DRAFT MINUTES

City of Senoia

Planning Commission

505 Howard Road

April 18, 2023

7:00 p.m.

**COMMISSIONERS PRESENT**

Chairman J. Wood, C. Williams, and A. Garrett

Chairman Wood called the meeting to order welcomed everyone and then asked A. Garrett to lead the group in the pledge of allegiance.

Chairman Wood then announced that Tinsley residential and commercial rezoning was tabled and would not be on the agenda in case anyone was there for that since the letters were mailed and ads ran before it was pulled from the agenda. Chairman Wood also announced that Waffle House was added to the agenda as it was accidentally left off when the agenda was printed.

Chairman Wood then proceeded to old business with two sets of minutes that need to be adopted. Chairman Wood asked did anyone have any questions on the March 21st regular meeting minutes. Hearing no questions raised, Chairman Wood asked if there was a motion for adoption of the minutes. C. Williams motioned to adopt and A. Garrett seconded with all in favor the motion carried 3-0.

Chairman Wood asked did anyone have any questions on the April 12th work session meeting minutes. Hearing no questions or concerns, Chairman Wood asked if there was a motion for adoption of the minutes. A. Garrett motioned to adopt and C. Williams seconded with all in favor the motion carried 3-0.

Chairman Wood announced that we will move a few items around on the agenda as two items are not a public hearing and those will be heard first.

Chairman Wood asked staff to present the staff report

**Stallings Road North and South – Preliminary Plat**

D. Johnson detailed the history of the site and the additional items since the work session that have been agreed to by the applicant. The applicant has agreed to install the requested multiuse trail on the north side of Stallings and to provide side entry garages for lots that front on Stallings. Once the updated plan is approved by Planning Commission and Mayor and Council they will be able to move forward with update construction plans and permitting.

David Hovey, applicant engineer presented to the board the updated sketch plan showing the additional 4 lots on Stalling Road and multiuse trail.

A Garrett asked how the multiuse path along these lots will affect the buffer along Stallings Road. D. Hovey answered that it the multiuse trail would be in the right of way and would not impact any buffers that are required. D. Hovey also reiterated the reason why the plan changed due to open space calculation and that the 4 additional lots will have to have grinder pumps for sewer as gravity will not serve those 4 additional lots

Commissioners looked at the plan and discussed the layout with D. Hovey and he pointed out the multiuse trail and where is it located in front of all 12 lots.

C. Williams asked staff about the possibility of the cart path between the lots in the cul-de-sac and connecting to the western property line as discussed in work session. D. Johnson confirmed that staff did look this up in the ordinance and the current ordinance would require a 50 foot strip of land for the path between two homes and that would cause them to lose another lot. It could be on an easement but that is not preferred and it will not be needed since they will be adding the trail in front of all the lots facing Stallings on the north side where the greenspace and pond are located. Also the elevations on the north side are more conducive to the trail location.

Chairman Wood, seeing no further questions asked for a motion. C. Williams made a motion to recommend approval of zoning, in keeping with the comprehensive plan and the addition of the multiuse trail on all 12 lots on the north side and the south side with multiuse trail towards the city, and with all homes fronting Stallings Road having side entry garages. A. Garrett seconded and will all in favor the motion carried 3-0.

**8190 Wells Street – Waffle House**

D. Johnson presented the details for the waffle house construction plans. Staff and waffle house designers have addressed all questions from the work session. D. Johnson went over all items that have been agreed to via email and these items will be added to the plans prior to obtaining a land disturbance permit.

1. Adding seating such as benches or tables to the greenspace

2. Using the same brick banding and pattern on the monument sign and dumpster enclosure to match the primary structure.

3. To record an easement for public access on the sidewalk is not on the right of way

4. To install the golf cart parking when required by the City

5. To adjust the parapet height to make sure it hides the roof top equipment and to make it more in compliance with historical downtown.

D. Johnson went over the elevation to show the parapet height change and also the landscape plan and site plan pointing out the greenspace and bike racks. J. Wood asked about the brick clarification. D. Johnson confirmed that they were calling it veneer they were always intending to use regular brick.

D. Johnson confirmed that the details are all agreed to in writing and will be added to the plans prior to permitting. Chairman Wood asked for additional questions.

C. Hindman asked the applicant if they can have the updated plans by the council meeting on May 1st and they agreed.

Chairman Wood asked if there was a motion to approve with items agreed to including the parapet change and full brick on the primary and other structures. A. Garrett made the motion, C Williams seconded and will all in favor motion carried 3-0.

Chairman Wood opened the public hearing potion of the meeting with the next three applications all requiring public hearing.

**49 Horseshoe Bend – Rezone from R40 to RH**

D. Johnson presented the applicants request to rezone from R40 to RH and went over the dimensions of the lot and how it has only front and rear setbacks with the road curvature that it fronts on. C. Hindman confirmed that with a staff recommended rear setback of 20 feet they will have plenty of room to build a house similar to nearby homes.

Chairman Wood asked if the applicant was present. Skip King the applicant’s neighbor was present to speak on behalf and answer any questions.

Chairman Wood asked for questions or public comments and hearing none asked for a motion. C. Williams made a motion for 49 Horseshoe bend be rezoned from R40 to RH with a 20 foot rear setback, A Garrett seconded and will all in favor the motion carried 3-0.

**354 Seavy Street – Rezone from R40 to RH**

D. Johnson presented the applicants request to rezone from R40 to RH and went over the applicants intensions to split the lot and create two lots and that staff has confirmed that both lots will meet the setbacks and not need any variances. Staff did confirm that Seavy Street is a collector versus an arterial so the rear setback would be zero and to be consistent with other similar zoning decisions, staff recommend a minimum 20 foot rear setback. Staff did receive the update plat today and did not have a chance to review so today the decision will be only for the rezoning not the subdivision of land.

C. Williams asked if they are rezoning both. D. Johnson clarified today you would be making a recommendation to rezone the lot of record and the subdivision will be on a separate meeting after staff have reviewed the revised plat.

Chairman Wood asked if the applicant was present. Adam was present to answer questions and asked why the split was not part of this meeting. D. Johnson confirmed that it will be on the next meeting after staff has reviewed the plat for final acceptance, since the plat just come in today it will unfortunately be on the next meeting. C Hindman confirmed we believe it does meet the requirements and will be approved but staff needs more time to verify.

A Garrett asked if the recommendation needs to include the storm water relocation plan. D. Johnson said no only because staff required the applicant to add a note to the plat for lot 2 that it will need the storm water relocation plan prior to a building permit. Adam also confirmed that he will inform the future buyer of the storm water relocation.

Hearing no further questions or public comments, A. Garrett made a motion for 49 Horseshoe bend be rezoned from R40 to RH with a 20 foot rear setback, C. Williams seconded and with all in favor the motion carried 3-0.

**122 Rock House Road – rezoning from OI to GC located in the Hwy 16 downtown corridor overlay**

D. Johnson presented the applicant’s request to rezone from OI to GC detailing the history of the site with old alignment of Rock House Road and the updated site plan, elevations and hardships due to the overhead Ga Transmissions Lines and the ATT fiber line that is located off right of way on a private easement. The needed variances from the overlay would be to allow the building to be located approximate 40 feet off the right way and to allow the sidewalk to be on private property with an easement for public access. The sidewalk would abut the concrete area along the front of the building for tables and chairs and livable space along the frontage. D. Johnson detailed the drive way location and interconnectivity along the rear to the tract to the east and the golf cart parking, golf cart charging, and bike racks. What is presented tonight is a conceptual plan for rezoning purposed only. There is a 30 foot buffer between this site and the residential adjacent tracts which is larger than needed in the overlay but the applicant felt it would be better to have a larger buffer. D. Johnson reiterated the variances and hardships and the updated elevations.

Chairman Wood asked if any questions from the board. Hearing none asked for public comments.

Mary Provost at 115 Teal Ct, Senoia. She said she attended the work session meeting and C. Hindman mentioned that there may be a traffic circle at this location in the future and up to four lanes of traffic. She was concerned that this site would be taken by the traffic circle in the near future and for that reason it should be tabled to determine the impacts from road improvements on this plan. C. Hindman clarified that he did not know of any specific plans of GA DOT to make any improvements at this location. He was merely speculating that in the future something would be done here not necessarily a traffic circle.

Chairman Wood asked if this would be controlled by GA DOT. Staff confirmed yes. Chairman Wood asked if there are any known plans or improvements that would be implemented within the next 30 days. Staff replied no.

Chairman Wood asked the Applicant to come up and present so that any further public questions could be addressed after the applicant has presented.

Neal Davis of 120 Lake Cove Approach, Newnan GA – representing the applicant approached the board with updated printed hard copies of the site plan and elevations. He went over the details of items on the elevations to meet the overlay requirements.

C. Williams asked where the stairs are located. Neal confirmed the stairs are interior with two sets of stairs for ADA and Fire Code compliance. Commissioners looked at the plans and discussed the difference between new and old. C Williams pointed out how much better this new elevation looks with the updated changes.

Chairman Wood asked for additional public comment.

Janet Britt owner of 121 and 190 Rock House Road came up and she was in favor of the project and was only concerned about congestion at the intersection of Hwy 16 and Rock House Rd. She mentioned that already drivers cut through the pharmacy due to congestion.

C. Hindman and J Wood both agreed traffic is currently congested and GA DOT will not allow a new driveway on Hwy 16 for this site but when the next lot east develops there will likely be a new driveway on Hwy 16 for that and it will be required to connect to this tract through the rear which should help alleviate the congestion issue present today.

A. Garett thanked the applicant for the 30 foot buffer along the rear next to the residential area.

C. Williams also thanked the applicant for the quick turn around on revisions and addressing the issues raised at the work session.

Chairman Wood asked for a motion if no further questions. C. Williams made a motion to recommend approval to rezone from OI to GC, subject to the variances being approved and in compliance with the comp plan as it relates to connectivity. A. Garrett seconded and with all in favor motion carried 3-0.

Having no further business, Chairman Wood made the motion to adjourn, C. Williams seconded and with all in favor the motion carried 3-0.

Meeting Adjourned.