

Work Session
City of Senoia
Planning Commission
505 Howard Road
February 6, 2024
6:00 p.m.

Commissioners Present: J. Wood, C. Williams, and A. Garrett
Staff Present: C. Hindman and D. Johnson

Chairman J. Wood opened the work session meeting at 6 pm by welcoming visitors, issuing open meeting declaration and calling the meeting to order by asking staff to begin with presentation of the first agenda item.

D. Johnson, City Engineer, suggested and all commissioners agreed to change the order of items to be discussed since two applicants were present and it would be better to discuss their applications first with agenda items 1 and 2 being moved to the end and discussion beginning with the Gin Property agenda items first.

GIN PROPERTY – CONCEPTUAL PLAT FOR MICRO VILLAGE

D. Johnson delivered the initial staff report on the replatting of a section of the Gin Property for a micro village. The original approval for lots 12 through 15 was Brownstone type buildings that were to provide both multifamily and attached single family uses. This new concept will generate less density with less units as opposed to what was previously approved for these lots, with a reduction of 7 units overall.

Commissioners discussed the proposed product and layout and also allowed the applicant to further describe the vision of the micro village and how it will fit well into the overall plan for the Gin Property. Results of this discussion revealed that there may be a need for a variance for lot 3 as it does not appear to have any road frontage and also for houses to front on the courtyard rather than public streets as previously shown in the Guide Book. Staff will investigate further the Guide Book and list all possible layout variances or revised conditions that Mayor and Council will need to approve for the change in the proposed development of these lots.

GIN PROPERTY – RE-PLATTING OF LOT 66 – FOR INFORMATION ONLY

D. Johnson presented the proposed re-plat for lot 66 as information only to the commissioners. This re-plat represents a revision to allow less right of way on this lot is due to a hardship with two easements that impact the buildable area of the lot. D. Johnson assured the commissioners that there will not be any utilities or other lots impacted by this change. This revision to lot 66 will be presented to Mayor and Council as a variance with the support of City staff.

VERANDA – CONCEPTUAL PLAT

D. Johnson presented the proposed lot split for the Veranda. This lot is currently zoned HT and therefore the lot split can only create a new lot that fronts on Barnes Street if the zoning is to remain

HT, otherwise if split the alternate way fronting on Seavy Street it will require a rezoning to something other than HT and would most likely be residential (RH) not commercial.

With the proposed lot split fronting on Barnes it will create a situation where all the off-street parking for the Veranda will be on the new lot and that will create a non-conforming parking situation for the Veranda. Applicant acknowledged the possible need for a variance as presented but also pointed out that the development across Seavy Street has an access onto Seavy so he would like to know how that is different from his situation. D. Johnson explained that the lot across Seavy is one lot not several lots and it has frontage on Barnes and Seavy and buildings face Barnes with parking off street in the rear and a connection to Seavy and Barnes. This proposed lot he desires to create cannot face Seavy and remain as HT. The lot split is the problem and the access may be able to connect to Seavy if done correctly but as shown on most recent site plan it does not meet the required buffer between commercial and residential and will need many variances as currently shown. Staff are suggesting that the applicant table the application and prepare a site plan that will show how this proposed lot split will not create the need for variances or consider splitting the lot with frontage on Seavy and seeking a rezoning to RH for the new lot.

Commissioners discussed the proposed lot split and issues that will be created with the parking lot being on the new lot versus the lot that will remain with the Veranda. They all agreed the applicant will need to propose a site plan that will show compliance with city ordinances or consider splitting the alternate way and seek a rezoning for the new lot. As currently presented the commissioners were not comfortable in recommending approval of the lot split without further information.

TRACTOR SUPPLY – CONCEPTUAL PLAT – CREATE 3 LOTS FROM EXISTING LOT 6

D. Johnson presented the request of Tractor Supply to create 3 new lots from existing lot 6 in order to provide a smaller lot for the proposed Tractor Supply. The applicant does not need the large area of lot 6 and by allowing the lot split a new out parcel will be created as well as the pond will be placed on its own tract of land versus on the lot owned by Tractor Supply.

Commissioners discussed the pond lot and its ownership seeking assurances that this lot will be owned by the developer and will not be the responsibility of the City if this lot split is approved. D. Johnson assured the commissioners that the maintenance responsibilities for the pond will run with the land and will be the responsibility the owner of the lot which will be the developer of the shopping center most likely. D. Johnson further detailed that the new out parcel will also likely remain with the developer and the City is currently aware of the desire for Tractor Supply to have a smaller tract to serve their needs which is the reason this conceptual plat application. The developer/owner of the shopping center is also in support this lot division and staff will confirm if the developer will remain the owner of the pond lot and the new out parcel before the meeting on 2.20.24.

The property line between the Tractor Supply and the new out parcel is proposed in a way to provide a landscape island and interparcel connection between the new out parcel and the Tractor Supply and both will share one drive onto the internal road network. In the future as the out parcel develops a second entrance/exit may be allowed but until more information is known it is hard to say where a second entrance/exist will be and it could possibly be from Dorsey Road.

TINSLEY ESTATES – PRELIMINARY PLAT

D. Johnson presented the preliminary plat for Tinsley Estates and provided a brief history on the annexation and zoning including the last action where council denied the R25 rezoning but did approve a density bonus for up to 110 lots but remaining as R40C and with the conceptual plat being approved at that meeting. This preliminary plat is the next step forward and is a formal version of that conceptual plat with the development conditions covered both on the preliminary plat and within the development agreement. Specific conditions shown on the plat and in the development agreement includes the donation of a 13 acre park with amenities, off-street parking, open field and nature trails. Also the plat includes the 10 foot evergreen buffer between lots that abut Fieldstone and Cumberland as well as a mixture of lot sizes, extension of trail system to connect to adjacent trails, and a water feature within the open space stormwater management with multiuse trails and on-street parking.

Commissioners discussed the road network system and how it will be a one way in one way out community with only one access from Hwy 16. D. Johnson pointed out that it will have a connection to Fieldstone Estates for emergency access where the multiuse path connects. The development will also have continuous 5 foot sidewalks and 5 foot landscape strip with street trees and tree canopy requirements similar to what was approved for other R40C developments within the past year. C. Williams was concerned that the roadway lane width has remained at 11 foot lanes versus the 10 foot lanes preferred by the City for traffic calming. C. Hindman assured commissioners that staff are still in meetings with the developer and his engineer and are finalizing the development agreement and although the roadway width will not be changed on the preliminary plat, the developer will have the option to use the smaller roadway width moving forward in the construction plans as detailed in the development agreement.

Having no further agenda items and no announcements, Chairman J. Wood made a motion to adjourn the meeting, seconded by C. Williams, and with all in favor the work session meeting was adjourned.

MINUTES APPROVED:

Allison Danett

Commission Member

[Signature]
City Official

June 4, 2024

Date