MINUTES

MARCH 4, 2024

CITY OF SENOIA

MEETING OF MAYOR AND COUNCIL

505 HOWARD ROAD

6:00PM WORK SESSION

COUNCIL MEETING IMMEDIATELY FOLLOWING

**WORK SESSION**

**COUNCIL PRESENT: Mayor Pearman, Councilpersons Brady, Grover, Foust and Reeder**

1. **Barnes Street Widening:** Council would like staff to move forward with Barnes Street widening. See attached plan.
2. **Tractor Supply Conceptual Plan:** City Engineer presented and explained conceptual plan attached.
3. **Gin Property Conceptual Plan:** City Engineer presented and explained conceptual plan attached.
4. **45 Couch Street 3 Variances:**
5. Allow existing pool deck to be 10 ft from side property line (after the fact variance);
6. To allow detached pergola in side yard to over the outdoor kitchen (less than 200 sq.);
7. To allow detached pergola as a third accessory structure on the pool decking as presented (less than 200 sq.)

Further discussion: A pergola is not defined in our ordinance, however, it does meet the definition of both accessory and structure. Based on the definition of accessory structure staff determined a variance is required.

1. **100 Grafton Variance:**
2. To allow the accessory structure to be 5 feet from rear property line when it is also within 20 feet of the house.
3. **121 Baggarly Way Variance:**

1. To allow the accessory structure to be zero (0) feet from rear property line. Current zoning is RH with an undefined rear setback per ordinance. The primary structure is approximately 10 feet off the rear property line.

1. **132 Clark Street 2 Variances:**
2. To allow an attached garage to be 5 feet from side setback and to have a breezeway length exceeding 20 feet.
3. **Tractor Supply 13 Variances:**
4. Waive requirement for the building to have live plant materials as foundation plantings on all buildings facades visible from adjacent road or parking areas.
5. Reduce the required landscape buffer along the internal roadway from 20 feet to 15 feet.
6. Reduce the required landscape buffer along western and northern property line from 15 feet to 7.5 feet. On northern line the detention pond and retaining wall make it impossible to plant a wider buffer. On the western line, both sides will be installing 7.5 feet buffers for an overall width of the landscape buffer between out parcels of 15 feet.
7. To increase the amount of parking allowed in front of the building from 50% to 62% (increase of 12%).
8. Reduce amount of greenspace required from 20% to 17% (3% decrease).
9. To allow the rear façade to be finished with smooth faced block painted to match the color the brick on other three sides. Evergreen screening recommended to mitigate view from Publix parking and pharmacy drive thru.
10. To allow dumpster enclosure materials to also be smooth faced block painted to match the color of brick on other three sides.
11. To waive requirement for a parapet on the rear façade.
12. To allow the use of heavy gauge corrugated metal panels on tower, standing seam metal roof and awning on the front and side facades.
13. To exceed the 10% maximum for accent material (EFIS and metal) on the front façade.
14. To allow garden center structure to be prefabricated aluminum framing with translucent panels and canopy shade material and with matching metal panels and metal roof on the front gable.
15. To waive the required minimum percentage of windows on the front and side facades and to allow windowless walls.
16. To allow the FOD area to be enclosed with ornamental “wrong iron look” aluminum fence and a brick knee wall.

Mayor Pearman made motion to recess from work session and reconvene in regular meeting. Councilperson Brady 2nd the motion. Motion carried with 5 votes in favor.

**COUNCIL MEETING**

**COUNCIL PRESENT: Mayor Pearman, Councilpersons Brady, Grover, Foust and Reeder**

1. **WELCOME VISITORS/CALL TO ORDER**

Mayor Pearman declared this to be an open meeting duly convened under the Open Meetings Law after receiving confirmation from the City Clerk that all legal requirements were met.

1. **APPROVAL OF MARCH 4, 2024, CITY COUNCIL AGENDA**

Motion to approve agenda made by Councilperson Grover and 2nd by Councilperson Brady. Motion carried with 5 votes in favor.

1. **APPROVAL OF FEBRUARY 19, 2024, CITY COUNCIL MEETING MINUTES**

Motion to approve minutes made by Councilperson Grover and 2nd by Councilperson Reeder. Motion carried with 4 votes in favor and 1 abstaining.

1. **CLAIMS AGAINST THE CITY-NONE**
2. **PUBLIC HEARINGS**
3. **45 Couch Street 3 Variances:**
4. Allow existing pool deck to be 10 ft from side property line (after the fact variance);
5. To allow detached pergola in side yard to over the outdoor kitchen (less than 200 sq.);
6. To allow detached pergola as a third accessory structure on the pool decking as presented (less than 200 sq.)

**A pergola is not defined in our ordinance, however, it does meet the definition of both accessory and structure. Based on the definition of accessory structure staff determined a variance is required.**

**HPC approved materials. No council comment. No public comment. Motion to approve all requested variances made by Mayor Pearman and 2nd by Councilperson Foust. 5 votes in favor. Motion carried unanimously.**

1. **100 Grafton Variance:**
2. To allow the accessory structure to be 5 feet from rear property line when it is also within 20 feet of the house.

**Applicant addresses council and states they feel approval of the variance and change to property will improve the neighborhood. HPC approved materials. HOA supports the applicant. Neighbors approve. No comments from council. No comments from public. Motion to approve variance made by Mayor Pearman and 2nd by Councilperson Reeder. 5 votes in favor. Motion carried unanimously.**

1. **121 Baggarly Way Variance:**
2. To allow the accessory structure to be zero (0) feet from rear property line. Current zoning is RH with an undefined rear setback per ordinance. The primary structure is approximately 10 feet off the rear property line.

**Applicant, Tom Nolan, wants to replace Rubbermaid shed. Proposed six feet privacy fence. Aero lot line. Approved by HPC. Neighbors approve. No council comment. No public comment. Mayor Pearman made motion to approve variance and 2nd by Councilperson Grover. 5 votes in favor. Motion carried unanimously.**

1. **132 Clark Street Variance:**
2. To allow an attached garage to be 5 feet from side setbacks and to have a breezeway length exceeding 20 feet; requests 25 foot breezeway.

**Neighbors are in support. HPC approved. No comment from council. No comment from public. Motion to approve made by Councilperson Grover and 2nd by Councilperson Foust. Motion carried unanimously.**

1. **Tractor Supply 13 Variances:**
2. Waive requirement for the building to have live plant materials as foundation plantings on all buildings facades visible from adjacent road or parking areas.
3. Reduce the required landscape buffer along the internal roadway from 20 feet to 15 feet.
4. Reduce the required landscape buffer along western and northern property line from 15 feet to 7.5 feet. On northern line the detention pond and retaining wall make it impossible to plant a wider buffer. On the western line, both sides will be installing 7.5 feet buffers for an overall width of the landscape buffer between out parcels of 15 feet.

**Councilperson Brady wishes to make variance request 3 regarding 15 foot buffer, landscaped consistently on both sides. No further comment from council. No comment from public. With regard to Variance Nos. 1-3, Mayor Pearman made motion to approve variances nos. 1-3. Motion was 2nd by Councilperson Brady. Motion passed unanimously.**

1. To increase the amount of parking allowed in front of the building from 50% to 62% (increase of 12%).
2. Reduce amount of greenspace required from 20% to 17% (3% decrease).

**No comments from council. No public comment. Mayor Pearman made motion to approve variance nos. 4 and 5 and Councilperson Reeder 2nd the motion. Motion passed unanimously.**

1. To allow the rear façade to be finished with smooth faced block painted to match the color the brick on other three sides. Evergreen screening recommended to mitigate view from Publix parking and pharmacy drive thru.

**Councilperson Reeder feels there should be a minimum height on trees planted. Applicant Representative Lindsey states mature trees will likely die but is willing to work with the City. Landscape design will come back before council for approval. No further comment from council. No comment from public. Mayor Pearman made motion to approve variance request no. 6 with evergreen plants not to exceed 15 foot. Motion 2nd by Councilperson Brady. Motion carried unanimously.**

1. To allow dumpster enclosure materials to also be smooth faced block painted to match the color of brick on other three sides.

**Councilman Grover asked if the dumpster enclosures variance was the same as Publix to which City Engineer stated the enclosure is the same as Publix.**

1. To waive requirement for a parapet on the rear façade.

**No further comment from Council. No comment from public. Motion to approve Variance request Nos. 7 & 8 as requested made by Mayor Pearman and 2nd by Councilperson Brady. Motion passed unanimously.**

1. To allow the use of heavy gauge corrugated metal panels on tower, standing seam metal roof and awning on the front and side facades.

**Councilperson Foust is against the corrugated metal and would rather utilize brick or hardy plank siding. Councilperson Grover is against hardy plank siding. No comment from public. Motion to approve variance request no. 9 made by Mayor Pearman and 2nd by Councilperson Grover. 3 votes in favor and 2 votes against. Motion carried.**

1. To exceed the 10% maximum for accent material (EFIS and metal) on the front façade.
2. To allow garden center structure to be prefabricated aluminum framing with translucent panels and canopy shade material and with matching metal panels and metal roof on the front gable.

**No comment from council. No comment from public. Mayor Pearman made motion to approve Variance request nos. 10 and 11 as presented and 2nd by Councilperson Brady. Motion passed unanimously.**

1. To waive the required minimum percentage of windows on the front and side facades and to allow windowless walls.

**Councilperson Reeder asked the point of the faux windows. Applicant Representative Lindsey states that the faux windows break up the big box store feel. Councilperson Brady would rather see real windows. Councilperson Grover wants cornice and coping down sides to which Applicant Representative Lindsey agreed to accommodate. No further comment from council. No comment from public. Councilperson Reeder made motion to approve variance request no. 12 and motion 2nd by Councilperson Grover. 4 votes in favor and 1 vote against. Motion carried.**

1. To allow the FOD area to be enclosed with ornamental “wrong iron look” aluminum fence and a brick knee wall.

**Councilperson Foust would like the metal fencing to be broken up brick columns anywhere there is a knee wall. Architect agrees to work with City on brick columns. No further comment from council. Public comment from Ray Adams, 503 Seavy Street/What is the purpose of moving the sewer line? Mayor Pearman responded that the sewer will be under the parking lot. May need a poured wall. No further comments from public. Mayor Pearman made motion to approve variance no. 13 with adding brick columns to break up the metal fencing. Motion 2nd by Councilperson Foust. Motion carried with 5 votes in favor.**

Rick Lindsey represents applicant and addressed council with a presentation.

1. **NEW BUSINESS**
2. Gin Property Conceptual Plat

**City Engineer presented Gin Property Conceptual Plat to Council. Councilperson Foust as if there will be golf cart parking. Scott Tigchelaar pointed out golf cart parking and charging stations for golf carts. No public comment. Mayor Pearman made motion to approve conceptual plat. Motion 2nd by Councilperson Brady. Motion carried with 5 votes in favor.**

1. Tractor Supply Conceptual Plat

**City Engineer presented Tractor Supply Conceptual Plat to Council. Need to relocate sewer line. No comment from council. No public comment. Motion to approve conceptual plat made by Mayor Pearman and 2nd by Councilperson Foust. 5 votes in favor. Motion carried.**

1. Road closing at Clark/Travis railroad tracks for filming permit

**Police Chief Edens presented road closures to Council. Will require 3 police officers. No safety concerns. Motion to approve closures made by Mayor Pearman and 2nd by Councilperson Brady. Motion carried with 5 votes in favor.**

1. **ANNOUNCEMENTS-**

**Senoia Shenanigans March 16th & 17th**

**Alive After Five April 19th**

**Senoia Farmers Market April 6th**

**Mayor Pearman opened meeting to public comment. Clarified that Senoia is not and never has been a sanctuary city as rumored on social media.**

John Griffin, Old Hwy. 85, Senoia, GA

Would like clarification of Jeff Lindsey project at the end of Pylant Street. Mayor Pearman stated the City has not received application or project information regarding this.

John Meiller, 1401 Line Creek Road, Senoia, Georgia

Does not approve of a HUD development as HUD does not require verification of immigration status. Mayor Pearman pointed out that HUD housing has been in Senoia for 60 plus years. Issues with HUD housing should be taken up with the Housing Authority. The current HUD housing needs serious renovations. The Housing Authority is looking into a voucher system instead of a landlord system. City Council has no control over how the Housing Authority approves applicants.

Kaylan Williams, 285 Savannah Drive, Senoia, GA

Resident would like to know if there is any truth to the Jeff Lindsey proposed 150 acre project. Mayor Pearman states he has only seen a concept drawing. The project itself is in developmental stages. Senoia is currently in a 6 month building moratorium. City Attorney Ted Meeker states this property has NOT been annexed into the City.

Andrew Lowe, 50 Couch Street, Senoia, GA

Has the land swap been made between the City on Coweta Street property and Housing Authority? No swap has been made. A study has been ordered and a land survey is being performed. No proposed plans as of yet. Mayor would like to see a project similar to project built in Fayetteville. Mayor Pearman pointed out that property purchases or swaps will be discussed in executive session. Mr. Lowe asked when this item would come up before council. Mayor Pearman states agendas are published for the Housing Authority as well as City Council. An appraisal of the property must be done prior to a swap as any swap would have to be of equal value.

Ray Adams, 503 Seavy Street, Senoia, GA

The project referred to in Fayetteville is NOT a HUD project. Mayor Pearman pointed out that the City currently has 31 HUD homes/housing. Residents of Senoia concerned with HUD housing need to make a point to go to the Housing Authority meetings.

1. **ADJOURN**

Motion to adjourn made by Mayor Pearman and 2nd by Councilperson Brady. Motion carried with 5 votes in favor.

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City Clerk, D. Lynn Carter, MMC Mayor, William “Dub” Pearman, III