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City of Villa Rica



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PLANNING AND ZONING MEETING AGENDA

Holt-Bishop Justice Center, Municipal Courtroom, 101 Main Street
September 15, 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 3/17/2026

B. New Business

1. Interactive Zoning Map Demonstration, highlighting the features, functionality, and use cases as a public-facing GIS resource for accessing the City's zoning and other mapping information. *(Shaun Myers, Planning & Economic Development Coordinator)*
2. Community & Economic Development Updates *(Brecca R. Carter, Director)*
 1. Department Merge (CommDev to Community & Economic Development Department)
 2. Strategic Economic Development Plan - Kick Off - October 2026
 3. Business Development - Downtown Door-To-Door Business Interactions
 4. Upcoming Events:
 - a. Wednesday, September 16, 2026, The EQ Gap: Why Technically Strong Managers Lose Good People, University of West GA
 - b. Thursday, September 24, 2026, 6 - 8 PM: Future-Proof Your Business - Shape What's Next, Villa Rica Library
 - c. Saturday, September 26, 2026, Gold Rush Festival @ The Mill

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 2 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, March 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 Michelle Ruff moved to adopt the agenda.

RESULT:	ADOPTED 4/0
MOVER:	Commissioner Michelle Ruff
SECONDER:	Commissioner Anna McCoy
AYES:	Chair Vivian Lyons, Commissioner Anna McCoy, Commissioner Michelle Ruff and Vice Chair Hope Udombon

A. Old Business

1. Approval of minutes from 2/17/2026

Commissioner Michelle Ruff moved to approve the minutes.

RESULT:	APPROVED 4/0
MOVER:	Commissioner Michelle Ruff
SECONDER:	Commissioner Anna McCoy
AYES:	Chair Vivian Lyons, Commissioner Anna McCoy, Commissioner Michelle Ruff and Vice Chair Hope Udombon

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.

Planning and Zoning Administrator, Shaun Myers, presented the item.

Public Hearing: Pamela Whyte spoke in reference to SPLOST funds.

Commissioner Michelle Ruff moved to approve the text amendment.

RESULT: **APPROVED 4/0**
MOVER: Commissioner Michelle Ruff
SECONDER: Commissioner Anna McCoy
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.

Larry Cohrs spoke in opposition of the application.

Vice Chair Hope Udombon moved to approve the application with Staff recommendations. There was no second and the motion died.

Commissioner Anna McCoy moved to deny the request for rezoning.

RESULT: **TIED 2/2**
MOVER: Commissioner Anna McCoy
SECONDER: Commissioner Michelle Ruff
AYES: Commissioner Anna McCoy and Commissioner Michelle Ruff
NAYS: Chair Vivian Lyons and Vice Chair Hope Udombon

Adjournment- Commissioner Anna McCoy moved to adjourn at 6:56 pm.

RESULT: **ADJOURNED 4/0**
MOVER: Commissioner Anna McCoy
SECONDER: Vice Chair Hope Udombon
AYES: Chair Vivian Lyons, Commissioner Anna McCoy, Commissioner Michelle Ruff and Vice Chair Hope Udombon