**Planning Commission Meeting**



**Members-**

John. Wood – Chairman - Present

Tom Nolan – Vice Chairman- Present

Jordan Krabel – Secretary- Present

Cam Williams- Commissioner- Present

Vacant – Commissioner

Jacqueline Smith - Alternate- Present

**D. Rimi**

Council Liaison – Chuck Eichorst- Present

Dina Rimi- Community Development Director- Present

**Workshop Information**

1st Thursday of each month @ 6:00 P.M.

**Meeting Information**

 3rd Tuesday of each month @ 7: oo P.M

**Meeting Location**

City of Senoia Police Department

 505 Howard Road

Senoia, GA 30276

City of Senoia

Planning Commission

**June 14, 2021**

**Senoia** **Municipal Court**

**7:00 PM**

 **Agenda**

**Public Hearing**

**I. Text Amendment to the Commercial Highway Overlay**

**D. Rimi explained that the only portion that will be omitted from the Commercial Highway Overlay will be the sign portion. The D. Rimi is requesting to relocate this portion in its entirety to the sign ordinance.**

**J. Wood opened the public hearing for comments.**

**None spoke.**

**J. Wood closed the public hearing.**

**T. Nolan made a motion to recommend approval to the Mayor and Council. J. Krabel seconded the motion: 5-0.**

**II. Rezoning of Property Tax Id number E020006013 from R-40 to RH**

**D. Rimi informed the Planning Commission that the applicant is requesting to subdivide her lot into two parcels, each being .52 acres and meeting the minimum 80 feet requirement of lot width at the building lot line.**

**T. Nolan asked for D. Rimi to explain the process.**

**D. Rimi explained the process to the commission.**

**Wood opened the Public Hearing for comments.**

**None**

**Wood closed the Public Hearing.**

**Wood asked what the adjacent properties were zoned.**

**D. Rimi informed the commission of the adjacent zoning.**

**J. Krabel made a motion to recommend approval to rezone and replat the property. T. Nolan seconded the motion; approved 5-0**

**III. Approval of Minutes from March 16, 2021, Planning Commission Meeting, and April 2021 Planning Commission Workshop.**

**T. Nolan made a motion to approve. C. Williams seconded the motion; approved 5-0**

**IV. Recommendation for Annexation of 163 1261 002, 163 1261 012, and 163 1261 013**

**D. Rimi explained that the applicant is requesting to annex 137 acres into the city of Senoia limits. The requested zoning for this project is R-40 C and the 21 acres that are currently in the city will be zoned for nonresidential uses. The residential portion of the project will consist of 212 residential lots. The project will be age-restricted, which would be governed by the Home Owners Association. D. Rimi explained that with the density bonus that is allowed in the R-40 C the permitted amount of homes is 116. The applicant is offering as a density bonus a multi-use trail from Quick Dr to their subdivision. This would allow the citizen to have access to access the businesses located on the south side of Hwy 16.**

**T. Nolan requested that D. Rimi explain the annexation process.**

**D. Rimi explained what the steps are for the annexation process from conceptual drawing to preliminary plat approval.**

**D. Rimi explained that a conceptual plat is just the applicant proposing an idea of what they would like to do on the property. The plat can be changed based on Mayor and Council’s comments.**

**D. Rimi explained when this project was first proposed it was requested for the entire site to be residential after conversations between the staff and the applicant the plan was amended to show nonresidential along Hwy 16.**

**T. Nolan asked D. Rimi to walk him through the submitted plans.**

**D. Rimi explained where the greenspace was located and the stormwater maintenance areas were located.**

**D. Rimi explained that she is making the recommendation that the cul de sacs be joined together.**

**J. Wood asked what is the commission exactly approving.**

**The D. Rimi explained that you are reviewing the item and basing your recommendation on if the project complies with the zoning ordinance and if it is a project you would support.**

**The Planning Commission does not have the leeway to vote against the regulations, the Mayor and Council only have that authority.**

**The applicant Leanne Greene stated that what they are proposing has 40% green space and each lot touches greenspace. This project is geared for older people that do not want to maintain a large yard. The easements will not be on a homeowners' lot. The applicant has tried to join the cul-de-sac but it does not work for the project.**

**J. Wood explained that the group is not concerned with the mixed-use but with the brand of Senoia and keeping the project reflecting this theme.**

**T. Nolan stated that he would be in favor of the increased density.**

**C. Williams stated that his concern procedurally is that this is tied to zoning and the plan can change.**

**C. Eichorst went on to explain to the Commission that they are just recommending approval of the idea.**

**D. Rimi explained the history of another annexation that had three conceptual plans.**

**T. Nolan stated that he feels there are too many gaps between this project and the comprehensive plan. This project is a continuation of Pylant St and the downtown area and needs to reflect the historic district and the comprehensive plan.**

**J. Woods recommends approval of the proposed annexation to move forward. C. Williams seconded the motion; approved 4-0. ( J. Krabel abstained)**