



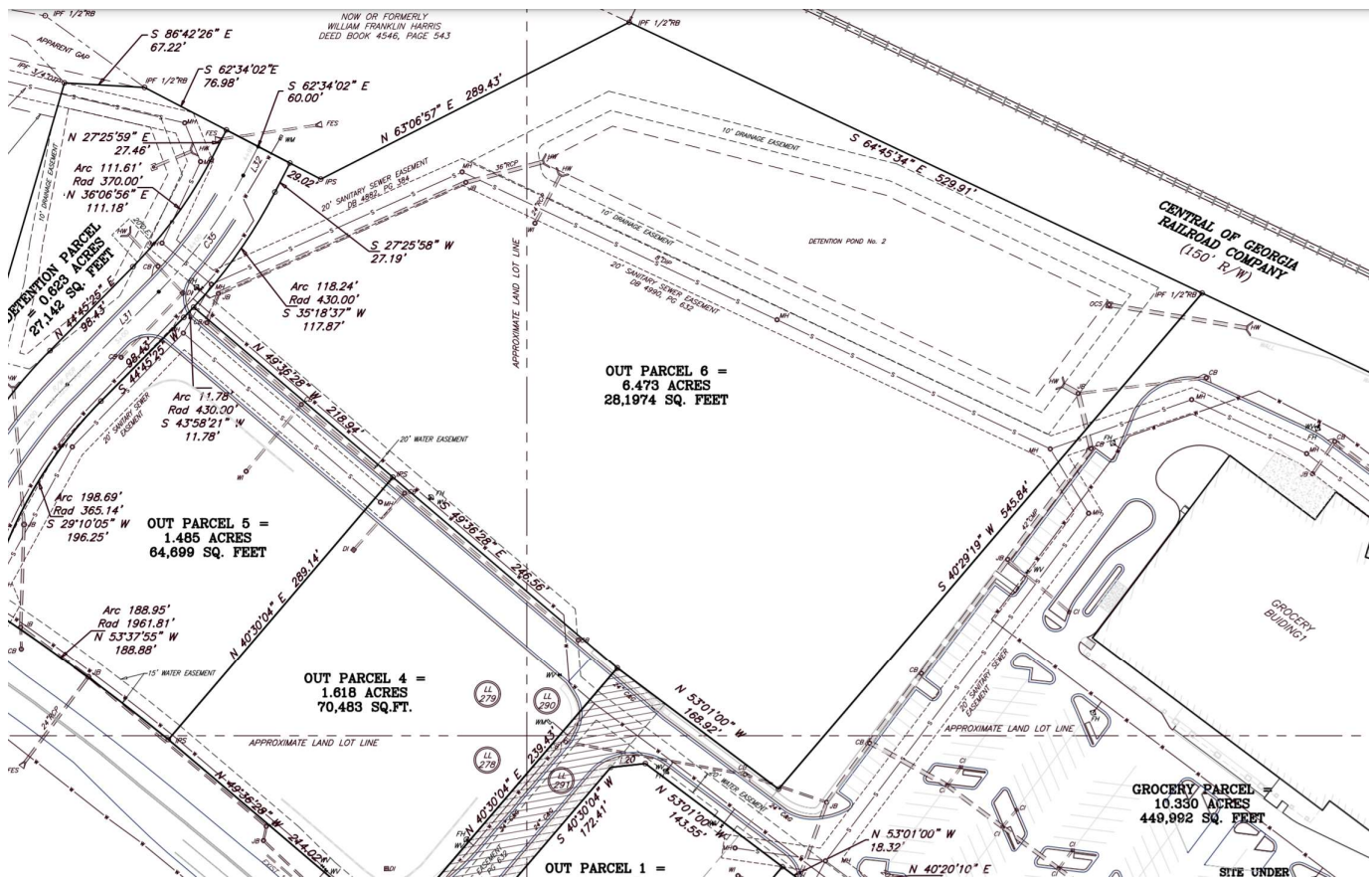
### STAFF REPORT

TO: Planning Commission  
FROM: Curtis Hindman, Community Development Director  
DATE: February 20, 2024  
RE: Conceptual Plat – Senovia Village – Tractor Supply

The applicant is seeking to subdivide OUT PARCEL #6 currently shown as 6.473 acres, zoned GC on the Senovia Village commercial development plat. See below snap shots of the existing plat for out parcel 6 and also the proposed subdivision by Tractor Supply.

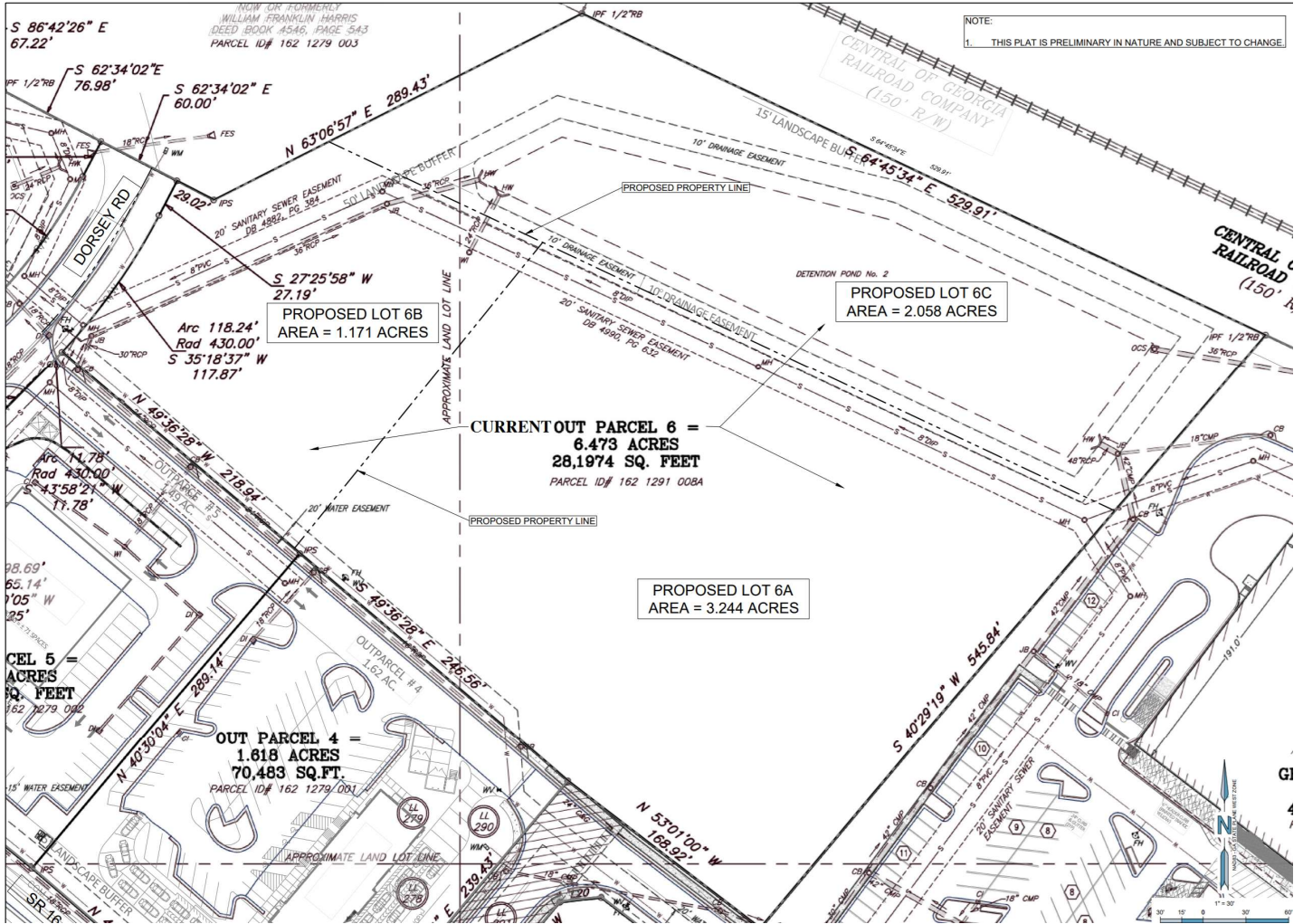
The justification is to create three smaller lots as Tractor Supply does not need the entire area and they also want to remove the stormwater pond from their lot.

#### Existing Lot:



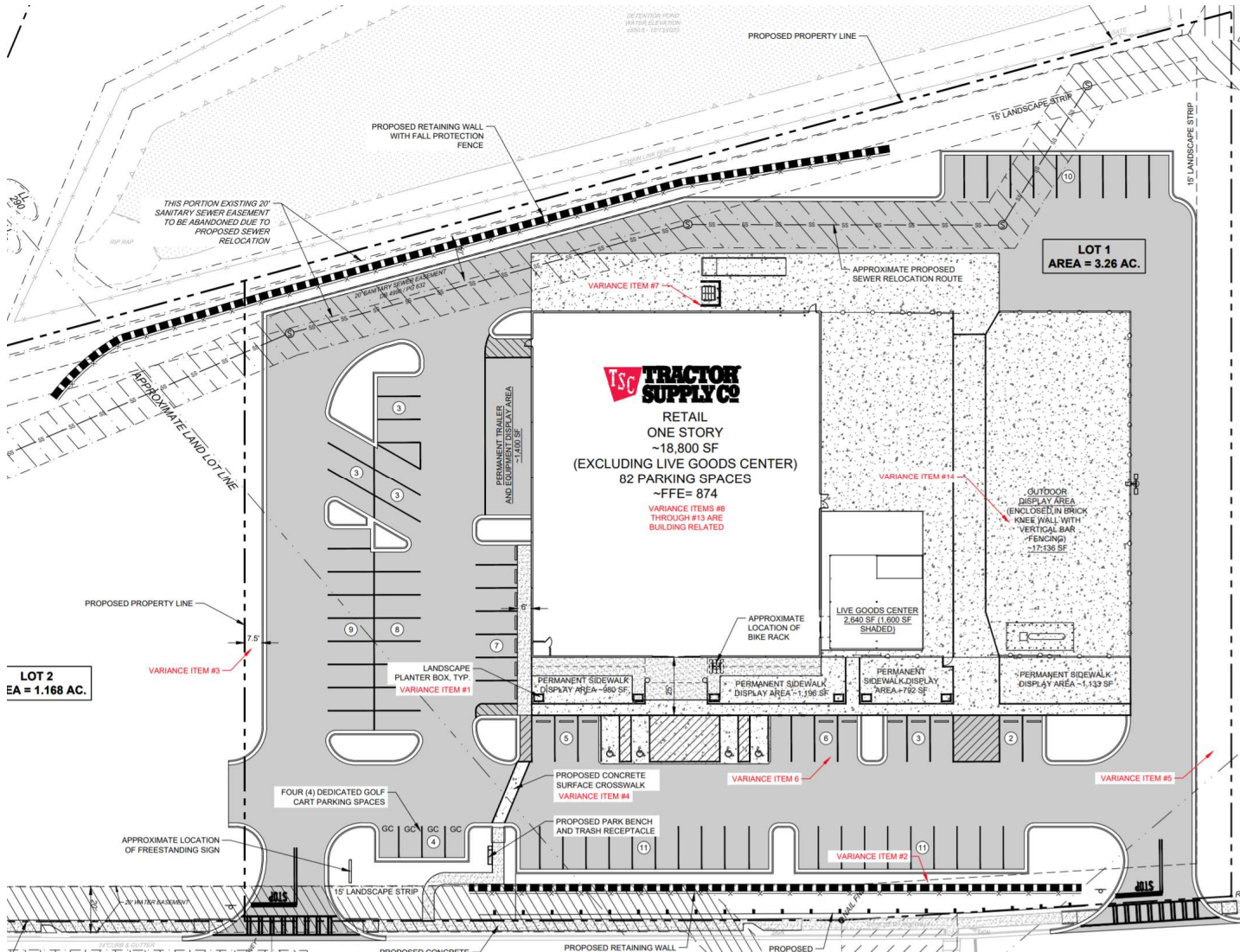


Proposed Lot Division:





Preliminary Site Plan – Tractor Supply:



Current Lot:

Out Parcel #6 is 6.743 acres and includes the stormwater pond within its limits

Proposed Lots:

Lot 6A – 3.26 acres – Tractor Supply

Lot 6B – 1.17 – future buildable out parcel

Lot 6C – 2.05 – stormwater pond



Ownership:

Trinity Property Development will be purchasing the 4.41 acres---Tractor Supply will be their tenant on approx. 3.24 acres and they will also own the remaining outparcel next to Tractor Supply which will be 1.17 acres. The 1.17 acres is plenty big for many different types of user's typical site plans and is similar in size to the other out parcels within the development.

Regarding ownership of the detention pond. Shops of Senoia LLC currently owns and maintains the pond and will continue to do so as it serves the entire development. There is a recorded Declaration Agreement in place where all tenants and owners, including us, pay common area charges that is paid to Shops of Senoia LLC to maintain the pond and internal roadways.