MINUTES

CITY OF SENOIA

PLANNING COMMISSION

505 HOWARD ROAD

JANUARY 17TH 2023

7:00 PM MEETING

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

Commissioners Present: Chairman, John Wood and Commissioners Tom Nolan, Allison Garrett, Cam Williams, and Jordan Krabel

* Open Meeting Declaration – Chairman Wood gave opening meeting declarations and welcomed visitors.
* C. Nolan led the Pledge of Allegiance.

1. **OLD BUSINESS**

* Chairman Wood announced the vote to approve or deny the January 4th Planning Commission work session minutes would be tabled until the next meeting due lack of internet accessibility because of recent weather occurrences. The minutes are posted on the city website, but not all commissions have internet access to review at this time.

1. **PUBLIC HEARINGS**

**Rezoning request from Beer Store, LLC for property located at 3980 Hwy. 85, a/k/a Newberry Estates.**

Chairman Wood opened the public hearing portion of the meeting to discuss the Newberry Estates rezoning request by explaining 1) the city will present the staff report; 2) the applicant is given the opportunity to speak; 3) the floor will be open for public comment; and 4) rebuttal from applicant.

1. Curtis Hindman, Interim Community Development Director, presented the application summary and staff report including current and proposed zoning categories, future land use map, and comprehensive plan for the City of Senoia as it relates to this proposed development.
2. Richard Ferry, applicant representative, presented to the Commission the zoning request and historical summary of the site from annexation to present. Mr. Ferry briefed the Commission on issues related to the road connection into Ivy Ridge, the proposed cart path connection, utility connection and stormwater. Further, he discussed the proposed layout, lot sizes, side entry garages as an option, as well as greenspace requirements. Subsequently, he discussed the traffic report and required improvements at both proposed entrances, as well as the improvements already covered in an existing development agreement with Keg Creek pertaining to the realignment of Seavy St. The developer has agreed to give land to the city for future water withdrawal permit at Line Creek and that this land donation to the City will cause the developer to lose lots. Applicant is in agreement to these terms.
3. Public Comments

Ronald Whatley – 3481 Hwy 85, Senoia. Mr. Whatley voiced his concerns about using Line creek as a water supply.

Mary Briggs – 310 Autumn Creek, Senoia. Ms. Briggs voiced concern over traffic and density. Also concerned that users of the path will generate more trash.

David Norman – 350 Ivy Lane, Senoia. Mr. Norman voiced concerns over the proposed density, traffic, and golf carts. Also wanted clarification on the moratorium of the zoning class R25-C.

Michael Black – 380 Autumn Creek, Senoia. Mr. Black voiced concerns over the proposed density.

Hope Eckel – 355 Ivy Lane, Senoia. Ms. Eckel voiced concerns over the increased traffic from golf carts and their impact on safety for her children.

Carl Vanaker – 35 Autumn Creek, Senoia. Mr. Vanaker voiced concerns over the water and sewer lines connected to Ivy Ridge, the roads being used by construction equipment; and the maintenance and use of the storm water system.

Richard McClave – 90 Autumn Creek, Senoia. Mr. McClave agrees the roads should not be connected as it would create a short cut for traffic and be unsafe. Otherwise, he is not against the expansion so long as safe.

Glen Severson – 130 Autumn Creek, Senoia. Mr. Severson expressed concern for the density and its impact to schools, traffic and roads.

Maurice Ungaro – 225 Johnson Street, Senoia. Mr. Ungaro pointed out that the city website is hard to use as he had a hard time finding the current maps for land use and zoning. He wants development agreement worked out before zoning is granted; he feels the development as presented is not connected to downtown. Instead, it is a single loaded pocket development. He also voiced concerns over the path system and path planning within the city and wants to see a requirement that the traffic improvements are in place prior to 1st house being built.

Mary Allen – 210 Autumn Creek, Senoia. Ms. Allen voiced concerns over increased traffic on the multi-use path and roads. Also concerned that impacts to the schools are not being taking into consideration fully. Wanted to keep zoning at R40.

Jeffrey Gunnis – 360 Ivy Lane, Senoia. Mr. Gunnis voiced concerns over density. He is concerned that the land to the south of this tract will develop at a high density, if approved, and what that will do to traffic. He thinks the lot size should be like those in adjacent neighborhoods. Wanted to keep zoning at R40.

Charlene Phanco – 20 Ivy Lane, Senoia. Ms. Phanco expressed concern on infrastructure (water, sewer, fire, police and internet) would like to keep at R40.

Pete Anderson – 75 Autumn Creek, Senoia. Mr. Anderson wanted the zoning to stay at R40.

Matt Bodington - 105 Ivy Lane, Senoia. Mr. Bodington expressed concern for traffic. States he has installed a camera on corner of house to monitor the intersection so he can call people out and ask them to slow down. His drive is a blind spot in the road and there is high traffic through the intersection. He does not want to see the added golf cart traffic on the road. Spoke of the new trail in the subdivision and its safety.

Jeff Meredith - 370 Ivy Lane, Senoia. Mr. Meredith commented that this development does not match Ivy Ridge development and it does not reflect what resident’s desire.

Ronald Whatley - 3481 Highway 85, Senoia. Mr. Whatley confirmed he was neither for nor against the development. Wants to go on record that he is neutral. He does not want to see 1200 Sq. Ft. houses being a mile from his house. It does not reflect Senoia.

Michael Marcum - 320 Ivy Lane, Senoia. Mr. Marcum questioned the meeting’s legitimacy. He questioned if public comment would even make an impact.

No further comments from public.

Chairman Wood close the Public Comment section of the meeting.

Chairman Wood briefly pointed out the responsibility of the Planning Commission. Planning Commission’s only purpose is to make recommendations to City Council. The Planning Commission’s recommendations are not based on what it wants to see, but rather whether all legal requirements have been met. Chairman Wood expressed he loves to see the residents show up and make public comment and make their opinions known.

1. Rebuttal of applicant

Mr. Ferry stated the police may not be able to enforce the speed on the hill. However, they can ticket people running the stop signs. If residents see this happening, they can contact Chief Edens and he will make sure it is taken care of.

Ferry further spoke to golf cart traffic. Originally, this access was to be for vehicle traffic but it was changes to golf cart only. Many of the developments that he has been involved with have these same cart paths and requirements and the City does not seem to have these issues.

Mr. Ferry agrees that 1200 Sq. Ft homes is too small. This development is designed along the lines of the Fieldstone Development with the smallest house built is 2200Sq Ft.

The surrounding land adjacent to the proposed development is in Coweta County with a zoning of RC with a PDP ordinance and can be developed with a density of four houses per acre and he was sure the City would be very interested in making sure that didn’t happen.

Ferry stated that the application was seeking a zoning from R40C to R25C and they have met all the requirements under the City’s zoning ordinance and meet the goals of the suburban neighborhood comp plan.

C. Garrett requested clarification on the legal documents received by City Hall prior to the scheduled meeting at approximately 5:00pm. Attorney Stephen L. Jones and the applicant, proceeded to explain they were standard documentation submitted with most zoning applications to preserve the constitutional right of the property in the event the decision does not go their way and they decide to appeal. It is to reserve the objections and must be filled prior to the decision.

The Commission briefly discussed how to proceed the recommendation.

Chairman Wood made motion to approve the following:

1. zoning request to R25C, with a maximum allowed 278 units with the recommended improvements of the completed traffic study and a development agreement with the City;
2. multi-use trail access to the north and south of the property
3. multi-use trail to Ivy Ridge limited to golf carts only with emergency access only;
4. the possibility of dual water connectivity;
5. donation of land to accommodate a water withdrawal facility;
6. developer to follow the tree ordinance;
7. no construction traffic through Ivy Ridge Community other than what is necessary for development of infrastructure and the cart path;
8. minimum house size to be 2200 Sq. Ft.;
9. the development to have minimum 72 acres of open space; and
10. the developer to control storm water while under construction.

Motion was 2nd by C. Nolan; vote carried.

The public portion of the meeting closed.

1. **NEW BUSINESS**

* None

1. **ANNOUNCEMENTS**

* None

1. **ADJOURN**

Motion to adjourn made by C. Nolan and 2nd by C. Garrett. Motion carried.