

**City of Senoia
Planning Commission
November 20, 2018
Senoia Municipal Court
Minutes**

**Present; J. Preece, H. Mallon, S. Barker and F. Zeidler
Staff- D. Rimi**

J. Preece made a motion to amend the agenda to have item 6c moved up to 4b since the items relate to each other.

H. Mallon seconded the motion approved 4-0.

Approval of the September 2018 meeting minutes,

H. Mallon made a motion to approve the September 2018 minutes, F. Zeidler seconded the motion approved 4-0,

Conditional Use Permits

a) None

Ordinances

a) None

Plat Review

A. Annexation – Standing Oaks Subdivision Property tax ID # 162 1259 001A.

D. Rimi introduced this item to the Planning Commission by stating the location is adjacent to the last property in the city limits on Standing Rock Road. The subject property is approximately 14 acres and the applicant is requesting to build 28 homes on the parcel. D. Rimi explained that there are a few items that would need to be submitted for a completed preliminary plat. These items are the naming of roads, owners phone number, required sidewalks and the staff is requesting for the sewer connection to be continued to the west side of the property line, this item can be addressed during the construction drawing review. D. Rimi explained that ordinarily this property under the R40c zoning category will be permitted to have 21 homes. During the initial Mayor and Council meeting for the application for annexation the applicant stated that they are willing to provide the city with a multi-use trail along Standing Rock Road from the proposed subdivision to Turin Rd, the Mayor and Council stated that

this would be an acceptable density bonus for the extra dwellings. The staff is requesting that prior to any building permit will be issued for this project that the multi-use trail is completed and passes inspection. The trail can be completed during the building of the infrastructure for this subdivision.

Jeff Martin, the property representative, asked if the Planning Commission had any questions and stated that D. Rimi gave most of the same information he had and that he is just there as an observer and really does not have much information on this development.

J. Preece opened the Public Hearing portion of this item.

Lee Morgan stated that he is a trusty of the cemetery and is considered regarding the protection of the buffer area.

D. Rimi explained that part of the requirements for the zoning category is that there must be a minimum of 40% green space that cannot be developed. The area around the cemetery will qualify as part of this green space.

Lee Morgan inquired as to the difference between R-40 C and R 40. J. Preece explained about the green space and the change in lot size.

Mr. Morgan stated that he wants to see some protection for the cemetery.

D. Rimi explained that during the development of Traditions of Senoia the staff required a fence to be placed and the same can be done for this subdivision.

Terry Hooks, stated that he is not a citizen of Senoia, asked when the last traffic study was done for Rockaway Road. There is a potential for a large increase in traffic that could affect Rockaway Road if this project is approved.

D. Rimi explained that the right hand turn lane for Rockaway Road and Couch St has been placed on the city's short term work program to help alleviate the congestion at that corner and aid in keeping traffic flowing.

J. Preece stated that the public hearing portion is closed.

F Zeidler wanted it stated for the record that there are two different items in front of them, one is the annexation and the other is to rezone the adjacent parcel that is currently in the city.

F Zeidler stated that he has objections to annexing the property. He stated that he does not believe this project will provide a financial benefit to the city. He stated that since residential development cost more for a city to support he feels this will be a financial burden on the city. The second is the density bonus since it will only benefit from the trail will be the development, so it will not be benefiting the rest of the city. If this project is developed in the county it will allow less homes than what will be permitted in the city zoning.

S. Barker stated that if it is zoned R40 what would the lot size be required.

D. Rimi explained it would be 1 acre lots and no greenspace requirements, this would allow for approximately 20 homes to be built on the property.

J. Preece stated that the citizens have voiced their opinion and do not want the smaller lot sizes anymore.

F Zeidler made a motion to recommend denial of the annexation to the Mayor and Council. H. Mallon seconded the motion. 4-0.

b. Rezoning of the Property Tax Id number 162 1259089 from R40 to R40 C.

J. Preece opened that Public Hearing.

D. Cleveland inquired as to the amount of acres.

D. Rimi explained that it is approximately 8 acres

L. Morgan asked for the difference of the R 40 and the R 40 C zoning category.

J. Preece explained that the lot size will be smaller than one acre.

J. Preece closed the public hearing.

H. Mallon made a motion to recommend approval of the rezoning to the Mayor and Council. S. Barker seconded the motion; approved 4-0.

Site Plan Review

a) None

Rezoning

A. 125 Seavy Street from R40 to RH

D. Rimi explained that the applicant's home is currently lying inside of the railroad right of way. By rezoning the property the applicant can take advantage of the reduced front setbacks in the RH zoning category. The owner has plans to move the house forward so it is no longer encroaching the railroad's right of way. D. Rimi went on to explain that the property is zoned R40, but does not meet the minimum of 1 acre for that zoning. By rezoning this property to RH it will no longer be none conforming.

F Zeidler thanked the applicant for coming into the city and cleaning up that property.

The applicant Mr. Couey stated that 40% of the home is in the railroads property.

J. Preece opened the Public Hearing for this item.

None

J. Preece closed the Public Hearing for this item.

J. Preece made a motion to recommend to the Mayor and Council to approve the rezoning. F. Zeidler seconded the motion; approved 4-0.

B. 550 Seavy Street from R40 to RH and Preliminary Plat.

D Rimi explained that currently this property is a one acre lot that the applicant is requesting to divide into two .5 acre lots to develop two homes. In the past year the home on this site was condemned and permitted to be demolished.

J. Preece opened the hearing for Public Comments

D Cleveland approached the Planning Commission with her request for this not to be permitted due to the applicant not maintaining the property due to her diligent effort of trying to have the city require the owner to up keep the property. She sees no reason to allow the property to be developed. She feels that the city is allowing any developer to come into the city and develop as they want.

J. Preece closed the public hearing portion.

J Preece explained that he agreed with Ms. Cleveland.

T. Harper, the owner of the lot stated that they bought this as an investment property and after the house feel into disrepair it was

their desire to subdivide the lots and develop them to help recoup their investment. He explained that the development that will be adjacent will be developed on smaller lots than one acre.

F Zeidler made a motion to recommend denial of the rezoning of this property. J. Preece seconded the motion; 3-1 (S. Barker voted against the motion)

VII. City Planning

A. None

Adjourn

S. Barker made a motion to adjourn. F. Zeidler seconded the motion; approved 4-0.