

**City of Senoia
Planning Commission
August 21, 2018
Senoia Municipal Court
7:00 PM
Agenda**

I. Approval of July 2018 Minutes

H. Mallon made a motion to approve the July 2018 minutes. S. Barker seconded the motion; approved 5-0.

II. Conditional Use Permit

A. None

III. Ordinances

Public Hearing

A. Text amendment to the Senoia Zoning Ordinance Sec 74.235 Use and Construction of Temporary Buildings

D. Rimi explained that the staff is requesting to amend 74.235 Use and Construction of Temporary Buildings in section 5 D to allow the activities instead of once a quarter to once a month at a location.

Public Comments

Brian Orme, owner of Jacobs Table spoke in support of the item. He stated that this type of activity is a positive event for the city.

S. Pengally stated that she agrees with the prior speaker, but she is concerned with the amount of applications for the same day.

Public Comments Closed.

S. Barker made a motion to recommend approval with the following changes to the ordinance Sec 74.235 5 (d) to change from once a quarter to once a month and 5 (g) to change from eight a year to 12 a year. H. Mallon seconded the motion; approved 5-0.

B. Text Amendment to the Senoia Zoning Ordinance Article V – Entertainment Overlay.

C. Orme explained that he is in support of having an Entertainment Overlay. He stated that he feels this will help to support the local businesses.

S. Helfman stated that this would be used for the Downtown Development Authority events.

Closed Public Comments

D. Rimi explained the underlying zoning would need to be HT and any uses would need to be permitted in the HT District

H. Mallon made a motion to recommend approval. S Barker seconded the motion; 4-1. F. Zeidler voted against the motion.

D. Text Amendment to the Senoia Zoning Ordinance Article VI to change GC General Commercial on Main St. and Broad Street from Morgan Street to Johnson Street to HT Historic Town Center.

D. Rimi explained that the staff is requesting to change GC General Commercial on Main St. and Broad Street from Morgan Street to Johnson Street to HT Historic Town Center in the development standards. The standards would stay the same, only the title would be changing.

F. Zeidler made a motion to recommend approval to change GC General Commercial on Main St. and Broad Street from Morgan Street to Johnson Street to HT Historic Town Center. H. Mallon seconded the motion; approved 5-0.

IV. Plat Review

A. None

V. Site Plan Review

A. O Reilly's Auto Site Plan and Landscape Plan

D. Rimi explained that the site plan and landscape plan meets and exceeds the city's requirements.

H. Mallon made a motion to approve the site plan and landscape plan for O'Reilly's Auto. L. Wendt seconded the motion; approved 5-0.

VI. Rezoning

Public Hearing

- A. Rezoning of properties fronting Main St, Baggarly Way and Barnes St from Johnson St. to Travis St. to Historic Town Center (HT) with an Entertainment Overlay.**

L. Wendt and J. Preece recused themselves

D. Rimi explained that the reason for this is to utilize the lesser intense commercial zoning category of HT in the downtown area to protect the integrity of the historical downtown area.

Public Comments - None.

F. Zeidler made a motion to recommend approval to Rezoning of properties fronting Main St, Baggarly Way and Barnes St from Johnson St. to Travis St. to Historic Town Center (HT) with an Entertainment Overlay. H. Mallon seconded the motion; approved 3-0.

- B. Rezoning 180 Seavy St. from Residential (R-40) to Office Institutional (OI).**

S. Green the applicant stated he purchased this property along with two others in the city. The property at 180 Seavy Street was bought with the purpose of being an investment property. S. Green stated that the property borders non residentially used properties and on the west side there are two residentially zoned properties. He believed that rezoning this to Office Institutional is a reasonable request. They are not looking at doing any changes to the structure or lot and any parking would be to the rear of the lot.

H. Mallon stated that he was concerned regarding parking.

S. Greene stated that there will be enough parking.

L. Wendt stated that the letter states he is looking at retiring here would it be in this house.

S. Greene stated this would not be his retirement home, he would purchase another property

D Kolbenschlag. Stated that he is a volunteer in the community and the opinion he is sharing tonight is his and not from any board he is working on. The uniqueness of the city of Senoia is that the commercial districts have not encroached on to the residential areas. Keeping the boarders will be an asset to our success, if we don't we will look like every other city and lose what makes us special.

M. Schwartz inquired as to what type of business or office will be going into the location.

S. Green stated that he is looking for a small office with not a lot of traffic.

S. Swartz stated that if this goes through then when her parents are ready to move could their property be zoned as Office Institutional, since their neighbor is zoned that category.

D. Kolbenschlag stated that if he sells the property then any type of business in that category could be located there.

S. Helfman stated that this would not be good for the location and Ga Hwy 16 would be a much better location.

S. Greene stated he would be willing to work with the neighbor on the type of office.

F. Zeidler stated that he actually has three neighbors.

L. Wendt stated that even if there isn't a lot of impact this is something that can have a domino effect on adjacent properties.

S. Greene stated he feels the ship has sailed on this property and the zoning request was reasonable.

F. Zeidler stated that your house is a gateway to the residential area.

After discussion and public comments, the applicant withdrew his request.

VII. City Planning

A. 90 Main St Landscape Plan

Rimi explained that the submitted landscape plan meets all of the city's requirements.

S. Barker made a motion to approve the landscape plan for 90 Main St. H. Mallon seconded the motion; approved 5-0.

VIII. Adjourn

H. Mallon made a motion to adjourn. S. Barker seconded the motion; approved 5-0.