



11/6/2023

To: Mayor and Council
RE: Staff Review –Lot 1, Village West
Commercial Corridor Overlay Hwy85/Hwy 16
Number of Variances requested: 6

The applicant has submitted a variance application for relief from Commercial Corridor Overlay standards.

VARIANCES THAT ARE TYPICAL FOR ALL COMMERCIAL DEVELOPMENT WITHIN THIS OVERLAY:

Sec. 74-191(f) – landscaping -canopy trees required- One canopy tree shall be planted for every 250 square feet of landscaped area. Required trees is 107 and proposed trees is 59. Mitigation would be required for the 48 canopy trees under the current ordinance.

- Consider approval of the variance to reduce the number of canopy trees require as presented on the landscape plan, with a required 3 year maintenance bond and mitigation for trees to be determined at the time of the building permit.

VARIANCES UNIQUE TO THIS SITE/APPLICATION:

Sec. 74-186 (e) - location of parking – Off-street parking shall be uniformly distributed with 25% in the front (between building and right of way), 50% percent on sides, and remaining in the rear of the building.

- Consider approval of the variance on the parking layout as presented in the Site Plan. Site layout including driveway locations and parking were adjusted during the conditional use application at the request of Council. The Planning Commission reviewed the site plan on 6.20.23 and recommended approval subject to variances being approved by Mayor and Council.

Sec. 74-191(b) – landscaping – Buildings shall incorporate live plant materials as foundation plantings.

- Consider approval of the variance to allow the applicant to provide decorative planters where feasible in place of foundation plantings on the front façade and to waive foundation plantings on the drive thru side as presented on the landscape plan.

Sec. 74-196 (a) – Pedestrian Improvements – development shall provide sidewalks with a minimum width of six (6) feet along all frontages of the lot that abut a public street.

- Planning Commission recommended approval of the site plan and to consider allowing the applicant to make a contribution to the City in lieu of providing the required sidewalks to be used for connectivity goals of the City described in the comprehensive plan.



- The applicant would be required to install 1,410 linear feet at 6 foot wide sidewalk under the requirements of the ordinance. Using the average of GADOT item mean summaries from previous years, the installed cost is estimated to be at least \$60 per square yard or approximately \$56,400.

Breakdown of required sidewalk:

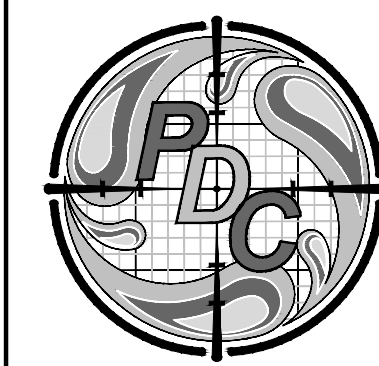
- 500 LF along Hwy 16
- 240 LF along Village West Way
- 670 LF along Village West Drive

Options for Consideration:

- Require sidewalk along all public road frontages, per the ordinance, or
- Allow applicant to construct a 12 foot wide multiuse trail along the primary frontage (Hwy 16) and waive remaining sidewalk along Village West internal roads, or
- Allow applicant to pay a fee in lieu for all required sidewalk toward the connectivity goals listed in Comp Plan.

Sec. 74-188 (a) (3) (g) – Windows (2 Variances) – Blank windowless walls are prohibited along primary and secondary facades and street level storefronts shall consist of display windows comprising a minimum of 60 and a maximum of 80 percent of the primary and secondary facades.

- Consider approval of the variance to allow a blank windowless wall on the rear elevation with false windows as presented on the updated elevations.
- Consider approval of the variance to allow the storefront elevation to be 47 percent windows on the primary façade and 3 percent windows on the secondary facades, as presented on the updated elevations.



PRECISION DESIGN CONSULTANTS

PROJECT INFO.

SCALE:
DRAWN BY: D.LEE
PROJECT MANAGER: D.LEE
CHECKED BY: D.LEE

LOT 1 @ VILLAGE WEST

AA SENOIA PROPERTIES, LLC
LAND LOT 247, DISTRICT 1
VILLAGE WEST WAY, CITY OF SENOIA
COWETA COUNTY

DESIGN PROFESSIONAL

RECORD/REVISION

Table with 2 columns: Record/Revision, Description

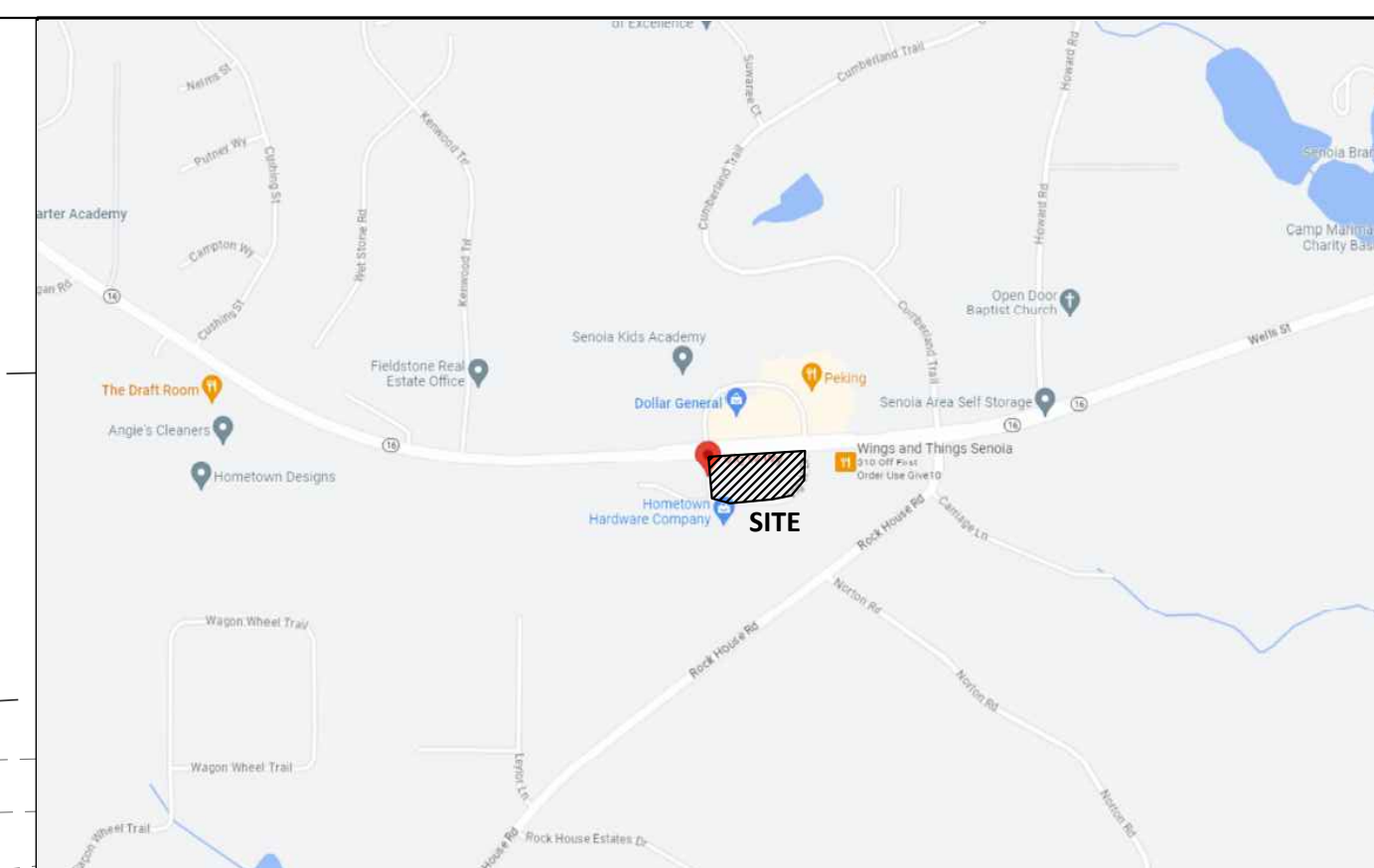
SHEET NAME

CONCEPT SITE PLAN

SHEET NUMBER

C-100

NOT ISSUED FOR CONSTRUCTION



LOCATION MAP

N.T.S.

GENERAL SITE NOTES:

- 1. PART OF PARENT PARCEL NUMBER(S): 163 1247 068 AND 163 1247 069
2. PROPERTY ADDRESS: VILLAGE WEST DRIVE, SENOIA, GA 30276
3. TOTAL SITE AREA: 2.40 ACRES
4. PROPERTY CURRENT ZONING: GC (GENERAL COMMERCIAL)
MIN. LOT AREA: 1.00 AC
LOT WIDTH: 100 FT (MINOR THOROUGHFARE)
FRONT YARD SETBACK: 25 FT
REAR YARD SETBACK: 30 FT
SIDE YARD SETBACK: 20 FT
HEIGHT LIMIT: 40 FT
5. NO WETLANDS OR STATE WATERS ARE PRESENT ON THIS SITE OR WITHIN 200 FEET OF THIS SITE.
6. PROPERTY TO BE SERVED BY THE CITY OF SENOIA WATER AND SEWER DEPARTMENT FOR WATER AND SEWER SERVICE.
7. THERE ARE NO EXISTING STRUCTURES OR FEATURES ON THIS SITE.
8. EXISTING EASEMENTS ASSOCIATED WITH THIS SITE ARE AS SHOWN.
9. STORM WATER DETENTION HAS BEEN PROVIDED BY THE EXISTING DETENTION POND, DESIGNED AND AS-BUILT AS PART OF THE CUMBERLAND WEST OVERALL DEVELOPMENT.

CONSTRUCTION NOTES:

- ALL RADII ARE MEASURED FROM BACK OF CURB
PARKING LOT / PARKING SPACE / ROADWAY DIMENSIONS ARE MEASURED FROM FACE OF CURB

PARKING CALCULATIONS

- TOTAL REQUIRED PARKING SPACES: 3 H.C SPACES & 30 PASSENGER CAR (1 SP / 300 SF)
TOTAL PARKING SPACES PROVIDED: 61 SPACES (INCLUDES 5 H.C. SPACES, 48 PASSENGER CAR SPACES, AND 08 MDP SPACES)

OPEN SPACE & LANDSCAPE CALCULATIONS

- TOTAL SITE OPEN SPACE / LANDSCAPE AREA: ±45,148 SF (1.04 AC)
SITE OPEN SPACE / LANDSCAPE AREA PERCENTAGE: (1.04 / 2.40) X 100 = 43.33%

SURVEY AND FEMA FLOOD NOTE:

NO PORTIONS OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD ZONE AS PER THE F.E.M.A FLOOD INSURANCE RATE MAP (FIRM) NO. 13077C0287D, WITH EFFECTIVE DATE OF 02/06/2013.

BOUNDARY INFORMATION WAS TAKEN FROM THE REVISED FINAL PLAT FINAL PLAT OF VILLAGE WEST COMMERCIAL PHASE 1, PREPARED BY MCLAIN SURVEYING, INC. DATED 03/07/2023.

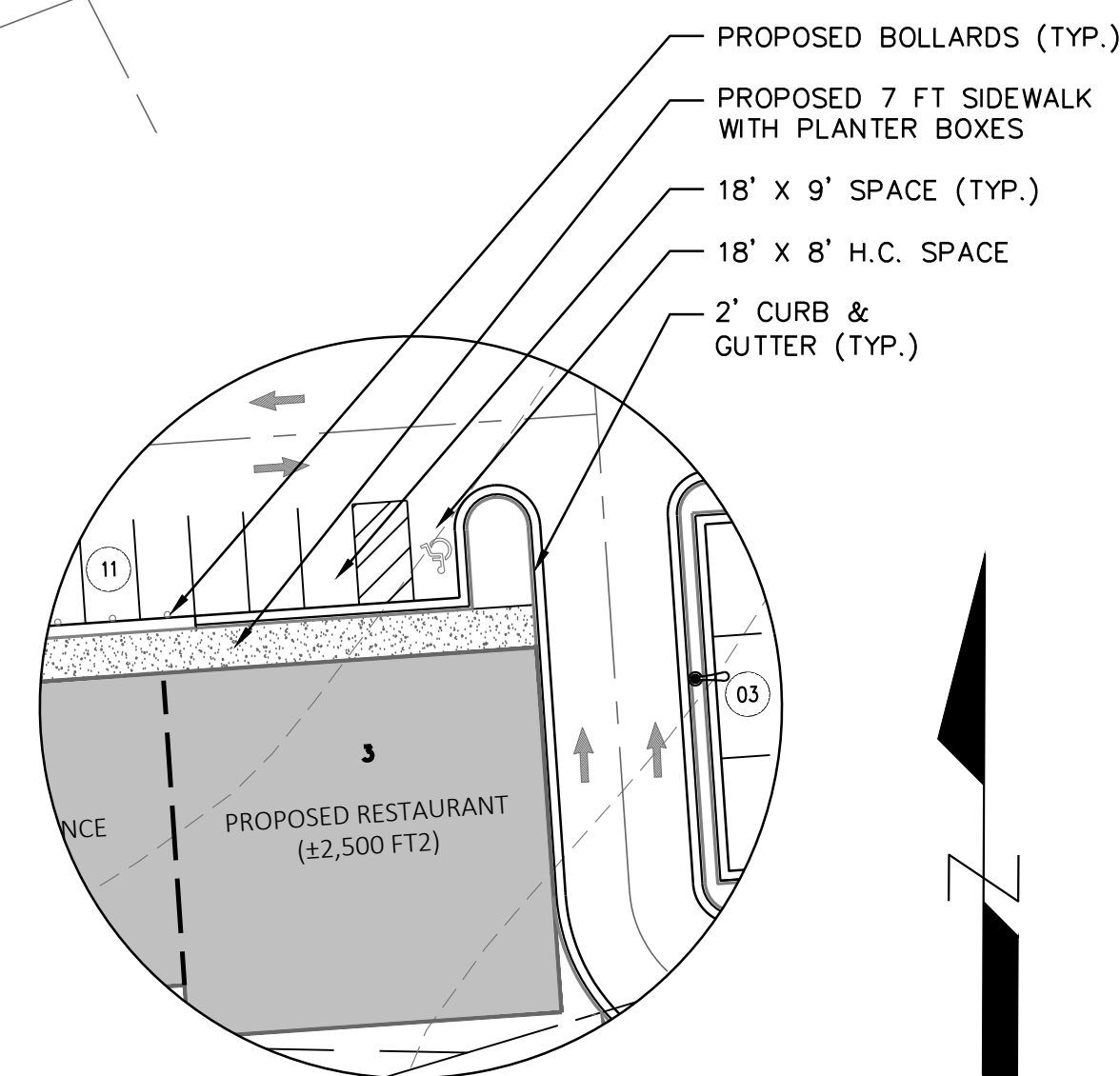
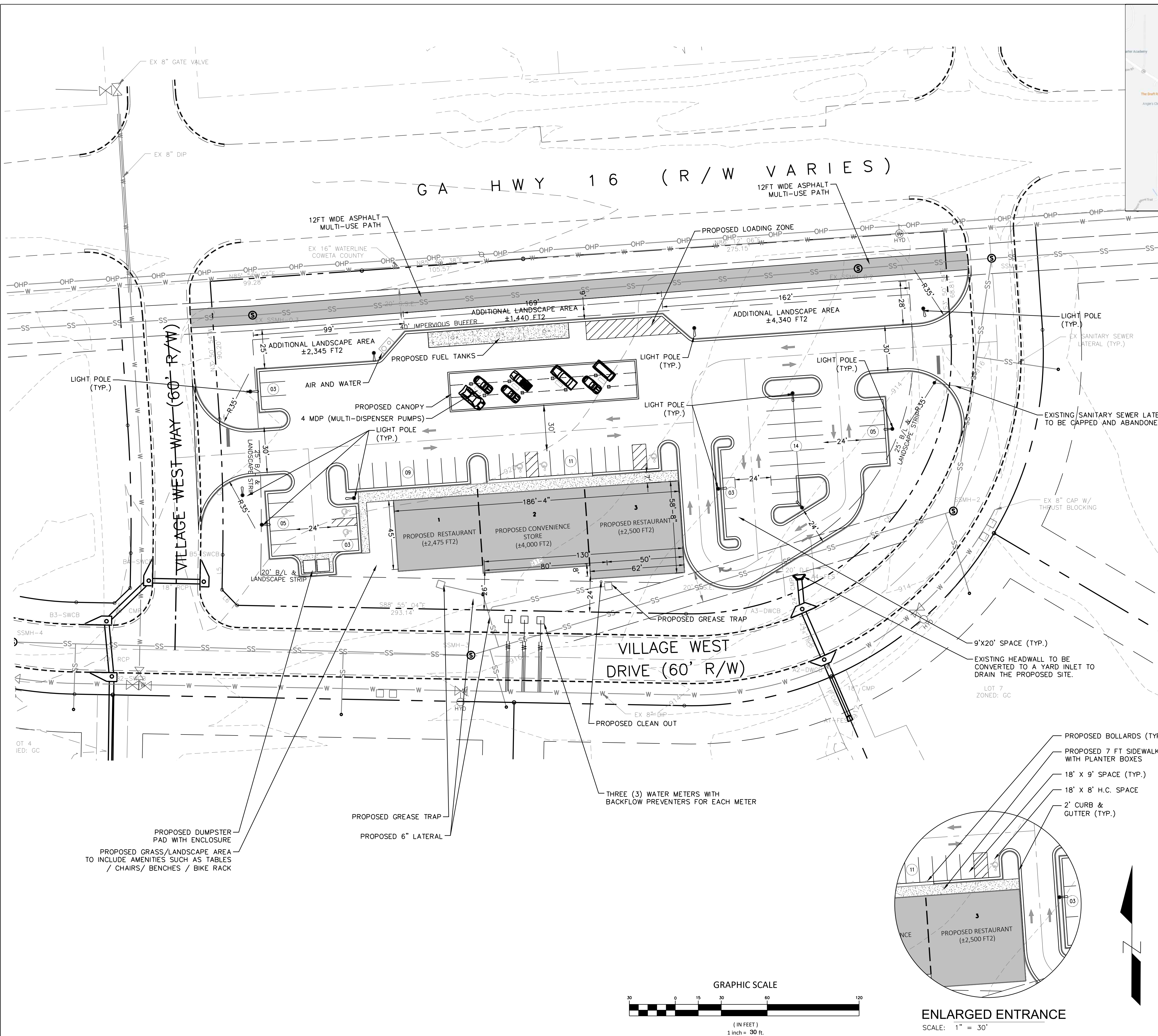
SITE LIGHTING NOTES:

- SIGHT LIGHTING SHALL BE PROVIDED ALONG ALL PUBLIC RIGHTS OF WAY UTILIZING DECORATIVE POLES AND FIXTURES. STREETLIGHTS SHALL BE STAGGERED SPACED NO MORE THAN 150 FT ON CENTER ALONG BOTH SIDES OF ROADWAYS.
LIGHTING IN PARKING LOTS SHALL PROVIDE A MINIMUM ILLUMINATION OF 2.4 FOOT CANDLES AS MEASURED AT GRADE LEVEL.
ALL BUILDING ENTRANCES, WALKS, AND VEHICULAR ACCESS SHALL BE ILLUMINATED.
LIGHTING DESIGN STANDARDS SHALL BE CONSISTENT WITH DOWNTOWN CORRIDOR (HWY 16) OVERLAY. LIGHTING SHALL BE NON-INTRUSIVE TO NEIGHBORS. MOTION DETECTORS AND TIMERS ARE ENCOURAGED FOR LOADING AREAS. WHERE ADJACENT TO RESIDENTIAL USES, ILLUMINATION SHALL NOT EXCEED 0.3 FOOT CANDLES AT TEN FEET BEYOND THE PROPERTY LINE.
FIXTURES SHALL BE PRIMARILY DOWN-FIRING. IF UP-FIRING FIXTURES ARE TO BE USED, THEY MUST BE AIMED AT A WHITE HORIZONTAL REFLECTOR AND PREVENT DARK SKY INTRUSION.
THE LIGHT SOURCE SHOULD NOT BE VISIBLE TO DRIVERS, PEDESTRIANS, OR BICYCLISTS UNLESS THEY ARE DIRECTLY UNDER FIXTURE.
THE PROPOSED BUILDING WILL HAVE WALL MOUNTED LIGHTS AND THE CANOPY WILL BE LIT.
SITE LIGHTING SHALL BE AT LEAST TWO SPACES AWAY FROM A TREE ISLAND WHERE POSSIBLE. IF LIGHTING IS PLACED IN AN ISLAND, THE LIGHT SHALL BE PLACED DIRECTLY ADJACENT TO THE PARKING EDGE.

SIDEWALK CONNECTIVITY:

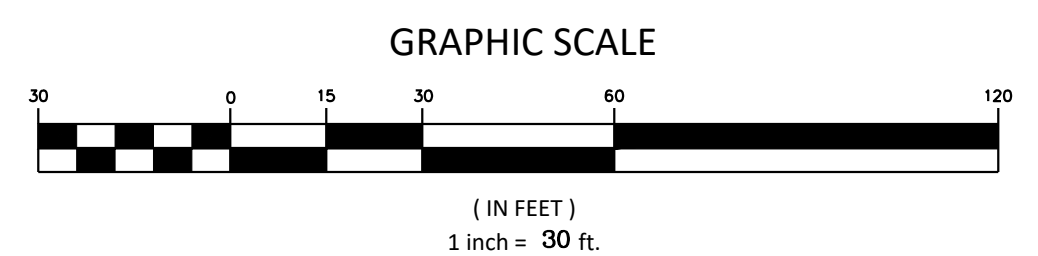
- A 6 FOOT SIDEWALK IS REQUIRED ALONG ALL PUBLIC ROAD FRONTS.
GA HWY 16: ± 500 L.F.
VILLAGE WEST WAY: ± 240 L.F.
VILLAGE WEST DRIVE: ± 670 L.F.

TOTAL ROAD FRONTAGE FOR SIDEWALK CONNECTIVITY = 1,410 L.F.



ENLARGED ENTRANCE

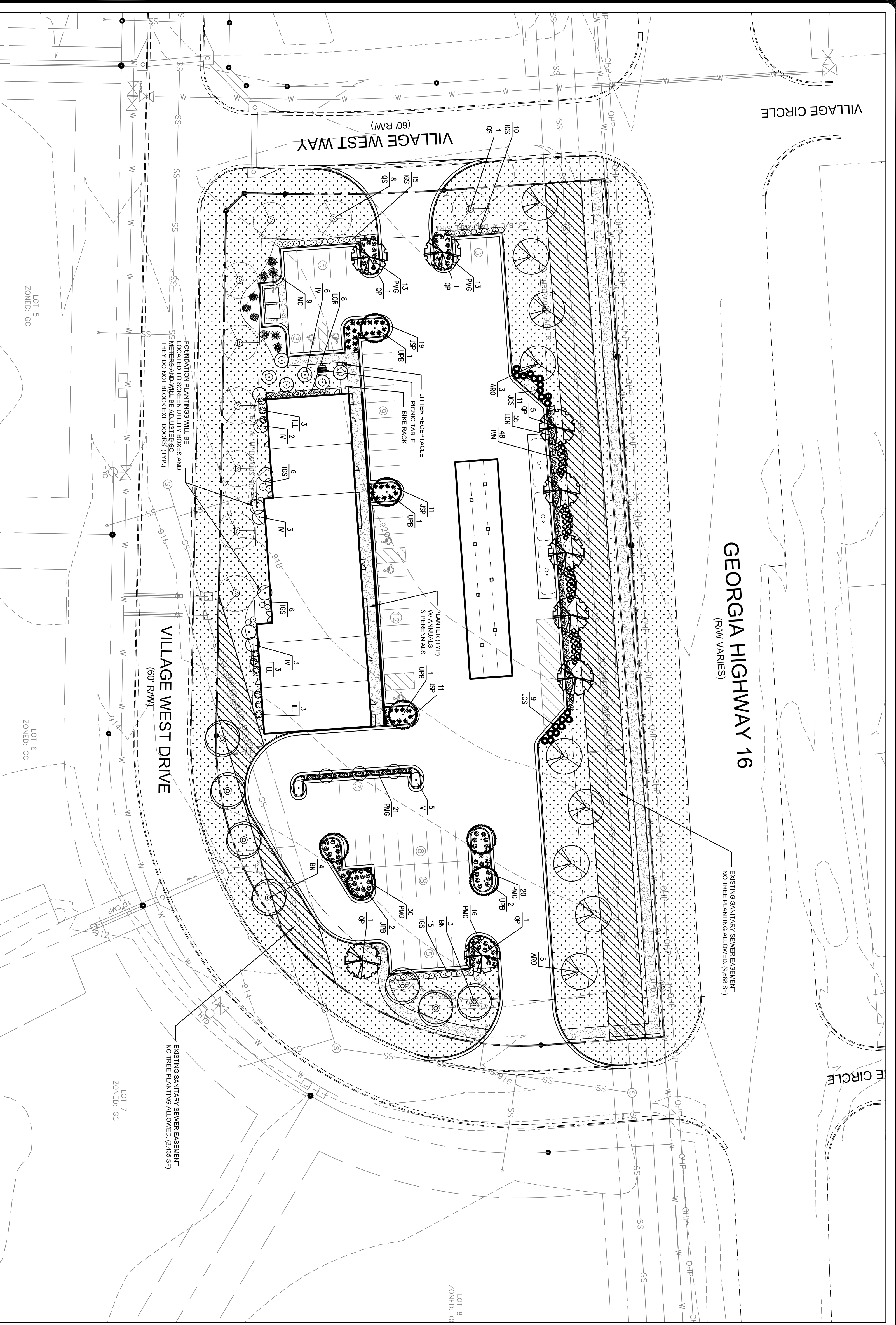
SCALE: 1" = 30'



GRAPHIC SCALE

(IN FEET) 1 inch = 30 ft.

Vertical text on the right edge: C:\Users\ywh\Documents\Precision Design Consultants\Projects\2023\23-016 Village West Lot-1\Consultants\Civil\23-016 Civil Prelim Site Plan.dwg November 02, 2023



PLANT LIST			
QTY	SYMBOL	BOTANICAL NAME	COMMON NAME
8	ARO	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE
7	BN	BETULA NIGRA	RIVER BIRCH
19	IV	ILEX VOMITORIA	YALPON HOLLY
9	OS	QUERCUS SHUMARDI	SHUMARD OAK
9	QP	QUERCUS PHELILOS	WILLOW OAK
7	UBB	ULMUS PARVIFOLIA 'BOSQUE'	BOSQUE LACEBARK ELM
SHRUBS			
46	IGS	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY HOLLY
9	ILL	ILICUM FLORIDATUM	FLORIDA ANISE
48	IVN	ILEX VOMITORIA NANA	DWARF YALPON HOLLY
20	JOS	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER
41	JSP	JUNIPERUS SOJAMATA 'PARSON'	PARSONS JUNIPER
63	LOR	LOROPETALUM CHINENSIS 'RUBY'	RUBY FRINGE FLOWER
9	MC	MYRICA CERIFERA	WAX MYRTLE
119	PMG	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS
355			

QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	MIN. SIZE	COND.	SPACING	COMMENTS
8	ARO	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	44.5" CAL./14-16" HT.	B&B	30' O.C.	MATCHING CROWNS
7	BN	BETULA NIGRA	RIVER BIRCH	3-3.5" CAL./14-16" HT.	B&B	20' O.C.	MATCHING CROWNS
19	IV	ILEX VOMITORIA	YALPON HOLLY	8" HT. (3" CAL.)	B&B	SHOWN	TREE FORM
9	OS	QUERCUS SHUMARDI	SHUMARD OAK	44.5" CAL./14-16" HT.	B&B	35' O.C.	MATCHING CROWNS
9	QP	QUERCUS PHELILOS	WILLOW OAK	44.5" CAL./14-16" HT.	B&B	35' O.C.	MATCHING CROWNS
7	UBB	ULMUS PARVIFOLIA 'BOSQUE'	BOSQUE LACEBARK ELM	3-3.5" CAL./14-16" HT.	B&B	SHOWN	MATCHING CROWNS

LANDSCAPE CALCULATIONS

TOTAL SITE AREA: 2.4 AC. +/- (104,515 SF +/-)
 80 INCHES PER ACRE REQUIRED FOR TREE REPLACEMENT
 2.4 AC. x 80 INCHES = 192 INCHES REQUIRED
 (0) EXISTING TREES TO REMAIN: 0 INCHES
 PROPOSED TREES: 193 INCHES
 MIN. 8% OF PARKING LOT SHALL BE LANDSCAPED: 24,808 SF +/- PARKING LOT AREA
 24,808 SF x 0.08 = 1,985 SF REQUIRED, 2,507 SF +/- PROVIDED (10.1%)
 MIN. 20% OF ALL EXISTING TREES 12" OR GREATER SHALL BE RETAINED.
 0 EXISTING TREES ARE 12" OR GREATER.

ONE CANOPY TREE PER 250 SF OF LANDSCAPED AREA REQUIRED
 38,708 SF +/- LANDSCAPED AREA - 12,123 SF (SANITARY SEWER EASEMENTS) =
 26,585 SF / 250 = 107 TREES REQUIRED, 59 TREES PROVIDED
 (VARIANCE REQUIRED FOR 48 TREES)

THREE SHRUBS PER 250 SF OF LANDSCAPED AREA REQUIRED
 26,585 SF LANDSCAPED AREA / 250 = 107
 107 x 3 = 321 SHRUBS REQUIRED, 355 SHRUBS PROVIDED

OPEN SPACE CALCULATIONS

TOTAL SITE AREA: 2.4 AC. +/- (104,515 SF +/-)
 TOTAL OPEN SPACE: 38,708 SF +/- = 37.0%

TREE REPLACEMENT FUND NOTE:

THREE (3) ESTIMATES WILL BE PROVIDED FOR (48) - 2-2.5" CALIPER TREES TO THE CITY OF SENOIA TO FIND AN AVERAGE COST TO BE CONTRIBUTED TO THE TREE REPLACEMENT FUND FOR THE CITY.

NOTE: SEE SHEET L-104 FOR SITE FURNISHING PRODUCT INFORMATION.

ALWAYS CALL 811 BEFORE YOU DIG IN GEORGIA
 UNIFORMS INDICATION CENTER

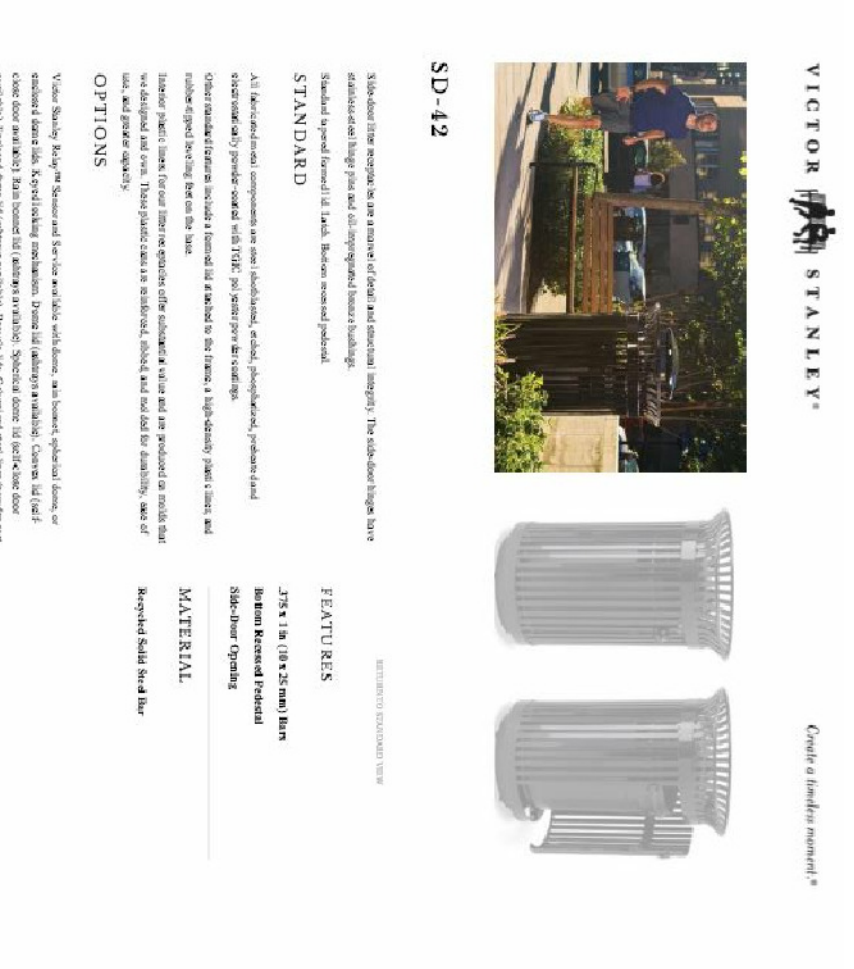
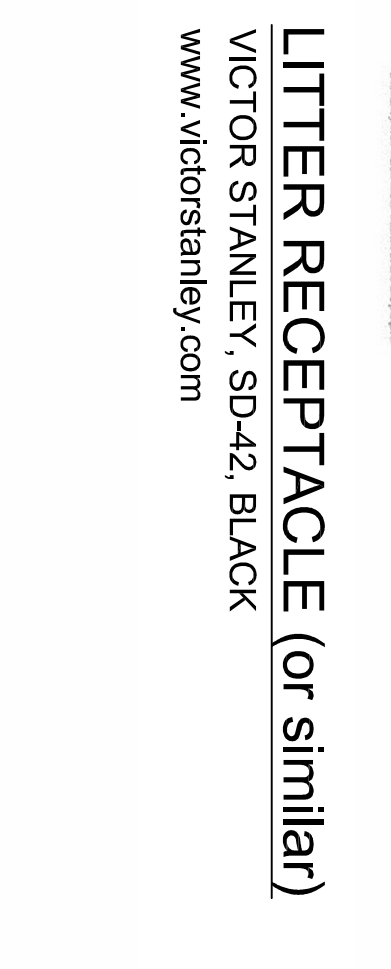
CAUTION
 THE UTILITIES SHOWN WERE OBTAINED FROM THE CITY OF SENOIA. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES BY THE INDICATED DATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES BY THE INDICATED DATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES BY THE INDICATED DATE.

the park AND FACILITIES
 2 Bike Circular Rack - 2" Square Tubing - Stainless Steel
 2" Square Tubing, STAINLESS STEEL
 (561) 820-7878, sales@theparkcatalog.com

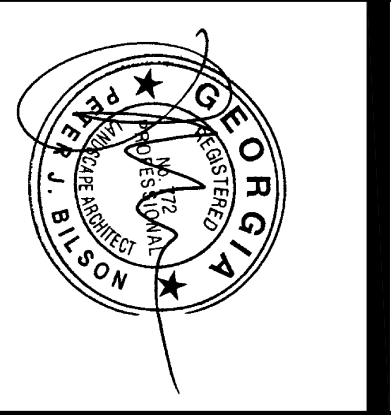
BIKE RACK (or similar)
 THE PARK CATALOG, 2 BIKE CIRCULAR RACK, 2" SQUARE TUBING, STAINLESS STEEL
 (561) 820-7878, sales@theparkcatalog.com

LITTER RECEPTACLE (or similar)
 VICTOR STANLEY, SD-42, BLACK
 www.victorstanley.com

PICNIC TABLE (or similar)
 GLOBAL INDUSTRIAL, 6' RECTANGULAR PICNIC TABLE, EXPANDED METAL, GREY
 globalindustrial.com



LANDSCAPE PLAN - TREE REPLACEMENT PLAN
VILLAGE WEST COMMERCIAL
 CITY OF SENOIA, GEORGIA
 PREPARED FOR
RAFIQ FARISHTA

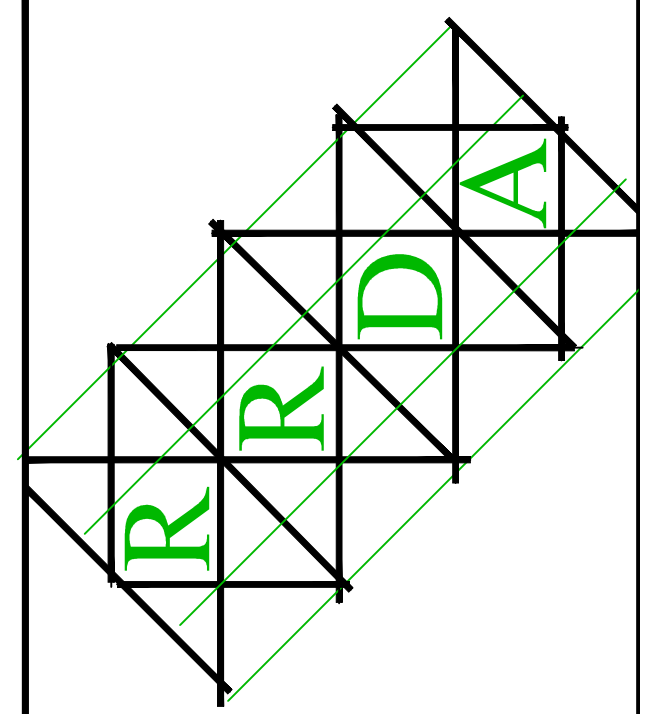


Bilson & Associates
 LANDSCAPE ARCHITECTS & LAND PLANNERS
 P.O. BOX 3442, MARIETTA, GA 30061
 PHONE 770-419-0006, www.bilsonassociates.com

REVISIONS	BY
11-01-23	
CITY COMMENTS	

L1-01
 OF 1 SHEETS

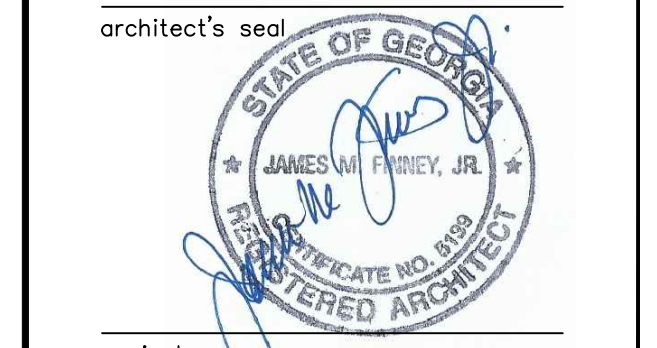
CHECKED
 DATE: 09-15-23
 SCALE: 1" = 30'
 JOB NO.: 2023-143
 SHEET



ROSE & REID DESIGN ASSOCIATES, P.C.
 259 HIGHWAY 74, SUITE 1
 PEACHTREE CITY, GEORGIA
 PHONE: 770-632-6161
 FAX: 770-632-6160
 RRDA@BELLSOUTH.NET

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 issue date/revisions

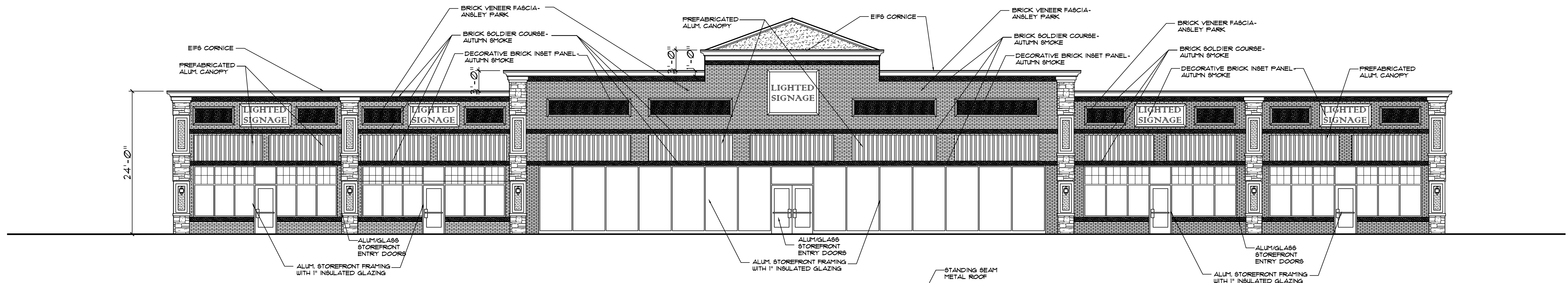
An New Retail Center for
AA SENOIA PROPERTIES, LLC
 LOT 1
 GEORGIA HIGHWAY 16
 SENOIA, GA. 30290



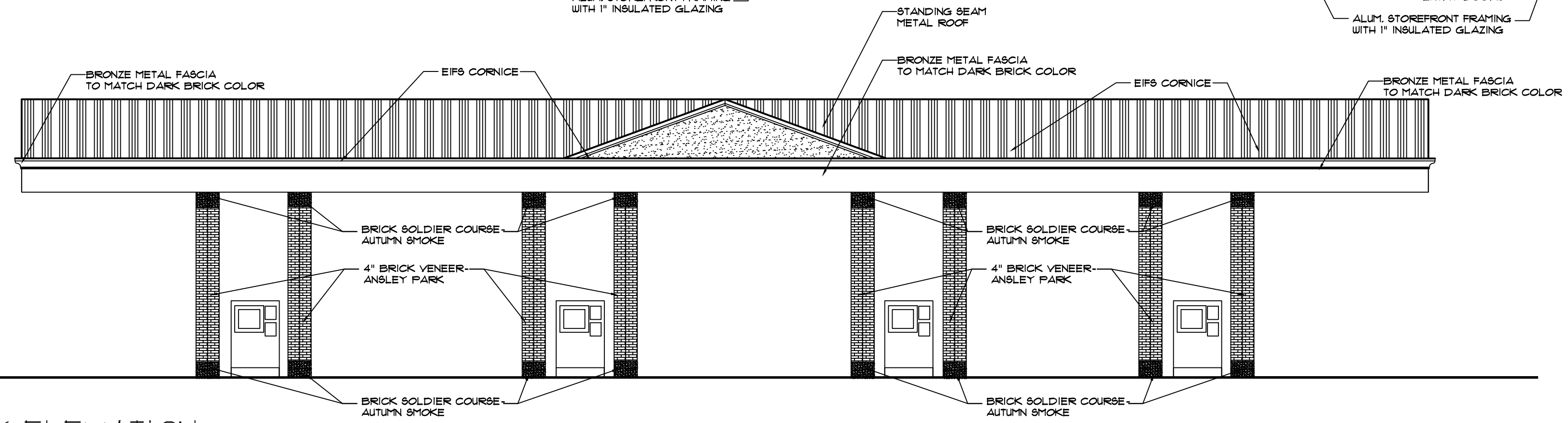
project name
A NEW RETAIL CENTER for AA SENOIA PROPERTIES, LLC

sheet title
EXTERIOR ELEVATIONS
 drawn JMF
 checked JMF
 project no. RRDA-22-029
 date 09/12/2023
A-2 sheet no.

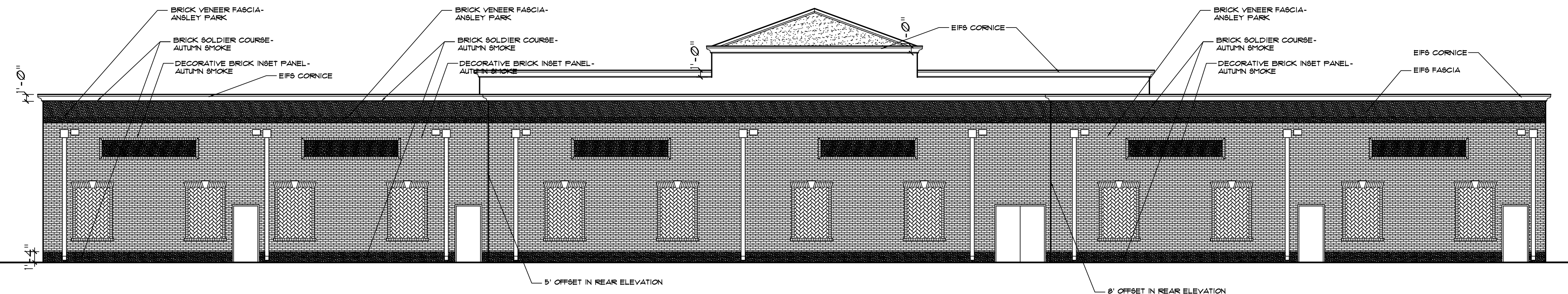
MATERIALS
 81% BRICK
 43% GLASS
 (PARAPET EXCLUDED)



FRONT ELEVATION
 1/8"=1'-0"

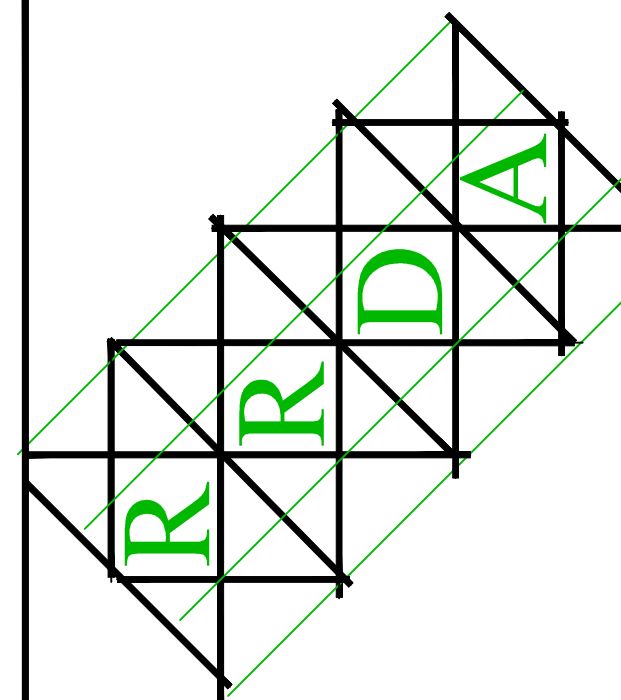


PUMP CANOPY ELEVATION
 1/8"=1'-0"



REAR ELEVATION
 1/8"=1'-0"

MATERIALS
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 10% EIFS



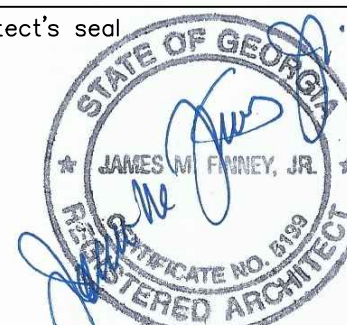
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An New Retail Center for
AA SENOIA PROPERTIES, LLC

LOT 1
 GEORGIA HIGHWAY 16
 SENOIA, GA. 30290

architect's seal



project name

A NEW RETAIL CENTER
 for
 AA SENOIA PROPERTIES, LLC

sheet title

EXTERIOR ELEVATIONS

drawn

JMF

checked

JMF

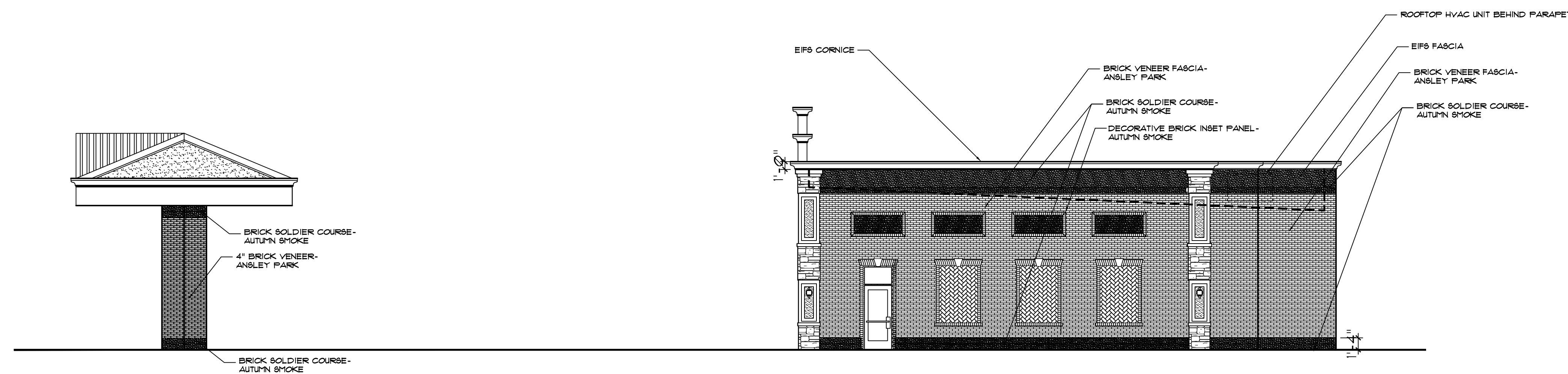
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RRDA-22-029

date

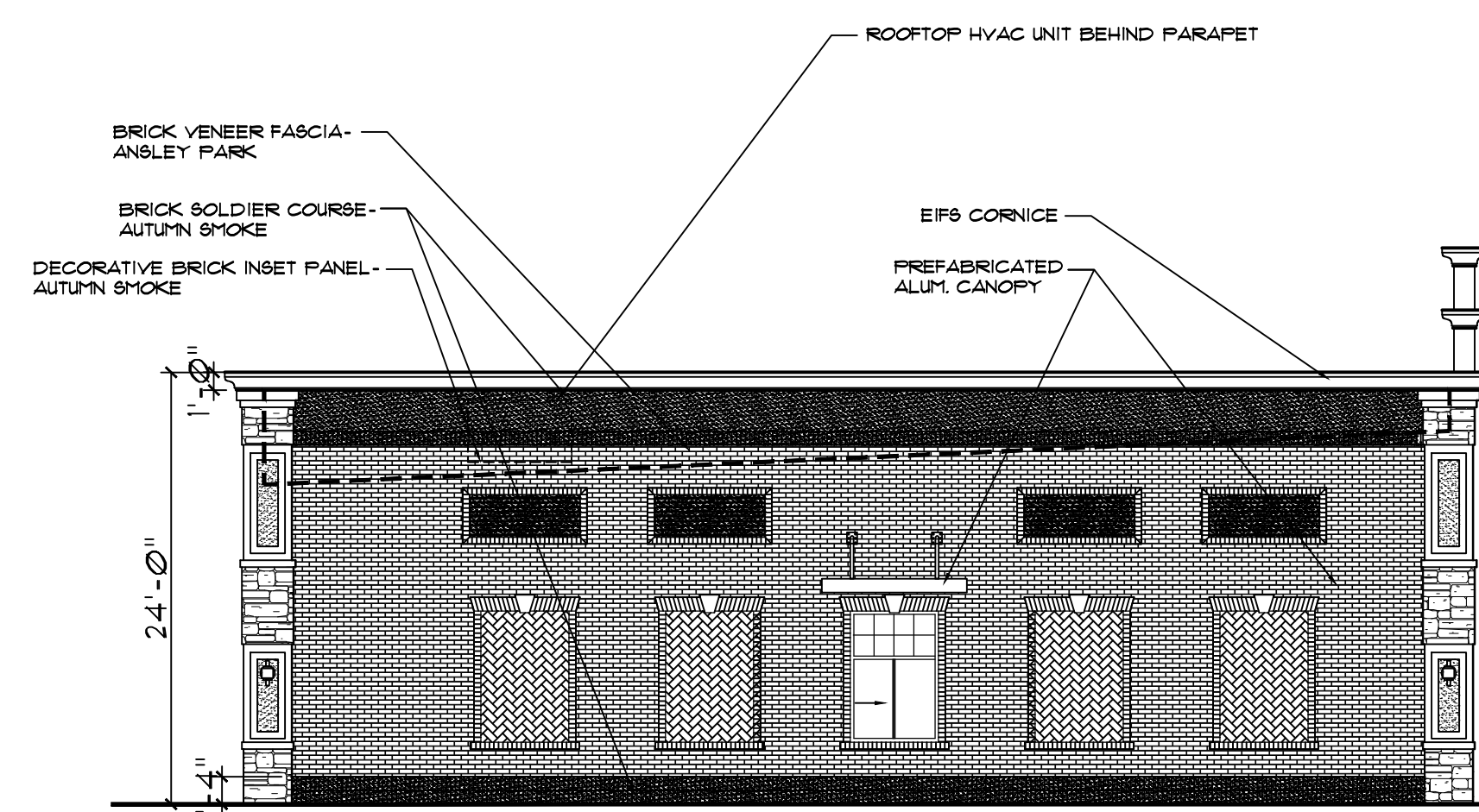
09/12/2023

A-3
 sheet no.



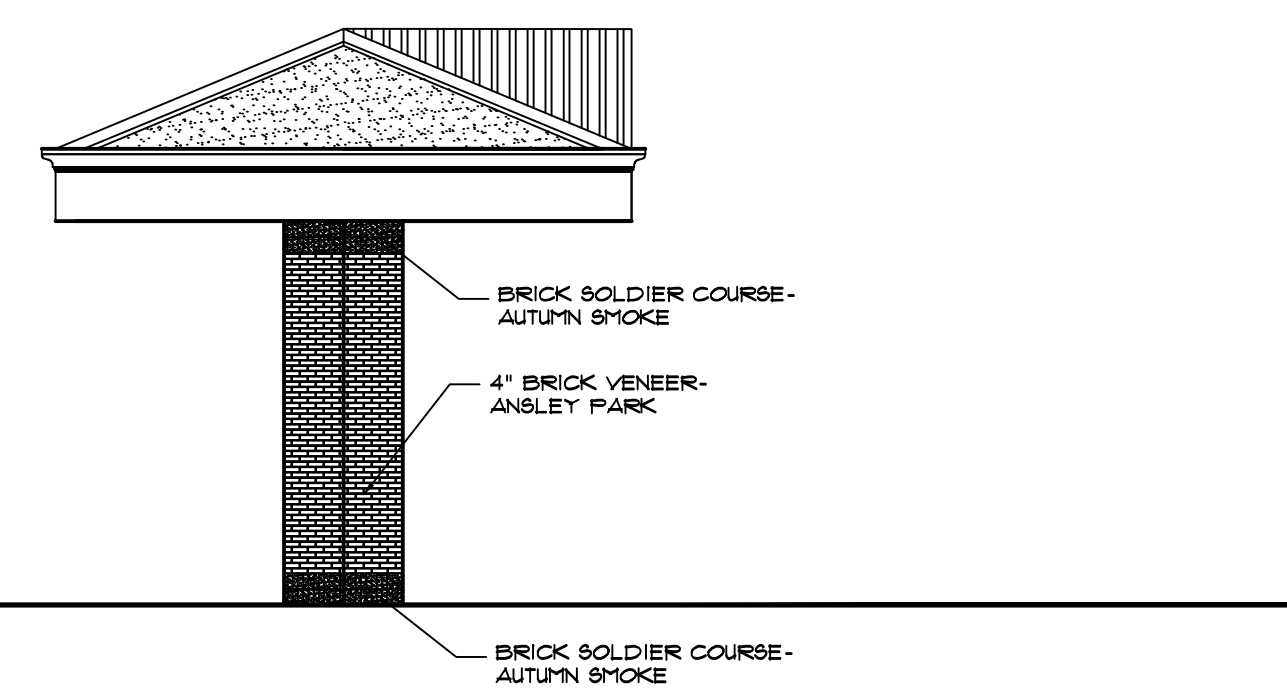
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 3% GLASS

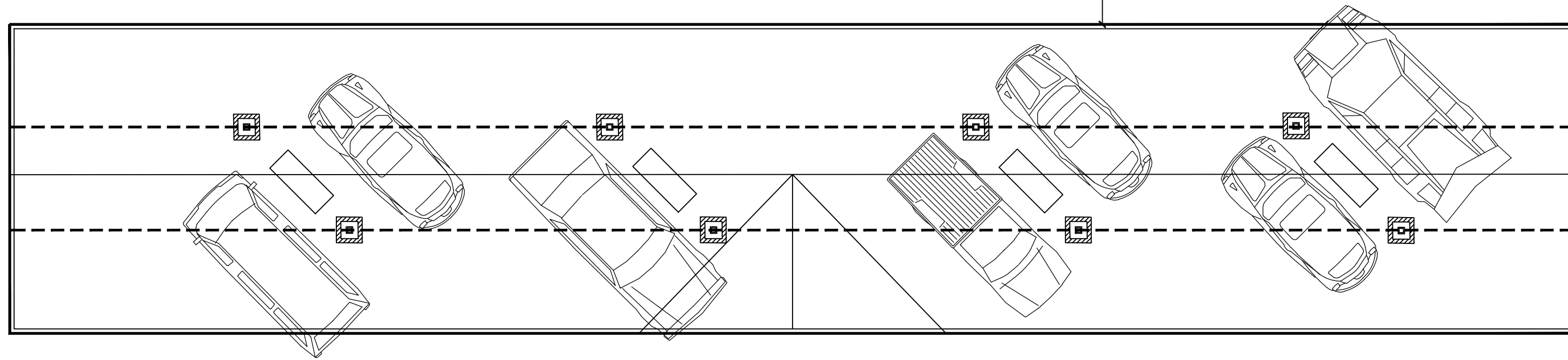
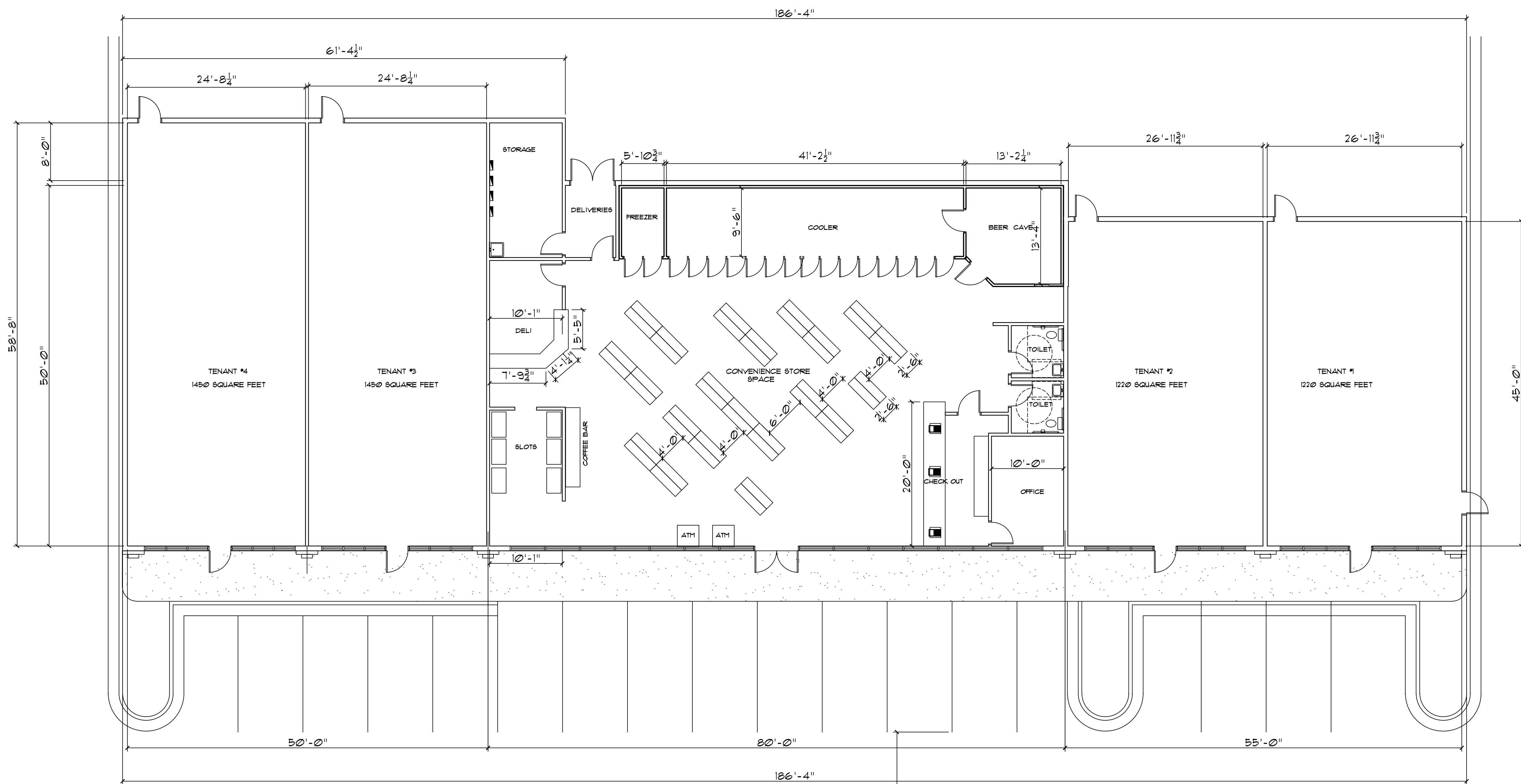
RIGHT SIDE ELEVATION
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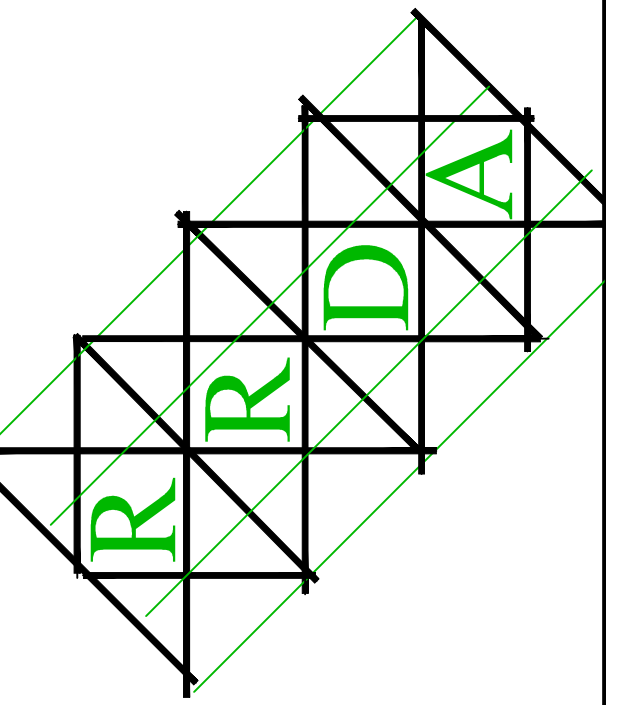
MATERIALS
 90% BRICK
 10% EIFS
 3% GLASS

LEFT SIDE ELEVATION
 1/8"=1'-0"





DIMENSIONED FLOOR PLAN
1/8"=1'-0"

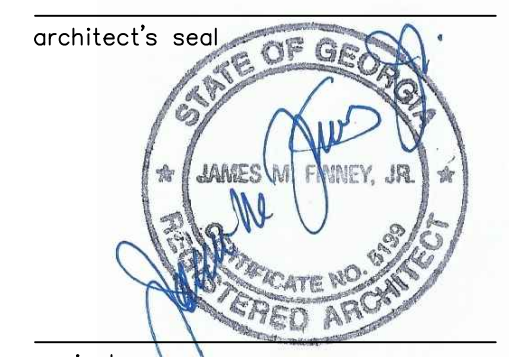


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AA SENOIA PROPERTIES, LLC**

LOT 1
GEORGIA HIGHWAY 16
SENOIA, GA. 30290



project name
**A NEW RETAIL CENTER
for
AA SENOIA PROPERTIES, LLC**

sheet title
DIMENSIONED FLOOR PLAN

drawn
JMF
checked
JMF
project no.
RRDA-22-029
date
09/12/2023

A-1
sheet no.