

PLANNING AND ZONING MEETING AGENDA

COMMISSION
CHAIR VIVIAN LYONS
VICE CHAIR HOPE UDOMBON
JULIE CEPIN
ANNA MCCOY
MICHELLE RUFF

City of Villa Rica



INT. CITY MGR: JENNIFER HALLMAN
CITY CLERK: THERESA CAMPBELL
CITY ATTORNEY: NICOLE SMITH

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

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

Meeting Call to Order (Chair Vivian Lyons)

Adoption of the Agenda (Chair Vivian Lyons)

A. Old Business

1. Approval of minutes from 2/17/2026

B. New Business

1. Text Amendment. Ordinance to amend Appendix A: Developmental Regulations, 300. General Design Regulations, 302. Street Design Criteria, 304.10 Sidewalks. This ordinance will replace and repeal all conflicting ordinances. (Presented by Nic Griffin, Development Services Deputy Director.) **This is a Public Hearing.**
2. Rezoning request submitted by Apex Nexus Investments, LLC. The request is to rezone the subject property from Agricultural Residential (AG) to Commercial Low-Density (C1). The property is located at 974 Dallas Highway (corrected), within Land Lot 208 of District 2, also known as Parcel Numbers V04 0130002, and is located within Carroll County, GA, Ward 3. The total property size is approximately 1.56 ± acres. (Presented by Shaun Myers, Planning and Zoning Administrator.) **This is a Public Hearing.**

Adjournment (Chair Vivian Lyons)

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

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

304. Street Design Criteria.

304.1 *AASHTO Standards.* Road design shall conform to AASHTO (American Association of State Highway and Transportation Official(s)) requirements as published in "A Policy on Geometric Design of Highways and Streets" 1994 edition as amended, unless otherwise noted herein.

304.2 *Minimum Design Speed and Maximum Grade.* Minimum design speeds and maximum grades for proposed streets in the City of Villa Rica by street classification shall be as follows:

Street Type	Maximum Allowable Grade	Minimum Required Design Speed
Arterial	8%	55 MPH
Major Collector	10%	45 MPH
Minor Collection	15%	35 MPH
Local	18%	25 MPH
Alleys	12%	N/A
Cul-de-sac	4%	N/A

304.3 *Minimum Street Grade.* Minimum grade on cul-de-sacs shall be 1.5% to maintain 1% in curb line. Minimum street grade outside of cul-de-sacs shall be 1%.

304.4 *Site Distance at Entrances.*

- A. Sight distance requirements along existing city roads shall be determined using the posted speed limit and the corresponding stopping sight distance as shown in Section 3.8 "Standard Details" Detail 3.8.06.
- B. The sight distance for crest and sag vertical curves is the distance measured along the roadway from a driver's eye 3.5 feet above the pavement to an object 6 inches high at the intersection as shown in Section 3.8 "Standard Details" Detail 3.8.06.
- C. The sight distance for horizontal curves is determined by the line of sight available 2.0 feet above the road surface. The sight distance is measured along the existing edge of pavement beginning at the centerline of the proposed entrance and ending where the line of sight intersects it. The line of sight is the projected line of visibility beginning at the entrance centerline and tangent to an obstruction 2.0 foot above the road surface. Examples of obstructions are vegetation, ground cover, signs, existing topography, etc. (See Section 3.8 "Standard Details" Detail 3.8.07).

304.5 *Curves.*

- A. *Vertical Curves.* The length of vertical cures, both crest and sag, shall be based upon the standards included in 3.4.04 and the following:

For speed limits up to 40 mph:	$LVC = (AxS^2)/1329$
Speed limits greater than 40 mph:	$LVC = 2S - (132/A)$
Where: LVC = Length of Vertical Curve S = Sight Distance A = Algebraic difference of intersecting grades	

- B. *Horizontal Curves.* Streets shall be designed to have a centerline radius of curvature of no less than 100'. Proposed minor collector streets shall have a minimum 300' centerline radius of curvature. All other streets horizontal curvature shall be designed according to AASHTO Standards.

Tangent distance between reverse curves shall be as follows:	
Major Collectors	300 feet
Minor Collectors	200 feet

304.6 *Street Cross-Section.*

- A. Street cross-sections shall be as shown in Section 3.8 "Standard Details" Detail 3.8.01.
- B. Curb and Gutter shall be as shown in Section 3.8 "Standard Details" Detail 3.8.09.
- C. Cul-de-sac radius shall be as shown in Section 3.8 "Standard Details" Detail 3.8.02 for residential applications and 3.8.03 for commercial applications.

304.7 *Street Paving.* Pavement thickness for streets shall be as specified in Section 3.8 "Standard Details" 3.8.01.

- A. "GAB" refers to Graded Aggregate Base as specified in the Georgia DOT in Standard Specifications Section 815.
- B. "Type B" refers to Type B Asphalt concrete as specified in the Georgia DOT in Standard Specifications Section 828.
- C. "Type E" refers to Type E Asphalt concrete as specified in the Georgia DOT in Standard Specifications Section 828.
- D. "Type F" refers to Type F Asphalt concrete as specified in the Georgia DOT in Standard Specifications Section 828.
- E. All local commercial/industrial and minor collector commercial/industrial streets shall have the same paving section as the major collector street type.

304.8 *Dam Supporting Road.* No City street shall be designed to cross an existing or proposed dam that is regulated by the Safe Dams Act.

304.9 *Curb and Gutter.* Curb and gutter shall be required on all paved streets. (See "Standard Details" Detail 3.8.09).

304.10 *Sidewalks.*

- A. Sidewalks shall be required on at least one side of all new streets for building construction within an existing subdivision or on an existing street. For new building construction, they shall be required on all Street frontage.
- B. Sidewalks shall be constructed in accordance with Section 3.8 "Standard Details" Detail 3.8.15 and located as shown in Detail 3.8.14.
- C. Sidewalks shall be backfilled and landscaped.
- D. Sidewalks shall include handicap ramps at all street intersections to meet the Americans with Disabilities Act (ADA) requirements. See Section 3.8 "Standard Details" Detail 3.8.16.
- E. In remote areas of the City where no sidewalks exist, the City has established a "payment-in-lieu-of-Sidewalk Bank Program fund. With the approval of the City Manager or his/her designee , developers may opt out of installing sidewalks and pay this cost to the City's Sidewalk Bank Program fund. This fund is used to construct sidewalks in areas of the City that are far less remote.

- ~~F. The monetary value of the sidewalk improvements shall be \$60 per linear foot. The valuation shall consist of the cost of the materials, the cost of installation, and the cost of two (2) years of maintenance.~~

~~304.10—Sidewalks.~~

- ~~A. Sidewalks shall be required on at least one side of all new streets. In addition, they shall be required on all existing streets where new building construction occurs if required by the Community Development Department. In addition, they shall be required on all existing streets where new building construction occurs if required by the Community Development Department.~~
- ~~B. Sidewalks shall be constructed in accordance with Section 3.8 "Standard Details" Detail 3.8.15 and located as shown in Detail 3.8.14.~~
- ~~C. Sidewalks shall be backfilled and landscaped.~~
- ~~D. Sidewalks shall include handicap ramps at all street intersections to meet the Americans with Disabilities Act (ADA) requirements. See Section 3.8 "Standard Details" Detail 3.8.16.~~
- ~~E. In remote areas of the City where no sidewalks exist, the City has established a "payment in lieu of sidewalks" fund. With the approval of the Public Works Department City Engineer, developers may opt out of installing sidewalks and pay this cost to the City's "payment in lieu of sidewalks" fund. This fund is used to construct sidewalks in areas of the City that are far less remote.~~
- ~~F. The monetary value of the sidewalk improvements shall be determined by the City Engineer according to industry standards at the time of development at a cost of \$60 per linear foot or market value, whichever is greater. The valuation shall consist of the cost of the materials, the cost of installation, and the cost of two (2) years of maintenance.~~

304.11 *Traffic Signs.* The design professional shall show the location of all required traffic signs. The developer shall furnish and install all street signage in the project. Unless otherwise noted, design of traffic signs shall conform to the Manual on Uniform Traffic Control Devices (MUTCD), Latest Edition, published by the United States Government Printing Office.

304.12 *Street Lighting.* Street lighting shall be required on all streets as specified by the power company servicing the subdivision. The developer or sub-divider shall bear the costs for all monthly street light charges for a full year payable in advance at the time of Final Plat approval. The developer or sub-divider shall also pay for any and all "up-front" costs related to street light equipment before the Final Plat is approved. Fees for street lights for all new developments requiring public lights will automatically be set up in the City of Villa Rica's name at the time of installation.

304.13 *Utility Locations.* All utility locations shall correspond to the typical layout shown in Section 3.8 "Standard Details" Details 3.8.12 and 3.8.13.



CITY OF VILLA RICA

Planning and Zoning Commission

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: N/A

MEETING DATE: March 17, 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.

STAFF UPDATE SINCE TABLING:

A revised site plan was received by staff on Monday, March 9th. While the updated plan increases the buffer along the eastern property line to 30 feet adjacent to the residential property, several new compliance issues have been identified because of that revision. The revised layout shows a fire access lane narrowed to approximately 17 feet, where a minimum width of 20 feet is required per fire code, and a minimum 24 feet is required per the City's code. Also, the required 20-foot parking area landscaping buffer along Dallas Highway is not provided as required. The plan also does not show the location of the septic field, nor stormwater management facilities, nor the required deceleration lane along Dallas Highway. The City Engineer has indicated that a 150-foot deceleration lane with a 50-foot taper is required, which is not reflected on the revised plan.

Staff is concerned that the current proposal would require multiple variance approvals due to several site plan elements that deviate from minimum development standards or are not shown at all. This raises questions about the site's ability to accommodate the proposed use in full compliance with the City's zoning ordinance.

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 recommend **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 certain minimum zoning and development standards, nor minimum Fire Access Lane standards, and presents limitations related to traffic and access management as the required deceleration lane is not provided.

Staff recommend DENIAL. Should approval be considered, staff propose the following conditions:

1. All building, fire life safety, design and zoning requirements shall be met in accordance with all applicable City codes and regulations.
2. Prior to issuance of any land disturbance or building permits, the applicant shall submit a site plan compliant with all zoning and development standards, and includes the required 150-foot deceleration lane with a 50-foot taper along Dallas Highway:
3. A detailed site plan prepared and sealed by a licensed engineer, consistent with the conceptual site plan dated 1/28/2026, shall be submitted for review and approval, prior to issuance of a land disturbance permit.
4. A detailed landscape plan prepared and sealed by a licensed landscape architect shall be submitted for review and approval in accordance with Section 7.05 (Landscaping Standards) prior to issuance of a land disturbance permit.
5. Prior to issuance of a certificate of occupancy, the applicant shall provide an inter-parcel access easement and construct a vehicular connection to the adjacent commercial

property to the west (Dollar General), in a location and manner approved by the Community Development Department and City Engineer. The easement shall be recorded and shown on all final site and civil plans.

6. A traffic impact study shall be submitted with civil construction plans. Any recommended roadway, access, or traffic control improvements shall be implemented or guaranteed, as determined and approved by the City Engineer.
7. All access to Dallas Highway shall be subject to Georgia Department of Transportation (GDOT) review and approval, if required. GDOT permits shall be obtained prior to construction, if required.
8. Final driveway locations, spacing, and access type (including any right-in/right-out restrictions) shall be subject to City Engineer and GDOT approval (if required).
9. The proposed development shall comply with all City utility requirements. Any use of on-site septic system shall be subject to approval by the appropriate regulatory health agencies. Connection to public sewer shall be required when and if service becomes available, in accordance with City's ordinance.

Planning and Zoning Commission's Recommendation:

MOTION:

I move to deny 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).

Or should approval be considered:

I move to approve 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), subject to the nine (9) conditions recommended by staff.



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.



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 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).

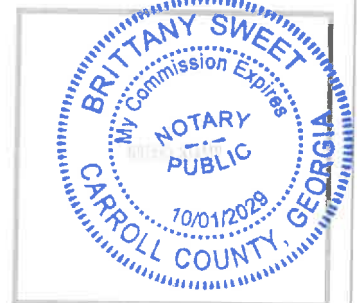
K. Patel
Signature of Applicant

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)

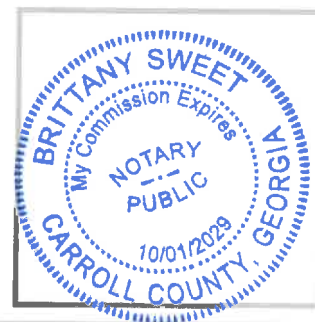
<u>K. Patel</u>	Krish Patel	12.28.25
Signature of Owner	Printed Name	Date

State of GA, County of Carroll

This instrument was acknowledged before me this 28th day of December, 2025.

20 25, by Krish Patel name of signer. Identification Presented: Member

<u>Brittany Sweet</u>	<u>Brittany Sweet</u>	<u>10/01/2029</u>
Signature of Notary Public	Name of Notary Public	My Commission Expires



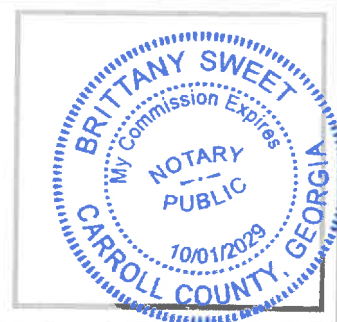
<u>Varsha Patel</u>	<u>Varsha Patel</u>	<u>12/29/25</u>
Signature of Owner	Printed Name	Date

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

<u>Brittany Sweet</u>	<u>Brittany Sweet</u>	<u>10/01/2029</u>
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



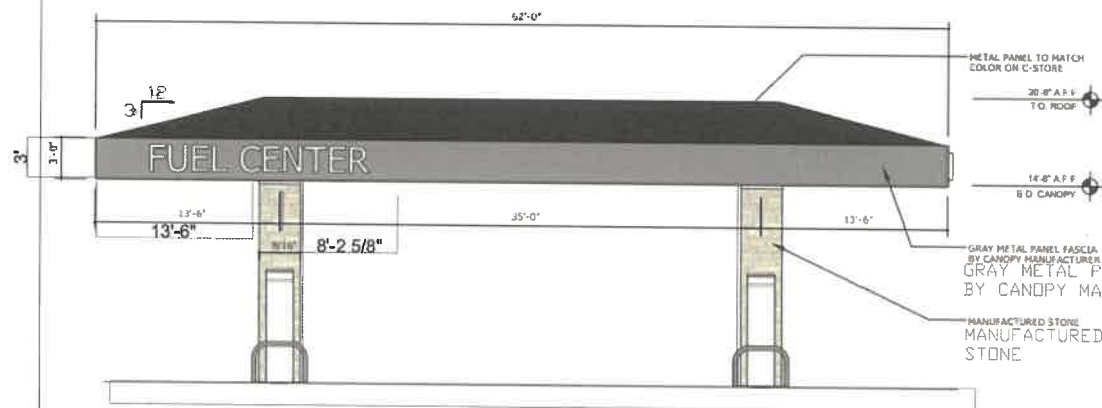


NORTH & SOUTH ELEVATIONS

METAL PANEL TO MATCH COLOR ON C-STORE

GRAY METAL PANEL FASCIA BY CANOPY MANUFACTURER

MANUFACTURED STONE



EAST & WEST ELEVATIONS

METAL PANEL TO MATCH COLOR ON C-STORE

GRAY METAL PANEL FASCIA BY CANOPY MANUFACTURER

MANUFACTURED STONE

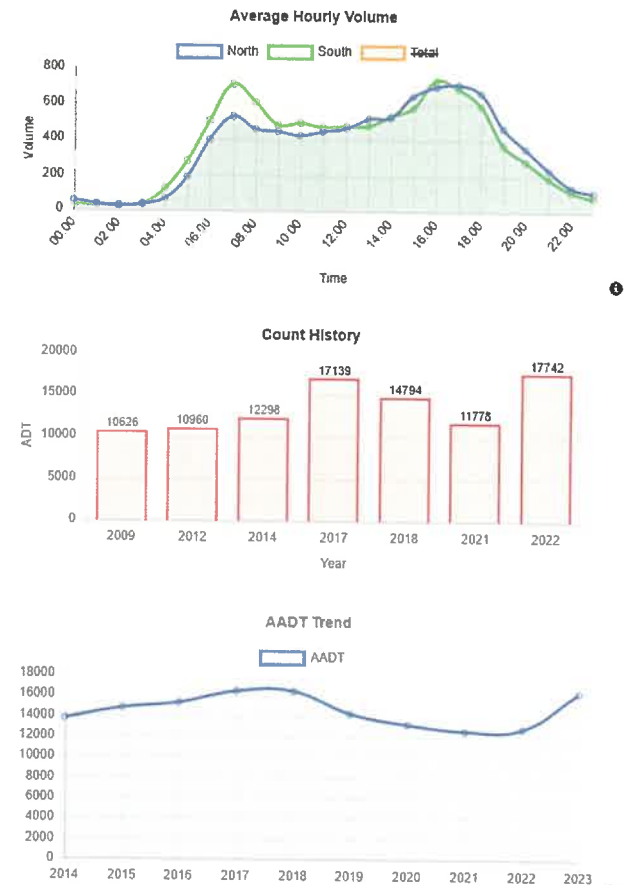
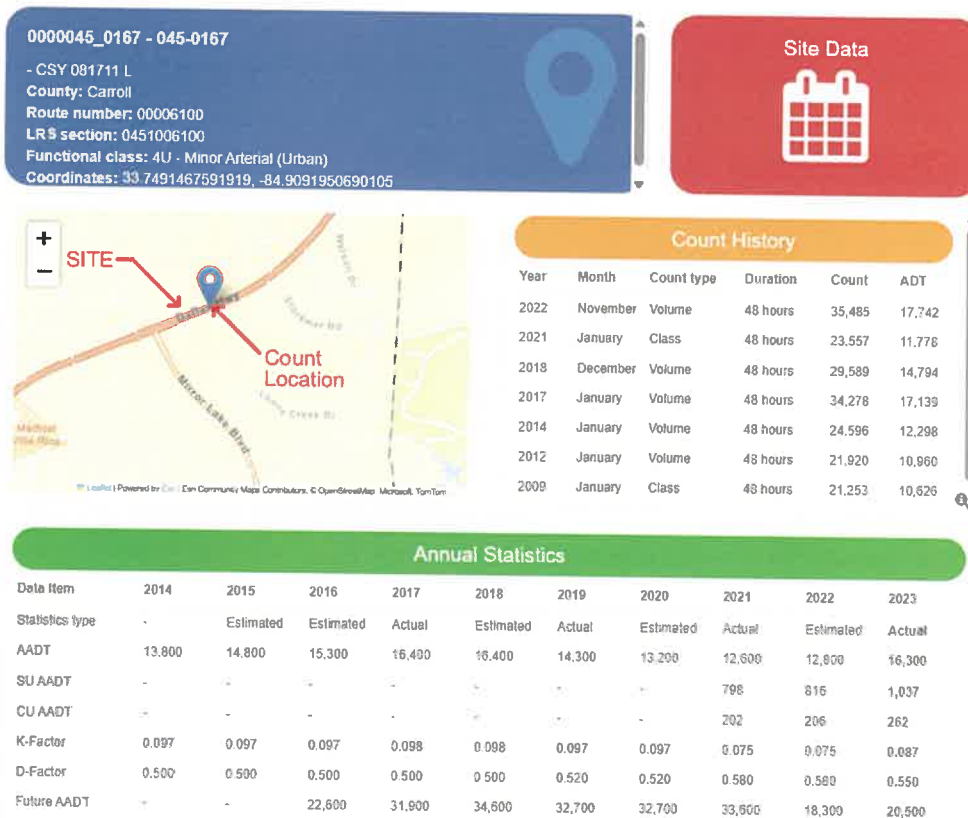
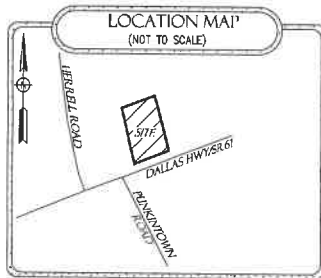


Figure 3 - Georgia DOT Count Location & Data



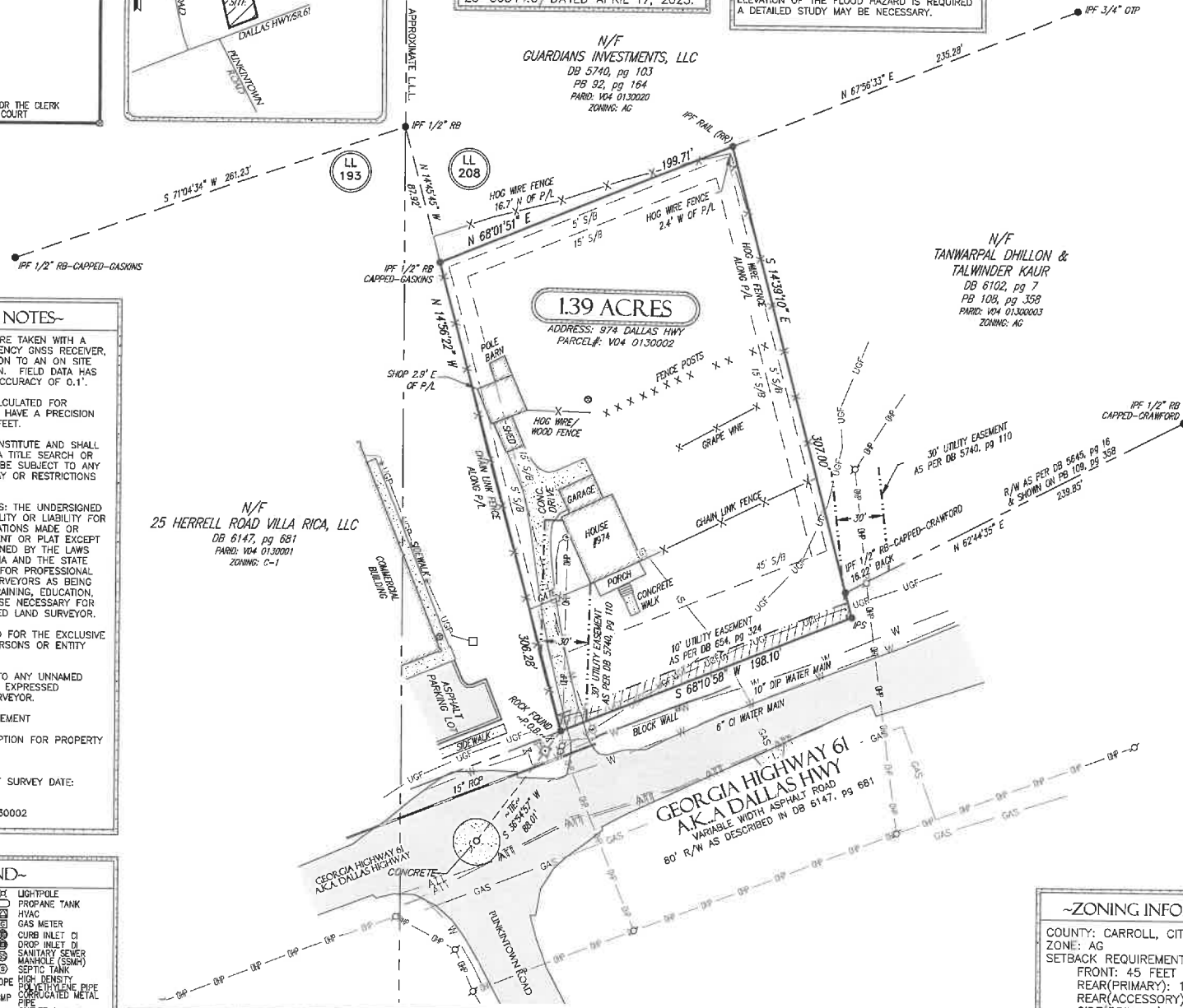
-UTILITY NOTE-
UNDERGROUND UTILITIES SHOWN
HEREON WERE LOCATED BY
GROUNDHAWK SUBTERRANEAN
INTELLIGENCE (JOB NUMBER:
25-G0344.0) DATED APRIL 17, 2025.

-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.



PREPARED BY
DES DAVIS
ENGINEERING & SURVEYING
24 DAWSON VILLAGE
WAY SOUTH
DAWSONVILLE, GA 30534
PHONE: (706) 265-1234
DAVISENGINEERS.COM

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 | ✕ LIGHTPOLE |
| ● IRON PIN FOUND/SET (OFF IPS) | ○ PROpane TANK |
| ⊗ MONUMENT | ⊗ GAS METER |
| C/L CENTERLINE | ⊗ CURB INLET |
| N/F NOW OR FORMERLY | ⊗ DROP INLET |
| DB DEED BOOK | ⊗ SANITARY SEWER |
| PB PLAT BOOK | ⊗ MANHOLE (SSMR) |
| PG PAGE | ⊗ SEPTIC TANK |
| P/L PROPERTY LINE | ⊗ HIGH DENSITY POLYETHYLENE PIPE |
| REBAR | ⊗ CORRUGATED METAL PIPE |
| CTP CRIMPED TOP PIPE | ⊗ OUTLET CONTROL STRUCTURE |
| NSB NAIL SET AT BASE | ⊗ (ALL IPS ARE 1/2" RB "CAPPED" UNLESS OTHERWISE LABELED) |
| OTF OPEN TOP PIPE | |
| CRB CRIMPED REBAR | |
| SR SOLID ROD | |
| AE ACCESS EASEMENT | |
| UE UTILITY EASEMENT | |
| ⊗ TELEPHONE FEED (T.P.) | |
| ⊗ FIRE HYDRANT (FH) | |
| ⊗ WELL | |
| ⊗ WATER METER | |
| ⊗ WATER VALVE (WV) | |
| ⊗ POWER BOX (PBX) | |
| ⊗ POWER POLE (PP) | |
| ⊗ CLEANOUT | |
| | ⊗ OVERHEAD POWER |
| | ⊗ GAS LINE |
| | ⊗ SEWER LINE |
| | ⊗ WATER LINE |
| | ⊗ STORM WATER PIPE |
| | ⊗ UNDERGROUND FIBER |

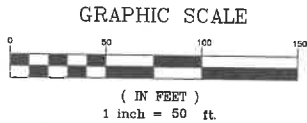
THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION 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



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.

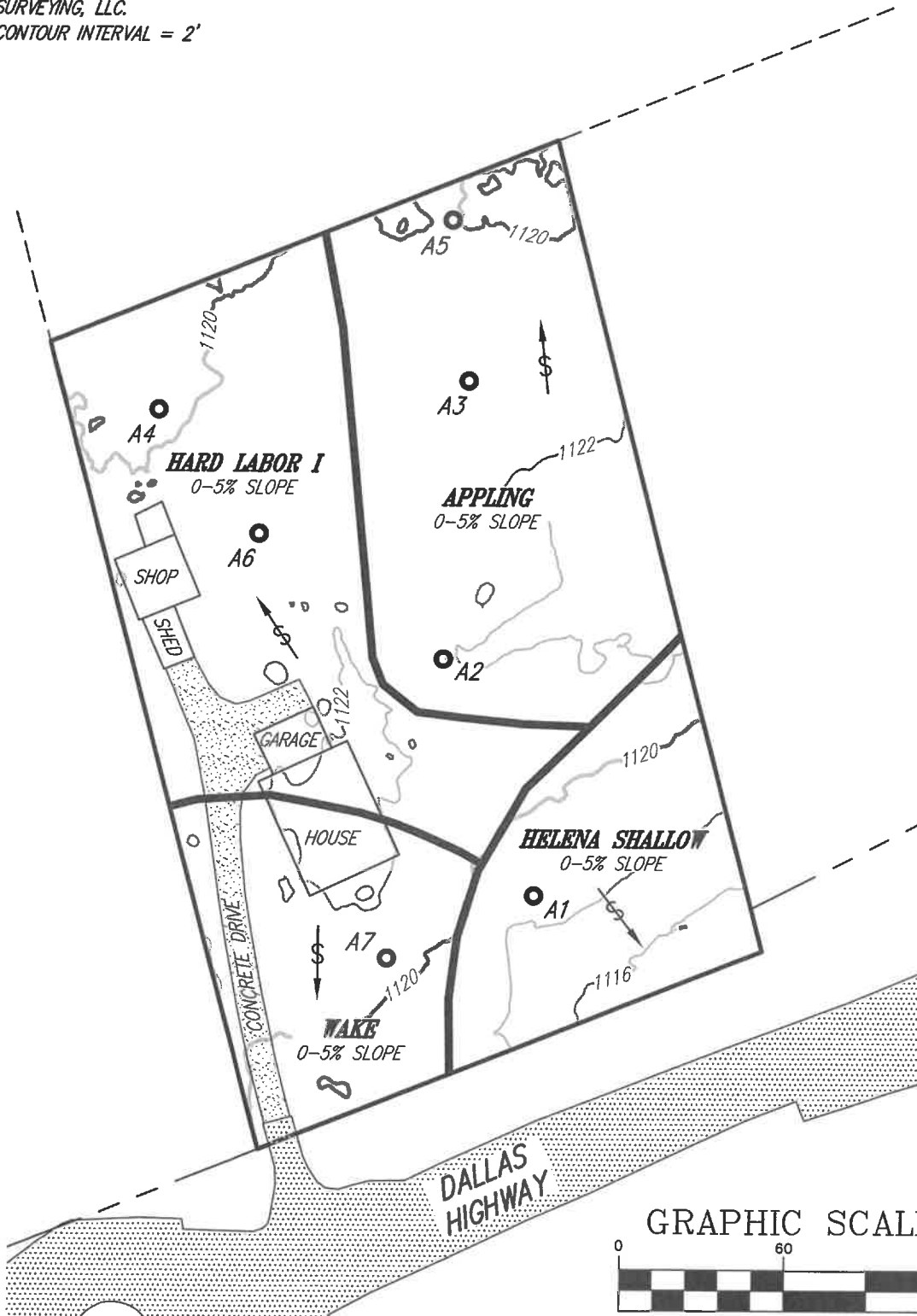
CONTOUR INFORMATION FROM LIDAR
TOPO FROM DAVIS ENGINEERING AND
SURVEYING, LLC.

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	<table><tr><th colspan="2">INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr><tr><td>INSURER A:</td><td>Continental Casualty Company</td><td>20443</td></tr><tr><td>INSURER B:</td><td>Hartford Accident And Indemnity</td><td>22357</td></tr><tr><td>INSURER C:</td><td>Wesco Insurance Co</td><td>25011</td></tr><tr><td>INSURER D:</td><td>HDI Global Specialty SE</td><td>N/A</td></tr><tr><td>INSURER E:</td><td></td><td></td></tr><tr><td>INSURER F:</td><td></td><td></td></tr></table>	INSURER(S) AFFORDING COVERAGE		NAIC #	INSURER A:	Continental Casualty Company	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(S) AFFORDING COVERAGE		NAIC #																				
INSURER A:	Continental Casualty Company	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:																						

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	
B	AUTOMOBILE LIABILITY ☒ ANY AUTO OWNED AUTOS ONLY ☐ SCHEDULED AUTOS HIRED AUTOS ONLY ☒ 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	
A	☒ UMBRELLA LIAB ☒ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED ☒ RETENTION \$ 10,000			B 6012043850	03/22/2025	03/22/2026	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 Follows Form \$	
C	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	☒ PER STATUTE ☐ OTH-ER E.I. EACH ACCIDENT \$ 1,000,000 E.I. DISEASE - EA EMPLOYEE \$ 1,000,000 E.I. DISEASE - POLICY LIMIT \$ 1,000,000
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

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

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"):

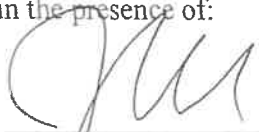
All that tract or parcel of land lying and being in Land Lot 208 of the 2nd District of Carroll County, Georgia, containing 1.4 acres, more or less, and being shown on a plat thereof which appears of record in Deed Book 120, Page 577, Carroll County, Georgia Public Records, which plat and the record 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

CONVENIENCE STORE & GAS PUMP SITE LAYOUT CHECKLIST
(FOR VILLA RICA, GA - TYPICAL 6-PUMP LAYOUT WITH 4,500+ SF STORE)

1. BUILDING PLACEMENT
 - FRONT YARD SETBACK: 45 FT MINIMUM FROM ROAD (PER ZONING)
 - SIDE/REAR SETBACKS: CONFIRM WITH ZONING DISTRICT (TYPICALLY 15 FT)
 - STORE-TO-DISPENSER DISTANCE: 20-25 FT MINIMUM
 - DOORS/WINDOWS TO DISPENSERS: ≥10 FT (NFPA 30A)
 - BUILDING TO CANOPY EDGE: ≥15-20 FT

2. PUMP ISLAND / FUEL CANOPY
 - NUMBER OF PUMPS: 6 (3 ISLANDS, 2-SIDED)
 - CANOPY CLEARANCE: 14-16 FT VERTICAL (FOR FUEL TRUCKS)
 - CANOPY-TO-BUILDING SETBACK: ≥15 FT
 - DISPENSER TO DISPENSER SPACING: ~10 FT
 - DISPENSER SETBACK FROM PROPERTY LINE: 10-15 FT

3. CIRCULATION & ACCESS
 - DRIVE AISLE WIDTH: ≥24 FT FOR TWO-WAY TRAFFIC
 - FIRE LANE (FRONT OF STORE): ≥20 FT UNOBSTRUCTED
 - PARKING STALLS: STANDARD 9'X18'; ADA 11'x+ ACCESS AISLE
 - VEHICLE TURNING RADIUS: CHECK FOR FUEL TRUCK ACCESS (WB-62 TRUCK)

4. UTILITIES & LIFE SAFETY
 - UNDERGROUND TANKS 10 FT+ FROM BUILDING/DISPENSER
 - EMERGENCY SHUT-OFF SWITCH LOCATION CLEARLY MARKED
 - CANOPY LIGHTING/SHIELDING PER DARK-SKY COMPLIANCE (OPTIONAL)
 - TRASH ENCLOSURE & DELIVERY ZONE PLANNED AWAY FROM FIRE LANES

LOT DIMENSIONS & PROPERTY ADDRESS:

150 FT X 200 FT LOT

PARCEL: V04-013-0002

ADDRESS: 974 DALLAS HWY, VILLA RICA, GA

NUMBER OF GAS PUMPS: 6 PUMPS (3 DOUBLE-SIDED ISLANDS)
SIZE OF CONVENIENCE STORE: 5,040 SF (70' WIDTH & 72' DEPTH)

- WALK-IN COOLER / BEER CAVE
- SEPARATE 1,200 SF RETAIL SPACE
- TRASH ENCLOSURE LOCATION
- EV CHARGING STATIONS
- AIR/WATER STATION
- FUEL TRUCK CIRCULATION NEEDS

INCLUDED IN SITE PLAN SUBMISSION

ELEMENT
DRIVEWAY WIDTHS SHOW TWO 14' LANES AT CURB CUTS
TRAFFIC FLOW ADD DIRECTIONAL ARROWS AND STACKING LANES
TURNING AREAS SHOW 20'-25' RADIUS CURVES FOR VEHICLES
CROSS-ACCESS INDICATED CONNECTION TO NEIGHBORING PARCEL
ADDITIONAL FEATURES DRAINAGE SWALES, LIGHTING, SIGNAGE, BUFFERS

CROSS-ACCESS EASEMENTS SHALL BE REQUIRED BETWEEN ADJACENT COMPATIBLE DEVELOPMENTS.

ALL CURB CUTS SHALL MEET HORIZONTAL AND VERTICAL SIGHT DISTANCE REQUIREMENTS AS SET FORTH IN SECTION 304.4 OF THE CITY OF VILLA RICA DEVELOPMENT REGULATIONS.

PG 36 CHAPTER VII DEVELOPMENT STANDARDS
CITY OF VILLA RICA LANDSCAPING
EXISTING TREES REMOVAL ETC.

HIGHWAY FRONTAGE: 200'-0"
DRIVEWAY WIDTH (EACH LANE): 14'-0" MIN.
TYPICAL INBOUND & OUTBOUND: 28 FT.
TOTAL
FUEL PUMP STACKING: 3 SPACES PER PUMP
STACKING SPACE SIZE: 9' X 19'

PEDESTRIAN FACILITIES
A CONNECTION SHALL BE ESTABLISHED FROM ABUTTING STREETS WITH SIDEWALKS TO THE ENTRANCE OF PRIMARY STRUCTURES THROUGH THE USE OF SIDEWALKS AND SPECIAL DEMARCATION

PEDESTRIAN AREAS IN PARKING LOTS OR ACROSS INTERIOR DRIVES SHALL BE DEMARCATED W/SPECIAL PAVING, COLOR OR HEIGHT CHANGE, OR STRIPING FOR INCREASED SAFETY

SIDEWALKS SHALL BE A MINIMUM OF SIX (6) FEET WIDE AND SHALL CONNECT THE COMMERCIAL AREAS TO ADJACENT RESIDENTIAL, OFFICE AND RECREATIONAL USES

SEC. 4.13 - C1 - COMMERCIAL - LOW DENSITY
(SEPT 22 2025 MUNICODE CODIFICATION - VILLA RICA GA

SEC. 7.03 ENTRANCE DRIVE STANDARDS
14'-0" PER LANE
INGRESS AND EGRESS

TABLE 7.24 MINIMUM REQUIRED OPEN SPACE FOR C1

DELIVERY TRUCK PARKING
LOADING & UNLOADING ZONE
12' X 40' W/ 14'-0" CLEARANCE

OUTDOOR LIGHTING SECTION 7.12 - LOADING AND UNLOADING SPACES
EVERY LOADING AND UNLOADING AREA SHALL NOT BE LESS THAN TWELVE FEET (12') IN WIDTH, FORTY (40') IN LENGTH AND FOURTEEN (14') CLEARANCE.

(1,000) POUNDS PER SQUARE INCH (PSI). IV) DRAINAGE
LOADING SPACE SHALL BE PROVIDED W/ADEQUATE DRAINAGE FACILITIES AS APPROVED BY THE CITY ENGINEER DURING THE DEVELOPMENT PLAN REVIEW PROCESS. SCREENING, LANDSCAPING & SCREENING SHALL BE AS INDICATED IN SECTION 7.05 - LANDSCAPING STANDARDS. LIGHTING SHALL BE IN ACCORDANCE WITH SECTION 7.12 - OUTDOOR LIGHTING. 25 FOOT CANDLES IS THE AVERAGE MAINTAINED HORIZONTAL ILLUMINATION NOT TO EXCEED FOR UNLOADING SPACES, BAYS LIGHTING OF CANOPIES

DUMPSTER ENCLOSURE
400 SQ. FT.

VILLA RICA COMMERCIAL MOTOR VEHICLE SERVICE WITH CONVENIENCE STORE - ONE SPACE FOR EACH THREE HUNDRED (300) SQUARE FEET OF ENCLOSED NET FLOOR AREA

2 DISABLED PARKING SPACES (TABLE 7.3 PARKING FOR THE DISABLED)
ADA PARKING IS SHARED CONSIDERING THE TWO SEPARATE TENANT SPACES ARE SHARING THE SAME PARKING AREA

DOLLAR GENERAL

HEIGHT CLEARANCE: 15-17 FT (DEPENDENT ON VEHICLE TYPES AND LOCAL CODE)

4' X 18' EACH PUMP ISLAND
CIRC. PROTECTION CURB: 6"
24' TWO WAY CIRCULATION LANE

CANOPY BOLLARDS TYP.
RE: STRUCTURAL & CANOPY
ADA DISPENSERS

TRANSITION SUMP TYP
RE: FUEL

THE INTERNAL ROAD MINIMUM WIDTH SHALL BE TWENTY- (20) FEET
INTERNAL DRIVE ROADS - FOR NON RESIDENTIAL SITES
- MIN. INTERNAL DRIVE WIDTH: 20'
USED TO CONNECT PARKING AREAS AND SITE CIRCULATION

THIS IS ALSO TO MEET THE SAME THROAT CUT OFF / STUBBED OUT AREA IN WHICH DOLLAR GENERAL CURRENTLY HAS IN PLACE

INTERNAL CIRCULATION TO DOLLAR GENERAL
CONNECTIVITY TO ADJACENT SITES: THE ZONING REPORT RECOMMENDED CROSS-ACCESS TO THE STUBBED AISLE IN THE DOLLAR GENERAL LOT FOR INTERNAL CIRCULATION RATHER THAN CREATING ADDITIONAL HIGHWAY CURB CUTS

CROSS-ACCESS: SHOW A CONNECTION TO THE DOLLAR GENERAL LOT BEHIND FOR SHARED CIRCULATION, AVOIDING ADDITIONAL HIGHWAY CURB CUTS.
37'-7"

26'-1"

24'-4"

47'-9"

26'-1"

24'-4"

26'-1"

24'-4"

26'-1"

24'-4"

26'-1"

24'-4"

26'-1"

24'-4"

26'-1"

24'-4"

SITE PROGRAM SUMMARY

ELEMENT DETAIL

ADDRESS:

STORE SIZE:

ADJACENT RETAIL SPACE:

PUMP CONFIGURATION:

FRONT SETBACK REQUIRED

PUMP-TO-BUILDING GAP

REAR/SIDE SETBACKS

FT)

ACCESS

ACCESS DRIVE LANES FOR CUSTOMERS AND FUEL TRUCK LOOPS WILL WRAP AROUND THE SITE.

ADA & CUSTOMER PARKING IN FRONT.

REAR SPACE INCLUDES TRASH, UTILITY, AND DELIVERY ZONES.

C-1 COMMERCIAL, LOW DENSITY

SETBACKS

FRONT YARD- @ LEAST 100'-0"

45' BLDG AWAY FROM ROAD

SIDE YARD - 10'

REAR - 20'

974 DALLAS HWY, VILLA RICA, GA
ADDRESS:
STORE SIZE:
ADJACENT RETAIL SPACE:
PUMP CONFIGURATION:
FRONT SETBACK REQUIRED
PUMP-TO-BUILDING GAP
REAR/SIDE SETBACKS
FT)
ACCESS
FROM DALLAS HWY (ASSUMED GDOT ACCESS POINT)

ACCESS DRIVE LANES FOR CUSTOMERS AND FUEL TRUCK LOOPS WILL WRAP AROUND THE SITE.
ADA & CUSTOMER PARKING IN FRONT.
REAR SPACE INCLUDES TRASH, UTILITY, AND DELIVERY ZONES.

C-1 COMMERCIAL, LOW DENSITY

SETBACKS

FRONT YARD- @ LEAST 100'-0"

45' BLDG AWAY FROM ROAD

SIDE YARD - 10'

REAR - 20'

TURNING RADI: PROVIDE SWEEP PATH TURNS FOR LARGE VEHICLES;
GENERALLY 20-25 FT. RADI AT CORNERS.

TURNING RADI: PROVIDE SWEEP PATH TURNS FOR LARGE VEHICLES;
GENERALLY 20-25 FT. RADI AT CORNERS.

COMPLIANCE WITH THE GENERAL LANDSCAPING STANDARDS FOR THE BUFFER YARD - SECTION 7.05--LANDSCAPING STANDARDS

AIR AND VACUUM STATION

BUFFER YARD WIDTHS. THE BUFFER YARD REQUIREMENT SHALL NOT BE INCLUDED AS PART OF THE MINIMUM SETBACK REQUIREMENTS UNLESS APPROVED BY THE DIRECTOR. PLANT MATERIAL SHALL BE SELECTED FROM TABLES 7.13 - 7.20 UNLESS APPROVED BY THE DIRECTOR.

13) MODIFICATION. THE PLANNING & ZONING COMMISSION SHALL HAVE THE AUTHORITY TO MODIFY ANY OF THE REQUIREMENTS OF THIS SECTION IN ACCORDANCE WITH SUBSECTION 2.02(9)(A) IX.

TWO WAY AISLE FOR PARKING AISLE SPACE DIMENSIONS:
MIN AISLE 24'

PARKING SPACE: 9'-0" X 18'-0" @ A 90 DEGREE ANGLE

DRIVEWAY SEPARATIONS - DRIVEWAY LOCATIONS SHALL CONFORM TO THE REQUIREMENTS OF THIS SECTION IN ACCORDANCE WITH SUBSECTION 2.02(9)(a) IX Ord. of 11-14-2023

table 7.23: light trespass
ADJOINING DISTRICT - C1- 0.50 LIGHT SPILLAGE
MEASURED IN FOOT - CANDLES MAX LIGHT
LEVEL AT THE PROPERTY LINE

RESIDENTIAL - 996
1.96 ACRES

EV CHARGING STATIONS WITH THE PROPER SIZING FOR THE PARKING NEEDED - BY CODE REQUIREMENTS

SHARED ENTRANCES AND DRIVES

THE DISTANCE FROM THE CENTERLINE OF THE DRIVEWAY ENTRANCE TO THE CENTERLINE OF THE NEAREST STREET INTERSECTION SHALL NOT BE LESS THAN 150 LINEAR FEET.

OPPOSING CURB CUTS SHALL ALIGN SQUARELY OR BE OFFSET NO LESS THAN ONE-HUNDRED TWENTYFIVE (125) FEET.

INCORPORATE SIGNAGE, LIGHTING, LANDSCAPING AND SET THE TONE FOR THE DEVELOPMENT.

PARKING LAYOUT - 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 TO THE REAR OR SIDE OF THE PRIMARY BUILDING. REFER TO SECTION 7.02

STARTING THE FIRST PARKING SPACE AT LEAST 20' -25' FROM THE DRIVEWAY EDGE

MAINTAINING THE VISIBILITY TRIANGLE

AVOIDING BACKING MOVEMENTS NEAR THE MAIN ENTRANCE

20' MIN. THROAT LENGTH FOR THE ENTRY

366' FROM CENTER OF NEIGHBORS ENTRANCE TO CENTER OF MEDIAN

169'-9"

20' MIN. THROAT LENGTH FOR THE ENTRY

366' FROM CENTER OF NEIGHBORS ENTRANCE TO CENTER OF MEDIAN

169'-9"

20' MIN. THROAT LENGTH FOR THE ENTRY

366' FROM CENTER OF NEIGHBORS ENTRANCE TO CENTER OF MEDIAN

169'-9"

20' MIN. THROAT LENGTH FOR THE ENTRY

366' FROM CENTER OF NEIGHBORS ENTRANCE TO CENTER OF MEDIAN

169'-9"

20' MIN. THROAT LENGTH FOR THE ENTRY

366' FROM CENTER OF NEIGHBORS ENTRANCE TO CENTER OF MEDIAN

169'-9"

20' MIN. THROAT LENGTH FOR THE ENTRY

366' FROM CENTER OF NEIGHBORS ENTRANCE TO CENTER OF MEDIAN

169'-9"

20' MIN. THROAT LENGTH FOR THE ENTRY

366' FROM CENTER OF NEIGHBORS ENTRANCE TO CENTER OF MEDIAN

169'-9"

20' MIN. THROAT LENGTH FOR THE ENTRY

366' FROM CENTER OF NEIGHBORS ENTRANCE TO CENTER OF MEDIAN

169'-9"

20' MIN. THROAT LENGTH FOR THE ENTRY

366' FROM CENTER OF NEIGHBORS ENTRANCE TO CENTER OF MEDIAN

169'-9"

20' MIN. THROAT LENGTH FOR THE ENTRY

366' FROM CENTER OF NEIGHBORS ENTRANCE TO CENTER OF MEDIAN

169'-9"

20' MIN. THROAT LENGTH FOR THE ENTRY

366' FROM CENTER OF NEIGHBORS ENTRANCE TO CENTER OF MEDIAN

169'-9"

20' MIN. THROAT LENGTH FOR THE ENTRY

366' FROM CENTER OF NEIGHBORS ENTRANCE TO CENTER OF MEDIAN

169'-9"

20' MIN. THROAT LENGTH FOR THE ENTRY

366' FROM CENTER OF NEIGHBORS ENTRANCE TO CENTER OF MEDIAN

169'-9"

20' MIN. THROAT LENGTH FOR THE ENTRY

366' FROM CENTER OF NEIGHBORS ENTRANCE TO CENTER OF MEDIAN

CONVENIENCE STORE DESIGN

EXTERIOR DESIGN

BUILDING STYLE: CONTEMPORARY INDUSTRIAL WITH CLEAN LINES AND A DURABLE, LOW-MAINTENANCE FACADE.

MATERIALS: FIBER CEMENT PANELS, CORRUGATED STEEL, AND LARGE FLOOR-TO-CEILING GLASS SECTIONS FOR NATURAL LIGHT AND VISIBILITY.

CANOPY: A STEEL-FRAMED CANOPY COVERS THE GAS PUMPS, WITH LED DOWNLIGHTING AND SOLAR PANELS INTEGRATED ON TOP.

COLOR PALETTE: NEUTRAL TONES--CHARCOAL GRAY, SOFT BLACK, AND BRUSHED ALUMINUM WITH A POP OF BRAND COLOR (E.G., RED OR GREEN) FOR SIGNAGE AND ACCENTS.

SETTING: POSITIONED ALONG A BUSY, TREE-LINED URBAN STREET WITH SIDEWALKS AND BICYCLE STANDS.

INTERIOR LAYOUT (4,412 SQ FT)

1. RETAIL FLOOR (~3,000 SQ FT)

AISSLES: 4-5 SPACIOUS AISLES STOCKED WITH SNACKS, BEVERAGES, AUTOMOTIVE SUPPLIES, AND HOUSEHOLD ESSENTIALS.

BEVERAGE STATION: PROMINENT AREA FOR SELF-SERVE COFFEE, FOUNTAIN DRINKS, AND A COLD CASE FOR BOTTLED BEVERAGES.

PREPARED FOOD ZONE: INCLUDES A HOT CASE, FRESH GRAB-AND-GO ITEMS, AND A SMALL KITCHEN BEHIND FOR REHEATING AND FOOD PREP.

CHECKOUT AREA: 2-3 REGISTERS WITH IMPULSE PURCHASE DISPLAYS AND CLEAR QUEUING ZONES.

2. BACK-OF-HOUSE (~600 SQ FT)

STORAGE ROOM: FOR INVENTORY, WITH SHELVING AND A WALK-IN COOLER.

EMPLOYEE AREA: INCLUDES LOCKERS, A SMALL BREAK ROOM, AND RESTROOM.

OFFICE: MANAGER'S OFFICE WITH SECURITY SYSTEM MONITORS AND DESK.

3. RESTROOMS (~200 SQ FT)

PUBLIC ACCESS: TWO SINGLE-USER RESTROOMS WITH DURABLE, EASY-TO-CLEAN FINISHES.

SUSTAINABLE FEATURES

SOLAR PANELS ON THE CANOPY AND ROOF

RAINWATER HARVESTING FOR LANDSCAPING

LED LIGHTING THROUGHOUT

HIGH-EFFICIENCY HVAC & REFRIGERATION UNITS

FINAL TYPICAL DIMENSIONS:

LENGTH: 72 FT

WIDTH: 65 FT

HEIGHT CLEARANCE: 15-17 FT (COMPLIANCE TO VEHICLE TYPES AND LOCAL CODE)

VILLA RICA COMMERCIAL MOTOR VEHICLE SERVICE WITH CONVENIENCE STORE - ONE SPACE FOR EACH THREE HUNDRED (300) SQUARE FEET OF ENCLOSED NET FLOOR AREA

2 DISABLED PARKING SPACES (TABLE 7.3 PARKING FOR THE DISABLED)

OUTDOOR LIGHTING SECTION 7.12 - LOADING AND UNLOADING SPACES
EVERY LOADING AND UNLOADING AREA SHALL NOT BE LESS THAN TWELVE FEET (12') IN WIDTH, FORTY (40') IN LENGTH AND FOURTEEN (14') CLEARANCE.

TWO WAY AISLE FOR PARKING AISLE SPACE DIMENSIONS:
MIN AISLE 24'

PARKING SPACE: 9'-0" X 18'-0" AT A 90 DEGREE ANGLE

763'-9"



Rezoning Request: AG (Single-Family Agricultural) to C-1 (Commercial Low-Density)

Applicant: Apex Nexus, LLC

Case No.: RA-01-26.

Address: 974 Dallas Highway

Parcel: V04 0130002

Acreage: 1.56 acres+/-

Background and History

- Prior rezoning request (RA-04-23) denied May 9, 2023.
- Located on Dallas Hwy between the new roundabouts.
- Occupied home adjacent to the east.
- New Dollar General adjacent to the west.
- Dollar General rezoned from AG to C-1 in 2021

Proposed Development

- 4,650 SF convenience store.
- 1200 SF of white-box retail attached to convenience store.
- 4,550 SF fuel canopy with 3 islands (6 pumps).
- On-site septic proposed (no public sewer)
- Primary access from Dallas Hwy with inter-parcel access through Dollar General.



AG - Single-Family Agricultural
V04 0130002



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

VILLA RICA COMMERCIAL MOTOR VEHICLE
SERVICE WITH CONVENIENCE STORE - ONE
SPACE FOR EACH THREE HUNDRED (000)
SQUARE FEET OF ENCLOSED NET FLOOR
AREA

2 DISABLED PARKING SPACES
(TABLE 7.3 PARKING FOR THE
DISABLED)

HEIGHT CLEARANCE: 15-17 FT
(DEPENDENT ON VEHICLE TYPES
AND LOCAL CODE)

DOLLAR GENERAL

THE INTERNAL ROAD MINIMUM WIDTH
SHALL BE TWENTY (20) FEET

INTERNAL CIRCULATION TO SOLAR GENERAL

CONNECTIVITY TO ADJACENT SITES: THE ZONING REPORT RECOMMENDED CROSS-ACCESS TO THE STUBBED AISLE IN THE DOLLAR GENERAL LOT FOR INTERNAL CIRCULATION RATHER THAN CREATING ADDITIONAL HIGHWAY CURB CUTS

CROSS-ACCESS: SHOW A CONNECTION TO THE DOLLAR GENERAL LOT BEHIND FOR SHARED CIRCULATION, AVOIDING ADDITIONAL HIGHWAY CURB CUTS.

1-1 COMMERCIAL, LOW DENSITY
SETBACKS
 FRONT YARD- @ LEAST 100'-0"
 45' BLDG AWAY FROM ROAD
 SIDE YARD - 10'
 REAR- 20'

13) MODIFICATION. THE PLANNING & ZONING COMMISSION SHALL HAVE THE AUTHORITY TO MODIFY ANY OF THE REQUIREMENTS OF THIS SECTION IN ACCORDANCE WITH SUBSECTION 2.02(9)(A) K.

PARKING SPACE: 9'-0" X 18'-0" **SEE A 50
DEGREE ANGLE

TWO WAY AISLE FOR PARKING AISLE
SPACE DIMENSIONS: MIN AISLE 24'

—AIR AND VACUUM STATION

RESIDENTIAL - 996
1.96 ACRES

THE INTERNAL ROAD
MINIMUM WIDTH SHALL BE
TWENTY (20) FEET

THE DISTANCE FROM THE CENTERLINE OF THE DRIVEWAY ENTRANCE TO THE CENTERLINE OF THE NEAREST STREET INTERSECTION SHALL NOT BE LESS THAN 150 LINEAR FEET.

OPPOSING CURB CUTS SHALL ALIGN SQUARELY OR BE OFFSET NO LESS THAN ONE-HUNDRED TWENTYFIVE (125) FEET.

INCORPORATE SIGNAGE, LIGHTING, LANDSCAPING AND SET THE TONE FOR THE DEVELOPMENT.

PARKING LAYOUT - 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 TO THE REAR OR SIDE OF THE PRIMARY BUILDING. REFER TO SECTION 7.02

- 150'-0" AWAY FROM THE CENTERLINE OF 'RESIDENTIAL'
ADJACENT TO THE PARCEL

—NO BUILDINGS OR PAVED AREAS (OTHER THAN CLOSER THAN FIFTY (50) FEET TO ANY AREA PURPOSES)

ENTRANCE TO RESIDENTIAL LOT



Traffic Impact Study

Projected Trip Generation for this Fueling Station:

- 119 AM peak hour trips
- 115 PM peak hour trips
- 2,442 daily trips

GDOT AADT (2023):

- 16,300 vehicles per day on Dallas Hwy

Minimum driveway spacing: 150 feet (GDOT standard)

- Existing nearby driveways may affect design

Minimum sight distance required: 390 feet

- Certification recommended prior to access design.

Must comply with all GDOT access design standards:

- Turn lane storage & taper lengths
- Driveway spacing & geometry
- Sight distance certification

Comprehensive Plan Consistency

- The proposed high-impact fueling station does not align with Comprehensive Plan's intent to protect adjacent residential uses.
- Located within the Miner's Village Future Development Area.
- Commercial Corridor land use designation supports commercial development.
- Commercial Corridor emphasizes traffic safety, and compatibility with surrounding land uses.
- Green Space Design Principle requires adequate screening from residential.
- The proposed site plan provides a **10-foot buffer** where a **30-foot Type 3 buffer** is required, limiting the ability to achieve the intended residential separation.

Comprehensive Plan

CITY OF VILLA RICA COMPREHENSIVE PLAN

COMMERICAL CORRIDORS

Intent

Enhance and maintain well-functioning, attractive corridors that serve local needs, facilitate traffic flow, and coordinate land use patterns without encroaching on adjacent neighborhoods.

General Characteristics

Corridors include primary roadways that may be predominately commercial, industrial, or residential in nature. Access management elements are utilized to minimize the impact of new development to traffic flow, including interparcel access, secondary road access, and driveway consolidation. On each corridor, access management measures are important so as not to impede traffic flow, especially since portions of these corridors are also designated truck routes. A major component of corridor design is avoiding strip, commercial development through coordinating transportation projects and adjacent land use/developments.

Commercial Corridors are along arterials that support traffic patterns around major activity centers and I-20. These corridors also provide employment opportunities for local industry and a variety of businesses. SR 61/Industrial Blvd. between US 78 towards southern city limits; US 78 corridor between downtown and western city limits; Liberty Rd/Mirror Lake Blvd between Gateway area and proposed downtown connector.

DESIGN PRINCIPLES

Density/Intensity

- Varies depending on location

Green Space

- Formal landscaping with built areas, including adequate screening between frontage uses and adjacent residential areas

Transportation

- High internal vehicular and pedestrian connectivity
- Limited curb cuts; Interparcel access between developments
- Limit signs & billboards

Infrastructure

- Public water and access to sewer
- Enhanced streetscape

Rezoning Review Criteria

- The operational intensity of a fueling station is incompatible with existing residential.
- Adequate screening between commercial and residential use not provided.
- Does not fully align with Comprehensive Plan's residential protection objectives.
- Site constraints limit ability to provide required 30-foot separation.
- Does not support responsible growth. Site better suited for low-intensity commercial uses.

Staff Recommendation

Staff recommends DENIAL.

Conditions proposed if approval is considered:

1. All building, fire life safety, design and zoning requirements shall be met in accordance with all applicable City codes and regulations.
2. Prior to issuance of any land disturbance or building permits, the applicant shall either:
 - i. Revise the site and landscape plans to fully comply with the Type 3 buffer yard requirement (30 feet) along the eastern property line adjacent to residential zoning; or
 - ii. Obtain approval of a variance from the City Council for any reduction in the required buffer yard width.
3. A detailed site plan prepared and sealed by a licensed engineer, consistent with the conceptual site plan dated 1/28/2026, shall be submitted for review and approval, prior to issuance of a land disturbance permit.
4. A detailed landscape plan prepared and sealed by a licensed landscape architect shall be submitted for review and approval in accordance with Section 7.05 (Landscaping Standards) prior to issuance of a land disturbance permit.

Staff Recommendation

Staff recommends DENIAL.

(Continued) Conditions proposed if approval is considered:

5. Prior to issuance of a certificate of occupancy, the applicant shall provide an inter-parcel access easement and construct a vehicular connection to the adjacent commercial property to the west (Dollar General), in a location and manner approved by the Community Development Department and City Engineer. The easement shall be recorded and shown on all final site and civil plans.
6. A traffic impact study shall be submitted with civil construction plans. Any recommended roadway, access, or traffic control improvements shall be implemented or guaranteed, as determined and approved by the City Engineer.
7. All access to Dallas Highway shall be subject to Georgia Department of Transportation (GDOT) review and approval. Required GDOT permits shall be obtained prior to construction.
8. Final driveway locations, spacing, and access type (including any right-in/right-out restrictions) shall be subject to City Engineer and GDOT approval.
9. The proposed development shall comply with all City utility requirements. Any use of on-site septic system shall be subject to approval by the appropriate regulatory health agencies. Connection to public sewer shall be required when and if service becomes available, in accordance with City's ordinance.

This page is left blank intentionally.



Staff Report RA-01-2026

Applicant: Apex Nexus Investments, LLC. Owner: Krish Patel

Address: 974 Dallas Highway

Land Lots: 0143, 0146

Parcel: V04 0130002

Acreage: ±1.56 acres

Ward: 3

City Council Member: Stephanie Warmoth

Planning Commission Member: Anna McCoy

City of Villa Rica/Carroll County

The applicant, Apex Nexus Investments, LLC, requests rezoning of Parcel V04 0130002 from AG (Single-Family Agricultural) to C-1 (Commercial Low-Density), to develop approximately 1.56 ± acres located at 974 Dallas Highway.

The request is intended to allow the development of a filling station with a convenience store, gasoline fueling canopy, and white-box retail space. The proposed use is a high-impact, auto-oriented commercial use. Such uses generate frequent vehicle trips and turning movements, extended hours of operation, and elevated noise and lighting levels. A gasoline filling station generates activity levels that exceed those of typical low-intensity commercial uses, particularly when located adjacent to residential development.

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

1. Rezoning Application, submitted by Apex Nexus Investments, LLC (5 pages).
2. Statement of Intent (1 page).
3. Site Plan, prepared by Maria Cooper, revision submitted on January 28, 2026 (1 page).
4. Boundary Survey, prepared by DES, dated May 9, 2025 (1 page).
5. GDOT Historic Traffic Count data sheet, for the subject location.
6. Soil Survey and Report, prepared by DES, dated June 2, 2025 (3 page).
7. Front elevation and Fuel Center rendering (2 pages).
8. Limited Warranty Deed dated November 19, 2025. (2 pages)
9. Commercial Water Capacity Letter of Availability, dated August 11, 2025 (1 page).



A. Background

A prior rezoning request (RA-04-23) was denied by City Council on May 9, 2023. The previous proposal also sought to rezone the property from AG to C-1 to allow the development of a fueling station. The denial was based on a determination that a fueling station was not the highest and best use of property at that time, despite the Comprehensive Plan generally supporting commercial zoning along the Dallas Highway corridor.

The new applicant has revised the development proposal and updated the site plan to address concerns identified during the prior review process. Notably, the revised site plan demonstrates inter-parcel access to adjacent properties on both sides of the site, improved driveway location, as well as proposes sidewalks along the frontage.



FIGURE 1. AERIAL MAP. 974 DALLAS HWY.

Surrounding Properties:

The subject property consists of a single parcel with frontage along Dallas Highway and is currently developed with a detached single-family home. The location is in between the newly developed roundabouts on Dallas Highway. Surrounding development includes commercial uses to the west (Dollar General) and residential



use to the east. The property to the north is zoned AG (Single-Family Agricultural) and is undeveloped. Undeveloped commercial zoning prevails to the south across Dallas Hwy.

TABLE 1. SURROUNDING LAND USES

Current Zoning		Land Use
North	AG (Single-Family Agricultural)	Undeveloped
East	AG (Single-Family Agricultural)	Residential
South	C-1 (Commercial Low-Density)	Undeveloped
West	C-1 (Commercial Low-Density)	Commercial (Dollar General)

B. Proposed Development

The applicant proposes redevelopment of the ±1.56-acre parcel with a single-story convenience store containing approximately 4,650 square feet of floor area, along with a 4,550 square feet gasoline fueling canopy consisting of six (6) fuel pumps arranged on three (3) fueling islands. The development includes an additional 1,200 square feet of white-box retail space, attached to the convenience store building.

The site plan proposes inter-parcel vehicular access to the adjacent properties on both the east and west, which is consistent with access management best practices. The primary access point is along Dallas Highway. Final access design, driveway configuration, and any required access restrictions will be subject to GDOT and City Engineer review and approval during the permitting process. The City Engineer has advised that a traffic study must be submitted with civil plans, and that GDOT would be involved in the permitting and access approval process.

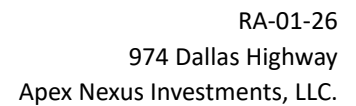
Sidewalks are proposed along the entire frontage of the property, consistent with existing sidewalks along the Dollar General frontage.

Public sanitary sewer is not available to the site. The applicant proposes to utilize the existing on-site septic system, which will require inspection and approval by the Environmental Health Department and verification that the system is adequately sized for the proposed use. Upgrades may be required if deficiencies are identified. The septic field is not shown on the site plan. Stormwater management facilities are not shown on the site plan.

C. Zoning Ordinance Compliance

The submitted site plan proposes a 10-foot landscape buffer along the side property line adjacent to an existing residential use. However, a 30-foot landscape buffer is required to comply with use separation standards.

Section 7.05 of the Zoning Ordinance requires wider landscaped buffers where new commercial development is located adjacent to existing residential uses to provide adequate separation, visual screening, and to reduce potential land use conflicts. In accordance with Table 7.8 (Applicable Buffer Yard Types) and Table 7.9 (Buffer Yard Types Description), a Type 3 buffer is required when new commercial development abuts residential zoning. A Type 3 buffer requires a minimum 30-foot landscaped buffer.

[illegible]

A photograph of a modern commercial building's exterior at dusk. The building features a series of large glass windows and double doors, each framed by dark metal. The interior is brightly lit, revealing shelves stocked with various goods. Above the glass sections are rectangular panels with a textured, stone-like finish. The building is set against a clear, deep blue sky. The overall design is clean and contemporary.

FIGURE 3. RENDERING. FRONT ELEVATION.

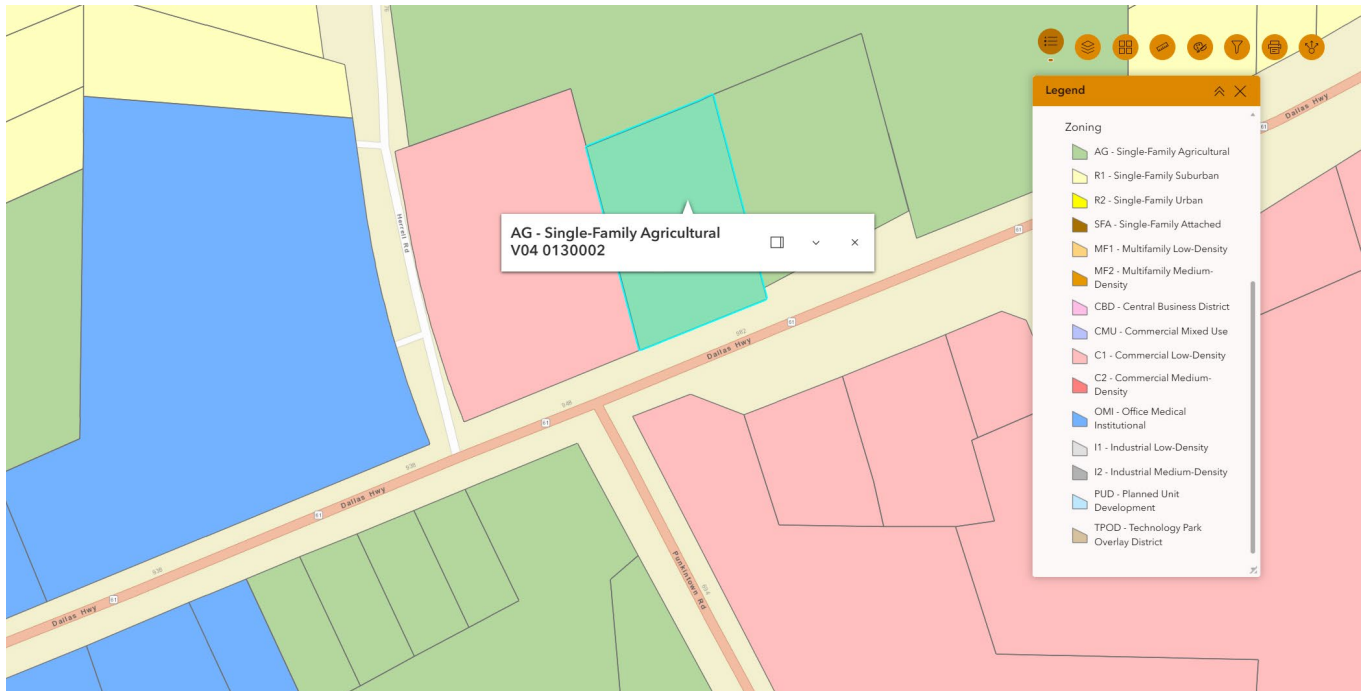
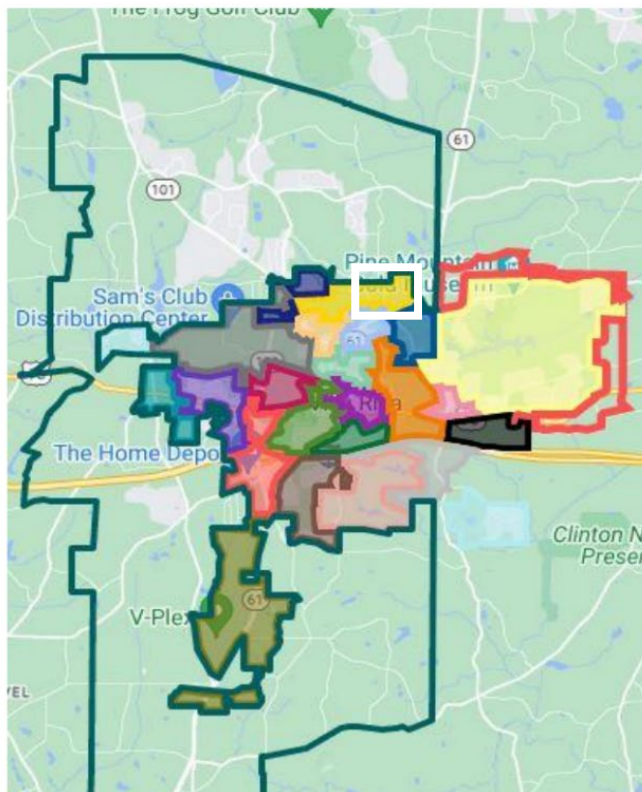


FIGURE 4. VILLA RICA ZONING MAP

City of Villa Rica Future Development Map



Future Development Village Areas

Village Areas

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

FIGURE 5. VILLA RICA FUTURE DEVELOPMENT MAP



D. Rezoning Review Criteria

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

i. The Comprehensive Plan.

The subject property is located within the Miner's Village Future Development Area as designated in the City of Villa Rica Comprehensive Plan. Within Miner's Village, the Comprehensive Plan identifies Commercial Corridor as an appropriate land use category for properties located along arterial roadways. The Commercial Corridor designation is intended to accommodate commercial development while emphasizing coordinated access, traffic safety, and compatibility with surrounding land uses.

In addition to supporting commercial activity along major corridors, the Comprehensive Plan establishes Design Principles for Commercial Corridors. Under the Green Space design principle, development is expected to incorporate formal landscaping and adequate screening between commercial uses and adjacent residential areas. The intent is to ensure that commercial development does not encroach upon or adversely impact nearby residential uses.

While the requested rezoning to C-1 aligns with the general Commercial Corridor land use designation, the proposed site plan provides only a 10-foot landscaped buffer adjacent to existing residential use, where the Zoning Ordinance requires a minimum 30-foot Type 3 buffer to achieve appropriate screening and separation. The inability to provide the required landscaped buffering between commercial and residential undermines the Comprehensive Plan's stated objective of protecting adjacent residential areas through adequate screening and transitional design.

Additionally, the proposed gasoline filling station represents a high-impact, auto-oriented commercial use whose operational characteristics intensify the need for adequate buffering. As proposed, the development does not fully align with the Comprehensive Plan's design principles intended to mitigate land use conflicts along Commercial Corridors.

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

The subject property has a vacant house and is located between the new roundabouts on Dallas Highway. The area has new roadway infrastructure and developable property to support increased commercial activity in the future. Surrounding land uses include an occupied home to the east, a new Dollar General to the west, undeveloped AG-zoning to the north, and vacant commercially zoned properties to the south across Dallas Highway. The corridor's evolving character reflects a transition from rural residential to mixed commercial uses, particularly along the Dallas Highway frontage.

The new Dollar General was rezoned in July 2021 from AG (Single-Family Agricultural) to C-1 (Commercial Low-Density). This retail store is located on a corner lot, with vehicular access from the side street (Herrell Street) rather than directly from Dallas Highway, and the required 30-foot use separation buffer is provided where required.



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

Due to the property's frontage on an arterial roadway, parcel size, and proximity to existing commercial development, the site is physically suited for low-intensity commercial uses permitted within the C-1 zoning district. However, the proposed convenience store with fuel sales represents a high-impact, auto-oriented commercial use that generates activity levels, traffic, lighting, and operational impacts that are incompatible with the site's immediate proximity to existing residential development.

While the Zoning Ordinance requires a minimum 30-foot buffer yard to mitigate such impacts, the site's constraint limits the ability to provide the required separation. As a result, the proposed use is not appropriate for this location and does not represent a compatible transition between commercial and residential uses.

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

The proposed rezoning could adversely affect surrounding residential property values. Commercial development is already established along portions of the Dallas Highway corridor, and the proposed site layout incorporates access management through the proposed inter-parcel connectivity to Dollar General. However, the buffering and landscaping proposed on the east boundary is non-compliant and insufficient to reduce potential impacts to the adjacent residential property. The code requires a 30-foot landscaped buffer adjacent to existing residential, but only a 10-foot buffer is proposed.

v. Responsible development and growth.

Responsible development and growth require that new commercial uses be compatible with adjacent land uses and capable of meeting applicable buffering, infrastructure, and access standards. Although the applicant has revised the site plan to demonstrate inter-parcel connectivity, the proposal continues to present land use conflicts with the adjacent residential property. The site plan does not demonstrate compliance with required buffer yard standards, and the proposed fueling station does not represent an appropriate low intensity use at this location.

E. Comments

No additional 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 20, 2026, and on February 5, 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

The subject property is located within the Miner's Village Future Development Area and along a designated Commercial Corridor where commercial zoning is appropriate in general, however, the proposed use presents compatibility concerns due to its operational intensity and proximity to existing residential development. As proposed, the site plan limits the ability to provide adequate buffering to surrounding residential. Additionally, neither the septic field nor stormwater management facilities are shown on the site plan; both are required for the proposed development.

The staff recommendation is for denial, but should the City Council consider approval, staff has provided conditions to directly address the various concerns raised by this proposal, particularly related to inter-parcel access, buffering to adjacent residential, septic system, stormwater management, traffic impacts, and access management.

Staff recommend DENIAL. Should approval be considered, staff propose the following conditions:

1. All building, fire life safety, design and zoning requirements shall be met in accordance with all applicable City codes and regulations.
2. Prior to issuance of any land disturbance or building permits, the applicant shall either:
 - i. Revise the site and landscape plans to fully comply with the Type 3 buffer yard requirement (30 feet) along the eastern property line adjacent to residential zoning; or
 - ii. Obtain approval of a variance from the City Council for any reduction in the required buffer yard width.
3. A detailed site plan prepared and sealed by a licensed engineer, consistent with the conceptual site plan dated 1/28/2026, shall be submitted for review and approval, prior to issuance of a land disturbance permit.
4. A detailed landscape plan prepared and sealed by a licensed landscape architect shall be submitted for review and approval in accordance with Section 7.05 (Landscaping Standards) prior to issuance of a land disturbance permit.
5. Prior to issuance of a certificate of occupancy, the applicant shall provide an inter-parcel access easement and construct a vehicular connection to the adjacent commercial property to the west (Dollar General), in a location and manner approved by the Community Development Department and City Engineer. The easement shall be recorded and shown on all final site and civil plans.
6. A traffic impact study shall be submitted with civil construction plans. Any recommended roadway, access, or traffic control improvements shall be implemented or guaranteed, as determined and approved by the City Engineer.
7. All access to Dallas Highway shall be subject to Georgia Department of Transportation (GDOT) review and approval. Required GDOT permits shall be obtained prior to construction.



8. Final driveway locations, spacing, and access type (including any right-in/right-out restrictions) shall be subject to City Engineer and GDOT approval.
9. The proposed development shall comply with all City utility requirements. Any use of on-site septic system shall be subject to approval by the appropriate regulatory health agencies. Connection to public sewer shall be required when and if service becomes available, in accordance with City's ordinance.

Planning and Zoning Commission's Recommendation:

CONVENIENCE STORE & GAS PUMP SITE LAYOUT CHECKLIST
(FOR VILLA RICA, GA – TYPICAL 6-PUMP LAYOUT WITH 4,500+ SF STORE)

- BUILDING PLACEMENT**
 - FRONT YARD SETBACK: 45 FT MINIMUM FROM ROAD (PER ZONING)
 - SIDE/REAR SETBACKS: CONFORM WITH ZONING DISTRICT (TYPICALLY 15 FT)
 - STORE-TO-DISPENSER DISTANCE: 20-25 FT MINIMUM
 - DOORS/WINDOWS TO DISPENSERS: ≥10 FT (NFPA 30A)
 - BUILDING TO CANOPY EDGE: ≥15-20 FT
- PUMP ISLAND / FUEL CANOPY**
 - NUMBER OF PUMPS: 6 (3 ISLANDS, 2-SIDED)
 - CANOPY CLEARANCE: 14-16 FT VERTICAL (FOR FUEL TRUCKS)
 - CANOPY-TO-BUILDING SETBACK: ≥15 FT
 - DISPENSER TO DISPENSER SPACING: ~10 FT
 - DISPENSER SETBACK FROM PROPERTY LINE: 10-15 FT
- CIRCULATION & ACCESS**
 - DRIVE AISLE WIDTH: ≥24 FT FOR TWO-WAY TRAFFIC
 - FIRE LANE (FRONT OF STORE): ≥20 FT UNOBSTRUCTED
 - PARKING STALLS: STANDARD 9'x16'; ADA 11'-6" ACCESS AISLE
 - VEHICLE TURNING RADIUS: CHECK FOR FUEL TRUCK ACCESS (WB-62 TRUCK)
- UTILITIES & LIFE SAFETY**
 - UNDERGROUND TANKS TO 10 FT+ FROM BUILDING/DISPENSER
 - EMERGENCY SHUT-OFF SWITCH LOCATION CLEARLY MARKED
 - CANOPY LIGHTING/SHIELDING PER DARK-SKY COMPLIANCE (OPTIONAL)
 - TRASH ENCLOSURE & DELIVERY ZONE PLANNED AWAY FROM FIRE LANES

LOT DIMENSIONS & PROPERTY ADDRESS:

150 FT X 200 FT LOT
PARCEL: V04-313-0002
ADDRESS: 974 DALLAS HWY, VILLA RICA, GA

NUMBER OF GAS PUMPS: 6 PUMPS (3 DOUBLE-SIDED ISLANDS)
SIZE OF CONVENIENCE STORE: 5,040 SF (70' WIDTH & 72' DEPTH)

- WALK-IN COOLER / BEER CAVE
- SEPARATE 1,200 SF RETAIL SPACE
- TRASH ENCLOSURE LOCATION
- EV CHARGING STATIONS
- AIR/WATER STATION
- FUEL TRUCK CIRCULATION NEEDS

SITE PROGRAM SUMMARY

ELEMENT DETAIL
ADDRESS: 974 DALLAS HWY, VILLA RICA, GA
STORE SIZE: 4,500 SF CONVENIENCE STORE
ADJACENT RETAIL SPACE: 1,200 SF (TO THE RIGHT, SAME DEPTH)
PUMP CONFIGURATION: 6 PUMPS (3 DOUBLE-SIDED ISLANDS)
FRONT SETBACK REQUIRED: ≥45 FT FROM ROAD (PER ZONING)
PUMP-TO-BUILDING GAP: ≥20-25 FT (RECOMMENDED FOR CIRCULATION)
REAR/SIDE SETBACKS: TO BE MAINTAINED PER ZONING (ASSUMED 15-25 FT)
ACCESS: FROM DALLAS HWY (ASSUMED GOOT ACCESS POINT)

ACCESS DRIVE LANES FOR CUSTOMERS AND FUEL TRUCK LOOPS WILL WRAP AROUND THE SITE.
ADA & CUSTOMER PARKING IN FRONT.
REAR SPACE INCLUDES TRASH, UTILITY, AND DELIVERY ZONES.

INCLUDED IN SITE PLAN SUBMISSION

ELEMENT: DRIVEWAY WIDTHS SHOW TWO 14' LANES AT CURB CUTS
TRAFFIC FLOW ADD DIRECTIONAL ARROWS AND STACKING LANES
TURNING AREAS SHOW 20-25' RADIUS CURVES FOR VEHICLES
CROSS-ACCESS INDICATED CONNECTION TO NEIGHBORING PARCEL
ADDITIONAL FEATURES DRAINAGE SWALES, LIGHTING, SIGNAGE, BUFFERS

CROSS-ACCESS EASEMENTS SHALL BE REQUIRED BETWEEN ADJACENT COMPATIBLE DEVELOPMENTS.

ALL CURB CUTS SHALL MEET HORIZONTAL AND VERTICAL SIGHT DISTANCE REQUIREMENTS AS SET FORTH IN SECTION 304.4 OF THE CITY OF VILLA RICA DEVELOPMENT REGULATIONS.

PG 706 CHAPTER 18 DEVELOPMENT STANDARDS
CITY OF VILLA RICA LANDSCAPING
EXISTING TREES REMOVAL ETC.

HIGHWAY FRONTAGE: 200'-0"
DRIVEWAY WIDTH (EACH LANE): 14'-0"
TYPICAL INBOUND & OUTBOUND: 28 FT.
TOTAL
FUEL PUMP STACKING: 3 SPACES PER PUMP
STACKING SPACE SIZE: 9'x19'

PEDESTRIAN FACILITIES
A CONNECTION SHALL BE ESTABLISHED FROM ABUTTING STREETS WITH SIDEWALKS TO THE ENTRANCE OF PRIMARY STRUCTURES THROUGH THE USE OF SIDEWALKS AND SPECIAL DEMARCATION

PEDESTRIAN AREAS IN PARKING LOTS OR ACROSS INTERIOR DRIVES SHALL BE DEMARCATED W/SPECIAL PAVING, COLOR OR HEIGHT CHANGE, OR STRIPING FOR INCREASED SAFETY

SIDEWALKS SHALL BE A MINIMUM OF SIX (6) FEET WIDE AND SHALL CONNECT THE COMMERCIAL AREAS TO ADJACENT RESIDENTIAL, OFFICE AND RECREATIONAL USES

OUTDOOR LIGHTING: SECTION 7.12 – LOADING AND UNLOADING SPACES
EVERY LOADING AND UNLOADING AREA SHALL NOT BE LESS THAN TWELVE FEET (12') IN WIDTH, FORTY (40') IN LENGTH AND FOURTEEN (14') CLEARANCE.

(1,000) POUNDS PER SQUARE INCH (PSI) (V) DRAINAGE
LOADING SPACE SHALL BE PROVIDED
W/ADEQUATE DRAINAGE FACILITIES AS APPROVED BY THE CITY ENGINEER
DURING THE DEVELOPMENT PLAN REVIEW PROCESS. SCREENING
LANDSCAPING & SCREENING SHALL BE AS INDICATED IN SECTION 7.05 –
LANDSCAPING STANDARDS. LIGHTING SHALL BE IN ACCORDANCE WITH SECTION 7.12 – OUTDOOR LIGHTING
25 FOOT CANDLES IS THE AVERAGE MAINTAINED HORIZONTAL ILLUMINATION NOT TO EXCEED FOR UNLOADING SPACES, BAYS LIGHTING OF CANOPIES

VILLA RICA COMMERCIAL MOTOR VEHICLE SERVICE WITH CONVENIENCE STORE – ONE SPACE FOR EACH THREE HUNDRED (300) SQUARE FEET OF ENCLOSED NET FLOOR AREA

HEIGHT CLEARANCE: 15-17 FT
(DEPENDENT ON VEHICLE TYPES AND LOCAL CODE)

DOLLAR GENERAL

THE INTERNAL ROAD MINIMUM WIDTH SHALL BE TWENTY (20) FEET

INTERNAL CIRCULATION TO DOLLAR GENERAL

CONNECTIVITY TO ADJACENT SITES: THE ZONING REPORT RECOMMENDED CROSS-ACCESS TO THE STUBBED AISLE IN THE DOLLAR GENERAL LOT FOR INTERNAL CIRCULATION RATHER THAN CREATING ADDITIONAL HIGHWAY CURB CUTS

CROSS-ACCESS: SHOW A CONNECTION TO THE DOLLAR GENERAL LOT BEHIND FOR SHARED CIRCULATION, AVOIDING ADDITIONAL HIGHWAY CURB CUTS.

C-1 COMMERCIAL, LOW DENSITY

SETBACKS
FRONT YARD – @ LEAST 100'-0"
45' BLDG AWAY FROM ROAD
SIDE YARD – 10'
REAR – 20'

GUARDIAN INVESTMENT

TURNING RADI: PROVIDE SWEPT PATH
TURNS FOR LARGE VEHICLES; GENERALLY 20-25 FT. RADI AT CORNERS.

PARKING SPACE: 9'-0" X 18'-0" **@ A 90 DEGREE ANGLE

TWO WAY AISLE FOR PARKING AISLE
SPACE DIMENSIONS MIN AISLE 24'

AIR AND VACUUM STATION

RESIDENTIAL – 996
1.96 ACRES

THE DISTANCE FROM THE CENTERLINE OF THE DRIVEWAY ENTRANCE TO THE CENTERLINE OF THE NEAREST STREET INTERSECTION SHALL NOT BE LESS THAN 150 LINEAR FEET.

OPPOSING CURB CUTS SHALL ALIGN SQUARELY OR BE OFFSET NO LESS THAN ONE-HUNDRED TWENTYFIVE (125) FEET.

INCORPORATE SIGNAGE, LIGHTING, LANDSCAPING AND SET THE TONE FOR THE DEVELOPMENT.

PARKING LAYOUT – 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 TO THE REAR OR SIDE OF THE PRIMARY BUILDINGS. REFER TO SECTION 7.02

150'-0" AWAY FROM THE CENTERLINE OF 'RESIDENTIAL' DRIVEWAY THAT IS EXISTING ADJACENT TO THE PARCEL

NO BUILDINGS OR PAVED AREAS (OTHER THAN ACCESS DRIVES) MAY BE LOCATED CLOSER THAN FIFTY (50) FEET TO ANY AREA USED OR ZONED FOR RESIDENTIAL PURPOSES

ENTRANCE TO RESIDENTIAL LOT

386' FROM CENTER OF NEIGHBORS ENTRANCE TO CENTER OF MEDIAN

974 DALLAS HWY – 28FT OF CURB-CUT WIDTH (14FT EACH WAY). THEN ENSURE STACKING LANES PER PUMP ARE LOCATED WITHIN THE SITE, CLEAR OF DRIVE AISLE AND CIRCULATION AREAS, AND FACTOR IN TURNING RADI AND CROSS-ACCESS EASEMENTS.

CROSS ACCESS EASEMENT
SITE CIRCULATION
PROVIDE PEDESTRIAN ACCESS AND LANDSCAPING

PEDESTRIAN FACILITIES

connection shall be established from abutting streets with sidewalks to the entrance of primary structures through the use of sidewalks and special demarcation

Pedestrian areas in parking lots or across interior drives shall be demarcated with special paving, color or height change, or striping for increased safety

Sidewalks shall be a minimum of six (6) feet wide and shall connect the commercial areas to adjacent residential, office and recreational uses.

CONVENIENCE STORE DESIGN

Exterior Design

Building Style: Contemporary industrial with clean lines and a durable, low-maintenance facade.

Materials: Fiber cement panels, corrugated steel, and large floor-to-ceiling glass sections for natural light and visibility.

Canopy: A steel-framed canopy covers the gas pumps, with LED downlighting and solar panels integrated on top.

Color Palette: Neutral tones—charcoal gray, soft black, and brushed aluminum with a pop of brand color (e.g., red or green) for signage and accents.

Setting: Positioned along a busy, tree-lined urban street with sidewalks and bicycle stands.

Interior Layout (3,000 sq ft)

1. Retail Floor (~2,200 sq ft)

Aisles: 4-6 spacious aisles stocked with snacks, beverages, automotive supplies, and household essentials.

Beverage Station: Prominent area for self-serve coffee, fountain drinks, and a cold case for bottled beverages.

Prepared Food Zone: Includes a hot case, fresh grab-and-go items, and a small kitchen behind for reheating and food prep.

Checkout Area: 2-3 registers with impulse purchase displays and clear queuing zones.

2. Back-of-House (~600 sq ft)

Storage Room: For inventory, with shelving and a walk-in cooler.

Employee Area: Includes lockers, a small break room, and restroom.

Office: Manager's office with security system monitors and desk.

3. Restrooms (~200 sq ft)

Public Access: Two single-user restrooms with durable, easy-to-clean finishes.

Sustainable Features

Solar panels on the canopy and roof

Rainwater harvesting for landscaping

LED lighting throughout

High-efficiency HVAC and refrigeration units

FINAL TYPICAL DIMENSIONS:

LENGTH: 95-100 FT

WIDTH: 40-45 FT

HEIGHT CLEARANCE: 15-17 FT (DEPENDENT ON VEHICLE TYPES AND LOCAL CODE)

VILLA RICA COMMERCIAL MOTOR VEHICLE SERVICE WITH CONVENIENCE STORE – ONE SPACE FOR EACH THREE HUNDRED (300) SQUARE FEET OF ENCLOSED NET FLOOR AREA

2 DISABLED PARKING SPACES (TABLE 7.3 PARKING FOR THE DISABLED)

OUTDOOR LIGHTING: SECTION 7.12 – LOADING AND UNLOADING SPACES
EVERY LOADING AND UNLOADING AREA SHALL NOT BE LESS THAN TWELVE FEET (12') IN WIDTH, FORTY (40') IN LENGTH AND FOURTEEN (14') CLEARANCE.

TWO WAY AISLE FOR PARKING AISLE SPACE DIMENSIONS:

MIN AISLE 24'

PARKING SPACE: 9'-0" X 18'-0" **@ A 90 DEGREE ANGLE

C1

Commercial Low-Density

Minimum Lot Size

Minimum Lot Width

Minimum Lot Frontage

Maximum Building Height 9

Front Setback 1, 10

Side Setback 2

Rear Setback 2

Minimum Distance from Structures on Same Lot

Minimum Ground Floor Area (Per Unit)

Total Minimum Living Area (Per Unit)

Minimum Living Area Facade Width

Maximum Lot Coverage (structures and buildings)

Maximum Lot Coverage (all impervious surfaces)

1 ac.
100 ft.
50 ft.

Principal
Accessory
45 ft.
26 ft.

PA: 50 ft.
MA: 45 ft.
MC: 45 ft.

RD: 43 ft.
LR: 35 ft.

Principal
Accessory
10 ft.
10 ft.

Principal
Accessory
20 ft.
15 ft.

10 ft.

1 story
2+ story
N/A
N/A

750 sf. Avg.

N/A

50%

75%

SEC. 4.13 – C1 – COMMERCIAL – LOW DENSITY
(SEPT 22 2025 MUNICODE CODIFICATION – VILLA RICA GA)

SEC. 7.03 ENTRANCE DRIVE STANDARDS
14'-0" PER LANE
INGRESS AND EGRESS

TABLE 7.24 MINIMUM REQUIRED OPEN SPACE FOR C1

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

Table of Contents

Introduction.....	3
Zoning.....	3
Trip Generation.....	4
Existing Transportation Facilities.....	5
Scheduled Transportation Improvements.....	5
Driveway Spacing Requirements.....	7
Sight Distance Requirements.....	8
Conclusion.....	9

Table of Figures

Figure 1 - Site Location Map.....	3
Figure 2 – Project Site Plan.....	4
Figure 3 – Georgia DOT Count Location & Data	6
Figure 4 – Georgia DOT Driveway Spacing Criteria.....	7
Figure 5 – Georgia DOT Driveway Sight Distance Table.....	8

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.

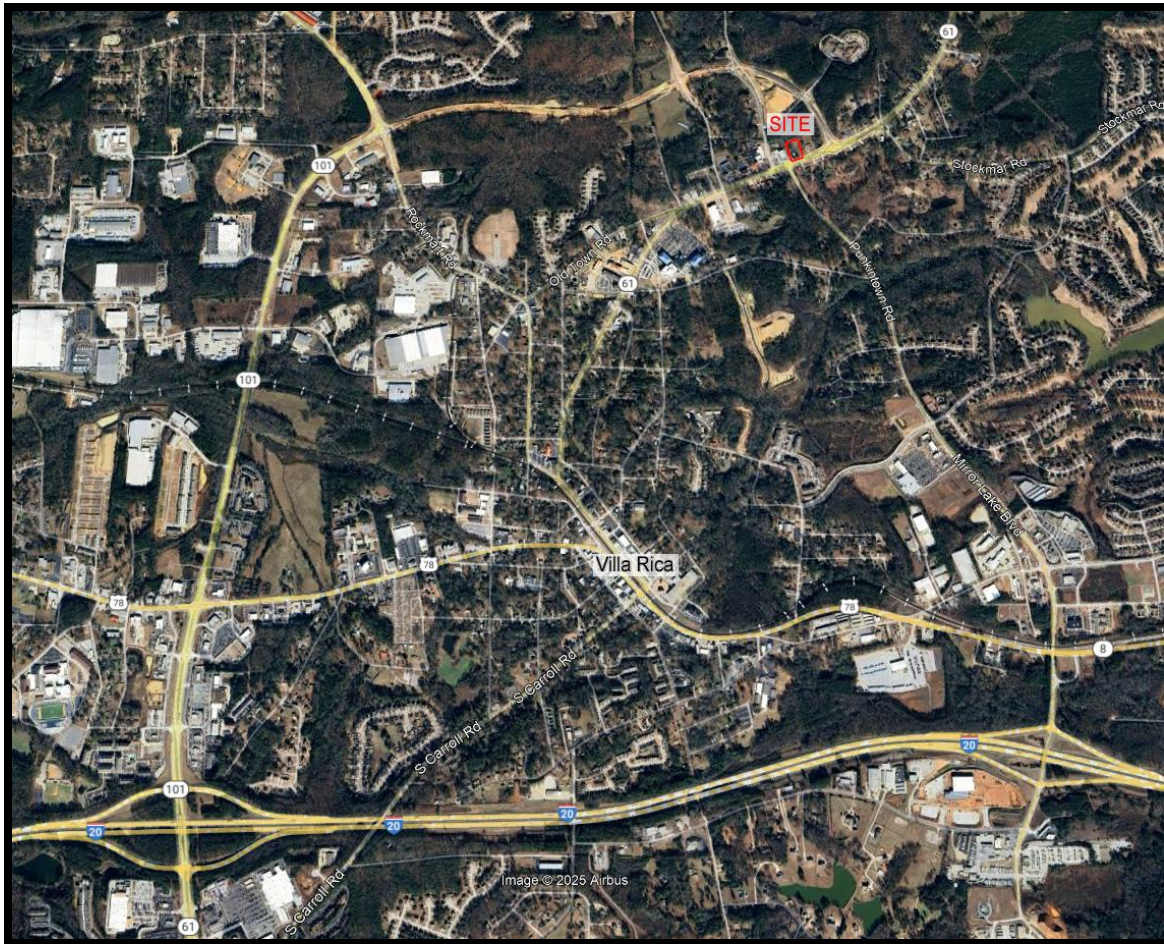
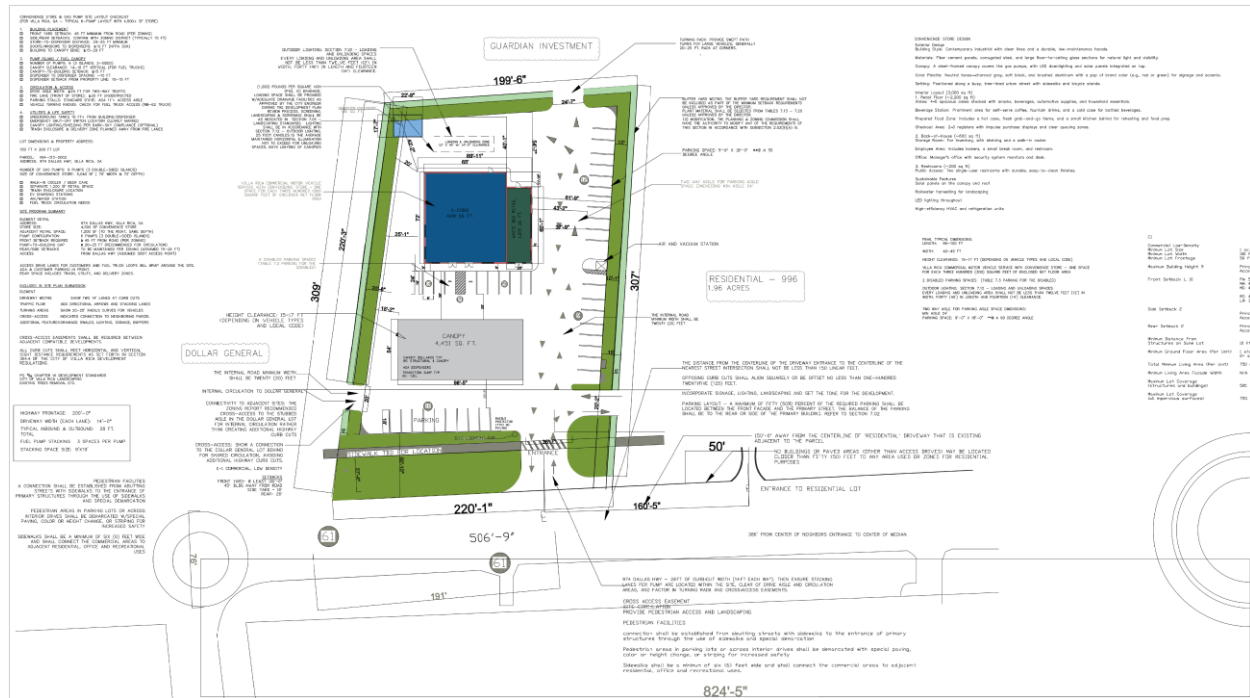


Figure 1 - Site Location Map

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.

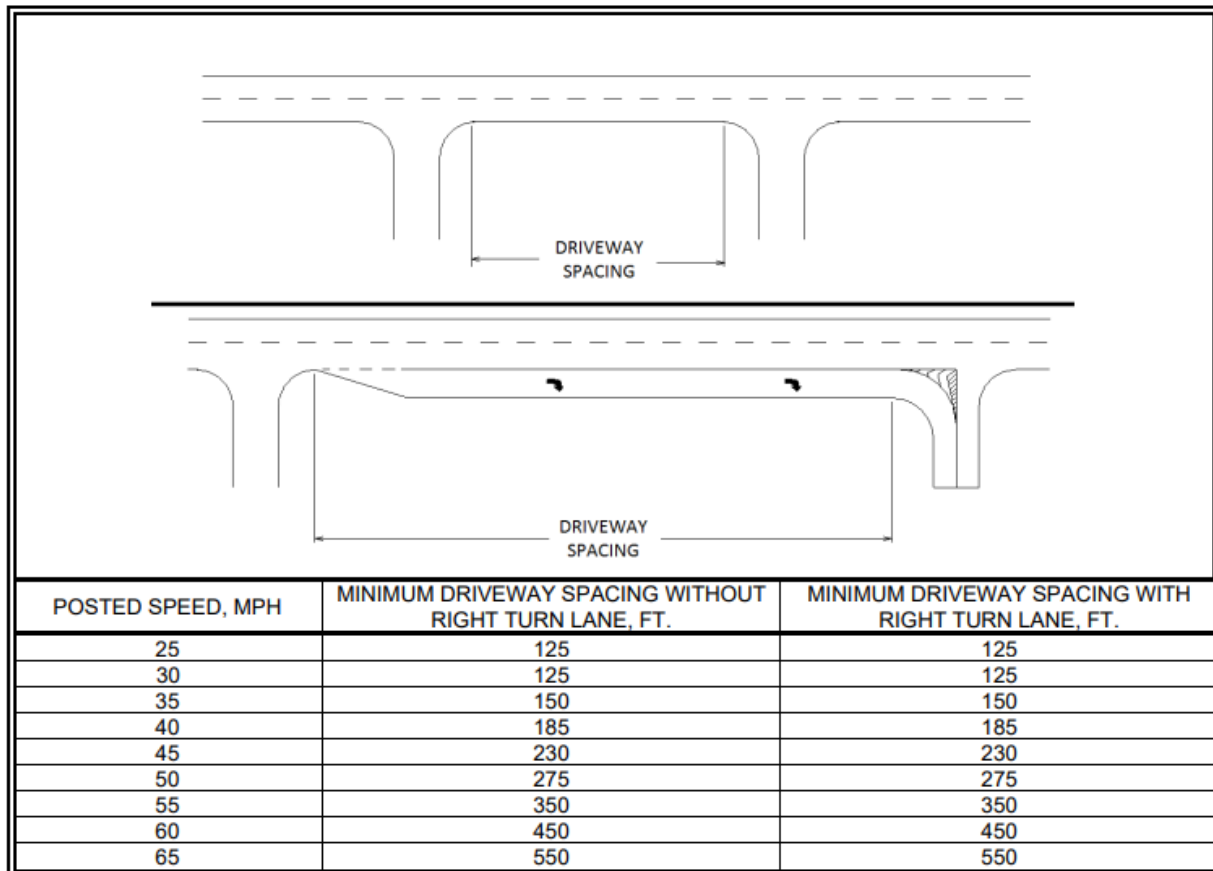


Figure 4 - GDOT Spacing Criteria for Driveways

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.

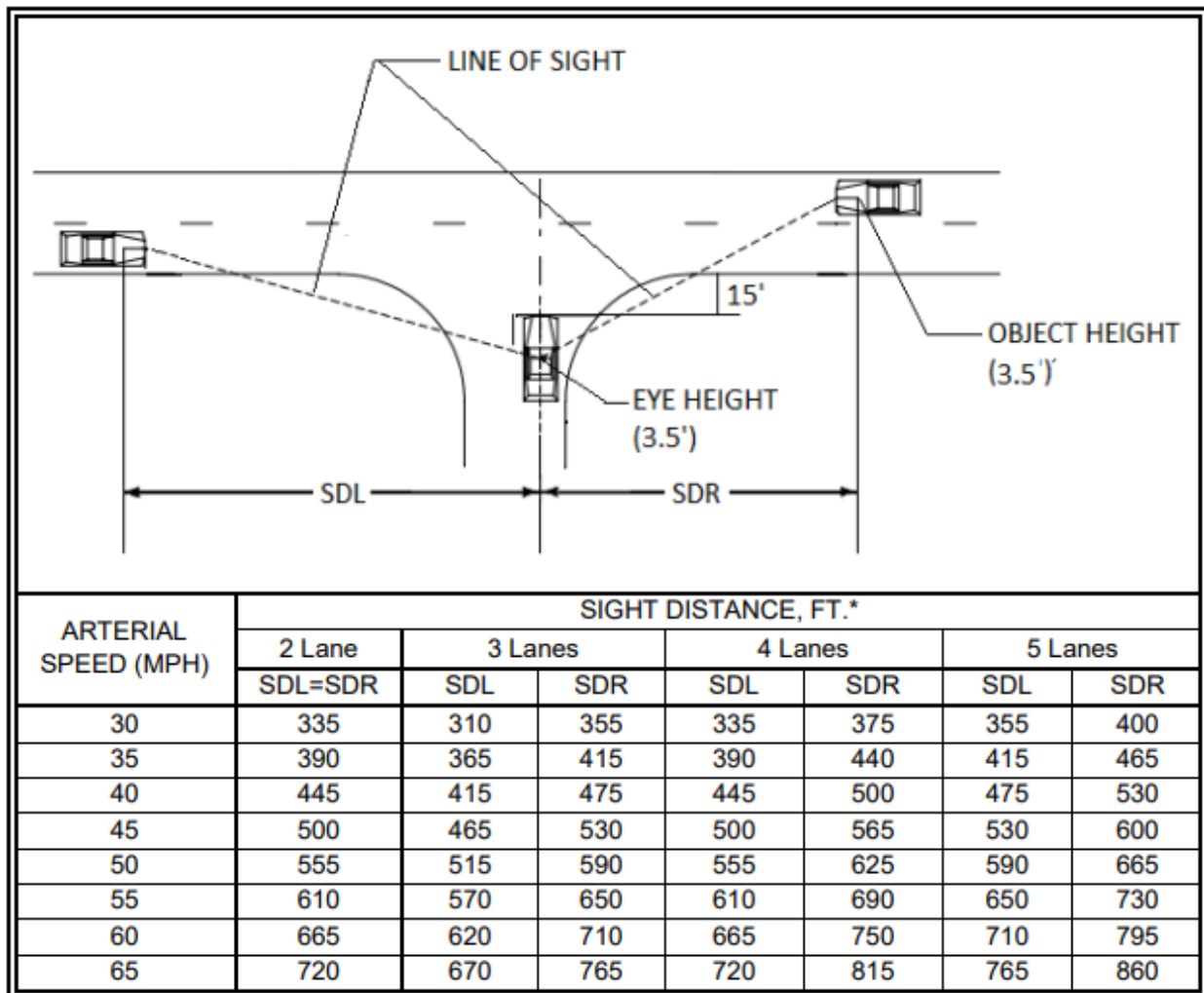


Figure 5 - GDOT Intersection Sight Distance Table

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.