

**April 18, 2011
City of Senoia
Public Hearing
Amendments to Zoning Ordinance
7:00 PM**

VISITORS: Andrew Whalen, Gail Downs, Suzanne Helfman, Ken Ezzell, Ken Hazelton, Don Rehman, Gary Sykes, Ben Nelms, Sarah Campbell, Dave Hovey, Monica Blount, Angelia Bloomfield, Chuck Eichorst, Mary Provost, Jason Edens, Scott Lydell, Scott & Adrienne Tigchelaar and Bob Werner

FULL COUNCIL PRESENT

1. CALL TO ORDER/WELCOME VISITORS

Mayor Belisle called the Public Hearings to order, welcomed all and announced that there will only be 3 Public Hearings this evening as the Public Hearing for the Recreational Vehicle Variance will not be heard.

2. PURPOSE OF PUBLIC HEARING

To accept comments from the public about the proposed amendments to the City of Senoia Zoning Ordinance.

3. COMMENTS FROM CITY ADMINISTRATOR

Mr. Ferry presented the 39 amendments to the Zoning Ordinance that had previously been reviewed and recommended by Planning Commission and Council and stated that only 38 will be acted on this evening as the Animal Control portion of the Ordinance is still being created.

4. COMMENTS FROM PUBLIC

Don Rehman of 55 Paddle Boat Cove began to review his recent application to amend the text of the Zoning Ordinance for the City when Mayor Belisle informed him that public comment at this time is for the specific 38 amendments but he will have time to address Council during the regular meeting under Appearances from the floor.

5. COMMENTS FROM COUNCIL

6. ADJOURN

Mayor Belisle made motion to adjourn the Public Hearing on Amendments to the Zoning Ordinance & was 2nd by C. Fisher. Motion carried unanimously.

**April 18, 2011
City of Senoia
Public Hearing
Annexation/Zoning
40 Howard Rd.
7:00 PM**

VISITORS: Andrew Whalen, Gail Downs, Suzanne Helfman, Ken Etzell, Ken Hazelton, Don Rehman, Gary Sykes, Ben Nelms, Sarah Campbell, Dave Hovey, Monica Blount, Angelia Bloomfield, Chuck Eichorst, Mary Provost, Jason Edens, Scott Lydell, Scott & Adrienne Tigchelaar and Bob Werner

FULL COUNCIL PRESENT

- 1. CALL TO ORDER/WELCOME VISITORS**
Mayor Belisle called the Public Hearing to order and welcomed all.
- 2. PURPOSE OF PUBLIC HEARING**
To accept comments from the public about the annexation and zoning of 4.0 acres located at 40 Howard Road. The subject property is currently zoned RC in Coweta County. The city desires annexation of the property and to zone it R40 (residential).
- 3. COMMENTS FROM CITY ADMINISTRATOR**
Mr. Ferry stated that the 4 Acre property located at 40 Howard Road was purchased with the intent of erecting a water tower at the site and therefore, it will need to be annexed into the City as well as rezoned R-40.
- 4. COMMENTS FROM PUBLIC**
- 5. COMMENTS FROM COUNCIL**
- 6. ADJOURN**
Mayor Belisle made motion to adjourn the Public Hearing for Annexation and Rezoning at 40 Howard Road & was 2nd by C. Graham. Motion carried unanimously.

WITHDRAWN

**AGENDA
April 18, 2011
City of Senoia
Public Hearing
Variance-Recreational Vehicle
7:00 PM**

- 1. CALL TO ORDER/WELCOME VISITORS**
- 2. PURPOSE OF PUBLIC HEARING**
To accept comments from the public about the proposed variance from Section 11.9 of the City of Senoia Zoning Ordinance to allow the property owner to park a recreational vehicle that exceeds the limits of the ordinance on the property at 10 Ridge Drive.
- 3. COMMENTS FROM APPLICANT**
- 4. COMMENTS FROM CITY ADMINISTRATOR**
- 5. COMMENTS FROM PUBLIC**
- 6. COMMENTS FROM COUNCIL**
- 7. ADJOURN**

**April 18, 2011
City of Senoia
Public Hearing
Variance**

VISITORS: Andrew Whalen, Gail Downs, Suzanne Helfman, Ken Ezzell, Ken Hazelton, Don Rehman, Gary Sykes, Ben Nelms, Sarah Campbell, Dave Hovey, Monica Blount, Angelia Bloomfield, Chuck Eichorst, Mary Provost, Jason Edens, Scott Lydell, Scott & Adrienne Tigchelaar and Bob Werner

FULL COUNCIL PRESENT

1. CALL TO ORDER/WELCOME VISITORS

Mayor Belisle called the meeting to order and welcomed all.

2. PURPOSE OF PUBLIC HEARING

To accept comments from the public about the proposed variance from Section 40-153 Part 7 of the City of Senoia Land Development Ordinance to allow Coweta Street to be extended to Tranquil Village without curb and gutter.

3. COMMENTS FROM APPLICANT

Representing the applicant, Dave Hovey stated that when the development was approved it was agreed that Coweta Street would be brought up to standards but currently there is no curb and gutter from Rockaway Rd. to the last resident on Coweta. Mr. Hovey is asking Council to allow the extension of road from Coweta Street to Tranquil Village w/o curb and gutter and continued that the storm water run off will be handled by way of a low point catch basin system.

4. COMMENTS FROM CITY ADMINISTRATOR

Mr. Ferry stated that first; this development is improving a street within the city network that was accepted without curb and gutter. Whereas a new road in a development adds capacity, the existing nature of this road will not. It merely brings it up to a usable level. Second, the development is only improving a portion of the road. Aesthetically, these roads will not match. Road way treatments often vary. However, the variations are typically at intersections. If the variance is not approved the curb and gutter will start at the end of a driveway. And third, curb and gutter serves two general purposes. It provides an element of safety to the pedestrians who use the sidewalks along the road. This road project does not include pedestrian facilities on Coweta Street. Curb and gutter also provides capacity for adequate storm water flows to handle the 25 year storm. Lamar Rogers with Turnipseed Engineering stated that curb and gutter with underground piping may actually cause more storm water issues as water backs up trying to get into the pipes. The development would require that the existing ditch is tied into the new storm system created by the developer. Rogers further suggested that if the council approves the variance that the developer provide a detail showing the dimensions of the ditch and to provide a maintenance agreement for the ditch.

5. COMMENTS FROM PUBLIC

Mr. Scott Lydell resides at 259 Coweta Street and informed Council that there are currently two ditches at his property; one that runs between his and his neighbor's house

and one in his backyard from run off when it rains. Mr. Lydell feels this is due to the small 15 “ pipe that was placed during construction and said it would be an oversight to allow the improvements to Coweta St. w/o curb and gutter. Mayor Belisle stated that we are aware of the problem with the run off at his property and have been trying to find a solution. Mr. Ferry added that a diversion ditch was cut but is not helping as proven by the most recent photos submitted by Mr. Lydell. Mr. Ferry feels that only solution would be a larger pipe under the driveway and the City will get with our Public Works Director to correct as soon as possible.

6. COMMENTS FROM COUNCIL

C. Fisher asked if the developer would maintain the ditch & was told that the ditch sits in the right-of-way and the low point would run into the flood plain. Mr. Ferry recommends an agreement for maintaining the ditch for a specific number of years. C. Owens asked if the problem could be corrected by the upcoming development & was told by Mr. Ferry that the only solution is a larger pipe and if the City resolves the problem up stream it should correct.

7. ADJOURN

Mayor Belisle made motion to adjourn the Public Hearing for a Variance at Tranquil Village & was 2nd by C. Owens. Motion carried unanimously.