



02/05/2024

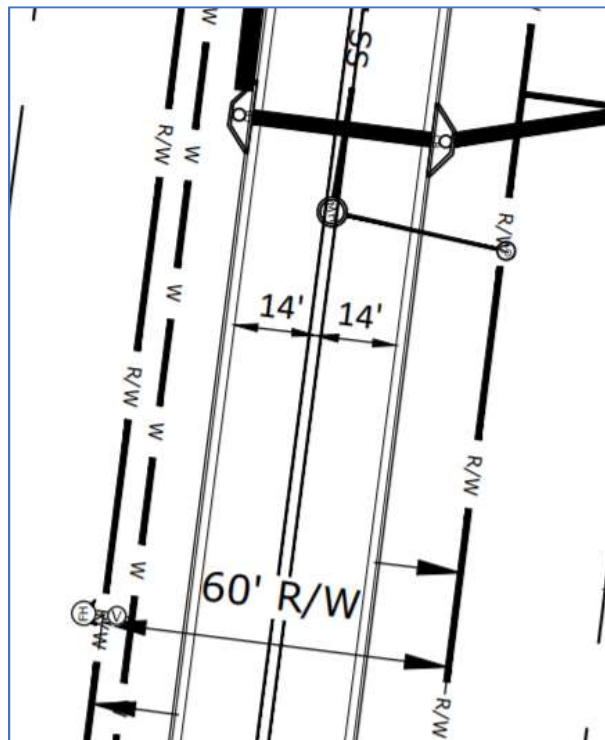
To: Mayor and Council
RE: Staff Review – Senovia Gateway
Variances: 1 variance requested to site plan.

Senovia Gateway submitted a variance application for relief from Commercial Corridor Overlay standards as listed below:

Variance #1

Applicant is seeking relief from section 74-186 (c) and (d) to allow internal street widths including curb and gutter to exceed 24 feet wide to support both vehicular traffic and provide sufficient truck routes internal to the site to avoid any backup or congestion onto the state highways.

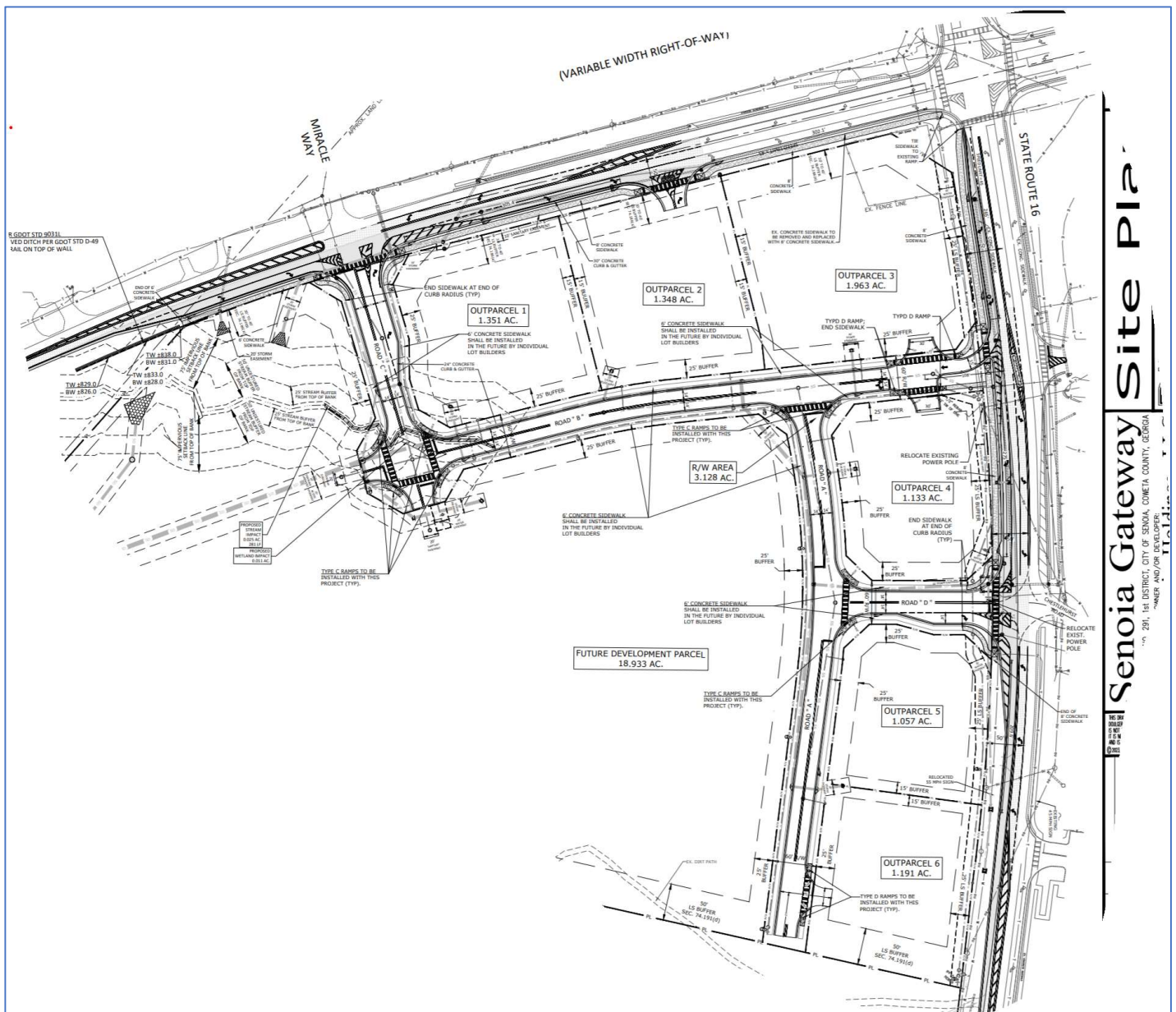
- Lane widths requested are 14 feet from centerline to edge of pavement
- Standard 24-inch curb and gutter is proposed on all internal roads
- Total width of proposed road including curb and gutter is 32 feet wide.
- This request is consistent with internal road widths at the Publix shopping center.
- No negative impacts to adjacent properties are anticipated with approval of this variance.

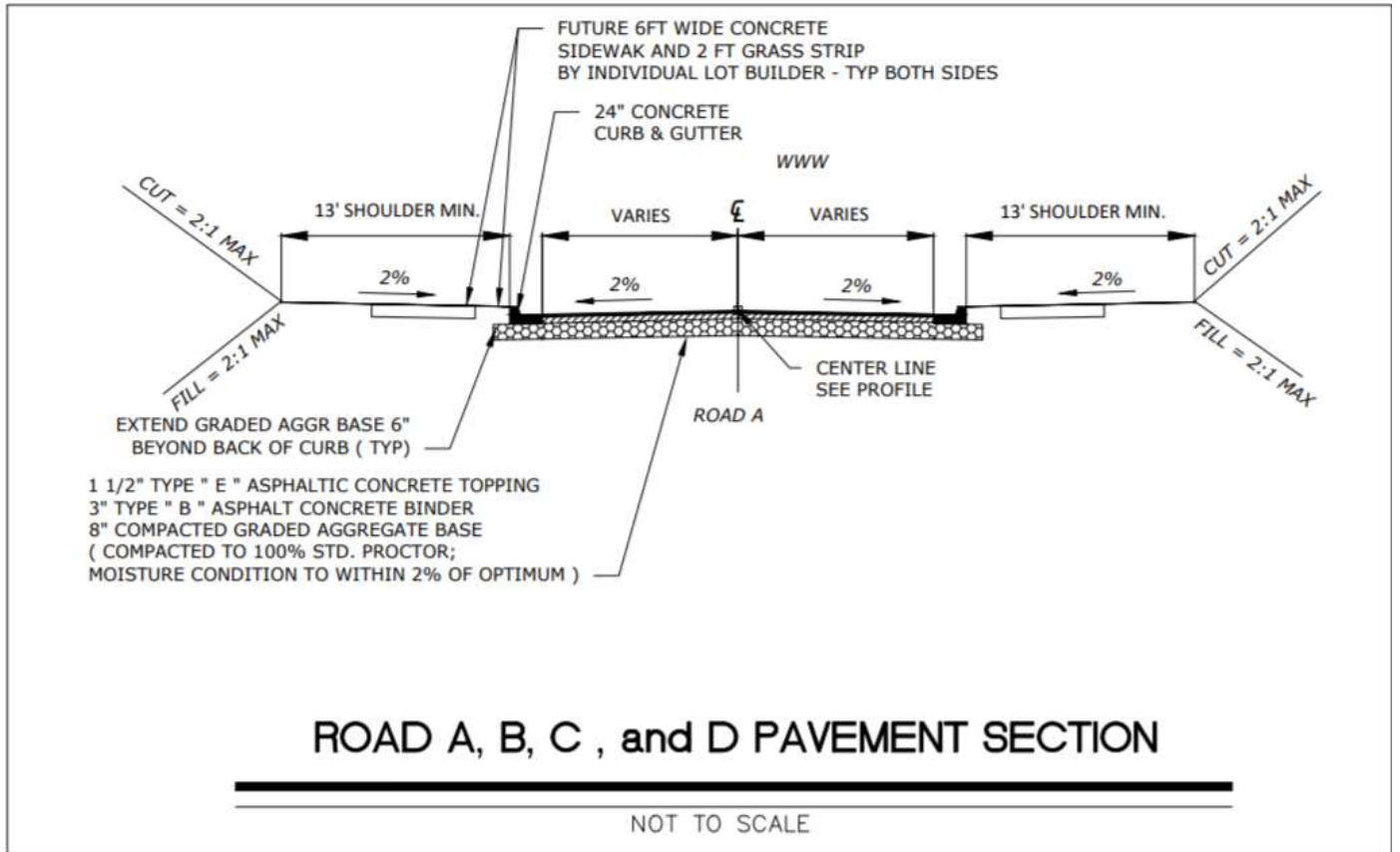




Variance #2 – if text amendment for concrete is not approved

Applicant is seeking relief from section 74-196 (e) to allow for standard concrete sidewalks versus pavers, bricks or scoured concrete as currently required by the overlay. Applicant asserts the use of traditional concrete sidewalk is consistent with the surrounding developments in the overlay district. Additionally, concrete sidewalk has significantly lower maintenance needs than bricks and pavers especially when in close proximity to trees roots. Vehicular surfaces will be asphalt paved and pedestrian paths marked with standard crosswalks which is easily distinguished from concrete sidewalks.





LEGEND

EXISTING	DESCRIPTION	PROPOSED
	SANITARY SEWER MANHOLE	
	SANITARY CLEANOUT	
	GREASE TRAP	
	CATCH BASIN	
	JUNCTION BOX	
	WEIR INLET	
	DROP INLET	
	COMBINATION INLET	
	YARD INLET	
	FLOW ARROW	
	SIGN	
	POWER POLE	
	LIGHT POLE	
	TRANSFORMER	
	FIRE HYDRANT	
	FIRE DEPARTMENT CONNECTION	
	POST INDICATOR VALVE	
	THRUST BLOCK, REDUCER	
	YARD HYDRANT	
	WATER VALVE	
	WATER METER	
	BACK FLOW PREVENTER	
	WATER LINE	
	DOMESTIC WATER LINE	
	FIRE WATER LINE	
	SANITARY SEWER PIPE	
	STORM DRAIN PIPE	
	GAS LINE	
	TELECOMMUNICATION LINE	
	POWER/ELECTRICAL LINE	
	UNDERGROUND POWER LINE	
	OVERHEAD POWER LINE	
	GUARDRAIL	
	FENCE	
	RETAINING WALL	
	PROPERTY LINE	
	RIGHT OF WAY	
	ELEVATION CONTOUR	
	LIMITS OF CONSTRUCTION	
	FLOODPLAIN	

PAVING LEGEND

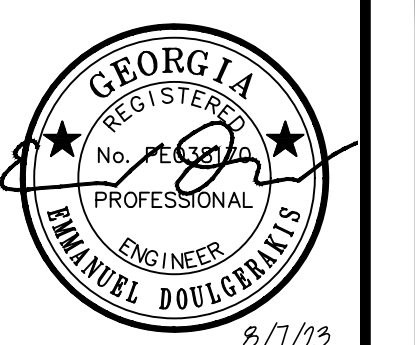
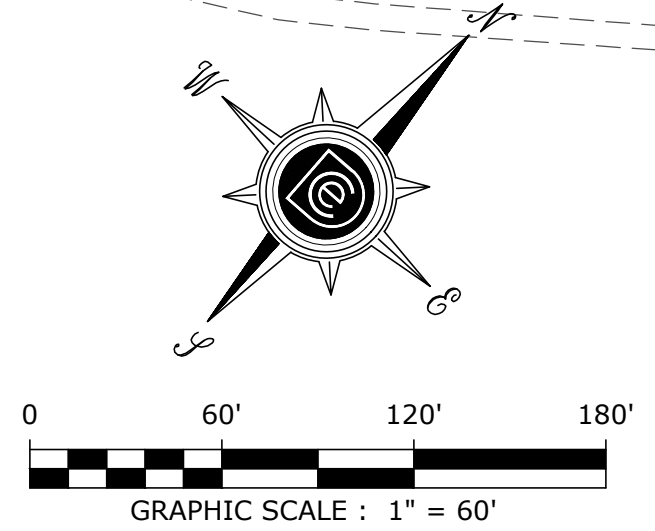
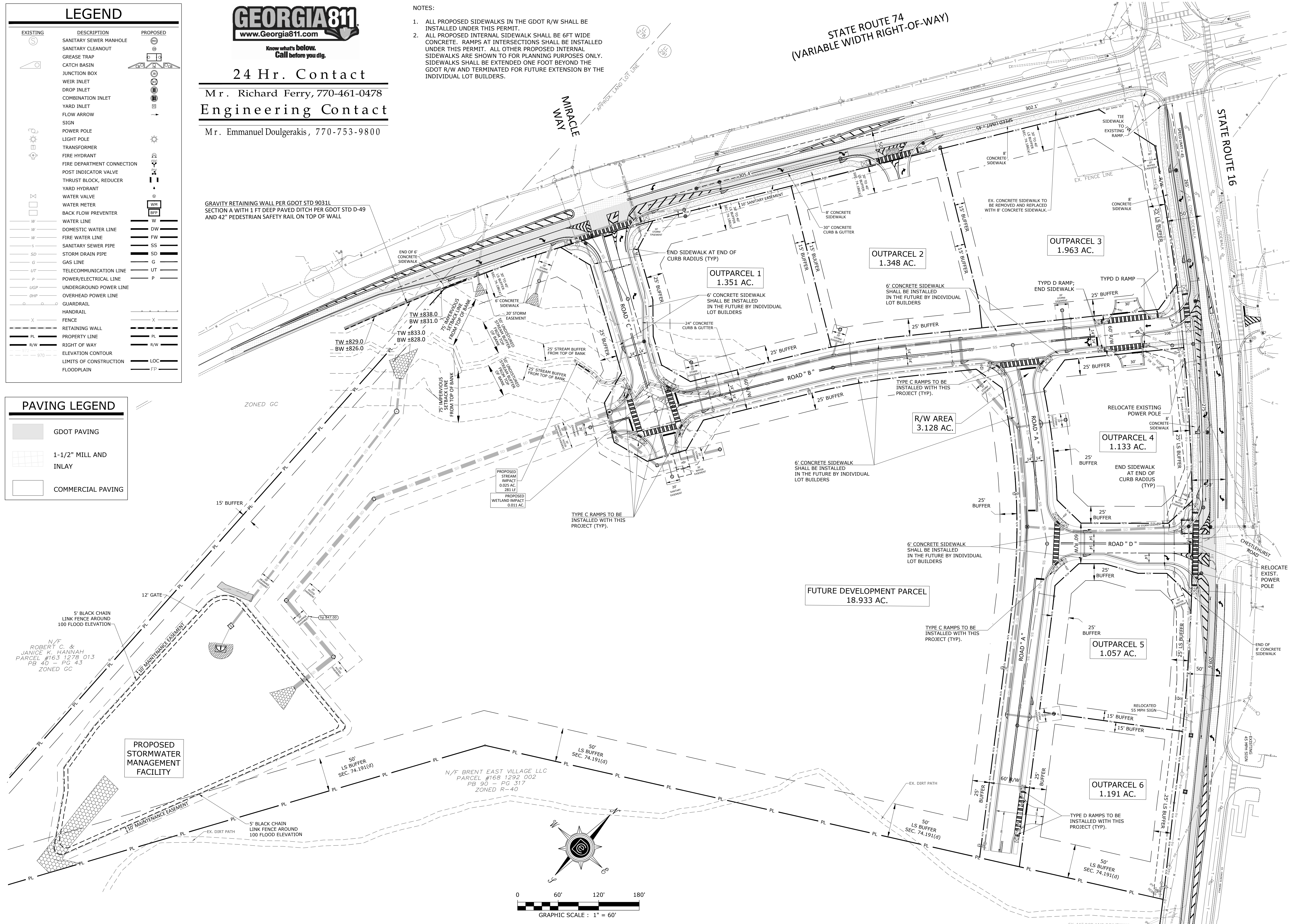
	GDOT PAVING
	1-1/2" MILL AND INLAY
	COMMERCIAL PAVING



24 Hr. Contact
 Mr. Richard Ferry, 770-461-0478
Engineering Contact
 Mr. Emmanuel Dougerakis, 770-753-9800

- NOTES:
- ALL PROPOSED SIDEWALKS IN THE GDOT R/W SHALL BE INSTALLED UNDER THIS PERMIT
 - ALL PROPOSED INTERNAL SIDEWALK SHALL BE 6FT WIDE CONCRETE. RAMPS AT INTERSECTIONS SHALL BE INSTALLED UNDER THIS PERMIT. ALL OTHER PROPOSED INTERNAL SIDEWALKS ARE SHOWN FOR PLANNING PURPOSES ONLY. SIDEWALKS SHALL BE EXTENDED ONE FOOT BEYOND THE GDOT R/W AND TERMINATED FOR FUTURE EXTENSION BY THE INDIVIDUAL LOT BUILDERS.

GRAVITY RETAINING WALL PER GDOT STD 9031L
 SECTION A WITH 1 FT DEEP PAVED DITCH PER GDOT STD D-49
 AND 42" PEDESTRIAN SAFETY RAIL ON TOP OF WALL



Site Plan
 DOUGERAKIS CONSULTING ENGINEERS, INC.
 planning * civil engineering * sanitary engineering
 400 Abbey Court, Alpharetta, Georgia 30004, phone: 770-753-9800

Senoia Gateway
 LOCATED IN LOT NO. 291, 1st DISTRICT, CITY OF SENOIA, COWETA COUNTY, GEORGIA
 OWNER AND/OR DEVELOPER:
Tinsley Senoia Holdings, LLC
 270 North Jeff Davis Drive - Fayetteville, Georgia 30226, Phone: 770-461-0478

THIS DRAWING IS THE PROPERTY OF DOUGERAKIS CONSULTING ENGINEERS, INC. AND IS NOT TO BE COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED UPON REQUEST.
 ©2023, DOUGERAKIS CONSULTING ENGINEERS, INC.

NO.	DATE	REVISION
2	8/7/23	REVISED PER GDOT COMMENTS
1	6/21/23	REVISED PER CITY COMMENTS

SCALE: 1" = 60'
 DATE: 1/11/2023
 JOB NO. 1928
 SHEET C3.1

FOR CONSTRUCTION

APPLICATION FOR VARIANCE



City of Senovia
P.O. Box 310
Senovia, GA 30276
770.599.3679

Fees: (due upon submission)

Administrative \$150
Residential \$300
Commercial \$500 + \$50 per each add'l request

Project Name: Senovia Gateway Unit/ Phase:
Zoning District: GC Acreage: 30.13 Historic District? Yes No
Owner(s) Name: Tinsley Senovia Holdings, LLC
Applicant(s) Name: Tinsley Senovia Holdings, LLC
Property Location:
Address: Vacant - SE corner of Hwy 16 & 85 Land Lot(s), Parcel(s) 168 1291 002 & 168 1291 002A
Mailing Address: 270 North Jeff Davis Drive, Fayetteville, GA 30214
Phone Number: 770.461.0487 Email: rferry@brentholdings.net
Explanation of Variance Request: See attached

Signature: [Handwritten Signature] Date: 10/19/2023

For office use only

Date: Received by:
1. Application - completed and signed
2. List of abutting property owners
3. 1 Copy of Justification
4. 1 Copy of Conceptual Plan

Tinsley Senoia Holdings, LLC
Senoia Gateway
Variance Request

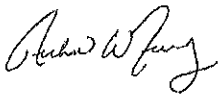
October 20, 2023

Tinsley Senoia Holdings, LLC respectfully requests the following variances:

Variance	Justification
Allow the use of traditional concrete sidewalk to satisfy the requirements of Overlay Section 74-196.e requiring all on site sidewalks be distinguished from vehicular surfaces through the use of durable, low maintenance materials such as pavers, bricks, or scored concrete to enhance pedestrian safety.	The use of traditional concrete sidewalk is consistent with the surrounding developments in the overlay district. Additionally, concrete sidewalk has significantly lower maintenance needs than bricks and pavers especially when in close proximity to trees roots. Vehicular surfaces will be asphalt paved which is easily distinguished from concrete sidewalks.
Waive Overlay Section 74-186 (c) and (d) to allow street widths to exceed than 24 ft.	The internal roads and driveways will be designed per the GDOT Encroachment Manual and per City of Senoia ordinance Article VIII for commercial streets.

Please feel free to contact me with any questions or comments.

Thank you,



Richard Ferry
Manager