



November 6, 2023

To: Mayor and Council

RE: Newberry Estates Zoned R40-C - Variances and Density Bonus Report

The applicant is seeking variances from the development regulations in order to proceed with Newberry Estates Development as shown on the Conceptual Plat. Below is summary of each variance needed and density bonus request all of which are also listed in the development agreement.

Article IV- Platting General Requirements

Road Frontage

- Required minimum public road frontage is fifty (50') feet.
- Proposed minimum road frontage will be the same as the lot width (varies from 30' to 140') except for courtyard cottage lots which will have zero (0') feet of public road frontage. Fire access will be provided to courtyard cottage lots by private paved alley twenty (20') feet wide.

Article VIII– Requirements for Streets and other Rights of Way

Right of way Width

- Required minimum right-of-way for residential streets is fifty (50') feet.
- Proposed minimum right of way for residential streets is forty (40') feet.

Lanes Width

- Required minimum lane width for Residential Street is 11 feet and Commercial Street is 14 feet.
- Proposed minimum lane width for all streets is 10 feet.

Design Speed/ Alignment

- Required minimum design speed of residential streets to 30 mph with horizontal and vertical curves in accordance with AASHTO Policy on Geometric Design of Highways.
- Proposed design speed of local residential streets to 25 mph with horizontal and vertical curves in accordance with the Geometric Design of Low-Volume Roads, 2nd edition by AASHTO.



Curb and Gutter

- Required 24-inch L-back curb and gutter all streets
- Proposed no curb and gutter on the alleys and the access road serving the lots to the north of the power easement. All other roads will have the standard 24-inch curb and gutter or a smaller size curb and gutter based on the stormwater management design. Gutter spread of no more than one half (½) the travel lane will be used to design and size the curb and gutter instead of requiring all curb and gutter to be a minimum of 24-inches.

Private Alleys/Streets

- Allowed in Multifamily and Commercial zoning districts only
- Proposed private alleys and streets as shown on the Conceptual Plat. The developer is proposing a total of five (5) private alleys/streets with four (4) of these being for rear loaded access and one (1) is for access to lots 241 to 255 north of the power line easement. All private alleys/streets shown on the conceptual plat are shown as uncurbed and paved twenty (20) feet in width and located within a twenty (20) foot wide access easement. All private alleys/streets will be the responsibility of the HOA to maintain.

Multiuse Trail Standards

- Required all Multiuse Paths must be located on a greenbelt of no less than 50 feet in width
- Proposed multiuse paths to be located on a greenbelt of no less than 20 feet in width

Lot block lengths

- Required block lengths and widths not less than 600 feet and not more than 1800 feet.
- Proposed block lengths not more than 600 feet and cul-de-sacs only be used where a typical grid layout cannot be achieved due to site constraints.

Multiple and reverse frontage lot

- Required to avoid the use of multiple or reverse frontage lots as a design tool except where to provide separation from a traffic arterial or to overcome topographic issues.
- Proposed to allow the use of multiple frontage lots as a design tool. These are shown on the conceptual plat as private streets or alleys for rear access driveways and for homes to be placed closer the sidewalks and/or parks.



Article V – Tree Preservation

Sec. 30-101

- Required - Specimen tree inventory and tree protection plan and permission to remove any specimen tree as part of land development approval process. Also requires revegetation where trees are removed or for barren sites to meet the minimum units per acre. Uses the metric of 80 d.b.h. units/ acre and requires larger undisturbed buffers along major thoroughfares.
- Proposed - Developer will inventory all specimen trees within the limits of disturbance, prepare a tree protection plan to save specimen trees that can be saved within and adjacent to the area of disturbance, requires replanting or recompense for healthy specimen trees removed and requires Developer to prepare a tree canopy coverage replacement plan using the metric described below:
 - The tree canopy coverage replacement plan will provide at least two (2) trees per lot with one being planted as a street tree in the five (5') foot landscape strip between the curb and sidewalk and the other being planted on the lot.
 - In addition to the minimum two (2) trees per lot the canopy coverage plan must also demonstrate that each lot will have a minimum of 40% canopy coverage at maturity using the canopy coverage chart below and the approved tree species list attached.

Tree Canopy Size Under Urban Conditions (square feet)		
Small Flowering	Understory-Mid Canopy	Overstory – Large Canopy
400	900	1600
*Tree species shall be from the City of Senoia Tree Species List, latest edition.		

- This new method of tree preservation and reforestation was developed in collaboration with the tree committee, landscape architects, and recommendations of the forester working with the tree committee. This metric requires 40% canopy coverage at tree maturity. It was taken from the Athens Clarke County tree ordinance and was highly recommended to the City for consideration as a new tree preservation and reforestation method as opposed to our existing method that uses d.b.h inches/acre instead of minimum percentage of canopy coverage.



Article VII - R40-C Conservation Subdivision District

Setbacks

- Required front setbacks - 25 feet
- Proposed front setbacks – variable from 5 feet to 20 feet

- Required side setbacks - 10 feet minimum with 20 feet between homes
- Proposed side setbacks – variable from 5 feet to 10 feet

- Required rear setback - 50 feet between structures
- Proposed rear setback – variable from 0 feet to 20 feet. Zero (0) feet of setback only for rear loaded alley lots.

Boundary Setbacks

- Required setback from boundary line for all proposed dwellings – 50 feet
- Proposed boundary buffer in the form of an open space strip 15 feet in width.

Minimum Floor Area

- Required minimum floor area – 2,000 square feet
- Proposed minimum floor area is 1,200 square feet or the least restrictive size established in the new ordinance in effect at the time of building permit.

Maximum tract coverage

- Required maximum tract coverage - 15%
- Proposed no maximum tract coverage instead Developer must meet the 40% tree canopy coverage for each lot.

Greenspace protection requirements- tree save

- Required to save a minimum of 25% of all existing stands of trees 8-inches or larger and required to reduce or minimize mass grading.
- Proposed - Developer shall be allowed to mass grade in areas of lots, improved open space and road layout as shown on the Conceptual Plat, where developer demonstrates compliance with the tree save requirements listed below:



- Developer shall provide a specimen tree inventory, specimen tree protection plan and tree canopy coverage replacement plan to meet the required 40% canopy coverage at maturity. Developer shall receive two times canopy credit for any healthy specimen tree saved.
- All removed healthy specimen trees to be replaced by replanting an equivalent number of 2-inch to 3-inch trees onsite. If specimen trees cannot be replanted onsite, due to site constraints or overcrowding, then a contribution to the tree fund will be required per the method described in the Tree Preservation Ordinance.
- Specimen trees are defined in the Tree Preservation Ordinance as 25-inch hardwoods, 26-inch softwoods, and 8-inch native flowering trees.

Article ix - Commercial Corridor Overlay 85/16

- Required to comply with the current overlay standards for the commercial lots.
- Proposes that all commercial lots shall be subject to the new commercial development standards in effect at the time the lots are developed/permitted.
 - Developer acknowledges there are no plans to develop the commercial tracts at this time and,
 - Developer acknowledges the City is currently updating the zoning ordinances which includes new commercial development standards and the future development of the commercial tracts will be subject to the new standards that are in effect at the time of development/permitting.

Density Bonus per section 74-113 (a) (1) of the Zoning Ordinance:

- In accordance with Section 74-113 (a) (1) of the Zoning Ordinance, the permitted density in the R40C district is determined by multiplying the gross acreage of the project by a factor of 0.9. Said formula yields 148 lots for the Project. The City approves a density bonus of 107 lots for a maximum of 255 lots in the Project with dedications and fees for capital recovery detailed below:
 - A. At the time of Final Plat, Developer will dedicate two areas for public park space. The total public dedication of public park space is **approximately 46 acres**. Additionally, at the time of Final Plat, Developer will dedicate to the city easements for the proposed raw water line running along the power easement and a proposed sanitary sewer force main line along Hwy 85. All property within the Project donated to the City shall count towards the requirement of Open Space within the Project.
 - B. Developer or assigns will remit to the city as a capital cost recovery fee \$5,000.00 per additional lot (hereafter referred to as the "Capital Cost Recovery Fee") above 148 lots as determined by the total number of lots on the Final Plat for the project to improve water



flow through the City or for another purpose deemed appropriate by the City. Said Fee shall be payable at the time a building permit for a dwelling is issued for each such lot. The Capital Cost Recovery Fee shall be determined at the time of final plat and be paid on a pro-rata basis by the builder on each residential lot.

(For example, if the final plat for the Project shows 255 residential lots, then there were 107 additional residential lots above the 148 residential lots yield by the formula under Section 74-113(a) (1) of the Zoning Ordinance and, as a result, the Capital Cost Recovery Fee would be \$535,000. Therefore, in such a case, at the time a building permit is issued **for each residential lot within the Project, the permit applicant shall pay to the City \$2,098.39).**

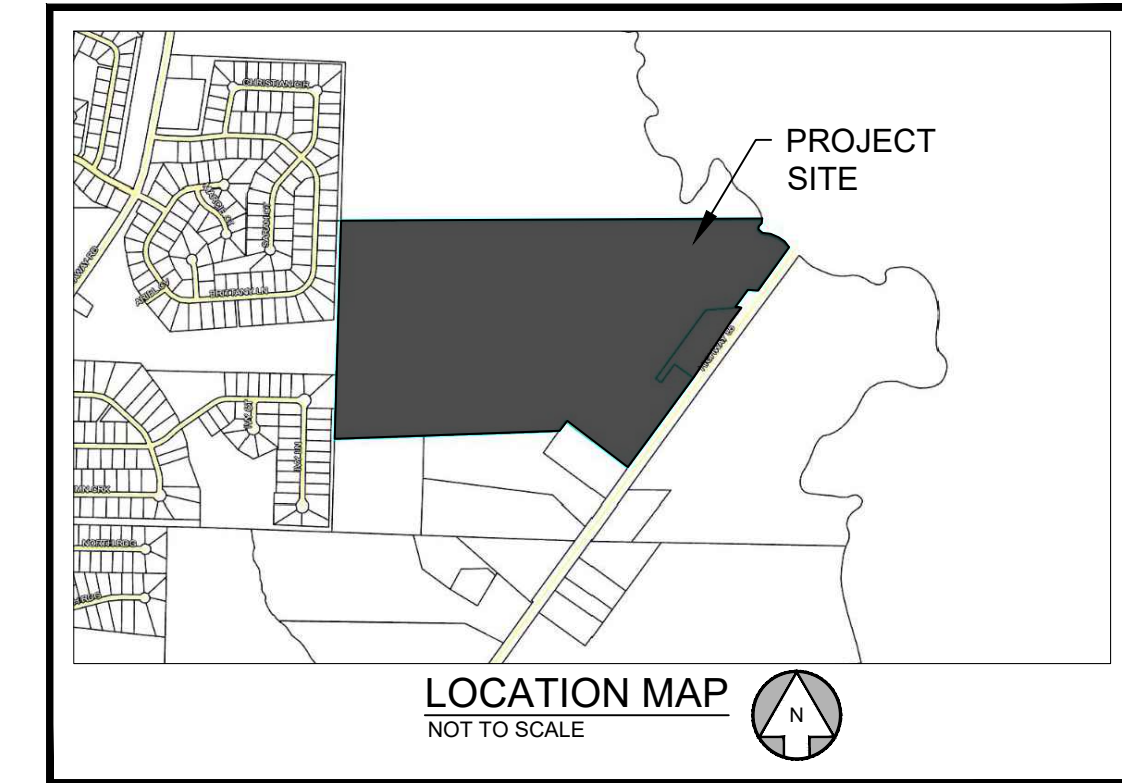
CONCEPT PLAN DISCLAIMER:

1. THE CONCEPT REPRESENTED HEREIN IDENTIFIES A SCHEMATIC DESIGN RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY THE CLIENT COUPLED WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS. THE FEASIBILITY OF THIS PLAN WITH RESPECT TO OBTAINING CITY, COUNTY, STATE AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION OF THE SITE AND VERIFICATION OF THE ZONING ORDINANCES AND DEVELOPMENT REGULATIONS ALONG WITH PROCUREMENT OF APPROPRIATE JURISDICTIONAL APPROVALS.
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	COTTAGE LOTS
	HOUSE LOTS
	ESTATE LOTS
	TRANSITION ESTATE LOTS
	COURTYARD COTTAGE LOTS
	COMMERCIAL AREA
	FUTURE PUBLIC PARK AREA

SITE SUMMARY

LOT SUMMARY		SITE AREA	
MAXIMUM DENSITY:	2.50 DU/AC.	TOTAL SITE AREA:	168.519 ACRES
PROPOSED DENSITY:	1.59 DU/AC.	COMMERCIAL AREA:	4.01 ACRES
TOTAL LOTS:	255	FUTURE PARK AREA:	46.85 ACRES
LOT TYPES:		ZONING CLASSIFICATION	
COTTAGE LOTS		JURISDICTION:	CITY OF SENOIA
LOT SIZE:	50' - 60' X 100' - 120'	PROPOSED ZONING:	R40C
LOT AREA:	5,000 - 7,000 SF.	PROPOSED BUILDING SETBACKS	
TOTAL COTTAGE LOTS:	121	FRONT:	10'
HOUSE LOTS		SIDE:	5'
LOT SIZE:	60' - 100' X 100' - 170'	REAR:	20'
LOT AREA:	8,000 - 12,000 SF.	OPEN SPACE	
TOTAL HOUSE LOTS:	81	REQUIRED OPEN SPACE:	(40.00%) 65.80 AC.
ESTATE LOTS		TOTAL PROPOSED OPEN SPACE:	(54.11%) 91.18 AC.
LOT SIZE:	100' - 140' X 120'	OPEN SPACE (POWER EASEMENT):	(13.51%) 22.25 AC.
LOT AREA:	12,000 - 16,800 SF.	TOTAL OPEN SPACE (EXCLUDING POWER EASEMENT):	(40.90%) 68.93 AC.
TOTAL ESTATE LOTS:	31	OPEN SPACE (FLOODPLAIN):	(6.70%) 11.30 AC.
TRANSITION ESTATE LOTS		OPEN SPACE (UNDISTURBED/PARK EXCLUDING EASEMENT, FLOODPLAIN, AMENITY AREAS AND FUTURE PARKS):	(12.73%) 20.94 AC.
LOT SIZE:	120' X 200'	OPEN SPACE (AMENITY AREA + FUTURE PARK):	(31.10%) 51.16 AC.
LOT AREA:	24,000 SF.	PARKING	
TOTAL TRANSITION ESTATE LOTS:	4	TOTAL GUEST PARKING:	73 PARKING SPACES
COURTYARD COTTAGE LOTS			
LOT SIZE:	40'-60' X 100'-120'		
LOT AREA:	4,000 - 7,200 SF.		
TOTAL COURTYARD COTTAGE LOTS:	18		

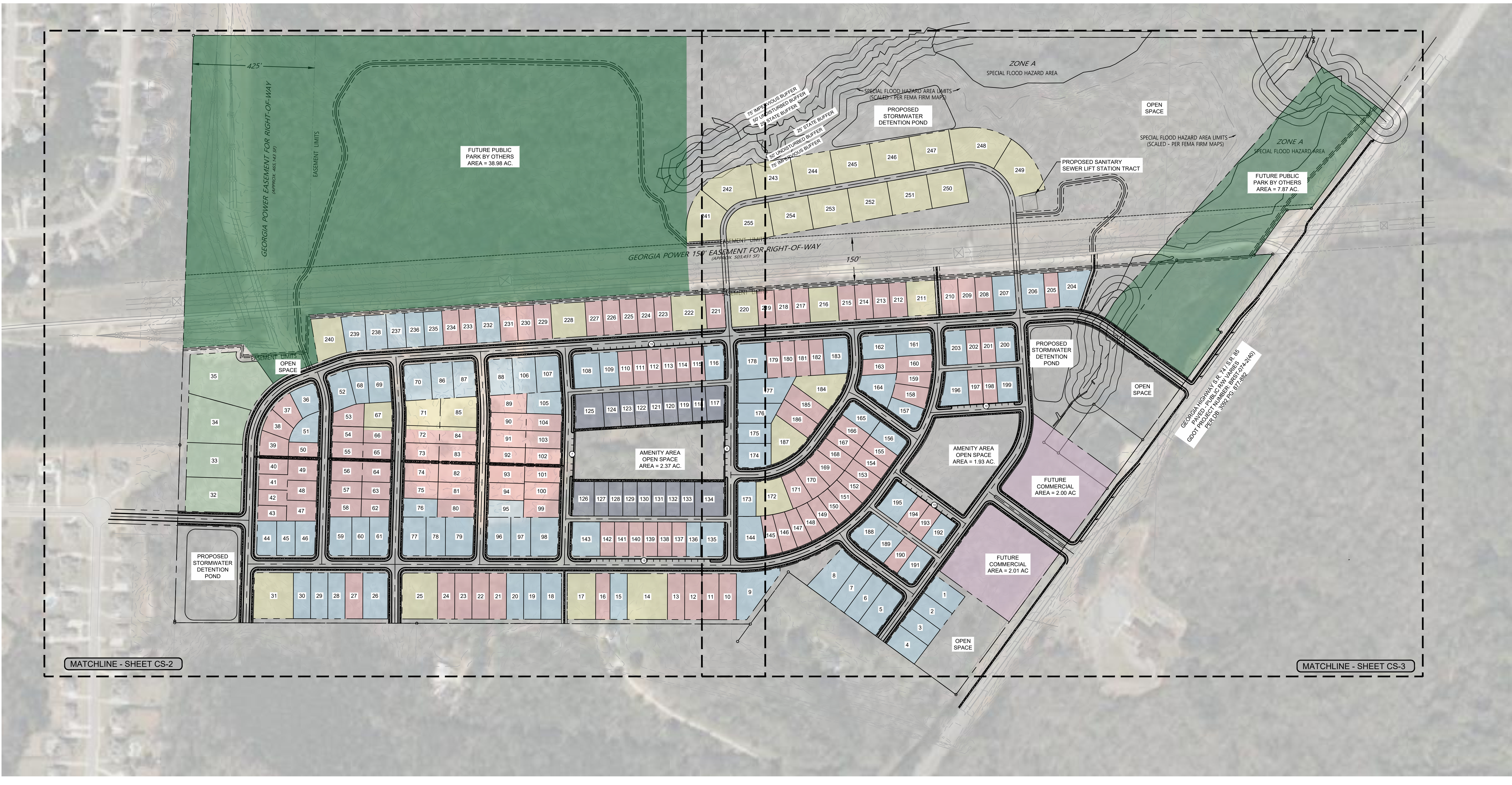


PREPARED IN THE OFFICE OF:

LECRAW ENGINEERING

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REF:002/23

NO.	DATE	BY	CHECKED
#13	10/30/2023	JNM	JNM
#12	10/12/23	JNM	JNM
#11	09/06/23	JNM	JNM
#10	08/17/23	JNM	JNM
#9	08/17/23	JNM	JNM
#8	08/17/23	JNM	JNM
#7	08/17/23	JNM	JNM
#6	08/17/23	JNM	JNM
#5	08/17/23	JNM	JNM
#4	08/17/23	JNM	JNM
#3	08/17/23	JNM	JNM



CLIENT: BRENT HOLDINGS

PROJECT: NEWBERRY ESTATES CROSSINGS

3980 HIGHWAY 85, COWETA COUNTY, SENOIA, GA 30276

LAND LOTS 311 & 315, 1ST LAND DISTRICT

SEAL:

PRELIMINARY - 10/30/23

DESIGN TEAM:

DRAWN BY:	JNM
DESIGNED BY:	JNM
REVIEWED BY:	JSW

811

Know what's below.
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SCALE & NORTH ARROW:

NORTH ARROW

SCALE: 1"=170'

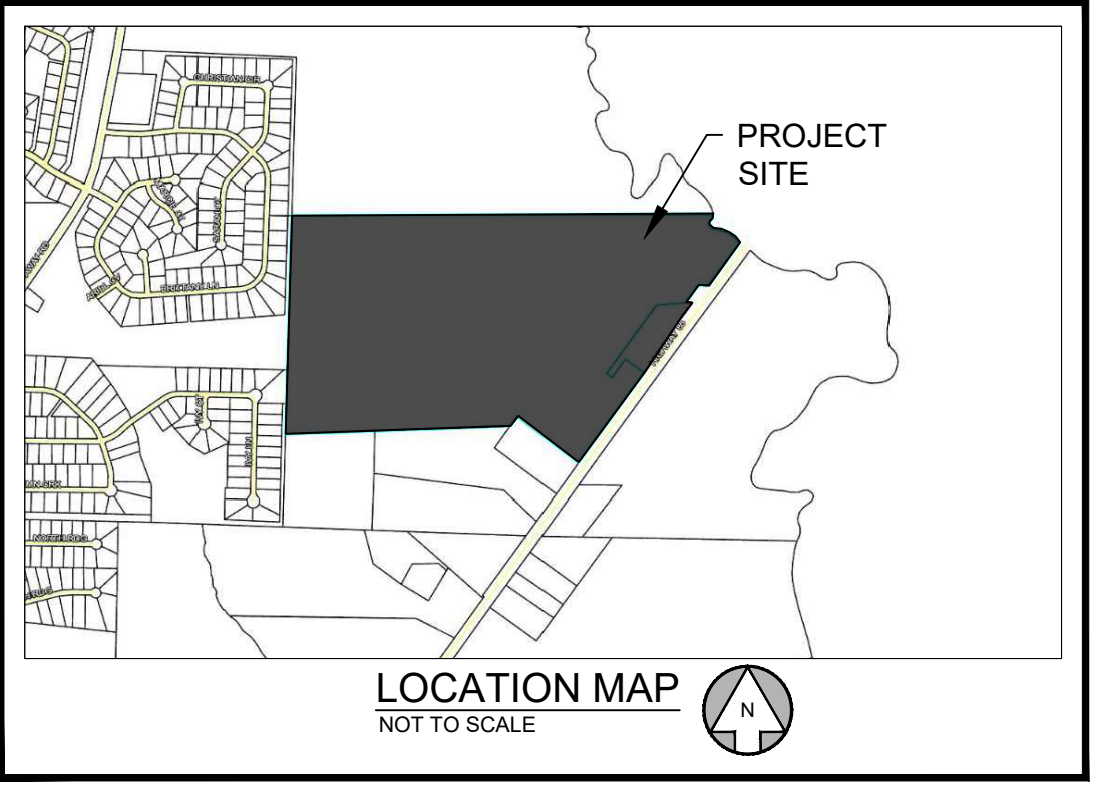
JOB #: 350001

DATE: 10/30/2023

OVERALL CONCEPT SITE PLAN

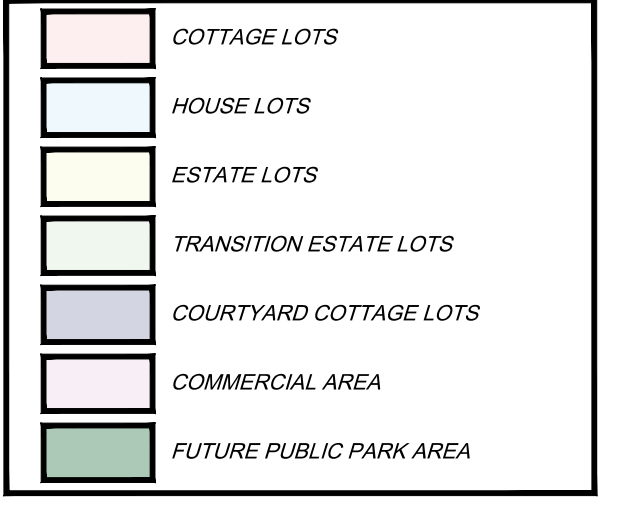
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#6	05/10/2023	JNM	JNM
#5	02/10/2023	JNM	JNM
#4	01/10/2023	JNM	JNM
#3	09/26/2022	JNM	JNM

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 DATE: 10/30/2023
 CONCEPT SITE PLAN
CS-3

Drawing name: C:\Users\jmurphy\AppData\Local\Temp\Asp\Asp\13704\CONCEPT PLAN 10.26.23.dwg, C-3 Oct 30, 2023, 10:35am, by: jmurphy