

**APRIL 4, 2011  
CITY OF SENOIA  
PUBLIC HEARING  
MUNICIPAL COMPLEX  
7:00 PM**

**VISITORS: Dan Barnes, Ken Ezzell, David Hovey, Tony Bell, Marshall Huckaby, Terri Stouar, Joe Fiddleman, Rachel Turner, Ben Nelms, Alicia Batts, Chief Edens, Chuck Eichorst, Gary Sykes, Don Rehman and Sarah Campbell**

**COUNCIL PRESENT: Belisle, Owens, Graham and Fisher  
COUNCIL ABSENT: Grover**

**1. CALL TO ORDER/WELCOME VISITORS**

Mayor Belisle called the meeting to order and welcomed all.

**2. PURPOSE OF PUBLIC HEARING**

To receive comments on the proposed rezoning of 7.332 Acres on Coweta Street from Residential R40 in the Historic Neighborhood Overlay for the purpose of an elderly care home.

**3. COMMENTS FROM APPLICANT**

Representing applicant Angela Bloomfield, Dan Barnes reviewed plans for Tranquil Village; an independent living facility with elder care on 7.332 acres on Coweta Street. Ms. Bloomfield has made application to rezone the property from residential R-40 to In-town Infill Redevelopment (IIR). Mr. Barnes added that a Scout Building is planned for the property as well, that will be deeded back upon completion.

**4. COMMENTS FROM CITY ADMINISTRATOR**

Mr. Ferry reminded all that in 2006 Mayor and Council approved the Future Land Use Map of which the subject property is shown as IIR. Mr. Ferry continued that the purpose of the IIR district is to foster redevelopment in and around historic downtown Senoia. Mr. Ferry then reviewed the following parts of Section 3.9 of the Zoning Ordinance. Regarding #3-*Property values diminished by zoning restrictions*, Mr. Ferry feels that no diminished value exists. #4 asks for *Relative gain to the City*. Mr. Ferry stated that not only will this proposal meet this need but it will eliminate a blighted area and finally #9-*Whether the zoning proposal will cause a burdensome use of existing street, transportation facilities, utilities or schools*. While it is very hard to measure traffic impacts produced by such a small project, Mr. Ferry will submit the plans to the city engineer for review to ensure adequate storage and capacity within the city's current infrastructure. After holding a public hearing to seek comments regarding the proposed rezoning, the Planning commission recommended approval of the request for rezoning and approved the site plan contingent on Mayor and Council's rezoning decision with

the conditions that Coweta Street is improved to current City standards and that sewer is extended to the nearest manhole, both at the developer's expense. With the proposal meeting all basic requirements of IIR Mr. Ferry stated it is appropriate that Mayor and Council approve the rezoning of 7.233 acres on Coweta Street from R-40 to IIR.

**5. COMMENTS FROM PUBLIC**

Ken Hazelton stated that the approximate value of the property is \$40,000 and feels that at the very least the value of the property should be used towards the Scout building. Mr. Barnes informed all that the Scout building (to be approximately 1,400 sq. ft.) will be built from the ground up to include a conference room, kitchen, meeting area, restrooms and will furnish up to standards. Mr. Hazelton then asked if pictures of the progress will be made available and was told yes.

**6. COMMENTS FROM COUNCIL**

C. Owens asked upon completion if the building will then be deeded back to the Scouts and was told by Mr. Barnes it would. Mayor Belisle stated that the Scouts cannot own and the building will have to be deeded to who holds the Scouts charter.

**7. ADJOURN**

Mayor Belisle made motion to adjourn the April 4, 2011 Public Hearing & was 2<sup>nd</sup> by C. Fisher. Motion carried unanimously.