

**JANUARY 8, 2007
CITY OF SENOIA
PUBLIC HEARING
ANNEXATION/ZONING
157.4 ACRES
7:00 PM**

VISITORS: Mary Provost, Randy Padgett, Mary Ann Dossett, Barbara Hyde, Adam Scoggins, Jerry Peterson, Chad Floyd, John Thompson, Sam & Suzanne Helfman, Gail Downs, Ken Bernard, Larry & Jean Starr, Barbara Osborn-Harris, Brian Haun, Bob Werner, Wendy Travis, Charlie Edwards, Brian Lowery, Debbie Graham, Tracy Beech, Nathan Tilson, Mike Mello, Aime Scarbrough, Chief Bennett, Costas Soulakos, Bob Rolader, Donna Black, Mary Ruth Davidson and Melinda Garver

FULL COUNCIL PRESENT

1. CALL TO ORDER/WELCOME VISITORS

Mayor Belisle called the Public Hearing to order and welcomed all.

2. PURPOSE OF PUBLIC HEARING

To present and receive comments on an Application for Annexation submitted by Chadwick Homes, Inc. for the annexation of 157.4 Acres located on Georgia Highway 85.

To present and receive comments on zoning classifications submitted by Chadwick Homes, Inc. for the above 157.4 Acres located on Georgia Highway 85. 152.9 Acres to be zoned R-40 C (Conservation Subdivision District) and 4.5 Acres to be zoned GC (General Commercial).

3. COMMENTS FROM APPLICANT

Mr. Jerry Peterson, land planner representing Chadwick Homes introduced himself and stated that Chadwick Homes owns the property and will be the major developer and feels the proposal from Chadwick is in keeping with “smart growth principals” as defined in the City Comprehensive Plan. The property has ½ mile frontage on Hwy. 85 starting at Line Creek going south, borders on west by City limits (back side of Ivy Ridge & Morningside) and to the north and south is undeveloped County land. R-40 C is being proposed with a small amount of neighborhood commercial that fronts Hwy. 85 at entry. Chadwick currently has the tavern under contract. Mr. Peterson stated that the density was computed taking the gross acreage (157 acres) x .9, giving 141 lots. The proposal is 40% open space (70 acres). There will be two entries from Hwy. 85. A connection with the Ivy Ridge subdivision has been discussed and is possible. The neighborhood retail planned is small with office and retail. The parking will be located behind and alongside the buildings. The development is planned for the

center of the property allowing space on both sides. There are sidewalks planned, the architectural controls as stated in the overlay district will be followed. Pedestrian links such as walking trails to the other subdivisions are also planned. Along with a good builder, Mr. Peterson stated that he feels the proposal is a good model for future mixed-use neighborhoods.

4. COMMENTS FROM CITY ADMINISTRATOR

Mr. Ferry stated that in September 2006 the initial application was forwarded to the County and the conditions set forth were not outside of the scope of development except for #5 listed on memo (incl. & made part of minutes), stating “The City of Senoia agreed to provide the following information to the Fire Department: water main size, operating pressure, flow pressure, hydrant spacing, density & water plans submitted with construction drawings for review”. Mr. Ferry also reminded Council that at the time the City agreed to accept the Annexation Application there were a few conditions as well. They are interconnectivity to Ivy Ridge which will be addressed with the submission of the conceptual and a geological study to be conducted by the developer for well sites. The Planning Commission has reviewed and recommended approval on the annexation and the two zoning requests.

5. COMMENTS FROM PUBLIC

Mr. Charlie Edwards is the owner of the adjacent property and asked what kind of buffer is planned and if there would be a berm. Mr. Ferry stated that there would be a 50 ft. undisturbed buffer. Mr. Edwards is afraid of what he might be looking at and would like developer to consider a berm.

6. COMMENTS FROM COUNCIL

Mayor Belisle stated that he would like to add to the conditions a monetary amount for well sites as done with other annexations and developers in the past. C. Harrison asked how many wells are anticipated & was told that this can not be determined until a water/sewer study is conducted by GBT as well as the geological study. Mr. Whalen suggested having the well sites identified before approval of the site plan. C. Harrison reminded all that a stipulation was made regarding ownership of the tavern and the approval of the annexation & was told that there is an active contract, the sale contingent on approval of the annexation. C. Owens stated that Chadwick Homes has done what Council had asked for regarding connectivity and a contract on the tavern.

7. ADJOURN

Mayor Belisle made motion to adjourn the January 8, 2007 Public Hearing & was 2nd by C. Grover. Vote was 4-0-1. C. Graham abstained from vote.

