

**City of Senoia
Planning Commission
February 19, 2019
Senoia Municipal Court
7:00 PM
Minutes**

**Commission: F. Zeidler, H. Mallon, P. Downey and J. Wood
Absent - S. Barker and J. Krebel
Staff: D. Rimi**

- I. Approval of January 2019 minutes. H. Mallon made a motion to approve. J. Wood the motion; approved 4-0.**
- II. Conditional Use Permit
A. none**
- III. Ordinances
a. Public Hearing- Text Amendment to the RH Zoning**

D. Rimi informed the Planning Commission that currently there is not a minimum amount of acres for a home developed in the RH zoning category. The citizen have voiced their concern regarding the over development of the historic overlay. The council has asked staff to put together a draft of new minimum acres for this zoning classification. The staff is presenting that the minimum amount be .6 acres. F. Zeidler made a motion to approve. P. Downey seconded the motion; approved 4-0.

IV. Plat Review

Keg Creek Revised Preliminary plat

D. Rimi explained that the new submittal has not increased the amount of houses in the subdivision only increased the amount of age-targeted homes from 106 to 186, the amount of homes is still 356. Other items that D. Rimi addressed with the Planning Commission in regards to the plat is when it was first presented the plat showed all of the homes backing up to green space, now there will be 13 homes that will back up to other residential properties inside of the project. Other item addressed by D. Rimi was the Ivy Street Trail, if at any time during construction if the trail becomes damaged or needs to be moved the developer will absorb the cost and she made note of the multi-use trail from Pod A to Horse Bend.

R. Ferry explained that the revision to the project was due to the demand for the age-targeted properties. H. Mallon made a motion to approve. P. Downey seconded the motion; approved 4-0.

V. Site Plan Review

a. None

VI. Rezoning

A. Public Hearing – Property Tax Id Number E02 0009 006 Rezoning from R-40 to GC

The applicant explained the reason for the request is to accommodate a land swap between the city and the applicant. The applicant will be swapping this property with the current public parking on Seavy St and Barnes St. The idea is to develop the Barnes St. property to contribute the commercial buildings that are already on Barnes St. The city would then develop a parking lot on the property that is under consideration for the rezoning.

D. Rimi explained that the city is planning to use this property, as a parking lot to recoup the parking spots that will be lost with the development of the new buildings.

T. Baggary explained that he is concerned this will become a commercial building and his house is across the street from it and does not want to see commercial buildings when he opens the door.

F. Zeidler made a motion to approve with the recommendation if the land swap does not occur that the property is considered for rezoning back to R-40. H. Mallon seconded the motion; approved 4-0.

VII. City Planning

A. 10 Village West- Landscape Plan.

D. Rimi explained that the submitted plan meets the landscaping requirements.

F. Zeidler addressed that the applicant has too many parking spaces in one area with a landscape island and that he does not feel it is a problem he would just like for it to be noted. H. Mallon made a motion to approve. J. Wood

VIII. Adjourn J. Wood made a motion to adjourn. H. Mallon seconded the motion approved 4-0.