



123 FARNSWORTH AVENUE,  
BORDENTOWN, NJ 08505  
(609) 496-9369

June 1, 2023

Preliminary Variance Request Memorandum  
WellStar Health System, Inc. - Senoia  
Georgia Highway 16  
City of Senoia, GA 30276  
IE #: 028-033

**Relief is requested from the following code sections:**

1. §40-153 – Design Standards, (6) Alignment, b. Horizontal minimum radii or centerline curvature shall be, 2. Industrial/commercial streets – 400 feet:
  - Tucker Road is proposed to be realigned to be 90° to HWY 16 and to be directly across from Dorsey Road. Additionally, Tucker Road will be brought to current City standards. Tucker Road will follow a similar alignment as compared to the current alignment. To follow the general alignment of Tucker Road and current property lines 400-foot centerline radii are not possible. Relief is requested to use a minimum of 150-foot centerline radii.
2. §52-10 – Regulations by types of signs, (10) Signs-commercial corridor overlay HWY 85 and HWY 16 commercial overlay, a. Developments shall be limited to one freestanding monument sign per public street frontage. Developments having in excess of 500 feet of frontage on a single road may erect one additional monument sign for each such additional 500 linear feet of frontage. Individual buildings or business storefronts, for placement of wall signs, shall also be limited to one sign per street frontage. Wall signs shall be limited to one non-illuminated wall sign per individual business having maximum dimensions of three feet in height and a maximum total area of 24 square feet:
  - Relief is requested to allow for an illuminated wall mounted sign approximately 85.32 square feet in size. The Applicant believes this variance request is necessary to ensure that patients seeking urgent medical treatment can quickly locate this facility in both daylight and nighttime conditions. Making the graphics large enough to be legible from a moving vehicle along Highway 16, and in an illuminated format will be critical to achieving this end. The current zoning does not allow the signage to meet those needs. In addition, compliance with the current sizing guidelines in the ordinance will result in a sign that appears extremely small relative to the architectural elevation on which it is proposed (think postage stamp in the ocean). For both functional and aesthetic reasons, the Applicant believes this variance should be approved.

3. §74-185 – Development Regulations, (c) Site development. Mass grading of a site shall be prohibited and all clearing shall be subject to this article. Projects to be developed in phases shall be issued land disturbance permits for only those phases or portions of phases to be built within a subsequent 12-month period.
  - Variance requested for mass grading of the site.
4. §74-186 – Design Requirements, (e) Parking. Unless a parking courtyard design can be achieved, off-street parking shall be uniformly distributed across the building site. In the case of freestanding buildings or shopping centers that do not have a street along the front and rear of the property, the area between the front of the building and the right-of-way shall be limited to a maximum of 25 percent of the required parking and limited to a maximum of one double row of parking. A maximum of 50 percent of off-street parking shall be located to the sides of the building, with the remaining parking located to the rear of the building:
  - Due to additional parking requested by the Applicant to support the use of the building and the site's size and layout the required maximum percentages of required parking allowed on each side has not been met. The required parking by code is 24 spaces, while the Applicant proposes 41 spaces. Based on the 24 required parking spaces only 6 spaces are permitted in the front, 12 permitted on the sides, and the remainder to the rear. The layout of the provided 41 parking spaces does meet the maximum required per side, when the calculation is based on the total of proposed parking spaces and not required parking. With less than 25% in the front (10 spaces), 50% along the sides (17 spaces) and the remainder to the rear (14 spaces).
5. §74-191 – Landscaping, (f) One canopy tree shall be planted for every 250 square feet of landscaped area. Shrubs shall be planted at a ratio of three for every one tree.
  - Due to the limited space on-site the required canopy trees cannot be provided on-site, a variance is requested to reduce the required plantings.
6. §74-191 – Landscaping, (g) A minimum of 20 percent of all existing trees having a diameter of 12 inches or greater shall be retained. This requirement shall be in addition to the standards of any required landscape area; however, such retention may be achieved through tree preservation within such areas:
  - Variance requested to reduce the minimum preservation of trees having a diameter greater than 12-inches from 20% to approximately 8%. Due to the site's existing land cover consisting of a mature wooded area and the large number of trees larger than 12-inches in diameter the site would be severely limited in development potential.
7. §74-196 – Pedestrian Improvements, (a) All developments shall provide sidewalks having a minimum width of six feet along all frontages of the lot that abut a public street:
  - Request to reduce the width of sidewalks along frontages of the lot that abut a public street from 6-feet to 5-feet. 5-feet meets the minimum requirements set forth by GDOT. The reduction helps to increase green areas and reduces the total impervious proposed.

8. §74-197 – Lighting Design, (b) Lighting in parking areas shall provide area lighting sufficient to achieve a minimum illumination of 2.4 foot-candles of light as measured at grade level and recommended in the IESNA Lighting Handbook.
- Relief is requested to reduce the 2.4 foot-candle minimum in the area of the proposed underground detention basin. Due to the shallowness of the basin and the required light pole foundation it is not feasible to place additional lights in this area to increase the lighting level.

**List of Abutting Property Owners:**

- Parcel ID: 163 1278 007  
Zoned: Industrial (I)  
Owner: Mann Mildred B Revocable Trust
  
- Parcel ID: 163 1278 023 (Tract A-2)  
Zoned: Industrial (I)  
Owner: Mann Mildred B Revocable Trust