

**City of Senoia
Planning Commission
July 17, 2018
Senoia Municipal Court
7:00 PM
Minutes**

**Commission: J. Preece, L. Wendt, H. Mallon, S. Barker and F. Zeidler
Staff: D. Rimi**

- I. Approval of June 2018 Minutes H. Mallon made a motion to approve the minutes. L. Wendt seconded the motion; approved 4-0.**

- II. Conditional Use Permit**
 - a. none**

- III. Rezoning**
 - a. none**

- IV. Plat Review**
 - None**

- V. Site Plan Review**
 - a. None**

- VI. Ordinances**
 - a. none**

- VII. City Planning**

Commission Zeidler recused himself.

- a. Application for Annexation – Stallings Road.**

D. Rimi informed the Planning Commission that the applicant is requesting to be able to apply for an annexation request. The project that is in front of you is for 28 homes on approximately 23 acres and the applicant is requesting for this property to be zoned R-40 c. Currently a portion of the project is within the city limits, this is the parcel that is surrounding the cemetery, the parcel to the west is the parcel that the applicant would like to be annexed into the city limits. If this property was developed according to the standards of the development bonus the applicant would be able to have

a 21 home subdivision. The applicant is requesting a development bonus to allow the subdivision to have 28 homes, the project that the applicant is requesting to complete is a multi-use trail that would lead into the Willow Dell subdivision. The staff is requesting that the multi-use trail is placed along Standing Rock Road to intersect with Turin Road, this would allow the users to access the city without having to go through another subdivision.

J. Preece asked the applicant what is the advantage of having more homes, he feels that the lots are too small and would like to see nothing less than .5 acre lots.

The applicant's representative stated that more lots allow for more tax revenue to the city that will aid in financial help to the city and schools.

L. Wendt stated that the amount of homes was a concern for her and does not feel that the offered density bonus is equal to the extra amount of homes that the applicant is requesting.

S. Barker stated that if the lots were .5 acres this project would be easy to approve, but the reduced sizes of the lots are a concern for him also.

J. Preece stated that over the past few months the citizens have voice their concern over the amount of residential subdivisions that are being approved to be built within the city. All of the subdivisions have had lots that are smaller than .5 acres and if the Planning Commission votes to recommend approval they will be going against the wishes of the citizens.

J. Preece asked for Public Comments

F Zeidler, an adjoin property owner to the proposed subdivision, stated that he is not in favor of the subdivision due to the lot size and the miss-appropriation of the open space. The area being proposed is large tree area and he did not feel that the greenspace was in line with what the ordinance is stating as greenspace. He explained that due to the amount of trees in the area it is not an area that can be utilized by the homeowners. He also stated that the multi-use trail should not have access to the Willow Dell subdivision, the homeowners enjoy the reduced traffic in their subdivision compared to other subdivisions similar to theirs.

J. Preece made a motion to recommend denial. L Wend seconded the motion; approved 4-0.

B. Hometown Hardware- Landscape Plan.

D. Rimi explained that the submitted plan meets and exceeds the landscaping requirements and the only condition that the staff is recommending is that the applicant submits a plan with the Landscape Architects seal displayed.

J. Preece stated that he would like to see in the future some trees that are not just specimen trees.

J. Preece made a motion to approve. F. Zeidler seconded the motion approved 5-0.

VIII. Adjourn J. Preece made a motion to adjourn. L. Wendt seconded the motion approved 5-0.