

**City of Senoia
Planning Commission
June 19, 2018
Senoia Municipal Court
7:00 PM
Agenda**

I. Approval of March and April 2018 Minutes

H. Mallon made a motion to approve. F. Zeidler seconded the motion; approved 3-0.

II. Conditional Use Permit

A. None

III. Rezoning

A. 7630 Wells St. from Residential to General Commercial.

The applicant's representative Leanne Petrivelli stated that the applicant is requesting to rezone this property to General Commercial in order to have a small office located at the building that is currently zoned R- 40.

D. Rimi explained that the current Future Land Use Map shows the future use of the property is General Commercial and in the past two years two properties along Hwy 16 have been rezoned to Office Institutional. D. Rimi went on to explain that rezoning this property would not be a hindrance to the traffic patterns of the road, since the property is located on a highway. D. Rimi stated that the staff is recommending a site plan and landscape plan be submitted and approved of by the Planning Commission before a business moves into the location, this will allow the city to enforce the non-residential guidelines for this type of zoning.

Planning Commission requested any public comments; Rhonda Spivey of 298 Johnson St explained that she has concern over the General Commercial zoning and would rather see it zoned as Office Institutional. She also explained that the driveway for this property is located on her mother's property.

D. Rimi stated that part of the requirement of the site plan would be for the applicant to show an approved driveway and curb cut with access from Hwy 16 on to this property.

F. Zeidler asked L. Petrivelli if there would be an objection to this property being zoned Office/ Institutional, since that is her planned use for the property.

L. Petrivelli stated that this would not be a problem and she did not realize that this was a separate zoning category or she would have requested that category.

F. Zeidler made a motion to recommend to the Mayor and Council to deny the request for the GC but to consider Office/Institutional as a suitable zoning category with the following condition of a site plan and landscape plan be submitted and approved of by the Planning Commission before a business moves into the location.

H. Mallon seconded the motion; approved 3-0.

IV. Plat Review

A. 145 – 155 Luther Bailey Road

D. Rimi explained the revision to this plat would be the property line dividing these two lots. The staff does not feel that the revisions to this plat would be a hindrance to the property. D. Rimi went on to explain that by moving the property line it will actually bring the non-conforming structure into a conforming status due to the increased distance between the storage building and the side setbacks.

H. Mallon made a motion to recommend approval of the revised final plat to the Mayor and Council. F. Zeidler seconded the motion; approved 3-0.

V. Site Plan Review

A. None

VI. Ordinances

A. Text Amendment – Revision to front setbacks to the RH zoning category.

D. Rimi explained that many homes in the historic district are either built within their front setbacks or are very close to their front setbacks that if they wanted to add on to their homes they would not be able to. The Mayor and Council, during a workshop, discussed different avenues that could be explored to amend the setbacks that would allow homeowners to build on to the front of their homes. D. Rimi informed the Planning Commission that one of these avenues would be to amend the setbacks for

the Residential Historical district. This would allow homeowners to request a rezoning to the RH district and they would then be held to a smaller setback than the R40 zoning district. The RH district is only allowed in existing streets with infrastructure and inside of the City's historical overlay. The setback amount that was discussed was a reduction to 15 ft. setbacks, and this would apply to all properties regardless of the classification of the road.

**Public Comments were requested by the Planning Commission
None**

F. Zeidler made a motion to recommend approval to the Mayor and Council. H. Mallon seconded the motion; approved 3-0.

VII. City Planning

A. None

VIII. Adjourn

F. Zeidler made a motion to adjourn. H. Mallon seconded the motion; approved 3-0.