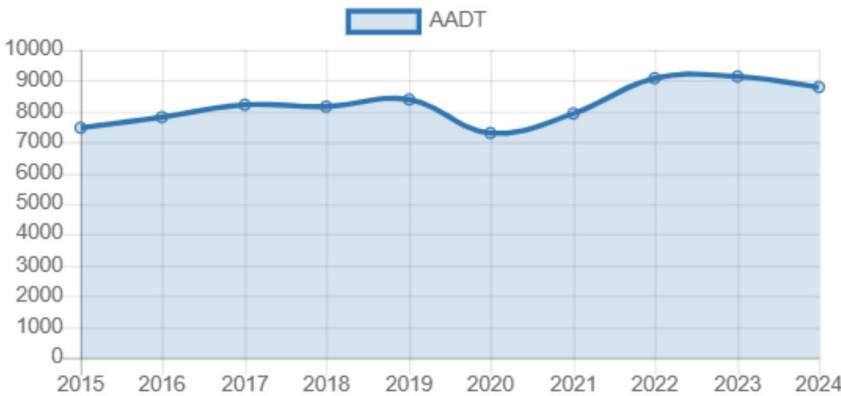
Average Hourly Volume



Count History



AADT Trend

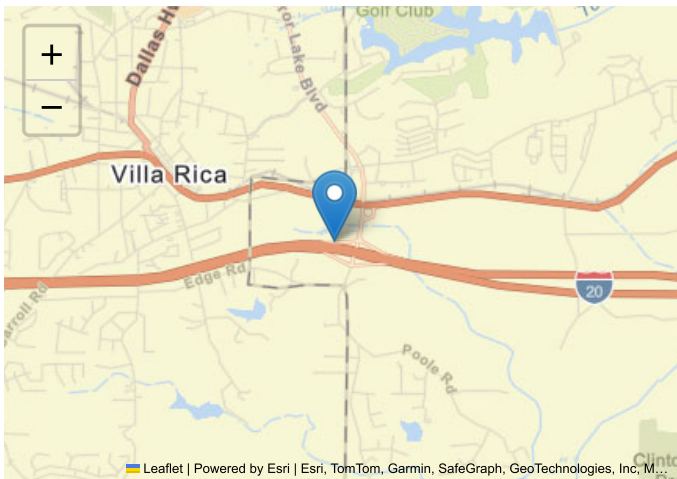


0000097_R802 - 097-r802 - Liberty Rd To I-20 WB

County: Douglas
LRS section: 0976402025
Functional class: 1U - Interstate (Urban)
Coordinates: 33.725668, -84.902899



Site Data



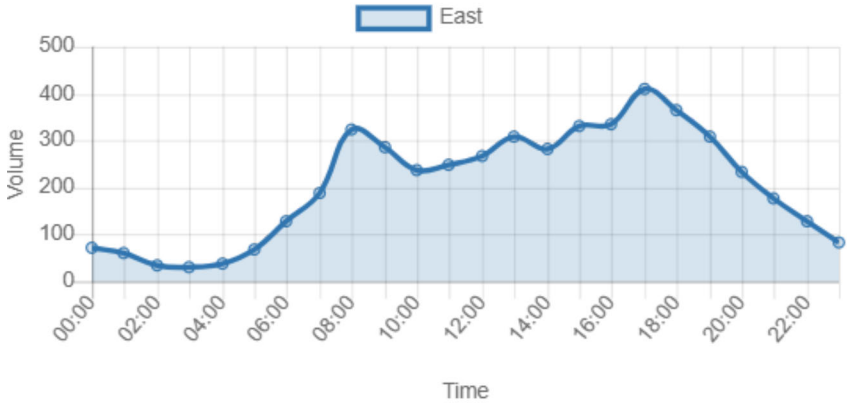
Count History

Year	Month	Count type	Duration	Count	ADT
2024	December	Volume	48 hours	9,869	4,934
2022	August	Volume	48 hours	10,268	5,134
2019	June	Volume	48 hours	8,400	4,200
2016	August	Volume	48 hours	8,050	4,025
2012	January	Volume	48 hours	6,155	3,078
2010	March	Volume	48 hours	6,466	3,233
2009	March	Volume	48 hours	6,412	3,206

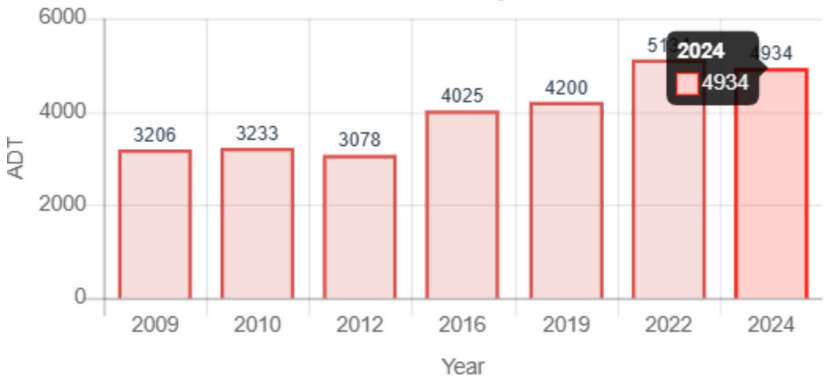
Annual Statistics

Data Item	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Statistics type	Estimated	Actual	Estimated	Estimated	Actual	Estimated	Estimated	Actual	Estimated	Estimated
AADT	3,190	3,690	3,870	3,850	3,780	3,290	3,580	4,420	4,430	4,450
K-Factor	-	0.103	-	-	0.075	0.075	0.075	0.072	0.072	0.072
D-Factor	-	-	-	-	1.00	1.00	1.00	1.00	1.00	1.00
Future AADT	-	5,460	-	6,110	6,550	6,550	7,090	7,460	7,410	7,260

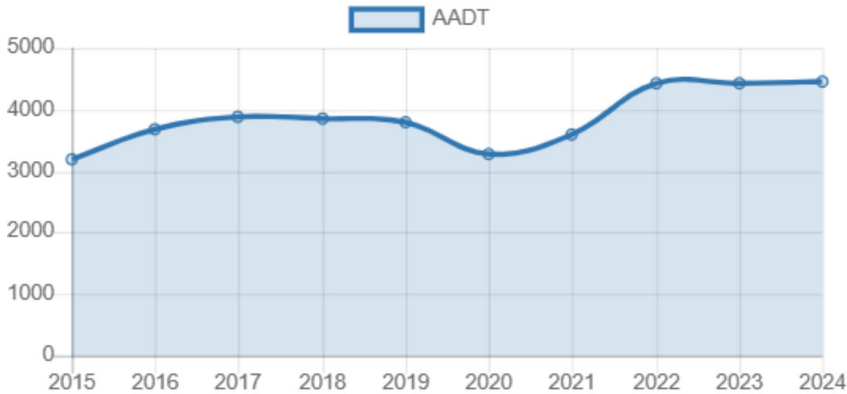
Average Hourly Volume



Count History



AADT Trend



APPENDIX C: Growth Factor(s) Calculations & Analysis

HISTORICAL TRAFFIC COUNTS
 Liberty Road Industrial
 Villa Rica, Georgia

Location	Counter ID	Georgia DOT AADT																	Forecast		Compounded Growth Rate	
		2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2029	2026-2029	Percent
I-20 EB off-ramp to Liberty Rd	097-R201	2,822	2,829		2,782				3,724			3,932			1,726				2,806	2,763	-0.51%	4.58%
I-20 WB on-ramp from Liberty Rd	097-R802	3,206	3,233		3,078				4,025			4,200			5,134		4,934		5,341	5,751	2.50%	9.53%
I-20 EB on-ramp from Liberty Rd	097-R202	7,442	7,216		6,553				8,122			8,392			4,924		6,942		6,544	6,382	-0.83%	10.58%
I-20 WB off-ramp to Liberty Rd	097-R801	7,660	7,687		7,228				8,518			9,280			10,562		10,810		11,156	11,856	2.05%	19.65%
Liberty Rd S/O Edge Rd	097-0212				5,121					7,138								8,197	8,634	9,315	2.56%	15.44%
Liberty Rd N/O I-20	097-0214		18,234	17,608		18,274		18,132				18,752				22,876		23,390	23,153	24,280	1.60%	40.23%
																			57,634	60,347	1.6%	100.00%

APPENDIX D: Trip Generation

Warehouse (150)

Based upon methodology from ITE's Trip Generation, 12th Edition (2025)

Project Land Use	Project Density	Project Trips			ITE Code	Variable	Equation Used ¹	In/Out		Average
		Total	Inbound	Outbound				Distribution		
Warehouse	278,560 S.F.									
	Daily	336	168	168	150	1000 S.F	T = 1.56 * X/1000 - 97.97	50%	50%	1.38
	AM Peak Hour	41	32	9			T = 0.1 * X/1000 + 13.43	77%	23%	0.12
	PM Peak Hour	50	14	36			T = 0.11 * X/1000 + 19.62	28%	72%	0.15
Reductions for Pass-By Trips										
	Daily	0	0	0						
	AM Peak Hour	0	0	0						
	PM Peak Hour	0	0	0						
TOTAL PROJECT TRIPS										
	Daily	336	168	168						
	AM Peak Hour	41	32	9						
	PM Peak Hour	50	14	36						

Note:

¹ Where: T = Trips; X = Density by Variable

Warehouse (150)

Based upon methodology from ITE's Trip Generation, 12th Edition (2025)

Project Land Use	Project Density	Project Trips			ITE Code	Variable	Equation Used ¹	In/Out Distribution		Average Rate
		Total	Inbound	Outbound						
Warehousing	Personal Vehicle Trips	278,560 SF			150	1000 SF				
	Daily		216	108						
	AM Peak Hour		35	29						
	PM Peak Hour		44	11						
	Truck Trips									
	Daily		120	60			T = 0.43 * X/1000	50%	50%	0.43
	AM Peak Hour		6	3			T = 0.02 * X/1000	52%	48%	0.02
	PM Peak Hour		6	3			T = 0.02 * X/1000	53%	47%	0.02
TOTAL PROJECT TRIPS										
	Daily		336	168			T = 1.56 * X/1000 - 97.97	50%	50%	1.38
	AM Peak Hour		41	32			T = 0.1 * X/1000 + 13.43	77%	23%	0.12
	PM Peak Hour		50	14			T = 0.11 * X/1000 + 19.62	28%	72%	0.15

Note:

¹ Where: T = Trips; X = Density by Variable

APPENDIX E: Capacity Analyses Reports

Liberty Industrial
1: Liberty Road & Edge Road

2026 Existing AM

										
Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations										
Traffic Volume (vph)	94	4	6	7	19	363	15	28	235	103
Future Volume (vph)	94	4	6	7	19	363	15	28	235	103
Turn Type	pm+pt	NA	Perm	NA	Perm	NA	Perm	Perm	NA	Perm
Protected Phases	7	4		8		2			6	
Permitted Phases	4		8		2		2	6		6
Detector Phase	7	4	8	8	2	2	2	6	6	6
Switch Phase										
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	11.0	24.0	24.0	24.0	24.0	24.0	24.0	24.0	24.0	24.0
Total Split (s)	11.0	35.0	24.0	24.0	25.0	25.0	25.0	25.0	25.0	25.0
Total Split (%)	18.3%	58.3%	40.0%	40.0%	41.7%	41.7%	41.7%	41.7%	41.7%	41.7%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0		6.0	6.0	6.0	6.0	6.0	6.0	6.0
Lead/Lag	Lead		Lag	Lag						
Lead-Lag Optimize?	Yes		Yes	Yes						
Recall Mode	None	None	None	None	Min	Min	Min	Min	Min	Min
Act Effect Green (s)	9.9	10.0		6.5	22.6	22.6	22.6	22.6	22.6	22.6
Actuated g/C Ratio	0.25	0.25		0.16	0.56	0.56	0.56	0.56	0.56	0.56
v/c Ratio	0.31	0.09		0.19	0.03	0.42	0.02	0.06	0.28	0.12
Control Delay (s/veh)	13.9	5.4		11.2	9.3	11.3	0.0	9.6	9.9	1.4
Queue Delay	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	13.9	5.4		11.2	9.3	11.3	0.0	9.6	9.9	1.4
LOS	B	A		B	A	B	A	A	A	A
Approach Delay (s/veh)		11.6		11.2		10.8			7.5	
Approach LOS		B		B		B			A	

Intersection Summary

Cycle Length: 60

Actuated Cycle Length: 40.3

Natural Cycle: 60

Control Type: Actuated-Uncoordinated

Maximum v/c Ratio: 0.42

Intersection Signal Delay (s/veh): 9.6

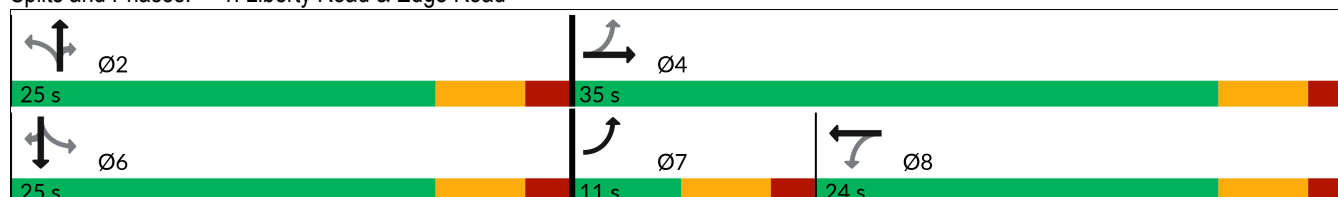
Intersection LOS: A

Intersection Capacity Utilization 45.1%

ICU Level of Service A

Analysis Period (min) 15

Splits and Phases: 1: Liberty Road & Edge Road



Timings

Synchro 12 Report
NV5

Liberty Industrial
1: Liberty Road & Edge Road

2026 Existing AM

									
Lane Group	EBL	EBT	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Group Flow (vph)	104	38	54	21	403	17	31	261	114
v/c Ratio	0.31	0.09	0.19	0.03	0.42	0.02	0.06	0.28	0.12
Control Delay (s/veh)	13.9	5.4	11.2	9.3	11.3	0.0	9.6	9.9	1.4
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	13.9	5.4	11.2	9.3	11.3	0.0	9.6	9.9	1.4
Queue Length 50th (ft)	16	1	2	2	48	0	3	29	0
Queue Length 95th (ft)	45	14	27	14	189	0	21	119	13
Internal Link Dist (ft)		864	368		543			557	
Turn Bay Length (ft)	85			85		100	130		215
Base Capacity (vph)	338	1249	753	671	1002	1021	522	976	1021
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.31	0.03	0.07	0.03	0.40	0.02	0.06	0.27	0.11
Intersection Summary									

Liberty Industrial
1: Liberty Road & Edge Road

2026 Existing AM

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	94	4	31	6	7	35	19	363	15	28	235	103
Future Volume (veh/h)	94	4	31	6	7	35	19	363	15	28	235	103
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1870	1900	1900	1900	1900	1811	1900	1722	1900	1796	1678	1900
Adj Flow Rate, veh/h	104	4	34	7	8	39	21	403	17	31	261	114
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Percent Heavy Veh, %	2	0	0	0	0	6	0	12	0	7	15	0
Cap, veh/h	586	59	498	127	24	98	407	562	525	312	547	525
Arrive On Green	0.09	0.34	0.34	0.08	0.08	0.08	0.33	0.33	0.33	0.33	0.33	0.33
Sat Flow, veh/h	1781	172	1464	170	281	1175	1024	1722	1610	928	1678	1610
Grp Volume(v), veh/h	104	0	38	54	0	0	21	403	17	31	261	114
Grp Sat Flow(s),veh/h/ln	1781	0	1636	1626	0	0	1024	1722	1610	928	1678	1610
Q Serve(g_s), s	1.7	0.0	0.6	0.6	0.0	0.0	0.6	7.4	0.3	1.1	4.5	1.8
Cycle Q Clear(g_c), s	1.7	0.0	0.6	1.1	0.0	0.0	5.1	7.4	0.3	8.5	4.5	1.8
Prop In Lane	1.00		0.89	0.13		0.72	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	586	0	557	249	0	0	407	562	525	312	547	525
V/C Ratio(X)	0.18	0.00	0.07	0.22	0.00	0.00	0.05	0.72	0.03	0.10	0.48	0.22
Avail Cap(c_a), veh/h	674	0	1319	922	0	0	614	910	851	500	886	851
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	11.4	0.0	8.0	15.6	0.0	0.0	11.7	10.7	8.3	14.4	9.7	8.8
Incr Delay (d2), s/veh	0.1	0.0	0.1	0.4	0.0	0.0	0.1	1.7	0.0	0.1	0.6	0.2
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.5	0.0	0.1	0.4	0.0	0.0	0.1	1.9	0.1	0.2	1.1	0.5
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	11.5	0.0	8.1	16.0	0.0	0.0	11.7	12.4	8.3	14.5	10.3	9.0
LnGrp LOS	B		A	B			B	B	A	B	B	A
Approach Vol, veh/h	142		54			441			406			
Approach Delay, s/veh	10.6		16.0			12.2			10.3			
Approach LOS	B		B			B			B			
Timer - Assigned Phs	2		4		6		7	8				
Phs Duration (G+Y+Rc), s	17.7		18.2		17.7		9.2	9.0				
Change Period (Y+Rc), s	6.0		6.0		6.0		6.0	6.0				
Max Green Setting (Gmax), s	19.0		29.0		19.0		5.0	18.0				
Max Q Clear Time (g_c+I1), s	9.4		2.6		10.5		3.7	3.1				
Green Ext Time (p_c), s	1.7		0.1		1.2		0.0	0.2				
Intersection Summary												
HCM 7th Control Delay, s/veh	11.4											
HCM 7th LOS	B											

Liberty Industrial
1: Liberty Road & Edge Road

2026 Existing PM

										
Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations										
Traffic Volume (vph)	121	4	15	3	46	310	26	11	375	102
Future Volume (vph)	121	4	15	3	46	310	26	11	375	102
Turn Type	pm+pt	NA	Perm	NA	Perm	NA	Perm	Perm	NA	Perm
Protected Phases	7	4		8		2			6	
Permitted Phases	4		8		2		2	6		6
Detector Phase	7	4	8	8	2	2	2	6	6	6
Switch Phase										
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	11.0	24.0	24.0	24.0	24.0	24.0	24.0	24.0	24.0	24.0
Total Split (s)	11.0	35.0	24.0	24.0	25.0	25.0	25.0	25.0	25.0	25.0
Total Split (%)	18.3%	58.3%	40.0%	40.0%	41.7%	41.7%	41.7%	41.7%	41.7%	41.7%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0		6.0	6.0	6.0	6.0	6.0	6.0	6.0
Lead/Lag	Lead		Lag	Lag						
Lead-Lag Optimize?	Yes		Yes	Yes						
Recall Mode	None	None	None	None	Min	Min	Min	Min	Min	Min
Act Effect Green (s)	9.8	9.9		6.4	22.5	22.5	22.5	22.5	22.5	22.5
Actuated g/C Ratio	0.24	0.25		0.16	0.56	0.56	0.56	0.56	0.56	0.56
v/c Ratio	0.34	0.08		0.11	0.10	0.35	0.04	0.02	0.43	0.11
Control Delay (s/veh)	14.3	5.7		14.0	9.7	10.5	0.1	9.1	11.3	1.3
Queue Delay	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	14.3	5.7		14.0	9.7	10.5	0.1	9.1	11.3	1.3
LOS	B	A		B	A	B	A	A	B	A
Approach Delay (s/veh)		12.5		14.0		9.7			9.2	
Approach LOS		B		B		A			A	

Intersection Summary

Cycle Length: 60

Actuated Cycle Length: 40.1

Natural Cycle: 60

Control Type: Actuated-Uncoordinated

Maximum v/c Ratio: 0.43

Intersection Signal Delay (s/veh): 10.0

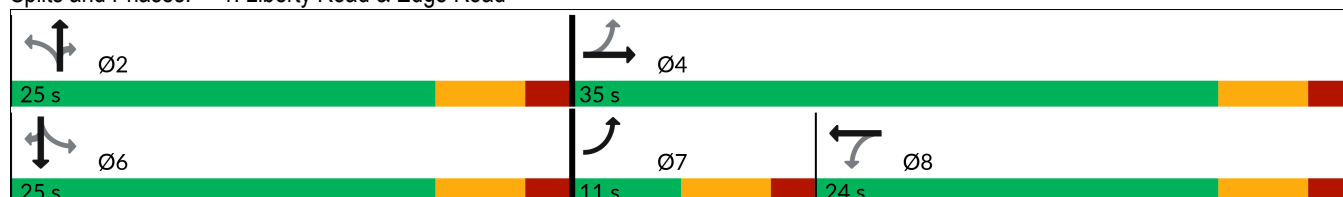
Intersection LOS: B

Intersection Capacity Utilization 51.1%

ICU Level of Service A

Analysis Period (min) 15

Splits and Phases: 1: Liberty Road & Edge Road



Timings

Synchro 12 Report
NV5

Liberty Industrial
1: Liberty Road & Edge Road

2026 Existing PM

									
Lane Group	EBL	EBT	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Group Flow (vph)	127	33	33	48	326	27	12	395	107
v/c Ratio	0.34	0.08	0.11	0.10	0.35	0.04	0.02	0.43	0.11
Control Delay (s/veh)	14.3	5.7	14.0	9.7	10.5	0.1	9.1	11.3	1.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	14.3	5.7	14.0	9.7	10.5	0.1	9.1	11.3	1.3
Queue Length 50th (ft)	19	1	3	5	37	0	1	47	0
Queue Length 95th (ft)	52	13	23	29	150	0	10	189	11
Internal Link Dist (ft)		864	368		543			557	
Turn Bay Length (ft)	85			85		100	130		215
Base Capacity (vph)	371	1213	853	512	974	702	631	974	1020
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.34	0.03	0.04	0.09	0.33	0.04	0.02	0.41	0.10
Intersection Summary									

Liberty Industrial
1: Liberty Road & Edge Road

2026 Existing PM

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	121	4	28	15	3	13	46	310	26	11	375	102
Future Volume (veh/h)	121	4	28	15	3	13	46	310	26	11	375	102
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1900	1900	1841	1900	1900	1900	1737	1678	1159	1900	1678	1900
Adj Flow Rate, veh/h	127	4	29	16	3	14	48	326	27	12	395	107
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	0	0	4	0	0	0	11	15	50	0	15	0
Cap, veh/h	576	65	474	195	9	43	314	577	338	390	577	554
Arrive On Green	0.10	0.33	0.33	0.07	0.07	0.07	0.34	0.34	0.34	0.34	0.34	0.34
Sat Flow, veh/h	1810	199	1442	737	138	645	833	1678	982	1044	1678	1610
Grp Volume(v), veh/h	127	0	33	33	0	0	48	326	27	12	395	107
Grp Sat Flow(s),veh/h/ln	1810	0	1641	1519	0	0	833	1678	982	1044	1678	1610
Q Serve(g_s), s	2.2	0.0	0.5	0.8	0.0	0.0	1.9	5.8	0.7	0.3	7.4	1.7
Cycle Q Clear(g_c), s	2.2	0.0	0.5	0.8	0.0	0.0	9.3	5.8	0.7	6.2	7.4	1.7
Prop In Lane	1.00		0.88	0.48		0.42	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	576	0	540	247	0	0	314	577	338	390	577	554
V/C Ratio(X)	0.22	0.00	0.06	0.13	0.00	0.00	0.15	0.56	0.08	0.03	0.68	0.19
Avail Cap(c_a), veh/h	644	0	1296	891	0	0	459	868	508	572	868	833
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	12.0	0.0	8.4	16.3	0.0	0.0	14.3	9.8	8.1	12.3	10.3	8.5
Incr Delay (d2), s/veh	0.2	0.0	0.0	0.2	0.0	0.0	0.2	0.9	0.1	0.0	1.4	0.2
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.7	0.0	0.1	0.2	0.0	0.0	0.3	1.4	0.1	0.1	1.8	0.5
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	12.2	0.0	8.5	16.6	0.0	0.0	14.6	10.7	8.2	12.3	11.8	8.6
LnGrp LOS	B		A	B			B	B	A	B	B	A
Approach Vol, veh/h	160			33			401			514		
Approach Delay, s/veh	11.4			16.6			11.0			11.1		
Approach LOS	B			B			B			B		
Timer - Assigned Phs	2			4			6			7		
Phs Duration (G+Y+Rc), s	18.6			18.1			18.6			9.6		
Change Period (Y+Rc), s	6.0			6.0			6.0			6.0		
Max Green Setting (Gmax), s	19.0			29.0			19.0			5.0		
Max Q Clear Time (g_c+l1), s	11.3			2.5			9.4			4.2		
Green Ext Time (p_c), s	1.3			0.1			1.8			0.0		
Intersection Summary												
HCM 7th Control Delay, s/veh	11.3											
HCM 7th LOS	B											

Liberty Industrial
1: Liberty Road & Edge Road

2029 No-Build AM

										
Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations										
Traffic Volume (vph)	99	4	6	7	20	381	16	29	246	108
Future Volume (vph)	99	4	6	7	20	381	16	29	246	108
Turn Type	pm+pt	NA	Perm	NA	Perm	NA	Perm	Perm	NA	Perm
Protected Phases	7	4		8		2			6	
Permitted Phases	4		8		2		2	6		6
Detector Phase	7	4	8	8	2	2	2	6	6	6
Switch Phase										
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	11.0	24.0	24.0	24.0	24.0	24.0	24.0	24.0	24.0	24.0
Total Split (s)	11.0	35.0	24.0	24.0	25.0	25.0	25.0	25.0	25.0	25.0
Total Split (%)	18.3%	58.3%	40.0%	40.0%	41.7%	41.7%	41.7%	41.7%	41.7%	41.7%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0		6.0	6.0	6.0	6.0	6.0	6.0	6.0
Lead/Lag	Lead		Lag	Lag						
Lead-Lag Optimize?	Yes		Yes	Yes						
Recall Mode	None	None	None	None	Min	Min	Min	Min	Min	Min
Act Effect Green (s)	12.2	12.4		6.5	23.3	23.3	23.3	23.3	23.3	23.3
Actuated g/C Ratio	0.28	0.29		0.15	0.54	0.54	0.54	0.54	0.54	0.54
v/c Ratio	0.30	0.08		0.21	0.04	0.46	0.02	0.07	0.31	0.13
Control Delay (s/veh)	13.2	5.1		11.6	10.0	13.0	0.1	10.4	11.2	1.6
Queue Delay	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	13.2	5.1		11.6	10.0	13.0	0.1	10.4	11.2	1.6
LOS	B	A		B	A	B	A	B	B	A
Approach Delay (s/veh)		11.0		11.6		12.4			8.5	
Approach LOS		B		B		B			A	

Intersection Summary

Cycle Length: 60

Actuated Cycle Length: 42.9

Natural Cycle: 60

Control Type: Actuated-Uncoordinated

Maximum v/c Ratio: 0.46

Intersection Signal Delay (s/veh): 10.6

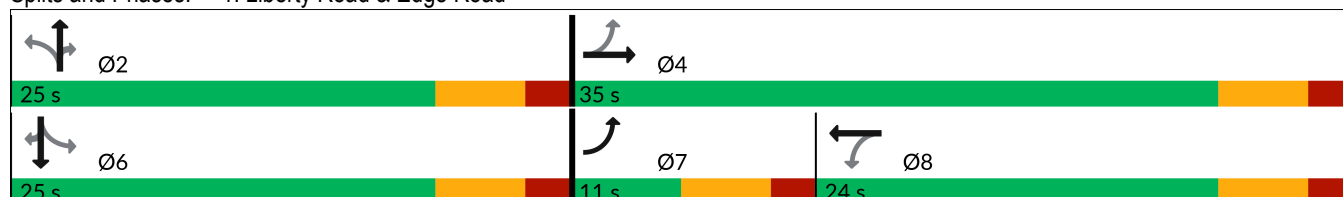
Intersection LOS: B

Intersection Capacity Utilization 46.3%

ICU Level of Service A

Analysis Period (min) 15

Splits and Phases: 1: Liberty Road & Edge Road



Timings

Synchro 12 Report
NV5

									
Lane Group	EBL	EBT	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Group Flow (vph)	110	41	56	22	423	18	32	273	120
v/c Ratio	0.30	0.08	0.21	0.04	0.46	0.02	0.07	0.31	0.13
Control Delay (s/veh)	13.2	5.1	11.6	10.0	13.0	0.1	10.4	11.2	1.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	13.2	5.1	11.6	10.0	13.0	0.1	10.4	11.2	1.6
Queue Length 50th (ft)	19	1	4	4	101	0	6	60	0
Queue Length 95th (ft)	47	15	28	15	201	0	21	126	15
Internal Link Dist (ft)		864	368		543			557	
Turn Bay Length (ft)	85			85		100	130		215
Base Capacity (vph)	371	1165	702	619	934	963	462	910	963
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.30	0.04	0.08	0.04	0.45	0.02	0.07	0.30	0.12
Intersection Summary									

Liberty Industrial
1: Liberty Road & Edge Road

2029 No-Build AM

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	99	4	33	6	7	37	20	381	16	29	246	108
Future Volume (veh/h)	99	4	33	6	7	37	20	381	16	29	246	108
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1870	1900	1900	1900	1900	1811	1900	1722	1900	1796	1678	1900
Adj Flow Rate, veh/h	110	4	37	7	8	41	22	423	18	32	273	120
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Percent Heavy Veh, %	2	0	0	0	0	6	0	12	0	7	15	0
Cap, veh/h	584	54	500	123	24	102	403	579	541	304	564	541
Arrive On Green	0.09	0.34	0.34	0.09	0.09	0.09	0.34	0.34	0.34	0.34	0.34	0.34
Sat Flow, veh/h	1781	159	1475	158	277	1191	1007	1722	1610	911	1678	1610
Grp Volume(v), veh/h	110	0	41	56	0	0	22	423	18	32	273	120
Grp Sat Flow(s),veh/h/ln	1781	0	1634	1627	0	0	1007	1722	1610	911	1678	1610
Q Serve(g_s), s	1.9	0.0	0.6	0.5	0.0	0.0	0.7	8.0	0.3	1.2	4.8	2.0
Cycle Q Clear(g_c), s	1.9	0.0	0.6	1.2	0.0	0.0	5.4	8.0	0.3	9.2	4.8	2.0
Prop In Lane	1.00		0.90	0.12		0.73	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	584	0	555	248	0	0	403	579	541	304	564	541
V/C Ratio(X)	0.19	0.00	0.07	0.23	0.00	0.00	0.05	0.73	0.03	0.11	0.48	0.22
Avail Cap(c_a), veh/h	662	0	1283	897	0	0	583	886	828	466	863	828
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	11.6	0.0	8.3	16.0	0.0	0.0	11.9	10.8	8.2	14.8	9.7	8.8
Incr Delay (d2), s/veh	0.2	0.0	0.1	0.5	0.0	0.0	0.1	1.8	0.0	0.2	0.6	0.2
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.6	0.0	0.2	0.4	0.0	0.0	0.1	2.1	0.1	0.2	1.2	0.6
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	11.8	0.0	8.3	16.4	0.0	0.0	11.9	12.6	8.3	15.0	10.4	9.0
LnGrp LOS	B		A	B			B	B	A	B	B	A
Approach Vol, veh/h	151			56			463			425		
Approach Delay, s/veh	10.9			16.4			12.4			10.3		
Approach LOS	B			B			B			B		
Timer - Assigned Phs	2			4			6			7		
Phs Duration (G+Y+Rc), s	18.4			18.5			18.4			9.4		
Change Period (Y+Rc), s	6.0			6.0			6.0			6.0		
Max Green Setting (Gmax), s	19.0			29.0			19.0			5.0		
Max Q Clear Time (g_c+I1), s	10.0			2.6			11.2			3.9		
Green Ext Time (p_c), s	1.7			0.2			1.2			0.0		
Intersection Summary												
HCM 7th Control Delay, s/veh	11.6											
HCM 7th LOS	B											

Liberty Industrial
1: Liberty Road & Edge Road

2029 No-Build PM

										
Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations										
Traffic Volume (vph)	127	4	16	3	48	325	27	12	393	107
Future Volume (vph)	127	4	16	3	48	325	27	12	393	107
Turn Type	pm+pt	NA	Perm	NA	Perm	NA	Perm	Perm	NA	Perm
Protected Phases	7	4		8		2			6	
Permitted Phases	4		8		2		2	6		6
Detector Phase	7	4	8	8	2	2	2	6	6	6
Switch Phase										
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	11.0	24.0	24.0	24.0	24.0	24.0	24.0	24.0	24.0	24.0
Total Split (s)	11.0	35.0	24.0	24.0	25.0	25.0	25.0	25.0	25.0	25.0
Total Split (%)	18.3%	58.3%	40.0%	40.0%	41.7%	41.7%	41.7%	41.7%	41.7%	41.7%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0		6.0	6.0	6.0	6.0	6.0	6.0	6.0
Lead/Lag	Lead		Lag	Lag						
Lead-Lag Optimize?	Yes		Yes	Yes						
Recall Mode	None	None	None	None	Min	Min	Min	Min	Min	Min
Act Effect Green (s)	9.8	9.9		6.4	22.3	22.3	22.3	22.3	22.3	22.3
Actuated g/C Ratio	0.25	0.25		0.16	0.56	0.56	0.56	0.56	0.56	0.56
v/c Ratio	0.36	0.08		0.12	0.11	0.37	0.04	0.02	0.45	0.12
Control Delay (s/veh)	14.5	5.5		13.9	9.8	10.7	0.1	9.2	11.8	1.4
Queue Delay	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	14.5	5.5		13.9	9.8	10.7	0.1	9.2	11.8	1.4
LOS	B	A		B	A	B	A	A	B	A
Approach Delay (s/veh)		12.7		13.9		9.9			9.5	
Approach LOS		B		B		A			A	

Intersection Summary

Cycle Length: 60

Actuated Cycle Length: 39.9

Natural Cycle: 60

Control Type: Actuated-Uncoordinated

Maximum v/c Ratio: 0.45

Intersection Signal Delay (s/veh): 10.3

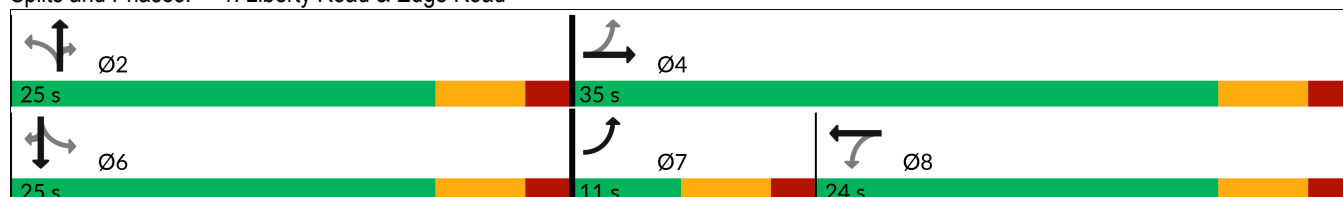
Intersection LOS: B

Intersection Capacity Utilization 52.6%

ICU Level of Service A

Analysis Period (min) 15

Splits and Phases: 1: Liberty Road & Edge Road



Timings

Synchro 12 Report
NV5

									
Lane Group	EBL	EBT	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Group Flow (vph)	134	35	35	51	342	28	13	414	113
v/c Ratio	0.36	0.08	0.12	0.11	0.37	0.04	0.02	0.45	0.12
Control Delay (s/veh)	14.5	5.5	13.9	9.8	10.7	0.1	9.2	11.8	1.4
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	14.5	5.5	13.9	9.8	10.7	0.1	9.2	11.8	1.4
Queue Length 50th (ft)	20	1	3	5	40	0	1	51	0
Queue Length 95th (ft)	54	14	24	31	159	0	10	201	13
Internal Link Dist (ft)		864	368		543			557	
Turn Bay Length (ft)	85			85		100	130		215
Base Capacity (vph)	372	1218	855	490	970	700	619	970	1016
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.36	0.03	0.04	0.10	0.35	0.04	0.02	0.43	0.11
Intersection Summary									

Liberty Industrial
1: Liberty Road & Edge Road

2029 No-Build PM

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	127	4	29	16	3	14	48	325	27	12	393	107
Future Volume (veh/h)	127	4	29	16	3	14	48	325	27	12	393	107
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1900	1900	1841	1900	1900	1900	1737	1678	1159	1900	1678	1900
Adj Flow Rate, veh/h	134	4	31	17	3	15	51	342	28	13	414	113
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	0	0	4	0	0	0	11	15	50	0	15	0
Cap, veh/h	573	61	475	192	9	45	307	596	349	386	596	572
Arrive On Green	0.10	0.33	0.33	0.07	0.07	0.07	0.36	0.36	0.36	0.36	0.36	0.36
Sat Flow, veh/h	1810	187	1451	737	130	650	814	1678	982	1028	1678	1610
Grp Volume(v), veh/h	134	0	35	35	0	0	51	342	28	13	414	113
Grp Sat Flow(s),veh/h/ln	1810	0	1639	1516	0	0	814	1678	982	1028	1678	1610
Q Serve(g_s), s	2.4	0.0	0.6	0.8	0.0	0.0	2.2	6.2	0.7	0.4	8.0	1.8
Cycle Q Clear(g_c), s	2.4	0.0	0.6	0.8	0.0	0.0	10.2	6.2	0.7	6.6	8.0	1.8
Prop In Lane	1.00		0.89	0.49		0.43	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	573	0	537	246	0	0	307	596	349	386	596	572
V/C Ratio(X)	0.23	0.00	0.07	0.14	0.00	0.00	0.17	0.57	0.08	0.03	0.69	0.20
Avail Cap(c_a), veh/h	632	0	1257	864	0	0	427	843	494	538	843	809
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	12.4	0.0	8.7	16.8	0.0	0.0	14.8	9.9	8.1	12.6	10.4	8.5
Incr Delay (d2), s/veh	0.2	0.0	0.1	0.3	0.0	0.0	0.3	0.9	0.1	0.0	1.5	0.2
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.8	0.0	0.1	0.3	0.0	0.0	0.3	1.5	0.1	0.1	2.0	0.5
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	12.6	0.0	8.8	17.0	0.0	0.0	15.0	10.7	8.2	12.6	11.9	8.6
LnGrp LOS	B		A	B			B	B	A	B	B	A
Approach Vol, veh/h	169			35			421			540		
Approach Delay, s/veh	11.8			17.0			11.1			11.2		
Approach LOS	B			B			B			B		
Timer - Assigned Phs	2			4			6			7		
Phs Duration (G+Y+Rc), s	19.4			18.4			19.4			9.8		
Change Period (Y+Rc), s	6.0			6.0			6.0			6.0		
Max Green Setting (Gmax), s	19.0			29.0			19.0			5.0		
Max Q Clear Time (g_c+I1), s	12.2			2.6			10.0			4.4		
Green Ext Time (p_c), s	1.3			0.1			1.9			0.0		
Intersection Summary												
HCM 7th Control Delay, s/veh	11.4											
HCM 7th LOS	B											

Liberty Industrial
1: Liberty Road & Edge Road

2029 Build AM

										
Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations										
Traffic Volume (vph)	99	7	7	8	20	381	19	55	246	108
Future Volume (vph)	99	7	7	8	20	381	19	55	246	108
Turn Type	pm+pt	NA	Perm	NA	Perm	NA	Perm	Perm	NA	Perm
Protected Phases	7	4		8		2			6	
Permitted Phases	4		8		2		2	6		6
Detector Phase	7	4	8	8	2	2	2	6	6	6
Switch Phase										
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	11.0	24.0	24.0	24.0	24.0	24.0	24.0	24.0	24.0	24.0
Total Split (s)	11.0	35.0	24.0	24.0	25.0	25.0	25.0	25.0	25.0	25.0
Total Split (%)	18.3%	58.3%	40.0%	40.0%	41.7%	41.7%	41.7%	41.7%	41.7%	41.7%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0		6.0	6.0	6.0	6.0	6.0	6.0	6.0
Lead/Lag	Lead		Lag	Lag						
Lead-Lag Optimize?	Yes		Yes	Yes						
Recall Mode	None	None	None	None	Min	Min	Min	Min	Min	Min
Act Effect Green (s)	12.3	12.4		6.6	22.9	22.9	22.9	22.9	22.9	22.9
Actuated g/C Ratio	0.29	0.29		0.15	0.54	0.54	0.54	0.54	0.54	0.54
v/c Ratio	0.29	0.09		0.24	0.04	0.46	0.02	0.14	0.31	0.13
Control Delay (s/veh)	13.0	5.4		11.5	10.2	13.3	0.1	11.2	11.4	1.6
Queue Delay	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	13.0	5.4		11.5	10.2	13.3	0.1	11.2	11.4	1.6
LOS	B	A		B	B	B	A	B	B	A
Approach Delay (s/veh)		10.8		11.5		12.5			8.8	
Approach LOS		B		B		B			A	

Intersection Summary

Cycle Length: 60

Actuated Cycle Length: 42.7

Natural Cycle: 60

Control Type: Actuated-Uncoordinated

Maximum v/c Ratio: 0.46

Intersection Signal Delay (s/veh): 10.8

Intersection LOS: B

Intersection Capacity Utilization 51.4%

ICU Level of Service A

Analysis Period (min) 15

Splits and Phases: 1: Liberty Road & Edge Road



Timings

Synchro 12 Report
NV5

									
Lane Group	EBL	EBT	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Group Flow (vph)	110	45	66	22	423	21	61	273	120
v/c Ratio	0.29	0.09	0.24	0.04	0.46	0.02	0.14	0.31	0.13
Control Delay (s/veh)	13.0	5.4	11.5	10.2	13.3	0.1	11.2	11.4	1.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	13.0	5.4	11.5	10.2	13.3	0.1	11.2	11.4	1.6
Queue Length 50th (ft)	19	1	4	4	101	0	11	60	0
Queue Length 95th (ft)	47	16	30	15	#203	0	36	128	15
Internal Link Dist (ft)		864	368		543			557	
Turn Bay Length (ft)	85			85		100	130		215
Base Capacity (vph)	374	1188	682	613	925	956	447	902	956
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.29	0.04	0.10	0.04	0.46	0.02	0.14	0.30	0.13

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Liberty Industrial
1: Liberty Road & Edge Road

2029 Build AM

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	99	7	33	7	8	44	20	381	19	55	246	108
Future Volume (veh/h)	99	7	33	7	8	44	20	381	19	55	246	108
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1870	1900	1900	1900	1900	1722	1900	1722	1900	1767	1678	1900
Adj Flow Rate, veh/h	110	8	37	8	9	49	22	423	21	61	273	120
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Percent Heavy Veh, %	2	0	0	0	0	12	0	12	0	9	15	0
Cap, veh/h	575	98	455	117	25	109	417	612	572	316	596	572
Arrive On Green	0.09	0.33	0.33	0.09	0.09	0.09	0.36	0.36	0.36	0.36	0.36	0.36
Sat Flow, veh/h	1781	294	1361	145	274	1209	1007	1722	1610	893	1678	1610
Grp Volume(v), veh/h	110	0	45	66	0	0	22	423	21	61	273	120
Grp Sat Flow(s),veh/h/ln	1781	0	1655	1628	0	0	1007	1722	1610	893	1678	1610
Q Serve(g_s), s	2.0	0.0	0.7	0.6	0.0	0.0	0.7	8.1	0.3	2.4	4.8	2.0
Cycle Q Clear(g_c), s	2.0	0.0	0.7	1.5	0.0	0.0	5.5	8.1	0.3	10.5	4.8	2.0
Prop In Lane	1.00		0.82	0.12		0.74	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	575	0	554	251	0	0	417	612	572	316	596	572
V/C Ratio(X)	0.19	0.00	0.08	0.26	0.00	0.00	0.05	0.69	0.04	0.19	0.46	0.21
Avail Cap(c_a), veh/h	646	0	1241	856	0	0	554	846	791	437	824	791
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	12.2	0.0	8.8	16.7	0.0	0.0	11.7	10.7	8.2	15.2	9.6	8.7
Incr Delay (d2), s/veh	0.2	0.0	0.1	0.6	0.0	0.0	0.1	1.4	0.0	0.3	0.6	0.2
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.6	0.0	0.2	0.5	0.0	0.0	0.1	2.1	0.1	0.4	1.2	0.6
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	12.3	0.0	8.9	17.2	0.0	0.0	11.8	12.1	8.2	15.5	10.2	8.9
LnGrp LOS	B		A	B			B	B	A	B	B	A
Approach Vol, veh/h	155			66			466			454		
Approach Delay, s/veh	11.3			17.2			11.9			10.5		
Approach LOS	B			B			B			B		
Timer - Assigned Phs	2			4			6			7		
Phs Duration (G+Y+Rc), s	19.7			19.0			19.7			9.5		
Change Period (Y+Rc), s	6.0			6.0			6.0			6.0		
Max Green Setting (Gmax), s	19.0			29.0			19.0			5.0		
Max Q Clear Time (g_c+l1), s	10.1			2.7			12.5			4.0		
Green Ext Time (p_c), s	1.7			0.2			1.2			0.0		
Intersection Summary												
HCM 7th Control Delay, s/veh	11.6											
HCM 7th LOS	B											

Liberty Industrial
1: Liberty Road & Edge Road

2029 Build PM

										
Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations										
Traffic Volume (vph)	127	5	19	6	48	325	28	24	393	107
Future Volume (vph)	127	5	19	6	48	325	28	24	393	107
Turn Type	pm+pt	NA	Perm	NA	Perm	NA	Perm	Perm	NA	Perm
Protected Phases	7	4		8		2			6	
Permitted Phases	4		8		2		2	6		6
Detector Phase	7	4	8	8	2	2	2	6	6	6
Switch Phase										
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	11.0	24.0	24.0	24.0	24.0	24.0	24.0	24.0	24.0	24.0
Total Split (s)	11.0	35.0	24.0	24.0	25.0	25.0	25.0	25.0	25.0	25.0
Total Split (%)	18.3%	58.3%	40.0%	40.0%	41.7%	41.7%	41.7%	41.7%	41.7%	41.7%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0		6.0	6.0	6.0	6.0	6.0	6.0	6.0
Lead/Lag	Lead		Lag	Lag						
Lead-Lag Optimize?	Yes		Yes	Yes						
Recall Mode	None	None	None	None	Min	Min	Min	Min	Min	Min
Act Effect Green (s)	12.4	12.5		6.8	22.7	22.7	22.7	22.7	22.7	22.7
Actuated g/C Ratio	0.29	0.29		0.16	0.53	0.53	0.53	0.53	0.53	0.53
v/c Ratio	0.34	0.07		0.26	0.12	0.39	0.04	0.05	0.47	0.12
Control Delay (s/veh)	13.4	5.4		12.6	11.1	12.3	0.1	10.5	13.7	1.4
Queue Delay	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	13.4	5.4		12.6	11.1	12.3	0.1	10.5	13.7	1.4
LOS	B	A		B	B	B	A	B	B	A
Approach Delay (s/veh)		11.7		12.6		11.4			11.1	
Approach LOS		B		B		B			B	

Intersection Summary

Cycle Length: 60

Actuated Cycle Length: 42.6

Natural Cycle: 60

Control Type: Actuated-Uncoordinated

Maximum v/c Ratio: 0.47

Intersection Signal Delay (s/veh): 11.4

Intersection LOS: B

Intersection Capacity Utilization 53.6%

ICU Level of Service A

Analysis Period (min) 15

Splits and Phases: 1: Liberty Road & Edge Road



Timings

Synchro 12 Report
NV5

									
Lane Group	EBL	EBT	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Group Flow (vph)	134	36	72	51	342	29	25	414	113
v/c Ratio	0.34	0.07	0.26	0.12	0.39	0.04	0.05	0.47	0.12
Control Delay (s/veh)	13.4	5.4	12.6	11.1	12.3	0.1	10.5	13.7	1.4
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	13.4	5.4	12.6	11.1	12.3	0.1	10.5	13.7	1.4
Queue Length 50th (ft)	24	1	7	10	80	0	5	102	0
Queue Length 95th (ft)	54	14	34	32	166	0	19	#216	13
Internal Link Dist (ft)		864	368		543			557	
Turn Bay Length (ft)	85			85		100	130		215
Base Capacity (vph)	398	1148	683	437	885	661	499	885	942
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.34	0.03	0.11	0.12	0.39	0.04	0.05	0.47	0.12

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Liberty Industrial
1: Liberty Road & Edge Road

2029 Build PM

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	127	5	29	19	6	44	48	325	28	24	393	107
Future Volume (veh/h)	127	5	29	19	6	44	48	325	28	24	393	107
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1900	1900	1841	1900	1900	1796	1737	1678	1189	1707	1678	1900
Adj Flow Rate, veh/h	134	5	31	20	6	46	51	342	29	25	414	113
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	0	0	4	0	0	7	11	15	48	13	15	0
Cap, veh/h	595	78	482	151	18	89	298	591	355	357	591	567
Arrive On Green	0.10	0.34	0.34	0.09	0.09	0.09	0.35	0.35	0.35	0.35	0.35	0.35
Sat Flow, veh/h	1810	228	1417	373	198	1011	814	1678	1007	923	1678	1610
Grp Volume(v), veh/h	134	0	36	72	0	0	51	342	29	25	414	113
Grp Sat Flow(s),veh/h/ln	1810	0	1645	1582	0	0	814	1678	1007	923	1678	1610
Q Serve(g_s), s	2.4	0.0	0.6	1.2	0.0	0.0	2.2	6.5	0.7	0.9	8.3	1.9
Cycle Q Clear(g_c), s	2.4	0.0	0.6	1.7	0.0	0.0	10.5	6.5	0.7	7.4	8.3	1.9
Prop In Lane	1.00		0.86	0.28		0.64	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	595	0	560	258	0	0	298	591	355	357	591	567
V/C Ratio(X)	0.23	0.00	0.06	0.28	0.00	0.00	0.17	0.58	0.08	0.07	0.70	0.20
Avail Cap(c_a), veh/h	649	0	1222	840	0	0	408	817	490	481	817	784
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	12.2	0.0	8.7	17.0	0.0	0.0	15.4	10.3	8.4	13.3	10.9	8.8
Incr Delay (d2), s/veh	0.2	0.0	0.0	0.6	0.0	0.0	0.3	0.9	0.1	0.1	1.6	0.2
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.8	0.0	0.2	0.6	0.0	0.0	0.3	1.6	0.1	0.1	2.1	0.6
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	12.4	0.0	8.7	17.6	0.0	0.0	15.7	11.2	8.5	13.4	12.5	9.0
LnGrp LOS	B		A	B			B	B	A	B	B	A
Approach Vol, veh/h	170		72			422			552			
Approach Delay, s/veh	11.7		17.6			11.5			11.8			
Approach LOS	B		B			B			B			
Timer - Assigned Phs	2		4		6		7	8				
Phs Duration (G+Y+Rc), s	19.8		19.3		19.8		9.8	9.4				
Change Period (Y+Rc), s	6.0		6.0		6.0		6.0	6.0				
Max Green Setting (Gmax), s	19.0		29.0		19.0		5.0	18.0				
Max Q Clear Time (g_c+I1), s	12.5		2.6		10.3		4.4	3.7				
Green Ext Time (p_c), s	1.2		0.1		1.9		0.0	0.3				
Intersection Summary												
HCM 7th Control Delay, s/veh	12.0											
HCM 7th LOS	B											



Rezoning Request: Commercial Medium-Density (C-2) to Industrial, Low-Density(I-1).

Applicant: CHI/Acquisition LP

Case No.: RA-03-25.

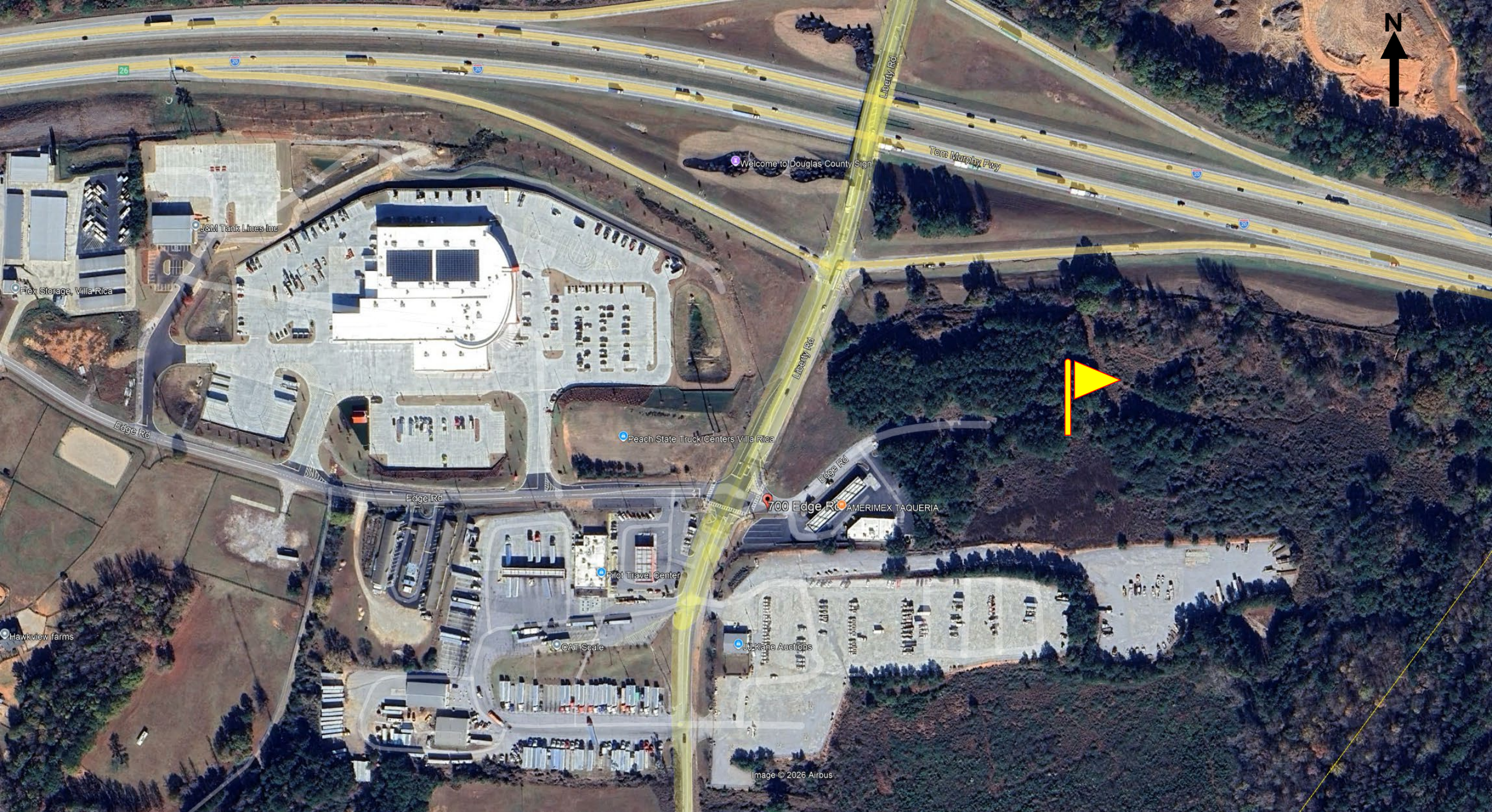
Address: 700 Edge Road

Parcel: 01460250013

Acreage: 21.99 acres+/-

Proposed Development

- 278,560 SF Light Industrial Warehouse.
- Logistics and Distribution use.
- Interim on-site septic system proposed due to capacity limitations.
- On-site fire protection system water tank.
- Mandatory connection to City sewer at owner's expense within 18 months of capacity availability.



Update Since Case Was Tabled

Revised Traffic Impact Study submitted

- Includes queuing analysis for southbound left-turn lane.
- 95% of projected queues (25'–36') fit within existing 130-foot turn lane.

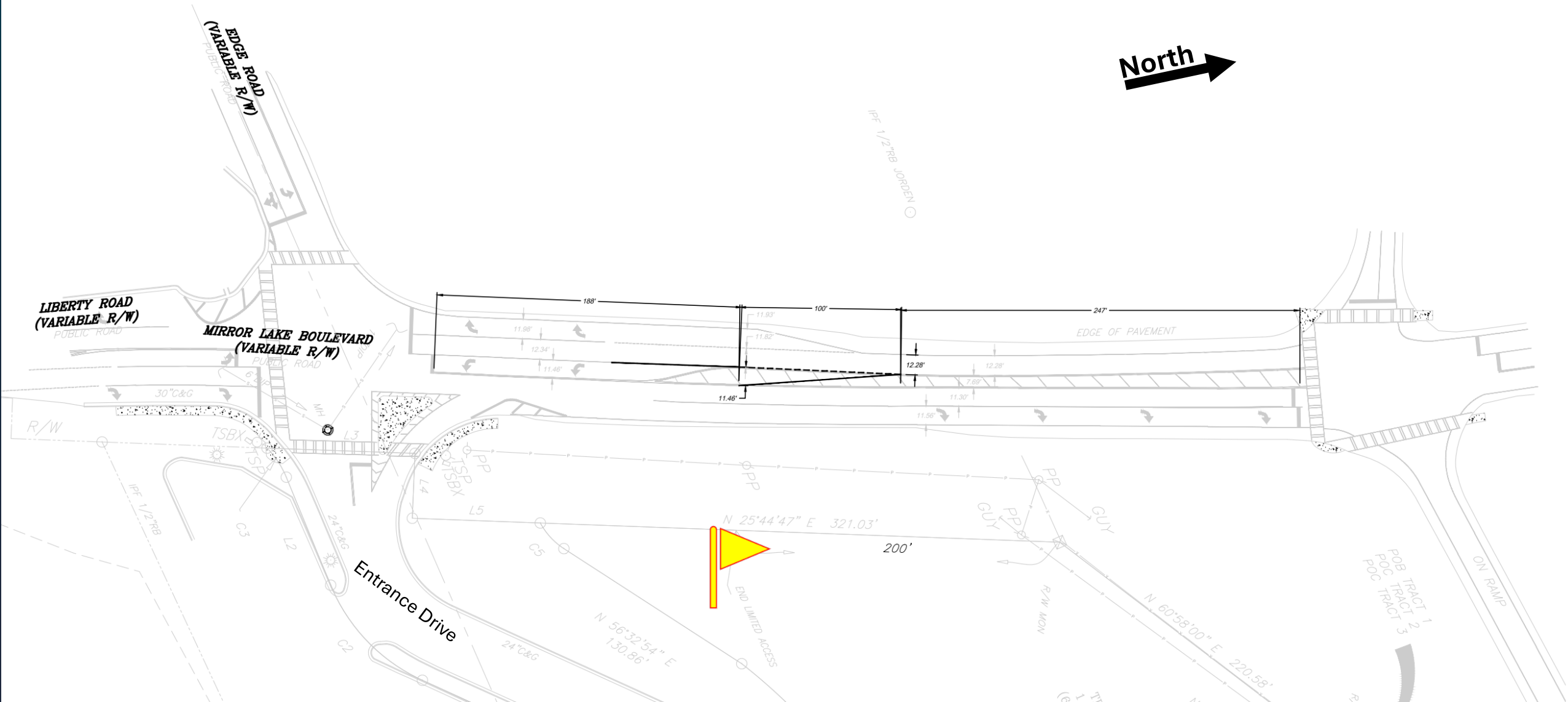
Striping plan submitted to lengthen southbound left-turn lane

- Expands lane to approximately 188 feet.
- 100-foot taper proposed.
- City Engineer has indicated the plan is acceptable.

Trip generation comparison submitted

- Compares proposed industrial use to alternate retail and travel center uses permitted under current C-2 zoning.

Liberty Road Southbound Left-Turn Lane Lengthening Proposal





Liberty Road

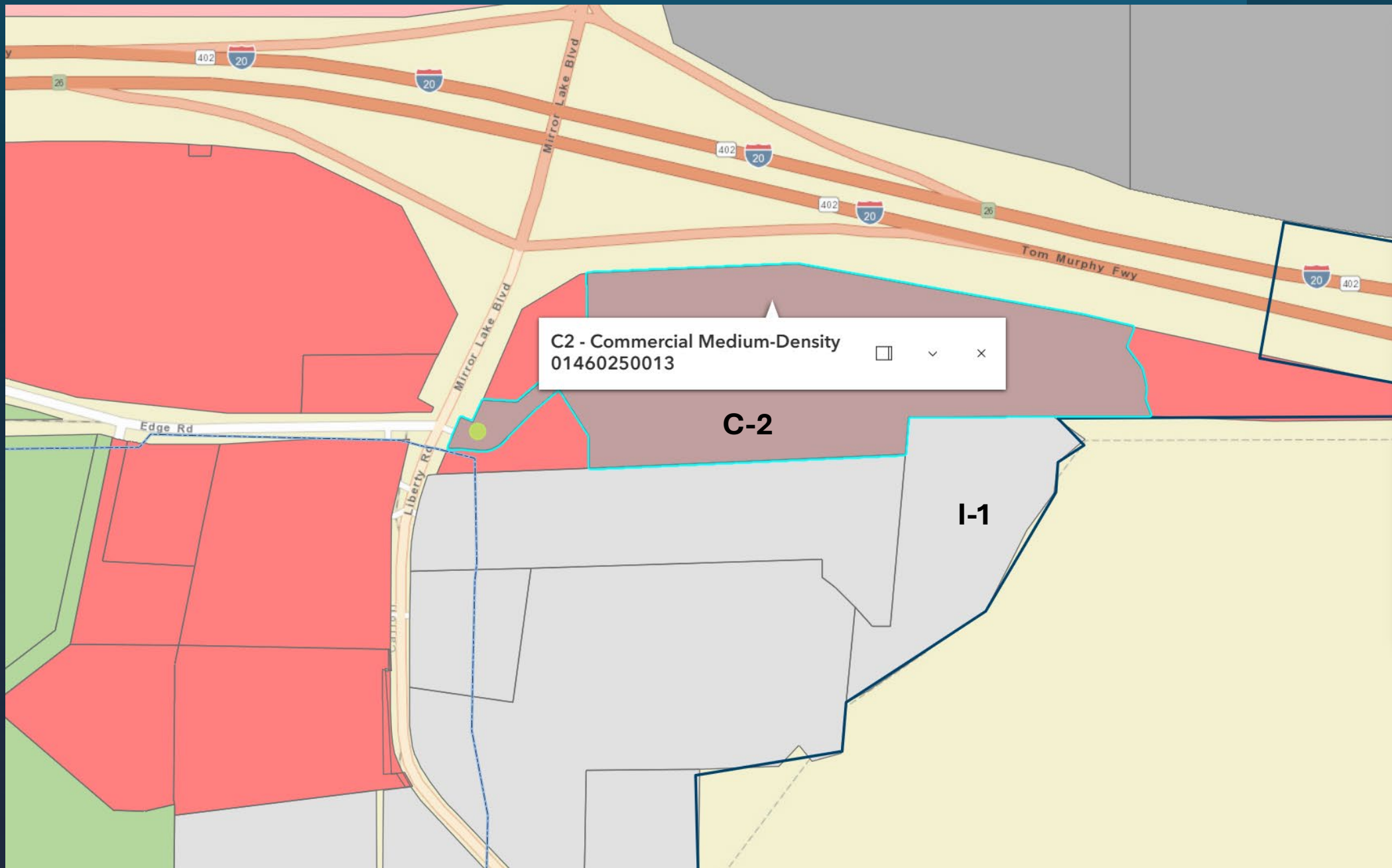
Edge Road

North

I-20 On Ramp

Edge Rd

Image © 2026 Airbus



Legend

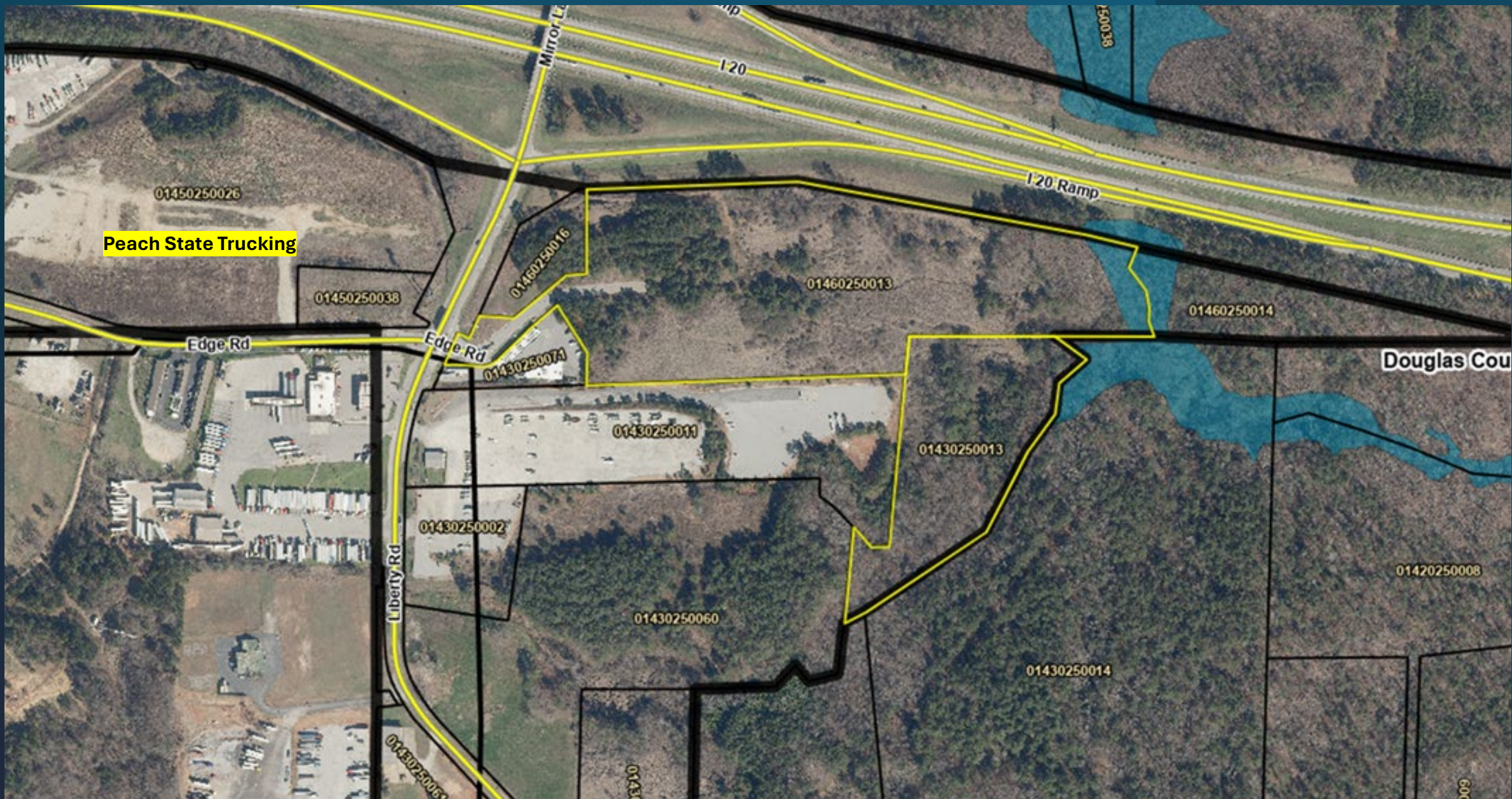
Zoning

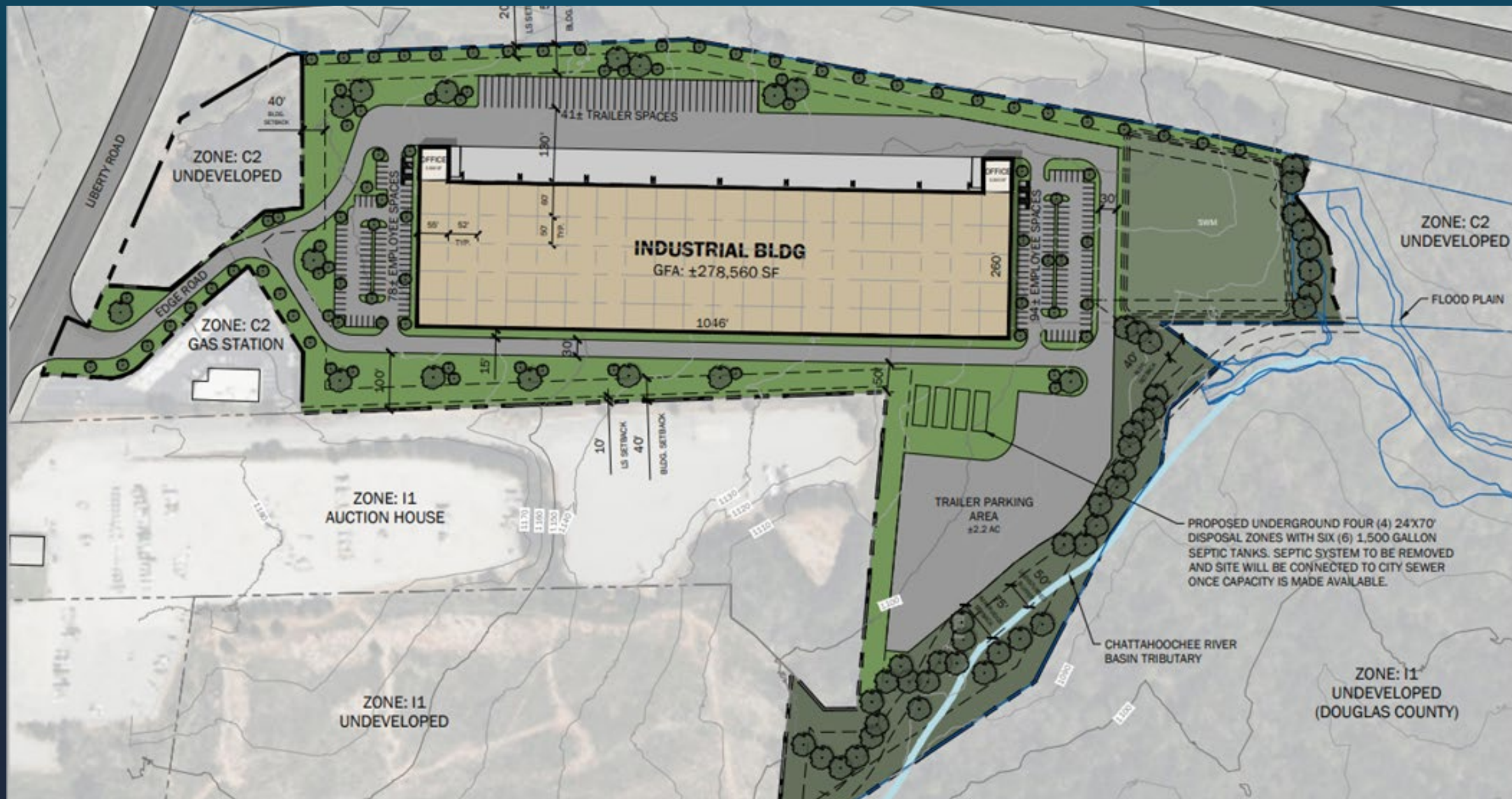
- AG - Single-Family Agricultural
- R1 - Single-Family Suburban
- R2 - Single-Family Urban
- SFA - Single-Family Attached
- MF1 - Multifamily Low-Density
- MF2 - Multifamily Medium-Density
- CBD - Central Business District
- CMU - Commercial Mixed Use
- C1 - Commercial Low-Density
- C2 - Commercial Medium-Density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

Staff Recommendation

Staff recommends Approval with conditions. PZ Recommended Approval with the addition of #5.

1. All building, fire life safety, and zoning, and design requirements shall be met in accordance with all applicable City codes and regulations.
2. The subject property shall be developed in substantial conformance with the conceptual site plan, prepared by Ware Malcomb dated December 1, 2025, as submitted with the application. Any deviation from the approved site layout shall require review and approval by the Community Development Department.
3. Any roadway, operational, or design modifications deemed necessary by the City Engineer shall be incorporated into the final construction plans prior to issuance of a land disturbance permit.
4. The applicant shall restripe the southbound left-turn lane at the Liberty Road/Edge Road intersection to provide approximately 188 feet of full storage and a 100-foot taper, as reflected in the submitted Turn Lane Exhibit LIBERTY TURN LANE; and shall also resurface roadways, subject to review and approval by the City Engineer.
5. Decorative screening between Interstate 20 and the facility's bay doors shall consist of an opaque wall or fence and landscaping, subject to design review and approval by the Community Development Department.

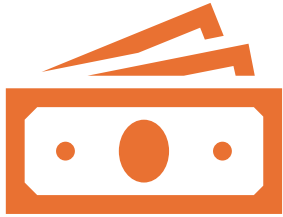








Estimated Economic Impact



**\$35 Million
Investment**



**175 – 250
Permanent Jobs**



**Approx. 125
Construction Jobs**

Traffic Impact Study: Trip Distribution

Trip distribution is based on existing traffic counts and historical GDOT ADT data.

Auto Trips:

~80% travel north on Liberty Road
~10% travel south on Liberty Road
~10% travel west on Edge Road

Truck Trips:

100% travel north on Liberty Road

LAND USE	PERIOD	TOTAL	IN	OUT
Warehousing – LUC 150 278,560 SF Autos	Daily	216	108	108
	AM Peak Hour	35	29	6
	PM Peak Hour	44	11	33
Warehousing – LUC 150 278,560 SF Trucks	Daily	120	60	60
	AM Peak Hour	6	3	3
	PM Peak Hour	6	3	3
Warehousing – LUC 150 278,560 TOTAL	Daily	336	168	168
	AM Peak Hour	41	32	9
	PM Peak Hour	50	14	36

Comprehensive Plan Consistency

- Located within the Liberty Village Future Land Use area and the I-20 Gateway.
- The I-20 Gateway supports employment-generating and logistics-oriented uses with interstate access.
- The rezoning is consistent with the area's industrial character; advances economic development and job creation; supports efficient movement of goods.
- The request is consistent with the Comprehensive Plan's vision for growth along the I-20 corridor.

Rezoning Review Criteria

- The proposed rezoning is compatible with surrounding industrial, commercial, and transportation-oriented uses in the area.
- The site is adjacent to existing industrial and logistics development, including interstate-supportive uses.
- The rezoning represents a logical extension of existing industrial zoning along the I-20 corridor.
- The request supports responsible growth by directing higher-intensity uses to an area planned for employment.

Staff Recommendation

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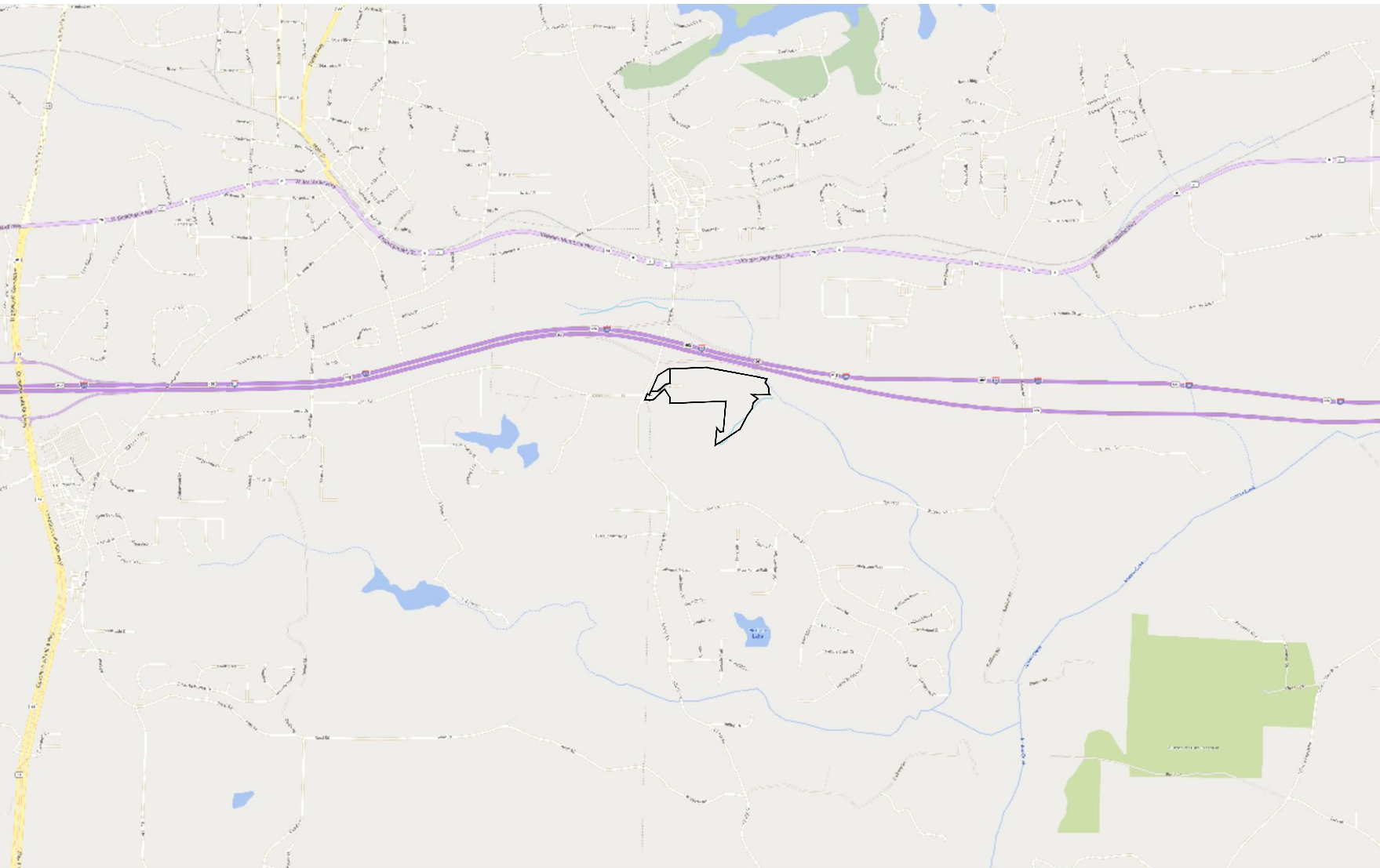
DEVELOPMENT STANDARDS		
Zoning		
Jurisdiction	City of Villa Rica, GA	
Zoning Designation	I-1 ¹	
Max Building Coverage	50%	
Max Height	45 FT ²	
Req. Landscape	25% ⁶	
Building Setbacks	Front	50 FT ³
	Side	40 FT ²
	Rear	50 FT ²
Landscape Setbacks	Front	20 FT ⁴
	Side	10 FT ⁵
	Rear	10 FT ⁵
Parking Standards	Min Stall Size	10X20 ⁷
	Drive Aisle	24 FT
	Fire Lane	20 FT
	Landscape Islands	180 SF

PROJECT DATA		
Site Summary		
Gross Site Area	1,297,652 SF	APN(s): ## 29.79 AC
Stormwater Management	88,921 SF	@ 7%
Net Site Area	1,208,731 SF	27.75 AC
Total Building Area(s)	Gross Floor Area	278,560 SF
	Footprint	278,560 SF
Coverage	Gross	21%
	Net	23%
FAR	Gross	0.21
	Net	0.23
Building 1		
Building Area(s)	Footprint	278,560 SF
Cars Provided	@0.62/1,000 SF	172 Stalls
	Req. Accessible	6 Stalls
Drive-in Doors		2
Docks	@1/4,567 SF	61
Trailers		41 Stalls

- Notes**
1. Current zone is C-2, rezoning to I-1 (Light Industrial) is required.
 2. For principal structures.
 3. PA: 50 ft MA: 45 ft MC: 45 ft RC: 40 ft LR: 35 ft
 4. All parking lots, including parking spaces (excluding interior drives and loading/unloading areas), shall be separated from all public or private street rights-of-way by a landscape screen that is a minimum of twenty (20) feet in width.
 5. Parking areas adjacent to other developed parcels shall require a planting area that is a minimum ten (10) feet in width. Parking lots shall be screened adjacent to the residential use or zoning district to a minimum height of four (4) feet in accordance with the appropriate buffer yard.
 6. 75% max impervious area. For parking lots with more than 25 spaces; five percent (5%) of vehicular use area shall be landscaped. The minimum landscape area permitted shall be one-hundred eighty (180) square feet with trees planted a minimum of four (4) feet from the curb or the edge of the pavement.
 7. Parking areas shall be separated by a minimum of five (5) feet from the façade of a building or structure by an elevated sidewalk or planting strip. A maximum of fifty (50) percent of the required parking shall be located between the front facade and the primary street. The balance of the parking shall be on the rear or side of the primary building.

DEVELOPER:
CHI/ACQIUSTION, L.P.
JOHN BATEMAN
JBATEMAN@CROWHOLDINGS.COM
404-665-9997

CIVIL ENGINEER:
WARE MALCOMB
LAUREN LEYRER, PE
LLEYRER@WAREMALCOMB.COM
470-426-8783



This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

Boundary Source:
REGRID PARCEL DATA
www.regrid.com

Stormwater Management Design:
AVERAGE REGIONAL REQUIRED
PROVIDED

SCHEME: 03

Conceptual Site Plan
Crow Holdings
Liberty Road, Villa Rica, GA

WARE MALCOMB

ATL24-4037-00
2025.12.01

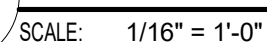
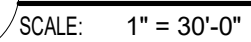
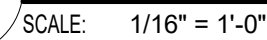
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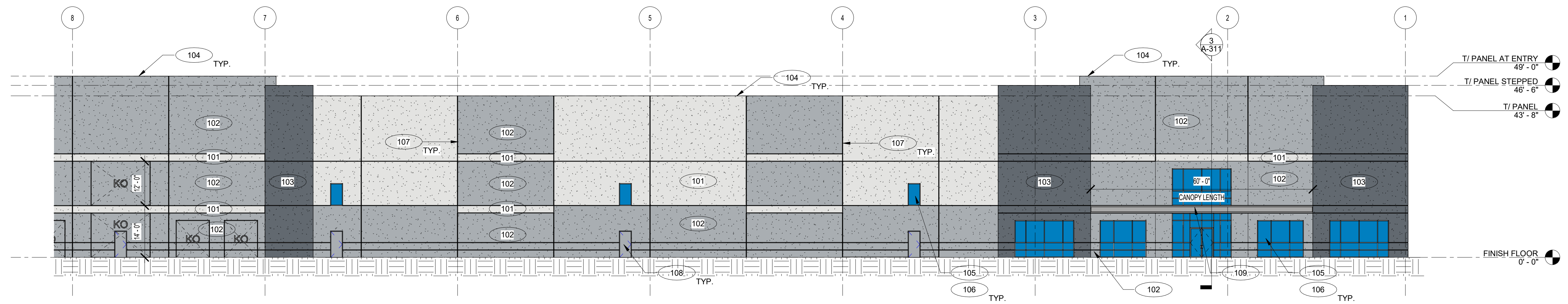
KEYNOTES

106	JOINT SEALER- ALUM. STOREFRONT THERMO DYMERIC 240CF OR EQUAL COLOR: ANODIZED ALUMINUM
107	JOINT SEALER, S.C.C. JOINTS MASTERSSEAL NP-2 POLYURETHANE OR EQUAL COLOR: TBD
108	EXPPOSED METAL DOORS & FRAMES COLOR: PAINTED TO MATCH ADJACENT PANEL PAINT COLOR
109	PRE-ENGINEERED METAL CANOPY WITH 4 MM ACM FASCIA AND 0.05" FASCIA GUTTER COLOR: REYNOLBOND TBD
110	PRE-ENGINEERED BULLNOSE CANOPY COLOR: PAC-CLAD TBD

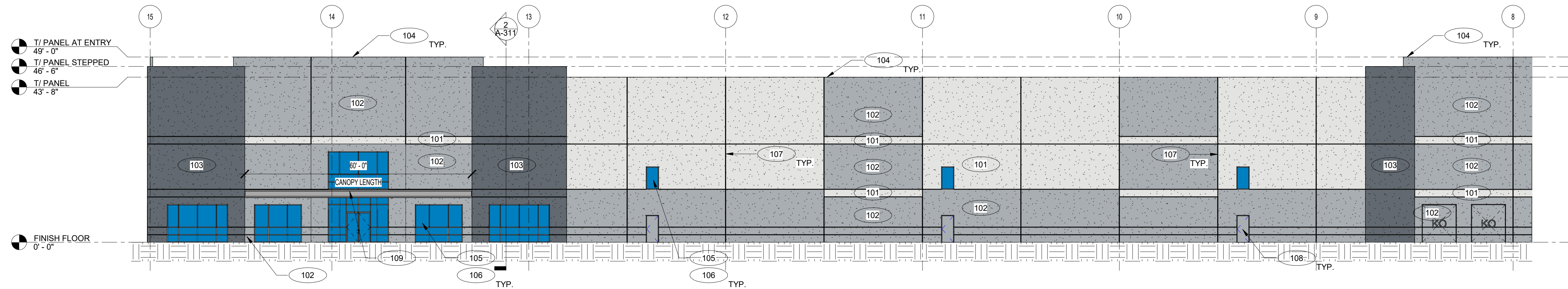
- | | |
|----|--|
| E1 | CONCRETE SERVICE RAMP, SEE 12/A-401 |
| E2 | STAIR AND GUARDRAIL, TYP. SEE 6/A-401, 8/A-401, 10/A-401 |
| E3 | DOCK BUMPER - SEE WALL SECTIONS |
| E4 | LED WALL PACK - SEE ELECTRICAL DRAWINGS |
| E5 | LOUVER - SEE MECHANICAL DRAWINGS |

SCALE: 1" = 30'-0"

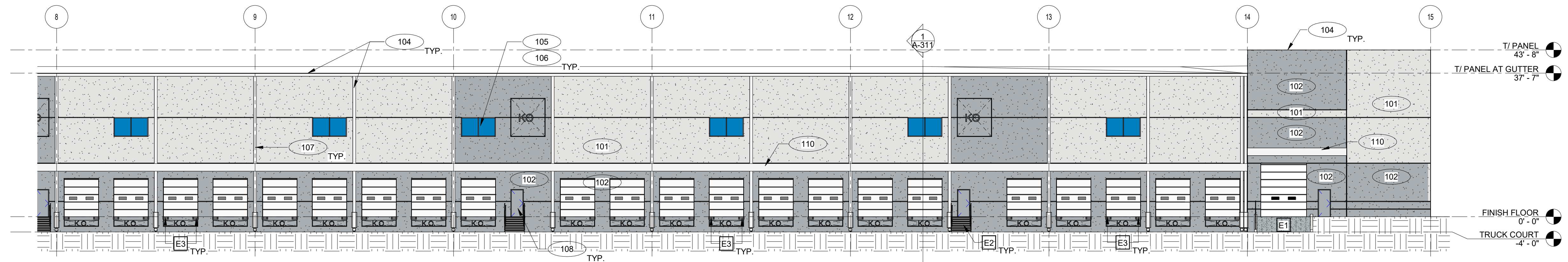




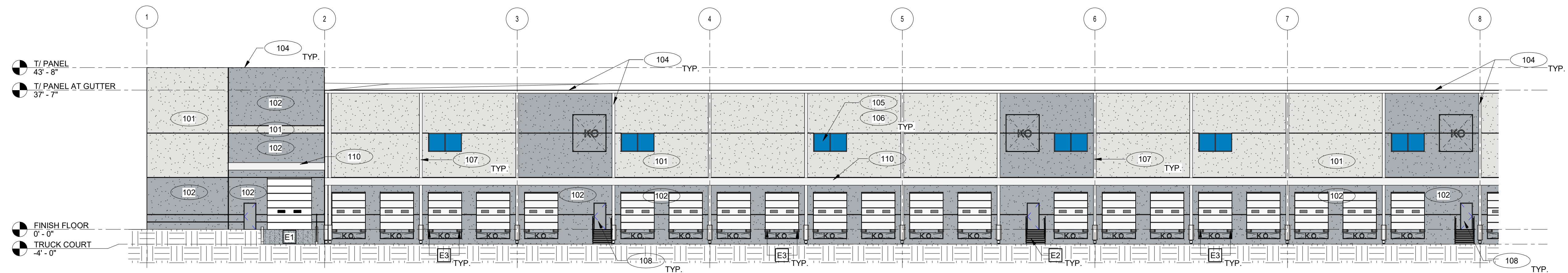
1 PARTIAL NORTH ELEVATION
SCALE: 1/16" = 1'-0"



2 PARTIAL NORTH ELEVATION
SCALE: 1/16" = 1'-0"



3 PARTIAL SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



4 PARTIAL SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

GENERAL NOTES

SEE SHEET A-201 FOR GENERAL NOTES

KEY NOTES

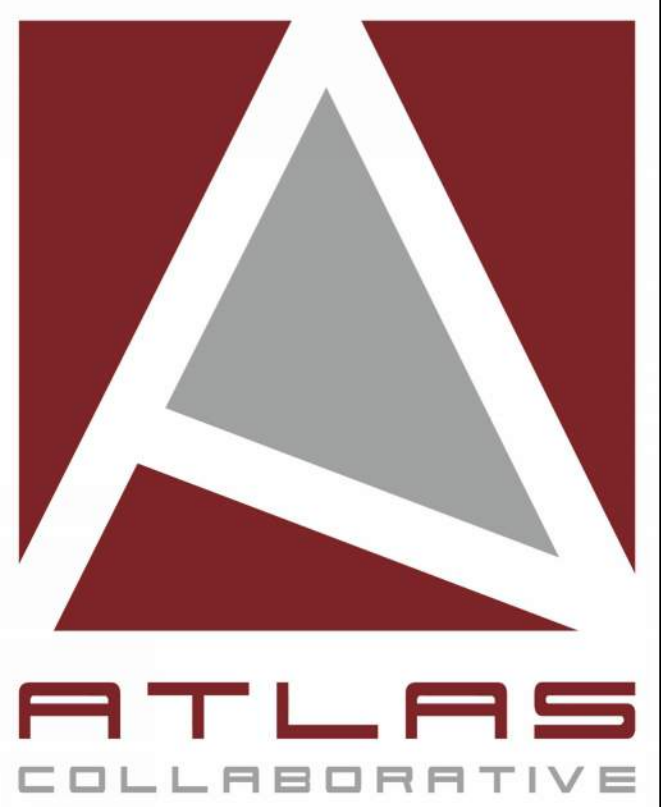
SEE SHEET A-201 FOR KEY NOTES

GLASS SCHEDULE

SEE SHEET A-201 FOR GLASS SCHEDULE

EXTERIOR FINISH SCHEDULE

SEE SHEET A-201 FOR EXTERIOR FINISH SCHEDULE



**CROW
HOLDINGS**
INDUSTRIAL

UNIVERSITY LOGISTICS
PKWY
BUILDING 200

1925 WINDER HIGHWAY
DACULA, GA 30019

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Print Record

17 OCTOBER 2022	DESIGN REVIEW
02 JULY 2024	DESIGN REVIEW
15 JULY 2024	50% DESIGN REVIEW
31 JULY 2024	60% DESIGN REVIEW
21 AUGUST 2024	95% DESIGN REVIEW
04 SEPTEMBER 2024	REVISED 95% DESIGN REVIEW
07 MAY 2025	REVISED 95% DESIGN REVIEW

Revisions

Issue Date: 09/07/2025
Job No.: 2201084 - 200

Sheet Title

EXTERIOR ELEVATIONS

Sheet No.

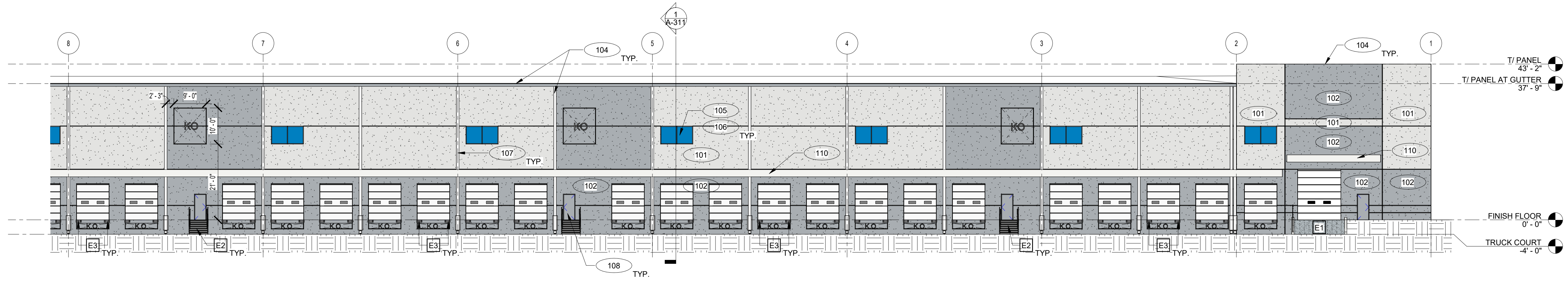
A-202

NOT ISSUED FOR CONSTRUCTION

A 1" INSULATED INNER PANE 1/4" OUTER PANE 1/4" INNER PANE HEAT STRENGTHENED OUTER PANE HEAT STRENGTHENED GUARDIAN GLASS STYLE: SUNGLARD SN 68 COLOR: GRAY-CLEAR	B 1" INSULATED INNER PANE 1/4" OUTER PANE 1/4" INNER PANE TEMPERED OUTER PANE TEMPERED GUARDIAN GLASS FABRICATOR: SUNGLARD SN 68 COLOR: GRAY-CLEAR	C 1" INSULATED INNER PANE 1/4" OUTER PANE 1/4" INNER PANE TEMPERED OUTER PANE TEMPERED GUARDIAN GLASS FABRICATOR: SUNGLARD SN 68 WITH STYLE: DECO HT COLOR: GRAY-CLEAR
COATINGS: Low-E ON #2 SURFACE	COATINGS: Low-E ON #2 SURFACE	COATINGS: Low-E ON #2 SURFACE WITH #4 SURFACE BLACK SPANDREL
U-VALUE: 29 SHGC: 25	U-VALUE: 29 SHGC: 25	U-VALUE: - SHGC: -

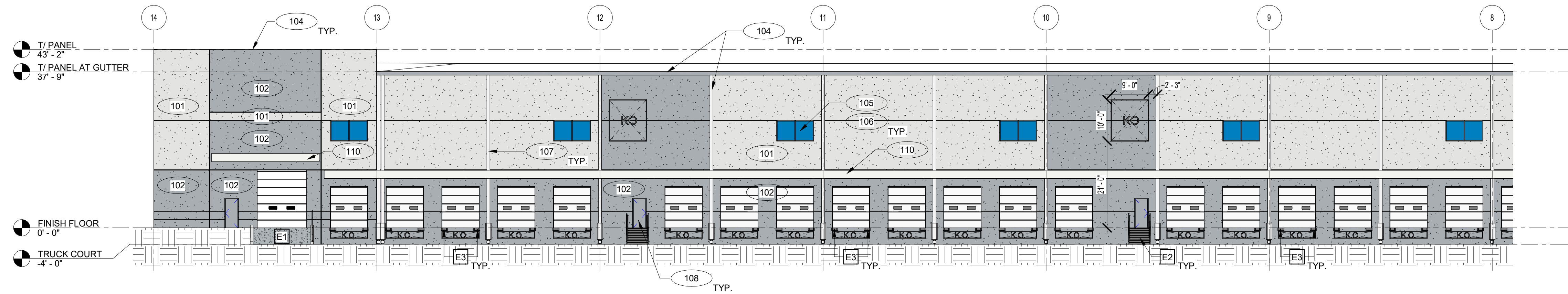
101	EXTERIOR TEXTURE COATING: PAINTED CONCRETE SHERWIN WILLIAMS ULTRACRETE OR EQUAL COLOR: TBD	COLOR LEGEND SEE ELEVATION	106	JOINT SEALER: ALUM. STREOFRENT TREMCO DYMERIC 240FC OR EQUAL COLOR: ANODIZED ALUMINUM
102	EXTERIOR TEXTURE COATING: PAINTED CONCRETE SHERWIN WILLIAMS ULTRACRETE OR EQUAL COLOR: TBD	COLOR LEGEND SEE ELEVATION	107	JOINT SEALER: S.C.C.P. JOINTS MASTERSEAL NP-2 POLYURETHANE OR EQUAL COLOR: TBD
103	EXTERIOR TEXTURE COATING: PAINTED CONCRETE SHERWIN WILLIAMS ULTRACRETE OR EQUAL COLOR: TBD	COLOR LEGEND SEE ELEVATION	108	EXPPOSED METAL DOORS & FRAMES COLOR: PAINTED TO MATCH ADJACENT PANEL PAINT COLOR
104	PRE-FINISHED METAL GRAVEL STOP, GUTTER, COPING, AND DOWNSPOUTS COLOR: PAC-CLAD - TBD		109	PRE-ENGINEERED METAL CANOPY WITH 4 MM ACM FASCIA AND 0.05" FASCIA GUTTER COLOR: REYNOLBOND TBD
105	ALUMINUM STREOFRENT CURTAIN WALL AS MANUFACTURED BY KAWNEER COLOR: CLEAR ANODIZED		110	PRE-ENGINEERED BULLNOSE CANOPY COLOR: PAC-CLAD TBD





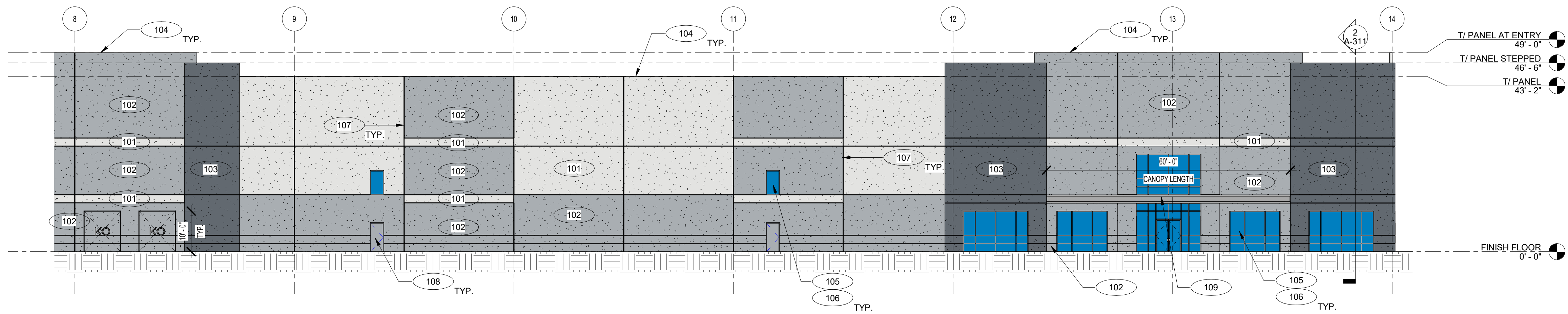
1 PARTIAL NORTH ELEVATION

SCALE: 1/16" = 1'-0"



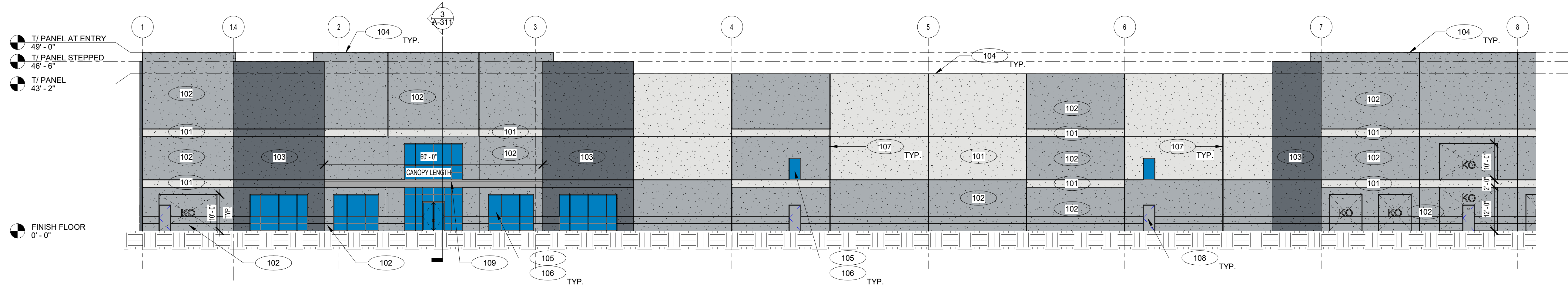
2 PARTIAL NORTH ELEVATION

SCALE: 1/16" = 1'-0"



3 PARTIAL SOUTH ELEVATION

SCALE: 1/16" = 1'-0"



4 PARTIAL SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

GENERAL NOTES

SEE SHEET A-201 FOR GENERAL NOTES

KEY NOTES

SEE SHEET A-201 FOR KEY NOTES

GLASS SCHEDULE

SEE SHEET A-201 FOR GLASS SCHEDULE

EXTERIOR FINISH SCHEDULE

SEE SHEET A-201 FOR EXTERIOR FINISH SCHEDULE



Crow Holdings
INDUSTRIAL

UNIVERSITY LOGISTICS
PKWY
BUILDING 100

1925 WINDER HIGHWAY
DACULA, GA 30019

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Print Record

29 OCTOBER 2022	DESIGN REVIEW
23 JUNE 2024	DESIGN REVIEW
02 JULY 2024	DESIGN REVIEW
15 JULY 2024	30% DESIGN REVIEW
31 JULY 2024	60% DESIGN REVIEW
21 AUGUST 2024	95% DESIGN REVIEW
04 SEPTEMBER 2024	REVISED 95% DESIGN REVIEW
07 MAY 2025	REVISED 95% DESIGN REVIEW

Revisions

Issue Date	Job No.
09/07/2025	2201084 - B100

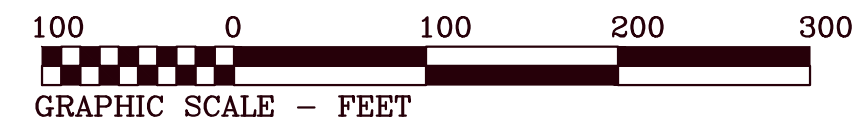
Sheet Title

EXTERIOR ELEVATIONS

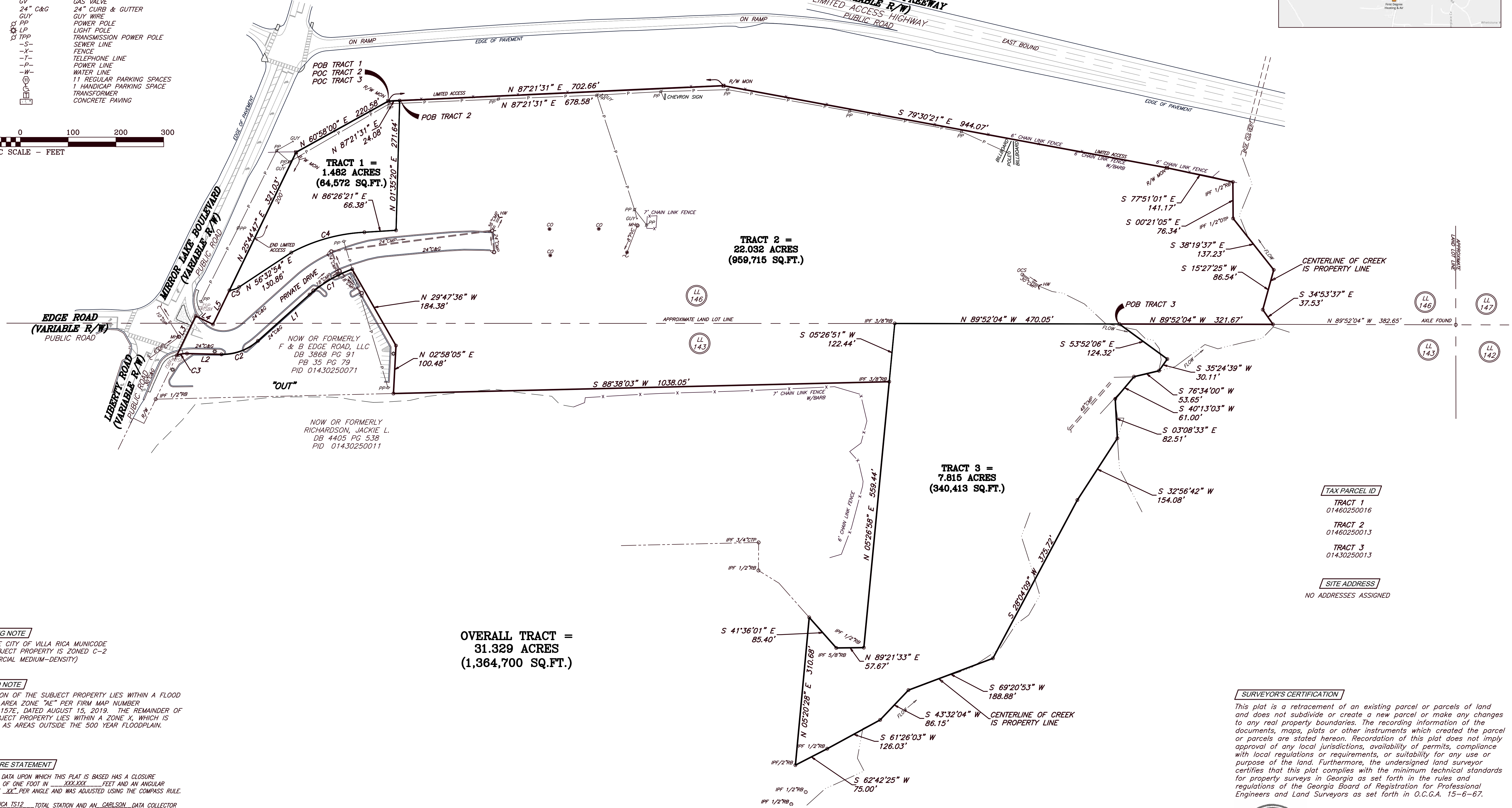
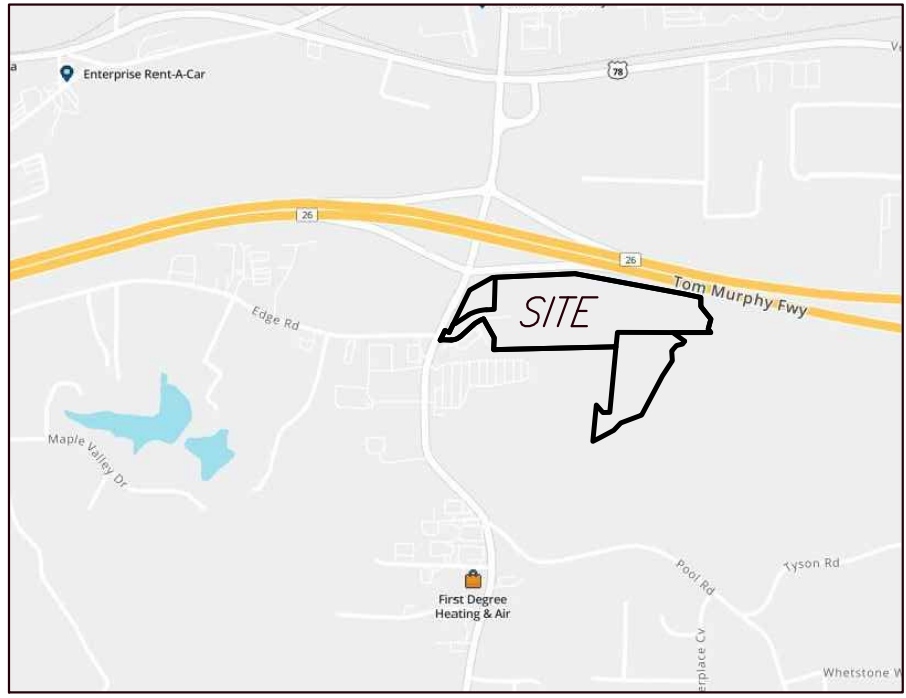
Sheet No.

A-202

NOT ISSUED FOR CONSTRUCTION



LINE	BEARING	DISTANCE
L1	S 48°06'40" W	144.98'
L2	N 88°42'00" W	72.15'
L3	N 25°38'52" E	91.43'
L4	S 64°01'53" E	40.14'
L5	N 25°44'47" E	79.12'



Aubrey J. Akin, R.L.S. #3138

Aubrey J. Akin, R.L.S. #3138 Date



TSS
TECHNICAL SURVEY SERVICES, INC.
1641 Autumn Blvd, SW
Conyers, Georgia 30012
(706) 922-6391 Office
info@tss-atl.com
www.tss-atl.com

[illegible]

Field Date: 11/18/2025

Plat Date: 11/25/2025

Scale: 1" = 100'

BOUNDARY SURVEY
FOR
CROW HOLDINGS DEVELOPMENT
LAND LOT 143 & 146 2ND DISTRICT
CITY OF VILLA RICA, DOUGLAS COUNTY, GEORGIA

1
SHEET 1 OF 1

JOB #: 2025-1338

CRD: 2025-1338CHILIBERTY

DWG:2025-1338 CHI LIBERTY

LSV:

City of Villa Rica



PLANNING AND ZONING COMMISSION MEETING MINUTES

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

Tuesday, January 20, 2026 | 6:00pm

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

Present: Chairwoman Ashley Head, Commissioner Vivian Lyons and Commissioner Kelly Vines

Adoption of the Agenda

Commissioner Kelly Vines moved to adopt the amended agenda removing item (A) Appointment of board officers.

RESULT:	ADOPTED (Amended) 3/0
MOVER:	Commissioner Kelly Vines
SECONDER:	Commissioner Vivian Lyons
AYES:	Chairwoman Ashley Head, Commissioner Vivian Lyons and Commissioner Kelly Vines

A. Old Business

1. Approval of minutes from 12/16/2025

RESULT:	APPROVED 3/0
MOVER:	Commissioner Kelly Vines
SECONDER:	Commissioner Vivian Lyons
AYES:	Chairwoman Ashley Head, Commissioner Vivian Lyons and Commissioner Kelly Vines

B. New Business

1. Rezoning request submitted by CHI/Acquisition, L.P. The request is to rezone the subject property from Commercial Medium-Density (C2) to Industrial Low-Density (I1). The property is located at 700 Edge Road, within Land Lots 143 and 146 of District 4, also known as Parcel Number 01460250013, and is located within Douglas County, GA, Ward 5. The total property size is approximately 29.79 ± acres.

The applicant's attorney, Joe Fowler, spoke in favor of the rezoning request.

Public Hearing: No one came forward

Commissioner Kelly Vines moved to approve the application with the following conditions:

- All building, fire life safety, and zoning, and design requirements shall be met in accordance with all applicable City codes and regulations. **(Staff recommended)**
- The applicant shall provide the full number of trees and shrubs required, even where buffer widths are reduced, consistent with the Landscape Plan, dated December 12, 2025, prepared by Southeast Civil Group, and subject to the review and approval of the Community Development Department. **(Staff recommended)**
- The subject property shall be developed in substantial conformance with the Site Plan, dated November 25, 2025, prepared by Southeast Civil Group. Any deviation from the approved site layout shall require review and approval by the Community Development Department. **(Staff recommended)**
- Decorative screening between Interstate 20 and the facility's bay doors shall consist of an opaque wall and landscaping, subject to design review and approval by the Community Development Department. **(Commission recommended)**

RESULT:	APPROVED 3/0
MOVER:	Commissioner Kelly Vines
SECONDER:	Chairwoman Ashley Head
AYES:	Chairwoman Ashley Head, Commissioner Vivian Lyons and Commissioner Kelly Vines

Adjournment- Chairwoman Ashley Head moved to adjourn.

RESULT:	APPROVED 3/0
MOVER:	Chairwoman Ashley Head
SECONDER:	Commissioner Kelly Vines
AYES:	Chairwoman Ashley Head, Commissioner Vivian Lyons and Commissioner Kelly Vines

Planning & Zoning Chair

Community Development Director



CITY OF VILLA RICA

City Council Meeting Agenda Item Cover Sheet

SUBJECT: 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.**

WORK SESSION DATE: March 3, 2026

MEETING DATE: March 10, 2026

PREPARED BY: Shaun Myers, Planning and Zoning Administrator

PUBLIC HEARING: YES

PURPOSE:

The applicant requests approval of a rezoning from AG (Single-Family Agricultural) to C-1 (Commercial, Low-Density) to allow development of a filling station with a convenience store, gasoline fueling canopy, and approximately 1,200 square feet of attached white-box retail space.

BACKGROUND:

A prior rezoning request (RA-04-23) to allow development of a fueling station on the subject property was denied by City Council on May 9, 2023. The subject property is located along Dallas Highway between the two recently constructed roundabouts. Surrounding land uses include commercial development to the west (Dollar General), occupied residential to the east, undeveloped AG zoning to the north, and vacant commercially zoned property to the south across Dallas Highway. The property is located within the Miner's Village Future Development Area and along a designated Commercial Corridor in the City of Villa Rica Comprehensive Plan.

The proposed development would introduce a high-impact, auto-oriented commercial use at a location better suited for low-intensity commercial uses. The development proposes inter-parcel connectivity and frontage sidewalks; however, the site plan does not demonstrate compliance with the required 30-foot landscaped buffer adjacent to existing residential development. The proposal also relies on an on-site septic system and will require additional traffic analysis and GDOT access approvals.

IMPACT:

STAFF RECOMMENDATION:

Staff recommends **DENIAL** of the requested rezoning. While commercial zoning is generally supported along the Dallas Highway corridor, the proposed gasoline filling station presents compatibility concerns due to its operational intensity and proximity to adjacent residential use. The site plan does not demonstrate compliance with Comprehensive Plan's design principles for commercial corridors, nor the required buffering standards for adjacent residential, and presents limitations related to traffic and access management.

Planning and Zoning Commission's Recommendation: TABLED to the Planning and Zoning March 17, 2026 Public Hearing

MOTION:

I move to TABLE the request to rezone the property located at 974 Dallas Highway (Parcel Number V04 0130002) from AG (Single-Family Agricultural) to C-1 (Commercial, Low-Density), to the April 14, 2026 City Council Public Hearing.



Community Development Department

Rezoning Request

Application Submittal Checklist

- ☒ 1. **Schedule Technical Advisory Committee (TAC) Meeting**
A TAC meeting is required before submitting zoning requests.
- ☒ 2. **Submit Water/Sewer Capacity Application (if applicable)**
New developments and changes in use require prior approval from the Utility Department.
- ☒ 3. **Proof of Ownership or Authorization**
Copy of deed, lease, option agreement, or other evidence of ownership or applicant's legal interest in the property. If applicant is not the property owner, submit the owner's authorization form.
- ☒ 4. **Site Plan**
A site development plan prepared in conformance with submittal requirements in *Sec. 11.03* (unless it is waived by Community Development Director or requested zoning district is Single-Family Residential)
- ☒ 5. **Statement of Intent**
A written statement describing the following:
 - i. The proposed uses and the effect the proposed use may have on surrounding properties and a statement of the facts indicating that the proposed change will not be detrimental to the general public interest and the purposes of the Zoning Ordinance.
 - ii. Whether such change is consistent with the intent and the purpose of the Zoning Ordinance and the goals and policies of the Comprehensive Plan.
 - iii. The areas which are most likely to be directly affected by such a change and the likely effects.
 - iv. Whether the proposed amendment is made necessary because of changed or changing social values, new planning concepts, or other social or economic conditions in the areas and zoning districts affected.
 - v. The proposed time schedule and phasing for development.
 - vi. The source/method for providing utility/infrastructure services to the property.
 - vii. A description of existing road conditions and any new roads to be included in the development and of the effect the proposed development will have on existing road and traffic conditions; and
 - viii. A list of any state, federal, or other public agencies' approvals or permits required for the proposed development.
- ☒ 6. **Additional Exhibits or Studies**
Any other information or exhibits or studies that are substantial to the request, or if required by the Community Development Director or Planning and Zoning Commission.
- ☒ 7. **Application Fee**
Pay the applicable zoning fee. The current fee schedule is included in the application packet.



Rezoning Request

Review Process, Fee Schedule and Calendar

Rezoning Review Process

Pre-Application Conference

Applicants must request a pre-application conference with staff to discuss the proposal before filing a rezoning request.



Application Filed with the Department

- Staff reviews the application for completeness.
- A public hearing date is scheduled.
- Required public notification is issued.



Planning Commission Public Hearing & Action

- A public hearing is held within **45 days** of filing application.
- Planning Commission (PC) considers staff recommendation, the applicant's presentation, and public testimony.
- PC action recommends **approve** or **deny** to City Council



City Council Public Hearing and Action

- A public hearing is held within **45 days** of PC action.
- Council considers Staff and PC recommendations, the applicant's presentation, and public testimony.
- The City Council may either **approve** or **deny** the request.

Rezoning Fee Schedule

Acreage	Residential	Commercial	Industrial	PUD
0-5	\$300	\$600	\$750	\$800
5.1-10	\$400	\$700	\$850	\$1000
10.1-20	\$600	\$1100	\$1100	\$1200
20.1-30	\$800	\$1200	\$1300	\$1500
30.1-40	\$900	\$1400	\$1400	\$1600
40.1-50	\$1000	\$1500	\$1600	\$1800
50.1-60	\$1100	\$1600	\$1700	\$1900
60.01 +	\$1200 + 25/acre Max. of \$2500	\$1600 + 25/acre Max. of \$4000	\$1800 + 25/acre Max. of \$5000	\$2000 + 25.99/acre Max. of \$6000

Zoning Calendar

Click Here for Calendar
or Scan QR Code





Community Development Dept.
206 North Avenue,
Villa Rica, GA 30180.
smyers@villarica.gov.
678-785-9995

Rezoning Request

Application Form

Applicant Information

Name Apex Nexus Investment LLC

Phone 770.546.3098

Mailing Address 974 Dallas Hwy Villa Rica, GA 30180

Email Apexnexus333@gmail.com

Rezoning Request Property Information

Address 974 Dallas Hwy Villa Rica, GA 30180

Parcel ID Number(s) V04 0130002

Acreage 1.5

Lot Number(s) 208/02

Present Zoning AG

Proposed Zoning C-1

Present Use Vacant House

Proposed Use Filling Station

Additional Information, If Applicable

Gross Density

Net Density

Open Space %

Impervious Surface %

Notary Attestation

I, Apex Nexus Investments LLC, hereby state that the above statements and statements contained in the documents submitted with this application are true and correct to the best of my knowledge. I hereby request processing of this application.

Executed in Villa Rica (City), GA (State).

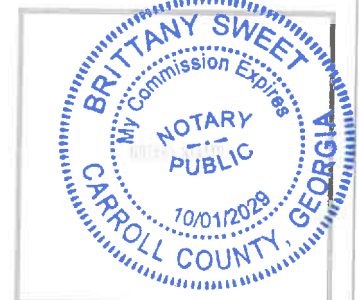
K. Patel
Signature of Applicant

Krish Patel
Printed Name

12/29/2025
Date

Subscribed and sworn before me this 28th day of 12 month, 2025

Brittany Sweet Brittany Sweet 10/01/2029
Signature of Notary Public Name of Notary Public My Commission Expires



For Official Use Only

Case #

Application Accepted by

Acceptance Date

Planning Commission Hearing

City Council Hearing



Community Development Dept.
206 North Avenue,
Villa Rica, GA 30180.
smyers@villarica.gov.
678-785-9995

Rezoning Request

Campaign Contribution Disclosure

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	Dollar amount of Campaign Contribution	Description of Gift \$250 or greater

Signature of Applicant _____			Printed Name _____			Date _____		
State of _____, County of _____.								
This instrument was acknowledged before me this _____ day of _____ month,								
20 _____, by _____, Identification Presented: _____								
Signature of Notary Public _____			Name of Notary Public _____			My Commission Expires _____		

Signature of Attorney _____			Printed Name _____			Date _____		
State of _____, County of _____.								
This instrument was acknowledged before me this _____ day of _____ month,								
20 _____, by _____, Identification Presented: _____								
Signature of Notary Public _____			Name of Notary Public _____			My Commission Expires _____		



Community Development Dept.
206 North Avenue,
Villa Rica, GA 30180.
smyers@villarica.gov.
678-785-9995

Rezoning Request

Owner's Authorization Form

Applicant Information

Applicant Name Apexnexus333@gmail.com

Applicant's Address 974 Dallas Hwy, Villa Rica, GA 30180

Property Address 974 Dallas Hwy, Villa Rica, GA 30180

Property PIN

This is to certify that I am ☐ or We are ☐ or I am ☐ the Authorized Representative of a Corporation that is the owner of a majority interest in the subject property of the attached application. By execution of this form, this is to authorize the person names as "applicant" below, acting on behalf of the owner, to file for and pursue a request for approval of the following:

Check all that apply:

Variance ☐

Special Exception ☐

Rezoning ☒

Administrative Variance ☐

Floodplain Variance ☐

Appeal of Administrative Decision ☐

Signature of Property Owner(s)

K. Patel
Signature of Owner

Krish Patel
Printed Name

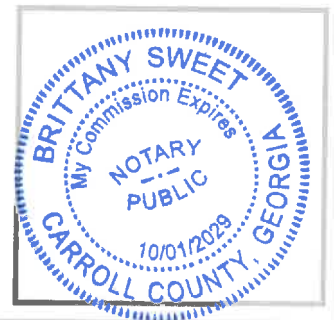
12.28.25
Date

State of GA, County of Carroll

This instrument was acknowledged before me this 28th day of December

20 25, by Krish Patel name of signer. Identification Presented: Member

Brittany Sweet Brittany Sweet 10/01/2029
Signature of Notary Public Name of Notary Public My Commission Expires



Varsha Patel
Signature of Owner

Varsha Patel
Printed Name

12/29/25
Date

State of MD, County of Dorchester

This instrument was acknowledged before me this 29 day of December 2025

20 25 by Varsha Patel name of signer. Identification Presented: Member

Brittany Sweet Brittany Sweet 10/01/2029
Signature of Notary Public Name of Notary Public My Commission Expires



Statement of Intent

Proposed Rezoning: AG to C-1

Property Address: 974 Dallas Highway, Villa Rica, Georgia 30180

i. Proposed Use

The applicant proposes to rezone the subject property from Agricultural (AG) to Commercial to allow for a neighborhood-serving gas station with convenience retail. The proposed use is appropriate for the location and will be designed and operated in compliance with applicable zoning and site development standards.

ii. Consistency with Zoning and Comprehensive Plan

The proposed rezoning is consistent with the City of Villa Rica Zoning Ordinance and Comprehensive Plan, which support commercial development along major transportation corridors and in areas with infrastructure investment.

iii. Impact on Surrounding Properties

The proposed development is not expected to have any adverse effects on surrounding properties.

iv. Necessity of the Amendment

The amendment is necessary due to changing land use patterns and roadway conditions along Dallas Highway. The property is located along a high-traffic corridor and in proximity to existing and planned commercial development, making it better suited for commercial use than agricultural or low-density residential use.

v. Time Schedule and Phasing

Construction is anticipated to begin following approval of site plans and any necessary guidance from the City.

vi. Utility and Infrastructure Services

The property will be served by public water. Sanitary wastewater will be provided via an existing on-site septic system, which will be upgraded as necessary to meet the needs of the development. Other utilities, including electricity and telecommunications, are available to the site.

vii. Road and Traffic Conditions

The property fronts Dallas Highway. The applicant will comply with all Georgia Department of Transportation (GDOT) access requirements. No new public roads are proposed.

viii. Required Approvals and Permits

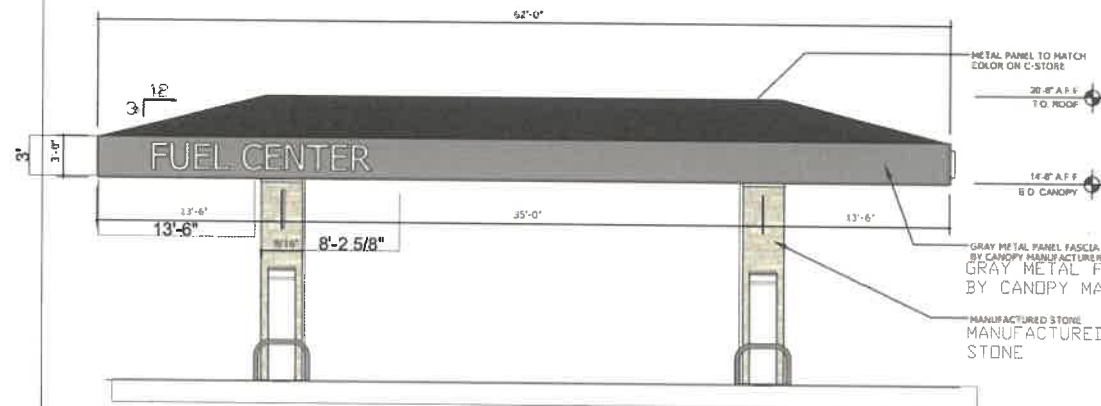
Approvals and permits may be required from the City of Villa Rica and the Georgia Environmental Protection Division (EPD), as applicable.

Front Elevation Rendering





NORTH & SOUTH ELEVATIONS



EAST & WEST ELEVATIONS

METAL PANEL TO MATCH COLOR ON C-STORE

GRAY METAL PANEL FASCIA BY CANOPY MANUFACTURER

MANUFACTURED STONE

METAL PANEL TO MATCH COLOR ON C-STORE

GRAY METAL PANEL FASCIA BY CANOPY MANUFACTURER

MANUFACTURED STONE

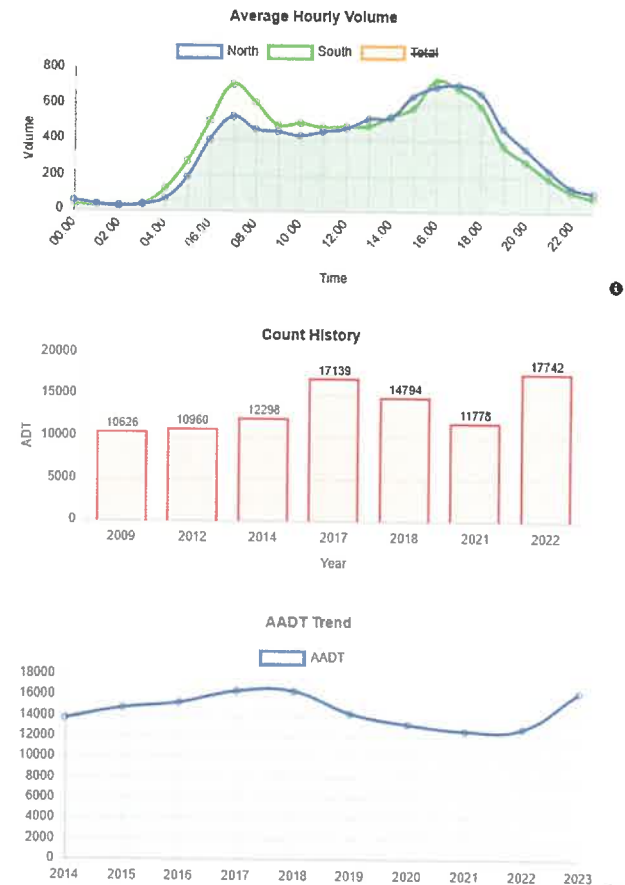
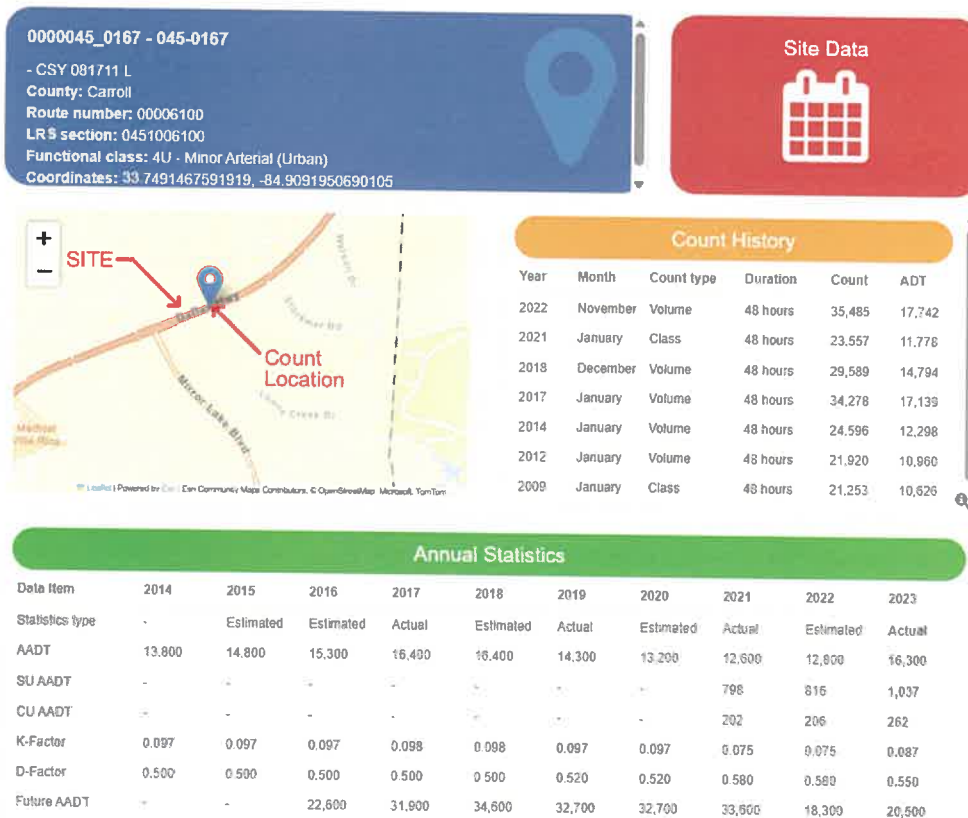
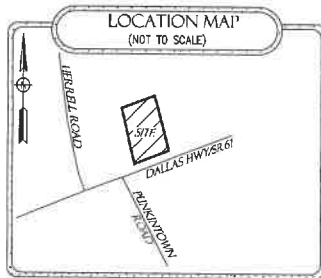


Figure 3 - Georgia DOT Count Location & Data

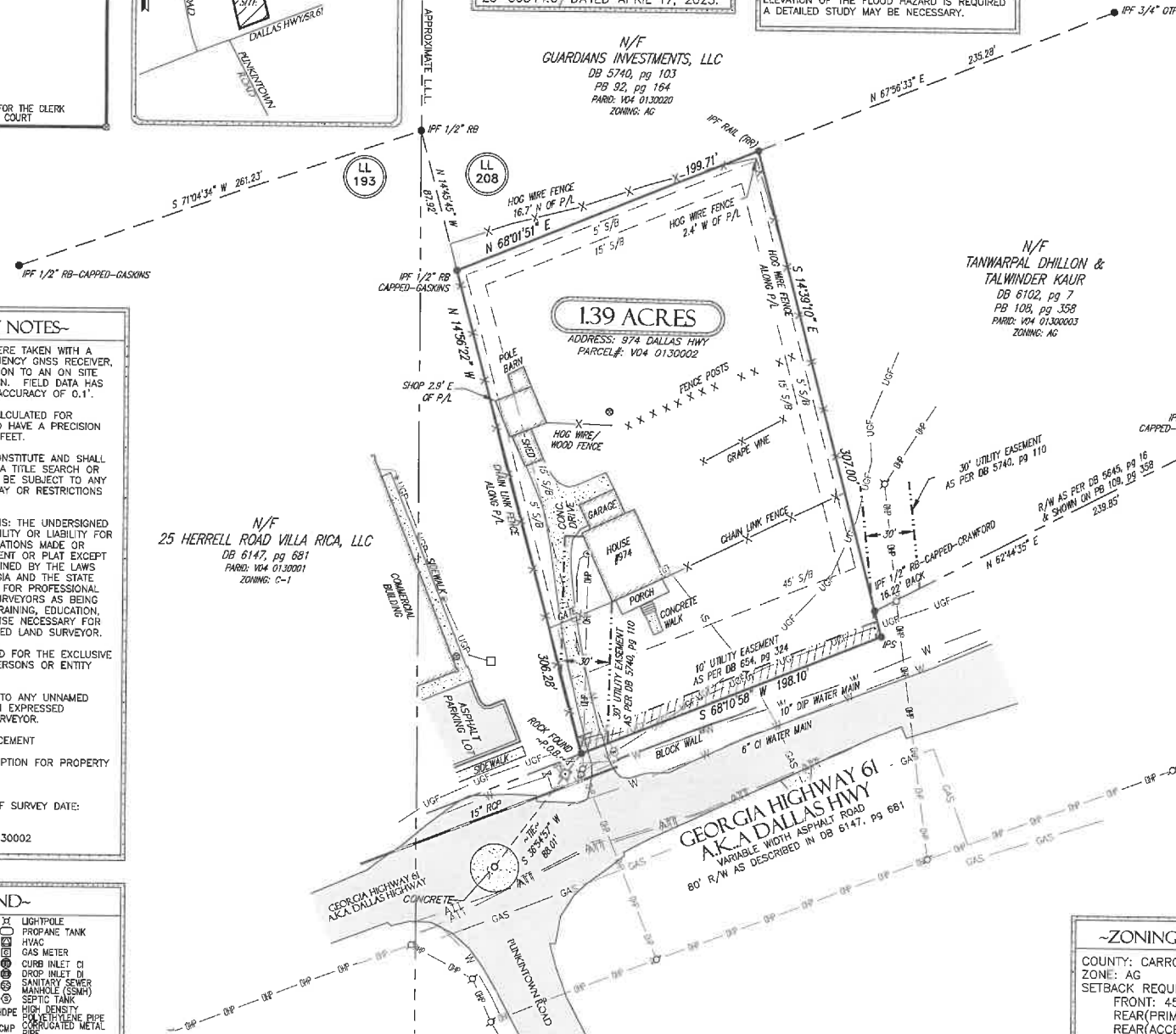


-UTILITY NOTE-
UNDERGROUND UTILITIES SHOWN
HEREON WERE LOCATED BY
GROUNDHAWK SUBTERRANEAN
INTELLIGENCE (JOB NUMBER:
25-G0344.0) DATED APRIL 17, 2025.

-FLOOD NOTE-
BASED ON AN INTERPRETATION OF FLOOD
INSURANCE RATE MAP NO. 13045001560,
EFFECTIVE DATE 9/19/2007, THIS SITE IS NOT
LOCATED WITHIN THE 100-YEAR FLOOD PRONE
AREA. IF THE ACCURATE LOCATION AND/OR
ELEVATION OF THE FLOOD HAZARD IS REQUIRED
A DETAILED STUDY MAY BE NECESSARY.



THIS BLOCK RESERVED FOR THE CLERK
OF THE SUPERIOR COURT



-SURVEY NOTES-

FIELD MEASUREMENTS WERE TAKEN WITH A
LEICA GS18 DUAL FREQUENCY GNSS RECEIVER,
USING AN RTK CONNECTION TO AN ON SITE
LEICA GS18 BASE STATION. FIELD DATA HAS
A RELATIVE POSITIONAL ACCURACY OF 0.1'.

THIS PLAT HAS BEEN CALCULATED FOR
CLOSURE AND FOUND TO HAVE A PRECISION
OF 1 FOOT IN 346,870 FEET.

THIS PLAT DOES NOT CONSTITUTE AND SHALL
NOT BE CONSTRUED AS A TITLE SEARCH OR
REPORT, AND THUS MAY BE SUBJECT TO ANY
EASEMENTS, RIGHT OF WAY OR RESTRICTIONS
ONE MAY FIND.

STATEMENT OF LIMITATIONS: THE UNDERSIGNED
ASSUMES NO RESPONSIBILITY OR LIABILITY FOR
STATEMENTS OR CERTIFICATIONS MADE OR
IMPLIED ON THIS DOCUMENT OR PLAT EXCEPT
THOSE SPECIFICALLY DEFINED BY THE LAWS
OF THE STATE OF GEORGIA AND THE STATE
BOARD OF REGISTRATION FOR PROFESSIONAL
ENGINEERS AND LAND SURVEYORS AS BEING
WITHIN THE SCOPE OF TRAINING, EDUCATION,
EXPERIENCE AND EXPERTISE NECESSARY FOR
PRACTICE AS A REGISTERED LAND SURVEYOR.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE
USE OF THE PERSON, PERSONS OR ENTITY
NAMED ON THIS PLAT.

THIS DOES NOT EXTEND TO ANY UNNAMED
THIRD PARTY WITHOUT AN EXPRESSED
RESTATEMENT BY THE SURVEYOR.

TYPE OF SURVEY: RETRACEMENT

SOURCE OF TITLE DESCRIPTION FOR PROPERTY
SHOWN HEREON:
DB 5667, pg 219

PROPERTY OWNERS AS OF SURVEY DATE:
BRENDA JEAN ANDREWS

PARCEL NUMBER: V04 0130002

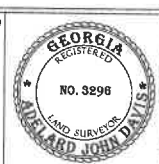
-LEGEND-

- CALCULATED POSITION
- IRON PIN FOUND/SET (OFF IPS)
- ⊗ MONUMENT
- C/L CENTERLINE
- N/F NOW OR FORMERLY
- DB DEED BOOK
- PB PLAT BOOK
- PG PAGE
- P/L PROPERTY LINE
- REBAR
- CRIMPED TOP PIPE
- NSB NAIL SET AT BASE
- OTF OPEN TOP PIPE
- CRB CAPPED REBAR
- SR SOLID ROD
- AE ACCESS EASEMENT
- UE UTILITY EASEMENT
- TEL TELEPHONE FEI (T.P.)
- FI FIRE HYDRANT (FH)
- WELL
- WATER METER
- WATER VALVE (WV)
- POWER BOX (PBX)
- POWER POLE (PP)
- CLEANOUT
- ⊗ LIGHTPOLE
- PROpane TANK
- HVAC
- GAS METER
- CURB INLET CI
- DROP INLET DI
- SANITARY SEWER
- MANHOLE (SMH)
- SEPTIC TANK
- HIGH DENSITY POLYETHYLENE PIPE
- CORRUGATED METAL PIPE
- OUTLET CONTROL STRUCTURE
- (ALL IPS ARE 1/2" RB "CAPPED" UNLESS OTHERWISE LABELED)
- X—X— FENCE
- DHP— OVERHEAD POWER
- GAS— GAS LINE
- SS— SEWER LINE
- W— WATER LINE
- W— STORM WATER PIPE
- UG—UG— UNDERGROUND FIBER

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.

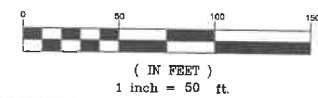
Adelard J. Davis
ADELARD JOHN DAVIS RLS #3296

-SURVEYOR CERTIFICATION-



-ZONING INFORMATION-
COUNTY: CARROLL, CITY OF VILLA RICA
ZONE: AG
SETBACK REQUIREMENTS:
FRONT: 45 FEET
REAR(PRIMARY): 15 FEET
REAR(ACCESSORY): 5 FEET
SIDE(PRIMARY): 15 FEET
SIDE(ACCESSORY): 5 FEET

GRAPHIC SCALE



PREPARED BY
DES DAVIS
ENGINEERING & SURVEYING
24 DAWSON VILLAGE
WAY SOUTH
DAWSONVILLE, GA 30534
PHONE: (706) 265-1234
DAVISENGINEERS.COM

SURVEY FOR:
KRISH PATEL
LAND LOT 208
2nd DISTRICT
CITY OF VILLA RICA
CARROLL COUNTY, GEORGIA

DRAWN BY: RAS
PLAT DATE: 05/09/2025
FIELD CREW: BP
FIELD DATE: 04/29/2025
FILE: 25-227 ALTA.dwg

SHEET NO.
1 OF 1
PROJECT NO.
25-227

SOIL SURVEY REPORT

974 Dallas Highway, Villa Rica, GA 30180
 Carroll County Parcel: V04 0130002

Section 1: Project/Site Identification

Project No:	25-227	Report No:	25.227.00				
Client:	Maria Kay Cooper	Date:	6/2/2025				
Phone Number:	678-491-9278	Representative:	Ben Moers				
Parcel (County):	V04 0130002 (Carroll)	Total Acreage:	1.39	Area Evaluated:	1.39	Acre(s)	
Land Lot:	208	District:	2nd	Section:	N/A	GMD:	N/A
Level of Evaluation:	3	Date of Study:	5/27/2025				
Notes:	Boring locations were located using a hand-held Leica Zeno FLX GPS unit. Boundary information is approximate unless otherwise noted.						

Section 2: Soil Properties¹

Soil Series ²	Slope Range (%)	Depth to Bedrock (in.)	Depth to Seasonal High Water Table (in.)	Absorption Rate ³ at Recommended Trench Depth (min./inch)	Recommended Trench Depth (in. below ground surface)	Suitability Code
	(Verified)	(Verified)	(Verified)	(Predicted)	(Verified)	
Appling	0-5	>72	>72	60	36-48	A
Hard Labor I	0-5	>72	18	**	6	C1A
Helena Shallow	0-5	40	15	---	---	F3
Wake	0-5	21	>21	---	---	F1

**Estimated hydraulic loading rate for drip emitter system: 0.10gpd/sqft



¹ Table items based on field observations and GA DPH Manual for on-site sewage management systems unless otherwise noted

² Per USDA NRCS soil descriptions and GA DPH Section C

³ Based on soil classifier interpretation of site conditions and soil classification

Section 3: Soil Series Suitability Codes

- A Soils are typically suitable for conventional absorption field with proper design, installation and maintenance.
- C1A Soils are unsuitable for conventional absorption fields due to seasonal perched water table conditions. Soils are generally suitable for drip emitter absorption fields with treatment system producing Class I effluent. The local Environmental Health Specialist must approve non-conventional system design and installation.
- F1 Soils are unsuitable for on-site wastewater disposal due to shallow bedrock.
- F3 Soils are unsuitable for on-site wastewater disposal due to shallow perched water table.

Section 4: General Notes

1. All borings are labeled, flagged, and illustrated in the field.
2. All borings to a minimum of 72" unless a refusal layer is identified or to not less than 24" beneath the planned absorption trench bottom.
3. Soil investigation is based upon classification of the naturally occurring soil profile.
4. This report was prepared in accordance with the Georgia Department of Public Health Manual for On-Site Sewage Management Systems, amended 2019.

Section 5: Limitations and Exceptions

1. DES does not install, maintain, or guarantee the performance of any on-site sewage management system. The information contained within this report is based on the observations, professional opinion, and judgement of the soil classifier named herein.
2. The observations presented in this report are representative of the property conditions that existed at the time the study was performed and should not be relied on to represent conditions at substantially later dates. Any alterations to the site after the date on which the fieldwork was performed may change the nature and suitability of the site.
3. The local health department holds full authority in the permitting of on-site waste disposal systems. The health department's opinion of the soil conditions may vary from those of the soil classifier named herein.
4. Site exploration identifies subsurface conditions only at those points where samples are obtained to render an opinion about the soil profile throughout the site. Actual variation within the soil profile throughout the site may differ from those indicated in this report.
5. This report was prepared for the sole and exclusive use of the individual named on the report, and does not extend to any unnamed third party. Any alterations to this report without expressed, written consent and approval from DES will render this report null and void.
6. If additional information becomes available that might impact our findings, we request the opportunity to review the information, reassess potential concerns, and modify our opinions, if warranted.

COPYRIGHT © 2025 THESE DRAWINGS ARE PROTECTED BY FEDERAL COPYRIGHT PROTECTION. UNAUTHORIZED USE OF THESE DRAWINGS MAY RESULT IN AN INFRINGEMENT ACTION.

PROJECT INFORMATION:

PARCEL NUMBER: V04 0130002

TOTAL PROPERTY AREA= 1.39 ACRES
SOIL SURVEY AREA= 1.39± ACRES

BOUNDARY INFORMATION FROM A
SURVEY FOR MARIA KAY COOPER
COMPLETED BY DAVIS ENGINEERING
AND SURVEYING, LLC ON 5/9/2025.

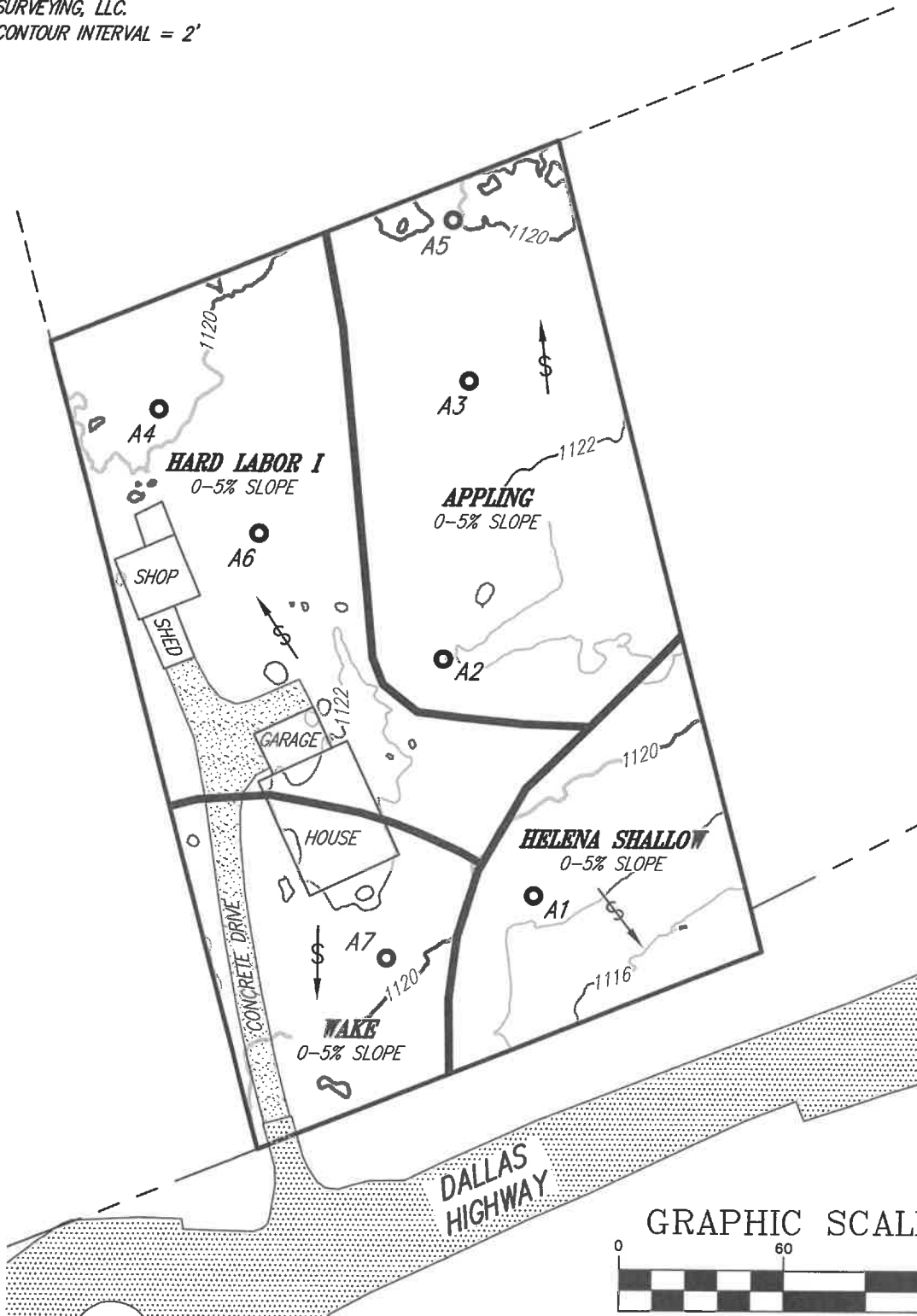
CONTOUR INFORMATION FROM LIDAR
TOPO FROM DAVIS ENGINEERING AND
SURVEYING, LLC.

CONTOUR INTERVAL = 2'



~LEGEND~

●	PROPERTY CORNER	P/L	APPROX. PROPERTY LINE
○	BORING HOLE	---	ADJOINER
↗	SLOPE ARROW	---	LAND LOT LINE (L.L.L.)
⊙	SPRING	---	RIGHT OF WAY (R/W)
⊗	WELL	---	FENCE
R/W	RIGHT-OF-WAY	---	OHP
		---	OVERHEAD POWER
		---	LIMIT OF SURVEY



GRAPHIC SCALE



(IN FEET)

1 inch = 60 ft.

DES DAVIS

ENGINEERING & SURVEYING
24 DAWSON VILLAGE
WAY SOUTH
DAWSONVILLE, GA 30534
PHONE: (706) 265-1234
DAVISENGINEERS.COM



6/2/2025

LEVEL 3 SOIL MAP:

MARIA KAY COOPER
LAND LOT 208
2nd DISTRICT
CITY OF VILLA RICA
CARROLL COUNTY, GEORGIA

DRAWING DATE: 6/2/2025

DRAWING BY: BDM

FIELD DATE: 5/27/2025

FIELD CREW: RLK & BDM

SHEET NO.

1 OF 1

PROJECT NO.

25-227



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
03/26/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Turner, Wood, & Smith Agency, Inc. 1515 Community Way PO Box 1058 Gainesville GA 30503		CONTACT NAME: Tammy Hyder PHONE (A/C, No, Ext): (770) 536-0161 E-MAIL ADDRESS: tammy.hyder@twinsurance.com FAX (A/C, No): (770) 536-1283													
INSURED Davis Engineering & Surveying, LLC 24 Dawson Village Way South Dawsonville GA 30534		INSURER(S) AFFORDING COVERAGE <table border="1"><tr><td>INSURER A: Continental Casualty Company</td><td>NAIC # 20443</td></tr><tr><td>INSURER B: Hartford Accident And Indemnity</td><td>22357</td></tr><tr><td>INSURER C: Wesco Insurance Co</td><td>25011</td></tr><tr><td>INSURER D: HDI Global Specialty SE</td><td>N/A</td></tr><tr><td>INSURER E:</td><td></td></tr><tr><td>INSURER F:</td><td></td></tr></table>		INSURER A: Continental Casualty Company	NAIC # 20443	INSURER B: Hartford Accident And Indemnity	22357	INSURER C: Wesco Insurance Co	25011	INSURER D: HDI Global Specialty SE	N/A	INSURER E:		INSURER F:	
INSURER A: Continental Casualty Company	NAIC # 20443														
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INSURER C: Wesco Insurance Co	25011														
INSURER D: HDI Global Specialty SE	N/A														
INSURER E:															
INSURER F:															

COVERAGES

CERTIFICATE NUMBER: CL2532444522

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR ☒ Deductible \$0 GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PROJECT ☐ LOC OTHER:	Y	Y	B 6012042696	03/22/2025	03/22/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMPI/OP AGG \$ 2,000,000
	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☒ HIRED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ NON-OWNED AUTOS ONLY	Y	Y	20 UEC KI2288	03/22/2025	03/22/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ UM/UNDM CSL \$ 1,000,000
	☒ UMBRELLA LIAB ☒ EXCESS LIAB DED ☒ RETENTION \$ 10,000			B 6012043850	03/22/2025	03/22/2026	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 Follows Form \$
	☒ WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N ☒ Y	N/A	Y	WES3765785	03/22/2025	03/22/2026
D	Professional Liability Pollution Liability			FRS-H-P-PL-00012170-02	03/22/2025	03/22/2026	Per Claim \$1,000,000 Aggregate \$1,000,000 Deductible \$50,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Certificate Holder and/or Owner are Additional Insureds when required by written contract with regards to General Liability and Auto Liability; Coverage is Primary and Non-Contributory and Waiver of Subrogation applies all under blanket forms #SB146932G (10-19) & #HA9916 (12-21) & #WC000313 (04-84). Blanket Additional Insured for Completed and Ongoing Operations applies for General Liability under blanket form #SB146968C (10-19)

Workers Comp exclusion(s): Jason Davis

CERTIFICATE HOLDER

CANCELLATION

Georgia Department of Public Health, Division of Health Protection,
2 Peachtree St NW
Ste 13-108
Atlanta GA 30303

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

T Hyder

ADDITIONAL COVERAGES

Ref #	Description	Coverage Code	Form No.	Edition Date
A	Employment Practices/Fiduciary Liability (Retroactive Date: 03/22/2015)			
Limit 1	Limit 2	Limit 3	Deductible Amount	Deductible Type
\$10,000				Premium
Ref #	Description	Coverage Code	Form No.	Edition Date
A	Pollution Liability			
Limit 1	Limit 2	Limit 3	Deductible Amount	Deductible Type
2,000,000	1,000,000			Premium
Ref #	Description	Coverage Code	Form No.	Edition Date
B	Underinsured Motorist combined single limit			
Limit 1	Limit 2	Limit 3	Deductible Amount	Deductible Type
1,000,000				Premium
Ref #	Description	Coverage Code	Form No.	Edition Date
A	Employee Benefits			
Limit 1	Limit 2	Limit 3	Deductible Amount	Deductible Type
2,000,000			\$1,000	Premium
Ref #	Description	Coverage Code	Form No.	Edition Date
Limit 1	Limit 2	Limit 3	Deductible Amount	Deductible Type
				Premium
Ref #	Description	Coverage Code	Form No.	Edition Date
Limit 1	Limit 2	Limit 3	Deductible Amount	Deductible Type
				Premium
Ref #	Description	Coverage Code	Form No.	Edition Date
Limit 1	Limit 2	Limit 3	Deductible Amount	Deductible Type
				Premium
Ref #	Description	Coverage Code	Form No.	Edition Date
Limit 1	Limit 2	Limit 3	Deductible Amount	Deductible Type
				Premium
Ref #	Description	Coverage Code	Form No.	Edition Date
Limit 1	Limit 2	Limit 3	Deductible Amount	Deductible Type
				Premium
Ref #	Description	Coverage Code	Form No.	Edition Date
Limit 1	Limit 2	Limit 3	Deductible Amount	Deductible Type
				Premium

Return to:
SMITH CONERLY LLP
402 Newnan Street
Carrollton, Georgia 30117

LIMITED WARRANTY DEED

THIS INDENTURE is made this 19th day of November, 2025 between BRENDA JEAN ANDREWS, as party of the first part (the "Grantor"), and APEX NEXUS INVESTMENT LLC, a Georgia limited liability company, as party of the second part (the "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 Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and forever confirm unto the said Grantee the following described real property (the "Property"):

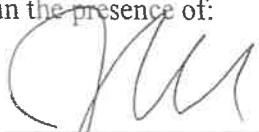
All that tract or parcel of land lying and being in Land Lot 208 of the 2nd District of Carroll County, Georgia, containing 1.4 acres, more or less, and being shown on a plat thereof which appears of record in Deed Book 120, Page 577, Carroll County, Georgia Public Records, which plat and the record thereof are by reference incorporated herein. Said tract is more fully described as follows: Beginning at a point on the Northwestern side of Villa Rica-Dallas Public Highway at the southwest corner of property of G.W. Ingram, and from said point of beginning running back from said highway along the property of G.W. Ingram North 18 degrees West 307 feet to corner at the Estate of Jim Hamilton; thence South 65 degrees West 200 feet parallel to said highway to the property of Mrs. S.T. Haynes; thence South 18 degrees East 307 feet to corner on the northwesterly side of said highway; thence along it North 65 degrees East 200 feet to the point of beginning. Said property being carved out of a tract of land acquired by Frank Shaw from J.S. Hamilton by Warranty Deed dated November 2, 1911, recorded in Book 9, Page 111 and having situated thereon one 5-room frame dwelling.

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

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of any and all persons claiming by, through or under Grantor. Without expanding by implication the limited warranty set forth herein, this conveyance is made subject to the following matters (the "Permitted Exceptions"): (i) ad valorem real property taxes for the year 2026 and subsequent years not yet due and payable; (ii) all matters shown on plat, filed in Deed Book 120, Page 577, Carroll County, Georgia Records; (iii) Right of Way Easement, filed in Deed Book 654, Page 324, Carroll County, Georgia Records; and (iv) Easement in favor of Georgia Power Company, filed in Deed Book 5740, Page 110, Carroll County, Georgia Records.

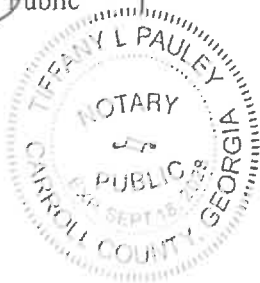
IN WITNESS WHEREOF, Grantor has executed and delivered this deed under seal the day and year first above-written.

Signed, sealed and delivered
in the presence of:


Unofficial Witness


BRENDA JEAN ANDREWS


Notary Public



CITY COUNCIL
LESLIE MCPHERSON, MAYOR
DANNY CARTER
SHIRLEY MARCHMAN
MATTHEW MONTAHAN
STEPHANIE WARMOTH
ANNA MCCOY

City of Villa Rica



INTERIM CITY MANAGER: JENNIFER
HALLMAN
CITY CLERK: THERESA CAMPBELL
CITY ATTORNEY: KEVIN DRUMMOND

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

August 11, 2025

RE: Letter of Availability
974 Dallas Highway
Villa Rica, GA 30180

To: Krish Patel

This letter is written as approval of the Commercial Water and Sewer Capacity Request for the address above. This capacity is approved for an average flow of 1,200 gallons per day per the application submitted, and is approved for water use only, per the applicant request. Should additional water and/or sewer flow be needed, an additional request and application must be submitted for review and approval.

This letter of availability is valid for one year from the date of this letter, and is not transferable.

Thank you,
John

John Bain

John Bain
Utilities Director / Interim Deputy City Manager
City of Villa Rica, GA
jbain@villarica.gov

Preliminary Traffic Impact Study of
Proposed C-Store
974 Dallas Highway, Villa Rica, Georgia 30180

February 13, 2026

Prepared for:
Maria Cooper Design

Ms. Maria K. Cooper
PMB 905794
1201 West Peachtree Street NW, Suite 2625
Atlanta, Georgia 30309-3499

Prepared by:



Davis Engineering & Surveying, LLC
24 Dawson Village Way South
Dawsonville, Georgia 30534
(706) 265-1234

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Trip Generation.....	4
Existing Transportation Facilities.....	5
Scheduled Transportation Improvements.....	5
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Sight Distance Requirements.....	8
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Introduction

This preliminary study was created from an analysis of the existing conditions and traffic impact from the proposed development of a convenience store located at 974 Dallas Highway in Villa Rica, Georgia (the “subject property”). The proposed development consists of a 4,650 square foot convenience store with 12 gas fueling positions, and Figure 1 shows the proposed location of the project. The project is within the City of Villa Rica for permitting purposes.

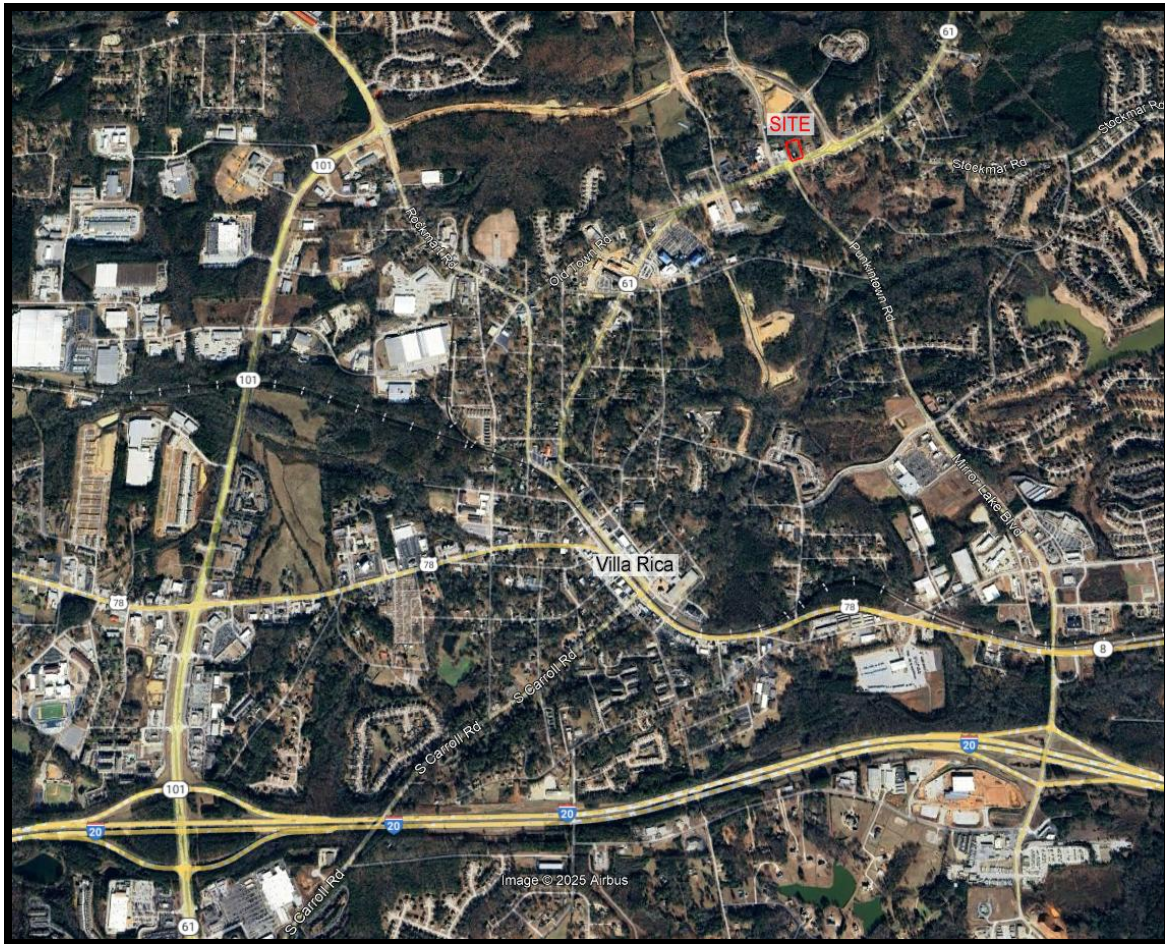
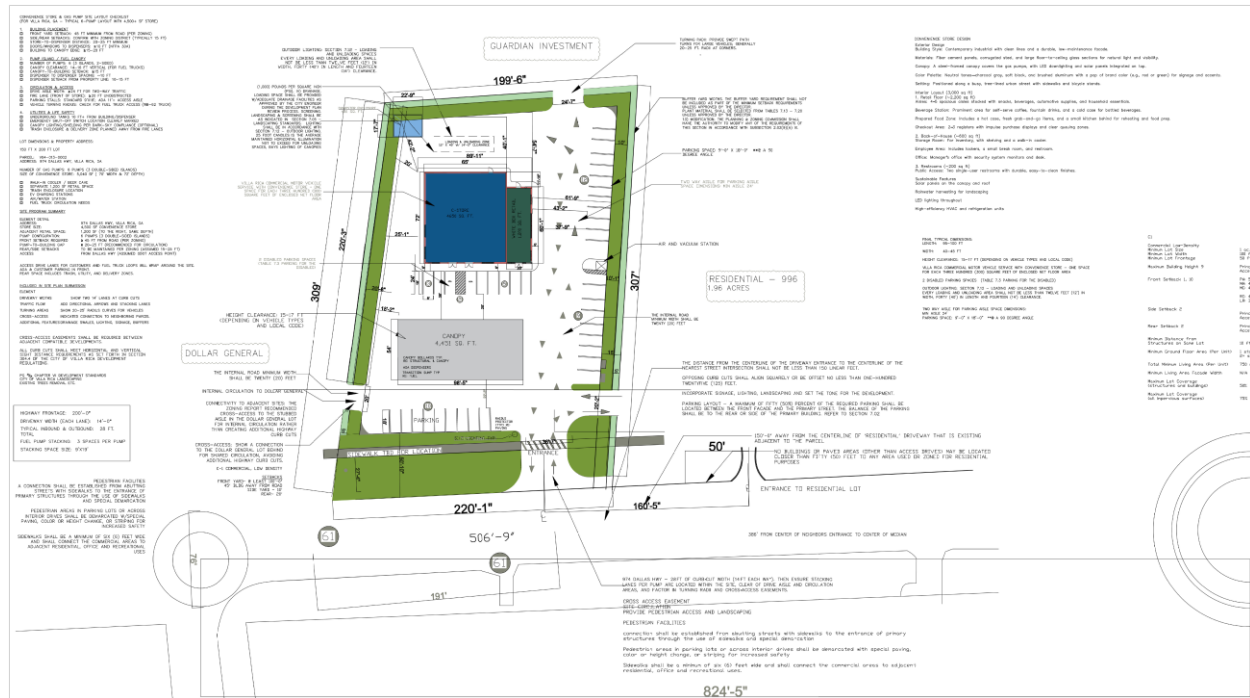


Figure 1 - Site Location Map

Zoning

The subject property is currently zoned C1 – Commercial Low-Density, and it is our opinion that this is an appropriate zoning for the intended use based on a reading of The Code of Ordinances of the City of Villa Rica, Georgia.

The volume of traffic that will be generated by the proposed development was calculated using the information provided in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 12th Edition (the current edition). ITE Land Use 945 – Gasoline/Service Station with Convenience Market was determined to be representative of the proposed development. Based on this data and using 16 fueling positions, it is determined that the proposed development will generate 2,442 total daily trips with 119 morning peak hour trips and 115 evening peak hour trips. See Figure 2 for the project's site plan.



Existing Transportation Facilities

This analysis was performed to determine the impact to the traffic on Dallas Highway (aka SR# 61). The project site is located on a portion of this arterial roadway that generally runs east-west. In the vicinity of the site, the roadway has one through travel lane in each direction, and the site lies in a section that has a roundabout located within ± 400 linear feet in each direction. The terrain is generally flat with a posted 35 mph speed limit in the vicinity of the site. Within close proximity to the project site, Dallas Highway provides access to a mix of land uses including single-family homes, medical, other retail uses. It is noted that Georgia DOT recorded an Average Daily Traffic (ADT) volume of 16,300 vehicles per day on Dallas Highway approximately 400 linear feet east of the subject property. Figure 3 provides count location and data from Georgia DOT.

Scheduled Transportation Improvements

Aside from the two roundabouts that were recently constructed within the vicinity of the subject property, no other transportation infrastructure projects were identified that would affect traffic within close proximity of the project site.

Driveway Spacing Requirements

Based on Georgia DOT's Regulations for Driveway and Encroachment Control Manual, Version 5.8, a minimum driveway spacing of 150 linear feet must be maintained. It is noted that several single-family residential driveways exist along Dallas Highway within close proximity to the site along with the intersections of Herrell Road, Industrial Boulevard, and Punkintown Road. Due to this, it is our opinion that the project may be required to have right-in/right-out only (RIRO) access. It is recommended that the developer consult with Georgia DOT to determine access options prior to the start of design documents. Figure 4 shows Georgia DOT spacing criteria for this project.

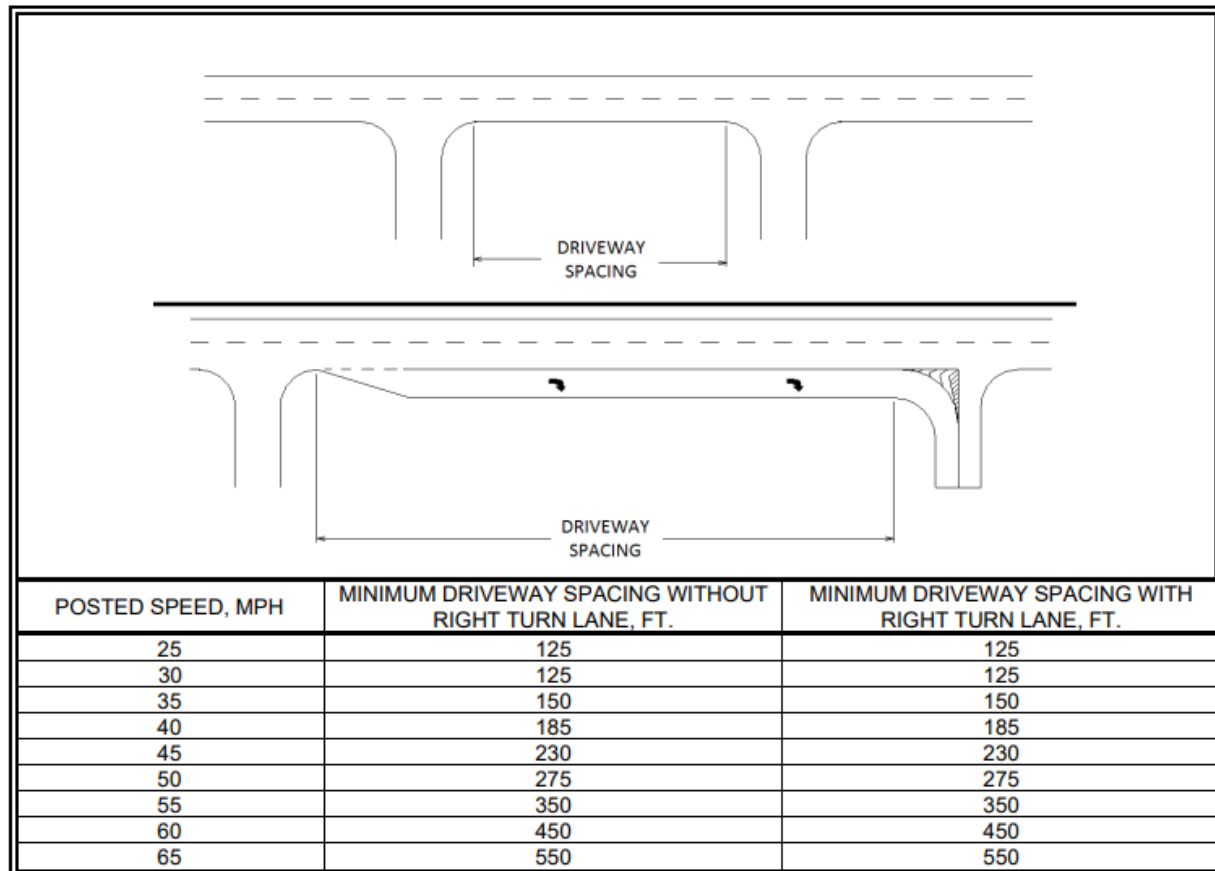


Figure 4 - GDOT Spacing Criteria for Driveways

Sight Distance Requirements

Based on Georgia DOT's Regulations for Driveway and Encroachment Control Manual, Version 5.8, a minimum sight distance of 390 feet must be maintained from the proposed access based on a 35 mph posted speed limit. Based on preliminary investigation, this appears to be feasible for the subject property, but please note that must be certified on the permitted plan documents from a "vehicle" stopped 15 feet off the travel lane using an eye and object height of 3.5 feet. It is required that access to the subject property meet the required sight distance without sight obstruction for the posted speed limit even if traffic signals or other controls are in place. Please refer to Figure 5 for Georgia DOT Intersection Sight Distance requirements.

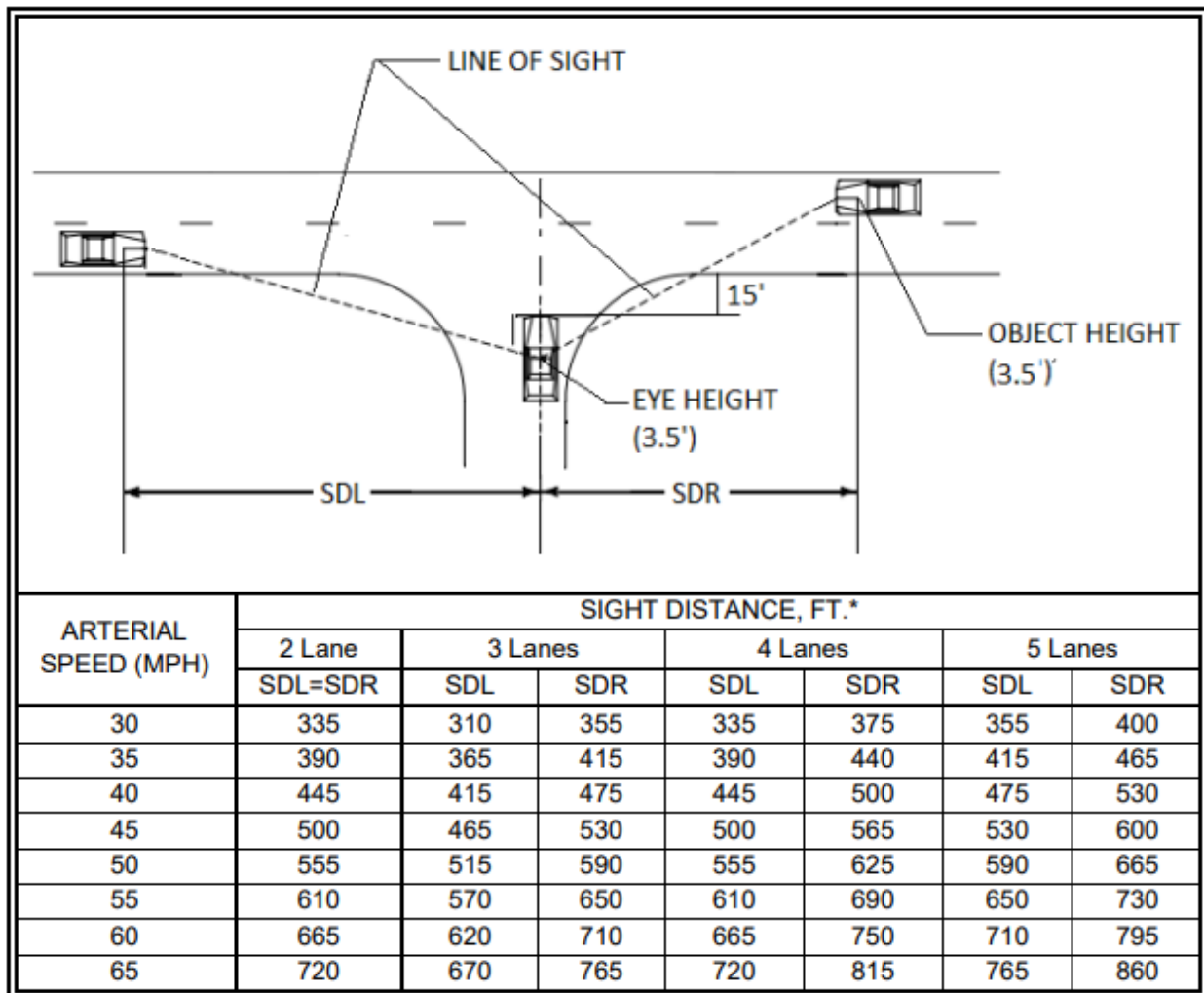


Figure 5 - GDOT Intersection Sight Distance Table

Conclusion

This study assesses the traffic impact of a proposed convenience store with gas fueling stations in the City of Villa Rica. The subject property is located on the north side of Dallas Highway (aka SR# 61), and the proposed development will seek one access that may be required to be right-in/right-out only.

Please note that this study was prepared only for the entity referenced on the cover page of this report, is limited to the development proposed at the time that this study was being produce, and does not extend to any third party. The following is a summary of the findings and recommendations of this study:

- 1) The proposed convenience store development will generate 119 trips in the morning peak hour, 115 trips in the evening peak hour, and 2,442 total daily trips.
- 2) Georgia DOT recorded an AADT of 16,300 vehicles per day on Dallas Highway just east of the subject property in 2023.
- 3) Sections of pedestrian sidewalks are provided along the frontages of newer development along Dallas Highway, and it is assumed that sidewalks may be required for your project.
- 4) There were no dedicated bicycle lanes or paths observed along roadways in the area.
- 5) Minimum driveway spacing for this project was identified as 150 feet based on Georgia DOT requirements. Some private driveways and other traffic features exist closer than that distance to the subject property and may affect the design of the subject property.
- 6) Minimum sight distance for the proposed access to the subject property was identified as 390 feet based on Georgia DOT requirements. While it appears that available sight distance exceeds the minimum standard, it is recommended that sight distance be certified prior to access design.
- 7) The project must be designed to comply with all applicable design standards at the project access including sight distance(s), driveway spacing, turn lane storage and taper lengths, driveway widths and radii, grading, and all other required design details.

City of Villa Rica



PLANNING AND ZONING COMMISSION MEETING MINUTES

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

Tuesday, February 17, 2026 | 6:00pm

Meeting Called to Order Chair Vivian Lyons called the meeting to order at 6:00 pm.

Present: Chair Vivian Lyons, Commissioner Anna McCoy, Commissioner Michelle Ruff and Vice Chair Hope Udombon

Adoption of the Agenda

Commissioner Anna McCoy moved to adopt the agenda.

RESULT:	ADOPTED 4/0
MOVER:	Commissioner Anna McCoy
SECONDER:	Commissioner Michelle Ruff
AYES:	Chair Vivian Lyons, Commissioner Anna McCoy, Commissioner Michelle Ruff and Vice Chair Hope Udombon

A. Appointment of Board Offices, Chair and Vice Chair

Commissioner Michelle Ruff moved to appoint Commissioner Vivian Lyons as Chair.

RESULT:	APPROVED 3/0
MOVER:	Commissioner Michelle Ruff
SECONDER:	Commissioner Anna McCoy
AYES:	Commissioner Anna McCoy, Commissioner Michelle Ruff and Vice Chair Hope Udombon

Commissioner Michelle Ruff moved to appoint Commissioner Hope Udombon as Vice Chair.

RESULT:	APPROVED 3/0
MOVER:	Commissioner Michelle Ruff
SECONDER:	Commissioner Anna McCoy
AYES:	Commissioner Anna McCoy, Commissioner Michelle Ruff and Chair Vivian Lyons

B. Old Business

1. Approval of minutes from 1/20/2026

RESULT:	APPROVED 3/0
---------	---------------------

MOVER: Commissioner Anna McCoy
SECONDER: Chair Vivian Lyons
AYES: Chair Vivian Lyons, Commissioner Anna McCoy and Vice Chair Hope Udombon
* Commissioner Michelle Ruff abstained.

C. New Business

1. TA-01-26 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.

Interim Deputy City Manager/ Utilities Director, John Bain, presented the item.

Public Hearing: Pamela Whyte spoke in opposition of the item.
Aleta Dobbs Farmer spoke in opposition of the text amendment.

RESULT: **APPROVED 4/0**
MOVER: Commissioner Anna McCoy
SECONDER: Chair Vivian Lyons
AYES: Chair Vivian Lyons, Commissioner Anna McCoy, Commissioner Michelle Ruff and Vice Chair Hope Udombon

2. RA-01-26 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.

Planning and Zoning Administrator. Shaun Myers, presented the item.

The applicant, Krish Patel, spoke in favor of the rezoning.

Public Hearing: Pamela Whyte spoke in favor of the rezoning.
Aleta Dobbs Farmer spoke in favor of the rezoning.

Commissioner Anna McCoy moved to table the item until the 3/17/2026 meeting to allow for an updated site plan to be provided by the applicant.

RESULT: **APPROVED 3/1**
MOVER: Commissioner Anna McCoy
SECONDER: Chair Vivian Lyons
AYES: Chair Vivian Lyons, Commissioner Anna McCoy and Vice Chair Hope Udombon
NAYS: Commissioner Michelle Ruff

Commissioner Michelle Ruff made a motion to approve the application for rezoning with staff recommended conditions. There was no second and the motion died.

Adjournment- Commissioner Anna McCoy moved to adjourn at 7:50 pm.

RESULT: **ADJOURNED 4/0**

MOVER: Commissioner Anna McCoy
SECONDER: Commissioner Michelle Ruff
AYES: Chair Vivian Lyons, Commissioner Anna McCoy, Commissioner Michelle Ruff and Vice Chair Hope Udombon

Planning & Zoning Chair

Community Development Director



CITY OF VILLA RICA

City Council Meeting Agenda Item Cover Sheet

SUBJECT: Special Exception request pursuant to Sec. 4.05 of the Zoning Ordinance to allow a Place of Worship within the Agricultural Residential (AG) Zoning District; submitted by the property owner, West Hills Church, for the development of a church. The subject property consists of approximately 22.45 ± acres and is located on Carrollton Villa Rica Highway, Land Lot 99, District 6, Parcel Number V07 0140153, Ward 2, Carroll County, Georgia. **This is a Public Hearing.**

WORK SESSION DATE: March 3, 2026

MEETING DATE: March 10, 2026

PREPARED BY: Shaun Myers, Planning and Zoning Administrator

PUBLIC HEARING: YES

PURPOSE:

To consider a request for Special Exception approval to permit a place of worship in the AG (Agricultural Residential) zoning district.

BACKGROUND:

West Hills Church seeks to relocate from 159 Liberty Road to the subject property along Carrollton Villa Rica Highway to accommodate its growing congregation. The proposed development includes multiple buildings totaling approximately 41,000 square feet, associated parking, and site improvements. Staff has identified outstanding zoning compliance items and notes that a completed water capacity request is required prior to final consideration. Sta

IMPACT:

STAFF RECOMMENDATION:

Staff recommends TABLING CU-01-26 to allow the applicant to complete the required water capacity request process, which is a prerequisite to consideration of the Special Exception.

MOTION:

I move to TABLE CU-01-26, the Special Exception request for property located at 0 Carrollton Villa Rica Highway (Parcel Number V07 0140153), to the April 14, 2026 City Council Public Hearing.



Community Development Dept.
206 North Avenue,
Villa Rica, GA 30180.
smyers@villarica.gov.
678-785-9995

Community Development Department

Special Exception Request

Application Submittal Checklist

- ☒ **1. Schedule Technical Advisory Committee (TAC) Meeting**
A TAC meeting is required before submitting zoning requests.
- ☐ **2. Submit Water/Sewer Capacity Application (if applicable)**
New developments and changes in use require prior approval from the Utility Department.
- ☒ **3. Proof of Ownership or Authorization**
Copy of deed, lease, option agreement, or other evidence of ownership or applicant's legal interest in the property. If applicant is not the property owner, submit the owner's authorization form.
- ☒ **4. Site Plan and Vicinity Map**
A site development plan prepared in conformance with submittal requirements in *Sec. 11.03*
- ☒ **5. Statement of Intent**
A written statement describing the following:
 - i. The proposed use and the effect the proposed use may have on surrounding properties and a statement of the facts indicating that the proposed special exception use will not be detrimental to the general public interest and the purposes of the Zoning Ordinance.
 - ii. Whether such special exception use is consistent with the intent and the purpose of the Zoning Ordinance and the goals and policies of the Comprehensive Plan.
 - iii. The areas which are most likely to be directly affected by the Special Exception and the likely effects.
 - iv. Whether the proposed Special Exception is made necessary because of changed or changing social values, new planning concepts, or other social or economic conditions in the areas and zoning districts affected.
 - v. Any written commitments being made by the petitioner.
- ☐ **6. Additional Exhibits or Studies**
Any other information or exhibits or studies that are substantial to the request, or if required by the Community Development Director.
- ☒ **7. Application Fee**
Pay the applicable zoning fee. The current fee schedule is included in the application packet.



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Villa Rica, GA 30180.
smyers@villarica.gov.
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Special Exception Request

Review Process, Fee Schedule and Calendar

Special Exception Review Process

Pre-Application Conference

Applicants must request a pre-application conference with staff to discuss the proposal before filing a variance request.



Application Filed with the Department

- Staff reviews the application for completeness.
- A public hearing date is scheduled.
- Required public notification is issued.



City Council Public Hearing

- A public hearing is held within **45 days** of filing application.
- The City Council considers staff recommendations, the applicant's presentation, and public testimony.



City Council Action

The City Council may either **approve** or **deny** the variance request.

Special Exception Fee Schedule

Zoning Category	Fee
Residential	\$250
Commercial	\$500
Industrial	\$1,000

Zoning Calendar

Click Here for Calendar
or Scan QR Code





Community Development Dept.
206 North Avenue,
Villa Rica, GA 30180.
smyers@villarica.gov.
678-785-9995

Special Exception Request

Application Form

Applicant Information

Name	Don Allensworth	Phone	863-640-1486
Mailing Address	56 Fish Camp Rd. Lagrange, GA	Email	don@thenewgroundgroup.com

Special Exception Request Property Information

Address	0 Carrollton Villa Rica Hwy	Parcel ID	V07 0140153
Acreage	22.41 acres	Lot Number	
Zoning	AG	Property's Use	Church
Special Exception Request	Church proposed on site that is zoned AG.		
Code Section			

Notary Attestation

I, Don Allensworth, hereby state that the above statements and statements contained in the documents submitted with this application are true and correct to the best of my knowledge. I hereby request processing of this application.

Executed in Villa Rica (City), GA (State).

 Don Allensworth (Feb 6, 2026 13:52:32 EST) Signature of Applicant	<u>Don Allensworth</u> Printed Name	<u>Feb 6, 2026</u> Date
Subscribed and sworn before me this <u>6</u> day of <u>Feb</u> , 20 <u>26</u> .		
 Maddy Horne (Feb 6, 2026 14:06:50 EST) Signature of Notary Public	<u>Maddy Horne</u> Name of Notary Public	<u>September 21, 2029</u> My Commission Expires



For Official Use Only

Case #	
Application Accepted by	Acceptance Date
Public Notice Deadline	City Council Public Hearing



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Villa Rica, GA 30180.
smyers@villarica.gov.
678-785-9995

Special Exception Request

Campaign Contribution Disclosure

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	Dollar amount of Campaign Contribution	Description of Gift \$250 or greater

Signature of Applicant	Printed Name	Date

State of _____, County of _____.

This instrument was acknowledged before me this _____ day of _____ month.

20 _____, by _____ name of signer. Identification Presented: _____.

Signature of Notary Public	Name of Notary Public	My Commission Expires

NOTARY STAMP

Signature of Attorney	Printed Name	Date

State of _____, County of _____.

This instrument was acknowledged before me this _____ day of _____ month.

20 _____, by _____ name of signer. Identification Presented: _____.

Signature of Notary Public	Name of Notary Public	My Commission Expires

NOTARY STAMP



Community Development Dept.
206 North Avenue,
Villa Rica, GA 30180.
smyers@villarica.gov.
678-785-9995

Special Exception Request

Owner's Authorization Form

Applicant Information

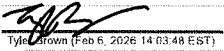
Applicant Name	Tyler Brown	Applicant Address	159 Liberty Road, Villa Rica, GA 30180
Property Address	0 Carrollton Villa Rica Hwy	Property PIN	V07 0140153

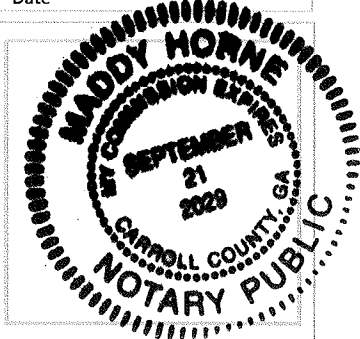
This is to certify that I am ☒ or We are ☐ or I am ☐ the Authorized Representative of a Corporation that is the owner of a majority interest in the subject property of the attached application. By execution of this form, this is to authorize the person names as "applicant" below, acting on behalf of the owner, to file for and pursue a request for approval of the following:

Check all that apply:

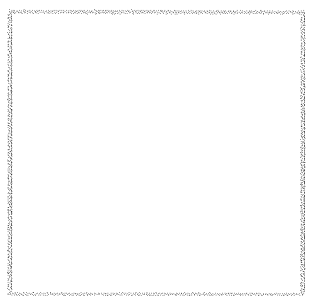
Variance ☐	Special Exception ☒	Rezoning ☐
Administrative Variance ☐	Floodplain Variance ☐	Appeal of Administrative Decision ☐

Signature of Property Owner(s)

 Tyler Brown (Feb 6, 2026 14:03:48 EST)	Tyler Brown	Feb 6, 2026
Signature of Owner	Printed Name	Date
State of <u>GA</u> , County of <u>Carroll</u> .		
This instrument was acknowledged before me this <u>6</u> day of <u>February</u> month.		
20 <u>26</u> , by <u>Tyler Brown</u> name of signer. Identification Presented: ☒		
 Maddy Horne (Feb 6, 2026 14:06:50 EST)	Maddy Horne	September 21, 2029
Signature of Notary Public	Name of Notary Public	My Commission Expires



Signature of Owner	Printed Name	Date
State of _____, County of _____.		
This instrument was acknowledged before me this _____ day of _____ month.		
20 _____, by _____ name of signer. Identification Presented: _____		
Signature of Notary Public	Name of Notary Public	My Commission Expires



eFiled and eRecorded
DATE: 08/01/2024
TIME: 7:09 PM
DEED BOOK: 6263
PAGE: 123 - 125
FILING FEES: \$25.00
TRANSFER TAX: \$775.00
INTANGIBLE TAX: \$0.00
PARTICIPANT ID: 1277837356
PT61: 022-2024-003279
RECORDED BY: DJ
CLERK: Alan J. Lee
Carroll County, GA

Return Recorded Document to:
C. S. Vaughn, LLC
418 Westview Drive
Villa Rica, GA 30180

**LIMITED
WARRANTY DEED**

STATE OF GEORGIA
COUNTY OF CARROLL

FILE #: 21866-24

THIS INDENTURE made this 31st day of **July, 2024**, between **J.A.N. Properties, L.P., a Georgia Limited Partnership**, as party or parties of the first part, hereinunder called Grantor, and **WestHills Church, Inc., a Georgia Corporation**, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

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

All that tract or parcel of land lying and being in Land Lot 99 of the 6th District of Carroll County, Georgia, and being more particularly described as Exhibit "A" attached hereto and made a part of this instrument by specific reference.

Carroll County Map/Parcel # V07 0140153

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

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

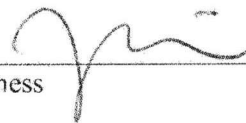
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above named grantor.

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

Signed, sealed, and delivered on this the
31st day of July, 2024 in presence of:

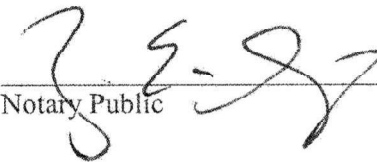
J.A.N. Properties, L.P.

Witness



 (SEAL)
Jane Annette Neal, General Partner

Notary Public



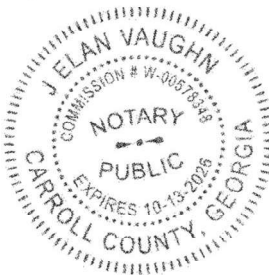


EXHIBIT "A"

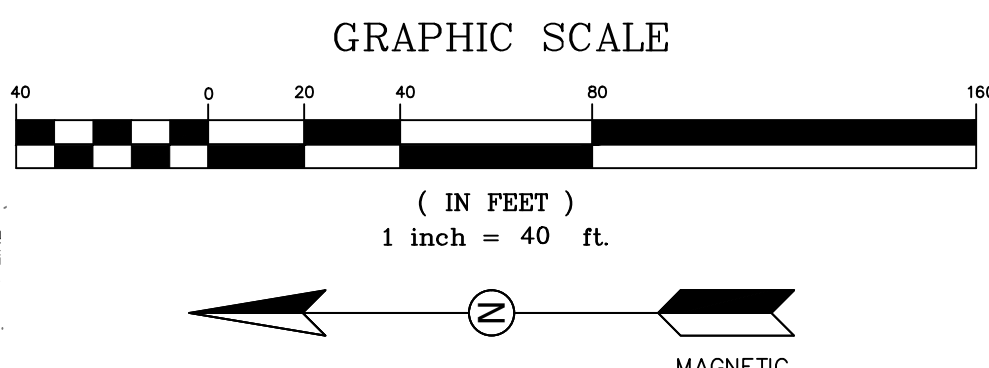
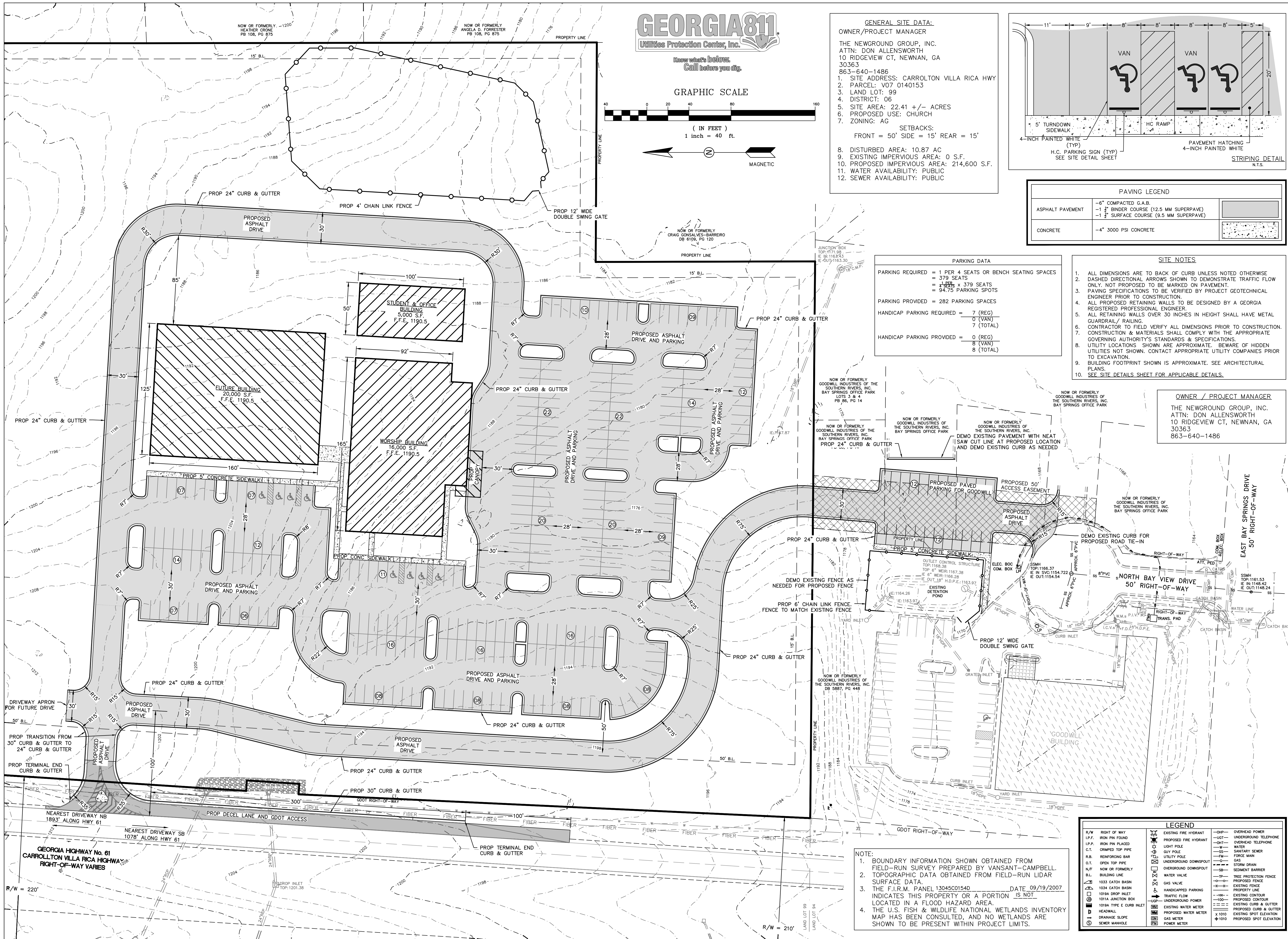
All that tract or parcel of land lying and being in Land Lot 99 of the 6th District of Carroll County, Georgia, containing 23.455 acres on the Easterly side of State Highway No. 61, and described in detail as BEGINNING at a point where the South original line of Land Lot 99 of the 6th District intersects the East boundary line of Highway 61; and from thence running back from said highway North 88 degrees 15 minutes East 738.86 feet to a corner; thence North 2 degrees 30 minutes West a distance of 1,500.02 feet to a corner; thence South 84 degrees 41 minutes West 645.65 to a corner in the East boundary of Highway 61 as above identified; thence along that boundary South 1 degree 14 minutes West a distance of 1,462 feet to the POINT OF BEGINNING.

LESS AND EXCEPT:

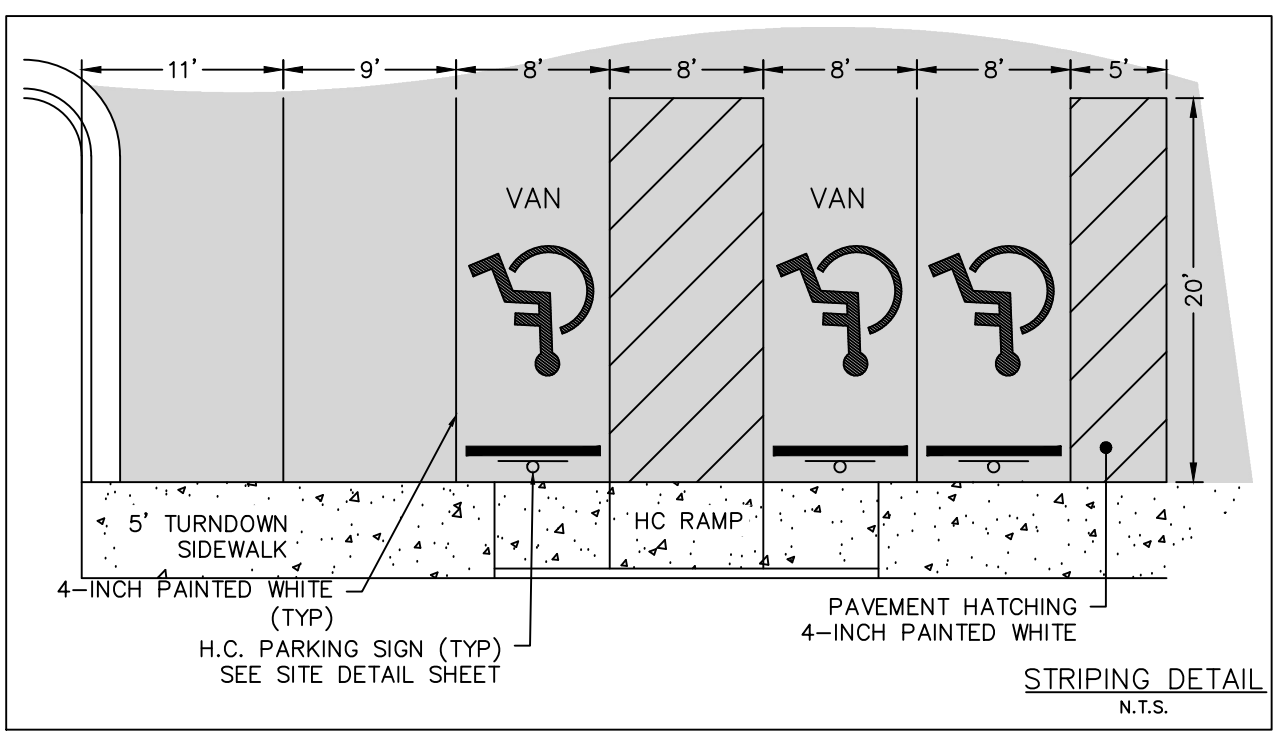
All that tract or parcel of land lying and being in Land Lot 99, 6th District, City of Villa Rica, Carroll County, Georgia, and being more particularly shown and delineated as 1.00 acre, more or less, on that certain plat of survey entitled "Survey for Craig Gonsalves," prepared by S&S Land Surveying, certified by William B. Sims, Georgia Registered Land Surveyor No. 2996, which plat and the reference thereto are incorporated herein. Said property being more particularly described as follows:

TO FIND THE POINT OF BEGINNING, commence at the intersection of the Easterly right of way line of Georgia Highway 61 with the Southern land lot line of Land Lot 99, and run thence South 89 degrees 35 minutes 03 seconds East along the Southern land lot line of Land Lot 99 a distance of 529.38 feet to an iron pin and the POINT OF BEGINNING. From said Point of Beginning, run thence North 00 degrees 04 minutes 28 seconds West a distance of 208.61 feet to an iron pin; run thence South 89 degrees 35 minutes 03 seconds East 208.61 feet to an iron pin; thence run South 00 degrees 04 minutes 28 seconds East a distance of 208.61 feet to an iron pin located on the Southern land lot line of Land Lot 99; run thence North 89 degrees 35 minutes 03 seconds West along the Southern land lot line of Land Lot 99 a distance of 208.61 feet to an iron pin and the Point of Beginning.

Carroll County Map/Parcel # V07 0140153



GENERAL SITE DATA:
OWNER/PROJECT MANAGER
THE NEWGROUND GROUP, INC.
ATTN: DON ALLENSWORTH
10 RIDGEVIEW CT, NEWNAN, GA 30363
863-640-1486
1. SITE ADDRESS: CARROLLTON VILLA RICA HWY
2. PARCEL: V07 0140153
3. LAND LOT: 99
4. DISTRICT: 06
5. SITE AREA: 22.41 +/- ACRES
6. PROPOSED USE: CHURCH
7. ZONING: AG
SETBACKS:
FRONT = 50' SIDE = 15' REAR = 15'
8. DISTURBED AREA: 10.87 AC
9. EXISTING IMPERVIOUS AREA: 0 S.F.
10. PROPOSED IMPERVIOUS AREA: 214,600 S.F.
11. WATER AVAILABILITY: PUBLIC
12. SEWER AVAILABILITY: PUBLIC



PAVING LEGEND	
ASPHALT PAVEMENT	-6" COMPACTED G.A.B. -1 1/2" BINDER COURSE (12.5 MM SUPERPAVE) -1 1/2" SURFACE COURSE (9.5 MM SUPERPAVE)
CONCRETE	-4" 3000 PSI CONCRETE

PARKING DATA	
PARKING REQUIRED	= 1 PER 4 SEATS OR BENCH SEATING SPACES = 379 SEATS = 1,516 x 379 SEATS = 94.75 PARKING SPOTS
PARKING PROVIDED	= 282 PARKING SPACES
HANDICAP PARKING REQUIRED	= 7 (REG) 0 (VAN) 7 (TOTAL)
HANDICAP PARKING PROVIDED	= 0 (REG) 8 (VAN) 8 (TOTAL)

- SITE NOTES
- ALL DIMENSIONS ARE TO BACK OF CURB UNLESS NOTED OTHERWISE.
 - DASHED DIRECTIONAL ARROWS SHOWN TO DEMONSTRATE TRAFFIC FLOW ONLY. NOT PROPOSED TO BE MARKED ON PAVEMENT.
 - PAVING SPECIFICATIONS TO BE VERIFIED BY PROJECT GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION.
 - ALL PROPOSED RETAINING WALLS TO BE DESIGNED BY A GEORGIA REGISTERED PROFESSIONAL ENGINEER.
 - ALL RETAINING WALLS OVER 30 INCHES IN HEIGHT SHALL HAVE METAL GUARDRAIL/ RAILING.
 - CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
 - CONSTRUCTION & MATERIALS SHALL COMPLY WITH THE APPROPRIATE GOVERNING AUTHORITY'S STANDARDS & SPECIFICATIONS.
 - UTILITY LOCATIONS SHOWN ARE APPROXIMATE. BEWARE OF HIDDEN UTILITIES NOT SHOWN. CONTACT APPROPRIATE UTILITY COMPANIES PRIOR TO EXCAVATION.
 - BUILDING FOOTPRINT SHOWN IS APPROXIMATE. SEE ARCHITECTURAL PLANS.
 - SEE SITE DETAILS SHEET FOR APPLICABLE DETAILS.

OWNER / PROJECT MANAGER
THE NEWGROUND GROUP, INC.
ATTN: DON ALLENSWORTH
10 RIDGEVIEW CT, NEWNAN, GA 30363
863-640-1486



SOUTHEAST
CG CIVIL GROUP
ENGINEERING • SURVEYING • LAND PLANNING
DOUGLASVILLE, GA | BREMEN, GA
678-409-6996 | CS@SEASTCGROUP.COM

JOB #: 240505
SCALE: 1"=40'
DATE: 11/20/2025
DRAWN BY: OAT

SITE PLAN
WEST HILLS CHURCH
LOCATED IN LL 99, DISTRICT 06
CITY OF VILLA RICA, CARROLL COUNTY, GEORGIA

SHEET:
C100

- NOTE:
- BOUNDARY INFORMATION SHOWN OBTAINED FROM FIELD-RUN SURVEY PREPARED BY VANSANT-CAMPBELL.
 - TOPOGRAPHIC DATA OBTAINED FROM FIELD-RUN LIDAR SURFACE DATA.
 - THE F.I.R.M. PANEL 13045C0154D, DATE 09/19/2007, INDICATES THIS PROPERTY OR A PORTION IS NOT LOCATED IN A FLOOD HAZARD AREA.
 - THE U.S. FISH & WILDLIFE NATIONAL WETLANDS INVENTORY MAP HAS BEEN CONSULTED, AND NO WETLANDS ARE SHOWN TO BE PRESENT WITHIN PROJECT LIMITS.

LEGEND	
R/W	RIGHT OF WAY
I.P.F.	IRON PIN FOUND
I.P.P.	IRON PIN PLACED
C.T.	CRIMPED TOP PIPE
R.B.	REINFORCING BAR
O.T.	OPEN TOP PIPE
N/F	NOW OR FORMERLY
B.L.	BUILDING LINE
1033	1033 CATCH BASIN
1034	1034 CATCH BASIN
1011A	1011A DRAIN INLET
1011B	1011B JUNCTION BOX
1011C	1011C TYPE E CURB INLET
1011D	1011D TYPE E CURB INLET
1011E	1011E TYPE E CURB INLET
1011F	1011F TYPE E CURB INLET
1011G	1011G TYPE E CURB INLET
1011H	1011H TYPE E CURB INLET
1011I	1011I TYPE E CURB INLET
1011J	1011J TYPE E CURB INLET
1011K	1011K TYPE E CURB INLET
1011L	1011L TYPE E CURB INLET
1011M	1011M TYPE E CURB INLET
1011N	1011N TYPE E CURB INLET
1011O	1011O TYPE E CURB INLET
1011P	1011P TYPE E CURB INLET
1011Q	1011Q TYPE E CURB INLET
1011R	1011R TYPE E CURB INLET
1011S	1011S TYPE E CURB INLET
1011T	1011T TYPE E CURB INLET
1011U	1011U TYPE E CURB INLET
1011V	1011V TYPE E CURB INLET
1011W	1011W TYPE E CURB INLET
1011X	1011X TYPE E CURB INLET
1011Y	1011Y TYPE E CURB INLET
1011Z	1011Z TYPE E CURB INLET
1011A	1011A TYPE E CURB INLET
1011B	1011B TYPE E CURB INLET
1011C	1011C TYPE E CURB INLET
1011D	1011D TYPE E CURB INLET
1011E	1011E TYPE E CURB INLET
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1011H	1011H TYPE E CURB INLET
1011I	1011I TYPE E CURB INLET
1011J	1011J TYPE E CURB INLET
1011K	1011K TYPE E CURB INLET
1011L	1011L TYPE E CURB INLET
1011M	1011M TYPE E CURB INLET
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1011T	1011T TYPE E CURB INLET
1011U	1011U TYPE E CURB INLET
1011V	1011V TYPE E CURB INLET
1011W	1011W TYPE E CURB INLET
1011X	1011X TYPE E CURB INLET
1011Y	1011Y TYPE E CURB INLET
1011Z	1011Z TYPE E CURB INLET
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1011B	1011B TYPE E CURB INLET
1011C	1011C TYPE E CURB INLET
1011D	1011D TYPE E CURB INLET
1011E	1011E TYPE E CURB INLET
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1011G	1011G TYPE E CURB INLET
1011H	1011H TYPE E CURB INLET
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1011U	1011U TYPE E CURB INLET
1011V	1011V TYPE E CURB INLET
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1011X	1011X TYPE E CURB INLET
1011Y	1011Y TYPE E CURB INLET
1011Z	1011Z TYPE E CURB INLET
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1011M	1011M TYPE E CURB INLET
1011N	1011N TYPE E CURB INLET
1011O	1011O TYPE E CURB INLET
1011P	1011P TYPE E CURB INLET
1011Q	1011Q TYPE E CURB INLET
1011R	1011R TYPE E CURB INLET
1011S	1011S TYPE E CURB INLET
1011T	1011T TYPE E CURB INLET
1011U	1011U TYPE E CURB INLET
1011V	1011V TYPE E CURB INLET
1011W	1011W TYPE E CURB INLET
1011X	1011X TYPE E CURB INLET
1011Y	1011Y TYPE E CURB INLET
1011Z	1011Z TYPE E CURB INLET
1011A	1011A TYPE E CURB INLET
1011B	1011B TYPE E CURB INLET
1011C	1011C TYPE E CURB INLET
1011D	1011D TYPE E CURB INLET
1011E	1011E TYPE E CURB INLET
1011F	1011F TYPE E CURB INLET
1011G	1011G TYPE E CURB INLET
1011H	1011H TYPE E CURB INLET
1011I	1011I TYPE E CURB INLET
1011J	1011J TYPE E CURB INLET
1011K	1011K TYPE E CURB INLET
1011L	1011L TYPE E CURB INLET
1011M	1011M TYPE E CURB INLET
1011N	1011N TYPE E CURB INLET
1011O	1011O TYPE E CURB INLET
1011P	1011P TYPE E CURB INLET
1011Q	1011Q TYPE E CURB INLET
1011R	1011R TYPE E CURB INLET
1011S	1011S TYPE E CURB INLET
1011T	1011T TYPE E CURB INLET
1011U	1011U TYPE E CURB INLET
1011V	1011V TYPE E CURB INLET
1011W	1011W TYPE E CURB INLET
1011X	1011X TYPE E CURB INLET
1011Y	1011Y TYPE E CURB INLET
1011Z	1011Z TYPE E CURB INLET
1011A	1011A TYPE E CURB INLET
1011B	1011B TYPE E CURB INLET
1011C	1011C TYPE E CURB INLET
1011D	1011D TYPE E CURB INLET
1011E	1011E TYPE E CURB INLET
1011F	1011F TYPE E CURB INLET
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February 6, 2026



Shaun Myers,
Planning and Zoning Administrator,
206 North Avenue,
Villa Rica, GA 30180

RE: Statement of Request
Project Location: 0 Carrollton Villa Rica Hwy
Applicant Name: Don Allensworth, The New Ground Group, Inc.

To whom it may concern:

The subject property lies within Land Lot 99, District 6, and consists of parcel number V07 0140153. The owner is proposing to develop a church. The property is zoned AG. The preliminary site plan and landscape plan included with this letter provide further information about the project.

Special Exception Request #1: This request is to allow for the building of this church under the current zoning, AG. It will not be injurious to public health, safety, morals, or general welfare. It will not substantially adversely affect the use and value of adjacent properties. The requested special exception use is consistent with the intent and the purpose of the Zoning Ordinance and the goals and policies of the Comprehensive Plan.

We respectfully submit this Statement of Request.

Oleg Tkachenko, EIT
The Southeast Civil Group, LLC.
8665 Baldwin Parkway
Douglasville, GA 30134

