

**City of Senoia
Planning Commission
January 15, 2019
Senoia Municipal Court
7:00 PM
Agenda**

I. Nomination of Chairman and Vice Chairman

H. Mallon made a motion to nominated F. Zeidler for Chairman. P. Downey seconded the motion; approved 5-0.

F. Zeidler made a motion to nominated H. Mallon for Vice- Chairman. J. Krebel seconded the motion; approved 5-0.

F. Zeidler made a motion to nominated J. Krebel for secretary. H. Mallon seconded the motion; approved 5-0.

II. Approval of November 2018 Minutes

H. Mallon made a motion to approve the minutes from the November 2018 meeting. J. Wood seconded the motion; approved 5-0.

III. Conditional Use Permit

A. None

III. Ordinances

A. None

IV. Plat Review

A. Quarters Creek- Preliminary Plat

D. Rimi informed the Planning Commission of the additional acreage incorporated into lot 1.

H. Mallon made a motion to recommend approval of the preliminary plat to the Mayor and Council. P. Downey seconded the motion; approved 5-0.

B. Standing Oaks- Preliminary Plat

(F. Zeidler and J. Krebel recused themselves from this item.)

D Rimi explained that the proposed plat meets all of the city's requirements. J. Wood suggested a 6 to 8 foot fence is constructed along all of the boundaries of the property that adjoin the cemetery, with no available access from the subdivision to the cemetery.

J. Wood made a motion to recommend approval of the preliminary plat with the condition that a fence be constructed along all of the boundaries of the property that adjoin the cemetery, with no available access from the subdivision to the cemetery..

S. Barker seconded the motion; approved 4-0. S. Barker voting as the alternate member.

V. Site Plan Review

A. None

VI. Rezoning

A. None

VII. City Planning

A. Senoia Heights – D. Rimi explained that normally this would come before the Planning Commission as a rezoning with the conditional plat. The applicant has requested to come before the Planning Commission and the Mayor and Council to gather their ideas and option of the project before he moves forward.

Mr. Lorber, the representative for the project came forward to speak with the commission explaining that he has been working with Dina, but not everything that we presented to her was in conformance with the current zoning ordinance regulations.

Mr. Lorber stated that he would like to donate the 40% greenspace as a park to the city, this way the area is maintained by the city and will not become a garbage dump.

F. Zeidler stated where have you seen a garbage dump in a subdivision with this requirement in the city. Mr. Lorber stated he has not seen it in Senoia.

D. Rimi stated that the 40% greenspace is a requirement of the R 40 C zoning category.

Mr. Lorber requested that if a rezoning is needed for the project he would want the fees be waived for every lot and just do a blanket rezoning. D. Rimi stated that each lot is a legal lot and would need to have their own sign and need to be addressed as individual lots and not a blanket rezoning.

F. Zeidler stated that they are not permitted to waive fees and he agrees with D. Rimi.

Mr. Lorber also request if the sewer capital recovery fees could be waived. Again, F. Zeidler explained that the Planning Commission is not able to waive fees.

J. Krebel explained that he is not in favor of having numerous driveways coming off Stallings Road.

Mr. Lorber stated that it should not be a problem since this is not a main thoroughfare through the city.

J. Krebel suggested having rear entry garages and to have an alleyway behind the homes, which would need to be maintained by the homeowners association, as an access point.

Mr. Lorber stated that this would cut into his 40% greenspace.

J. Krebel stated then he could lose a few lots to make up for the greenspace.

J. Wood stated that if any of the lots are located with the Historical Overlay all of the homes in the development should be made to comply with the Historical Developmental Guideline.

Mr. Lorber thanked the Planning Commission for their input.

B. 49 Standing Rock Road.

D. Rimi explained that normally the Mayor and Council hear a variance application, but it a recommendation from the Planning Commission has been requested by the Mayor and Council.

A. Charaf, the owner is requesting to place a two-car garage at his home on 49 Standing Rock Road. The placement of the garage would encroach the front and rear setback on the west side of the property. The applicant discussed different options of placement of the garage on his property with the Planning Commission.

Many members of the Planning Commission agreed that if the garage was moved to a location that did not cause the structure to be placed forward of the primary structure and left 15 feet between the structure and the rear property lot line, they would be in favor of the project.

H. Mallon made a motion to recommend denial of the originally proposed placement of the garage. J. Wood seconded the motion; approved 5-0.

VIII. Adjourn

J. Wood made a motion to adjourn. H. Mallon seconded the motion; approved 5-0.