

**City of Senoia  
Planning Commission  
August 18, 2020  
Senoia Municipal Court  
7:00 PM  
Agenda**

- I. Approval of July 2020 Minutes**
  
- II. Ordinances**
  - a. None**
  
- III. Rezoning – Public Hearings**
  - A. 304 Pylant St from R40 to RH**
  - B. Property Tax Id # E020016004 from Multi Family to RH**
  - C. 274 Seavy St from Multi Family to RH**
  - D 181 Main Street from R40 to RH**
  
- IV. Plat Review**
  - a. Pro Lube**
  - b. 356 Johnson St**
  - c. Property Tax Id E030001008 - Andrews Parkway**
  
- V. Site Plan Review**
  - a. Keg Creek Amenity Site Plan**
  - b. Keg Creek Amenity Landscape Plan**
  
- VII. City Planning**
  - a. None**
  
- VIII. Adjourn –**

# STAFF REPORT

<b>Item</b>	<b>Re Zoning</b>	<b>Location</b>	<b>304 Pylant St</b>
<b>Planning Commission Date</b>	August 18, 2020	<b>Mayor and Council Date</b>	September 21, 2020
<b>Applicant</b>	Robert and Casey Luschen	<b>Purpose</b>	To Rezone the Property to RH

## SUMMARY

The applicant is requesting to rezone the property from R-40 to Residential Historical (RH). The minimum lot acreage for this zoning category is .60 this property is 1.069. This property sits on the corner of Andrews Parkway and Pylant St. Due to its location being on a corner lot it will have two front setbacks of 15 ft. and two side yard setbacks of 20 feet .



## ZONING

Existing Zoning /Proposed Zoning	Existing Land Use	Surrounding Zoning	Site Improvements	Size of Property
R- 40 /RH	Residential I	North- R 40 South- R 40 East- R 40 West- R 40	No site improvements will be required.	1.069

## Staff Comments

The staff recommends that the Planning Commission recommend approval to the Mayor and Council.

# STAFF REPORT

CITY OF SENOIA  
DEPARTMENT OF COMMUNITY DEVELOPMENT

DINA RIMI  
DRIMI@SENOIA.COM

<u>Item</u>	Rezoning	<u>Location</u>	304 Pylant Street
<u>Planning Commission Date</u>	August 18, 2020	<u>Mayor and Council Date</u>	September 21, 2020
<u>Applicant</u>	Robert and Casey Luschen	<u>Purpose</u>	To rezone to RH

## Sec. 74-46. - Standards governing the exercise of the zoning power of the City of Senoia.

Except for consideration of an application for a conditional use, permit.

The existing land uses and zoning classification of nearby property. –

*The existing land use and zoning classification of nearby property are residential.*

The suitability of the subject property for the zoned purpose.-

*This property is suitable for the use of the proposed zoning it will be going from one residential use to another residential use.*

The extent to which the property values of the subject property are diminished by the particular zoning restrictions.-

*The rezoning of this property will not have an effect on property values.*

The relative gain to the public, as compared to the hardship imposed upon the individual property owner-

*The gain to the public will be no different.*

Whether the subject property has a reasonable economic use as currently zoned. –

*By rezoning this property, it will have the same reasonable economic gain to the community.*

Whether the proposed zoning will be a use that is suitable in view of the use and development of adjacent and nearby property.

*The proposed zoning will be a use that is suitable in view of the use and development of adjacent and nearby property.*

Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.-

*The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby property.*

Whether the zoning proposal is in conformity with the policies and intent of the land use element of the comprehensive plan.

*The comprehensive plans shows the use for this property as residential*

Whether the zoning proposal will result in a use, which will or could cause an excessive or burdensome use of existing street, transportation facilities, utilities, or schools.

*The zoning proposal will not result in a use, which will or could cause an excessive or burdensome use of existing street, transportation facilities, utilities or schools*

# STAFF REPORT

CITY OF SENOIA  
DEPARTMENT OF COMMUNITY DEVELOPMENT

DINA RIMI  
DRIMI@SENOIA.COM

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<u>Item</u>	Rezoning	<u>Location</u>	304 Pylant Street
<u>Planning Commission Date</u>	August 18, 2020	<u>Mayor and Council Date</u>	September 21, 2020
<u>Applicant</u>	Robert and Casey Luschen	<u>Purpose</u>	To rezone to RH

Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal.

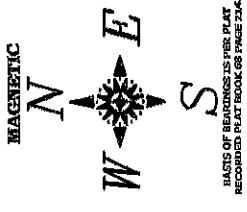
*There are no existing or changing conditions affecting the use and development of the property, which give supporting grounds for approval or denial for the zoning proposal.*

Whether the subject property contains jurisdictional wetlands of the United States. If so, the applicant will be required to document permit approval for the proposed development from the U.S. Army Corps of Engineers before any formal action can be taken on the zoning proposal.

*This property does not have any jurisdictional wetlands on it.*

Whether the subject property may be large enough to qualify as a development of regional impact. If so, then an application for review must be filed with the regional commission. –

*This would not qualify for a development regional impact.*



HASTE OF BEARINGS IS PER PLAT RECORDED PLAT BOOK 68 PAGE 234.

**WORPOK SOUTHERN RAILROAD - (140 R/W)**  
 CENTRALINE ROAD TRACK  
 CENTRALINE STREET TRACK

**ANDREWS PARKWAY (TO PARKWAY)**  
 (DIED BOOK 8 PAGE 606)

**11069 AC**  
 (46,575 SQ. FT.)  
 (TAX ID. # 803 0001 007)  
 (P.O. # 4847269)  
 (P.S. 97/363)

**JERRIS LARFIA**  
 (TAX ID. # 803 0001 008)  
 (P.O. # 4847269)  
 (P.S. 97/363)

**SOPHIA E. AVGERIS**  
 (TAX ID. # 803 0001 009)  
 (P.O. # 4847269)  
 (P.S. 97/363)

**SOPHIA E. AVGERIS**  
 (TAX ID. # 803 0001 006A)  
 (P.O. # 4847269)  
 (P.S. 97/363)

**SOPHIA E. AVGERIS**  
 (TAX ID. # 803 0001 009)  
 (P.O. # 4847269)  
 (P.S. 97/363)

NOTE: THERE IS A 6" WIDE GAS LINE EASIMENT TO THE RIGHT OF BUILDING AS SHOWN ON PLAT BOOK 68 PAGE 234.

DRIVEWAY EASEMENT (D.S. 4827/298-300)

HOUSE

CONC. DRIVE

304 PULASKI STREET

REAR EASEMENT

REAR EASEMENT

REAR EASEMENT

REAR EASEMENT

REAR EASEMENT

**SURVEYORS CERTIFICATION**

This plat is a reproduction of an existing plat or parcel of land and does not constitute a new survey. The surveyor has examined the documents, maps, plans, or other instruments which created the parcel or parcels are stated herein. REPRODUCTION OF THIS PLAT DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION HEREON. THE SURVEYOR'S LIABILITY IS LIMITED TO THE EXTENT OF HIS PROFESSIONAL OBLIGATIONS AND HE ASSUMES NO LIABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum standards of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 47-5-67.

*Sophia E. Avgeris*  
 Sophia E. Avgeris  
 (P.O. # 4847269)  
 (P.S. 97/363)



DATE: 06-05-2020  
 DRAWING #: 09-0508-LUSCHEN

SCALE: 1" = 50'

DATE OF LAST FIELD WORK: 06-30-2020

BOOK # 2009

PLAT DATE: 07-05-2009

MEASURER: TURNER & ASSOCIATES LAND SURVEYORS, P.C.

10 SHACK LUMBER CO., SPRINGFIELD, GEORGIA 30227

THE SURVEY WAS PERFORMED THROUGH THE ASSISTANCE OF A CURRENTLY LICENSED SURVEYOR, JASON D. TURNER, GEORGIA REGISTERED LAND SURVEYOR NO. 2795.

RETRACTMENT, COMBINATION & RE-ZONING PLAT FOR: ROBERT C. LUSCHEN & CASSY E. LUSCHEN

TRACT 2 OF PLAT BOOK 2009, SECTION 10, PARCELS 2 & 3, LOCATED IN LAND LOT 268, 1st LAND DISTRICT, CONNELL COUNTY, GEORGIA CITY OF CONNELL

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TRACT 2 OF PLAT BOOK 2009, SECTION 10, PARCELS 2 & 3, LOCATED IN LAND LOT 268, 1st LAND DISTRICT, CONNELL COUNTY, GEORGIA CITY OF CONNELL

**LEGEND:**

- IDS = 1/2" IRON PIN SET (REBAR)
- IFP = IRON PIN FOUND (REBAR)
- WH = WOOD POST
- WH = BUILDING LINE
- WH = WATER METER
- CO = CLEANOUT PLUG
- TP = TELEPHONE POLE
- GA = GUY ANCHOR
- CP = CATCH BASIN
- CB = CATCH BASIN
- D.B. = DIBED BOOK
- W.M. = WIRE MARK
- R.W. = RIGHT-OF-WAY
- N/F = NOW OR FORMERLY
- = OVERHEAD POWER LINE
- = OVERHEAD TELEPHONE LINE

This block is reserved for the Clerk of the Superior Court.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSEST PRECISION OF ONE FOOT IN 1000. ALL DISTANCES ARE GIVEN IN FEET OR DECIMALS THEREOF. ALL ANGLES HAVE BEEN ADJUSTED USING THE LEAST SQUARES RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 1000. ALL DISTANCES ARE GIVEN IN FEET OR DECIMALS THEREOF.

ANGULAR AND LINEAR MEASUREMENTS WERE OBTAINED BY USING A GOMAX 2000 35 PRO TOTAL STATION.



SUBJECT PROPERTY CURRENTLY ZONED R40 (RETRACTMENTS AS SHOWN PER (W) ZONING)

**NOTE:**

THIS SURVEY WAS PERFORMED THROUGH THE ASSISTANCE OF A CURRENTLY LICENSED SURVEYOR, JASON D. TURNER, GEORGIA REGISTERED LAND SURVEYOR NO. 2795. THE SURVEY WAS PERFORMED THROUGH THE ASSISTANCE OF A CURRENTLY LICENSED SURVEYOR, JASON D. TURNER, GEORGIA REGISTERED LAND SURVEYOR NO. 2795. THE SURVEY WAS PERFORMED THROUGH THE ASSISTANCE OF A CURRENTLY LICENSED SURVEYOR, JASON D. TURNER, GEORGIA REGISTERED LAND SURVEYOR NO. 2795.

<b>Item</b>	<b>Rezoning</b>	<b>Location</b>	<b>E02 0016 04</b>
<b>Planning Commission Date</b>	August 18, 2020	<b>Mayor and Council Date</b>	September 21, 2020
<b>Applicant</b>	J. Bynum	<b>Purpose</b>	To rezone to RH to construct a single family home

## SUMMARY

The applicant, John Bynum has submitted a request for a rezoning for the parcel located at E02 0016 004. The currently zoning for this property is Multi Family and the applicant is requesting that it be rezoned to Residential Historical for a single family home.



## ZONING

Existing Zoning/ Requested Zoning	Existing Land Use	Surrounding Zoning	Site Improvements	Size of Property
Multi Family / Residential Historical	Residential	East R-40 West Multi- Family North – R-40 South – R-40	Will need to hook up to water and sewer	.52

## Staff Comments

The minimum acreage for the requested zoning is .60 the property being discussed is .52. Staff is making the recommendation that the applicant applies for a variance to be heard along with the rezoning by the Mayor and Council. Staff also wants to inform the applicant that before any structure can be built at this location the applicant will need to obtain an approved Certificate of Appropriateness by the Historical Preservation Commission.

# STAFF REPORT

CITY OF SENOIA  
DEPARTMENT OF COMMUNITY DEVELOPMENT

DINA RIMI  
DRIMI@SENOIA.COM

<u>Item</u>	Rezoning	<u>Location</u>	E02 001604
<u>Planning Commission Date</u>	August 18, 2020	<u>Mayor and Council Date</u>	September 21, 2020
<u>Applicant</u>	J. Bynum	<u>Purpose</u>	To rezone to RH

## Sec. 74-46. - Standards governing the exercise of the zoning power of the City of Senoia.

### Except for consideration of an application for a conditional use, permit.

The existing land uses and zoning classification of nearby property. –

*The existing land use and zoning classification of nearby property are residential.*

The suitability of the subject property for the zoned purpose.-

*This property is suitable for the use of the proposed zoning it will be going from one residential use to another residential use.*

The extent to which the property values of the subject property are diminished by the particular zoning restrictions.-

*The rezoning of this property will not have an effect on property values.*

The relative gain to the public, as compared to the hardship imposed upon the individual property owner-

*The gain to the public will be no different.*

Whether the subject property has a reasonable economic use as currently zoned. –

*By rezoning this property, it will have the same reasonable economic gain to the community.*

Whether the proposed zoning will be a use that is suitable in view of the use and development of adjacent and nearby property.

*The proposed zoning will be a use that is suitable in view of the use and development of adjacent and nearby property.*

Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.-

*The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby property.*

Whether the zoning proposal is in conformity with the policies and intent of the land use element of the comprehensive plan.

*The comprehensive plans shows the use for this property as residential*

Whether the zoning proposal will result in a use, which will or could cause an excessive or burdensome use of existing street, transportation facilities, utilities, or schools.

*The zoning proposal will not result in a use, which will or could cause an excessive or burdensome use of existing street, transportation facilities, utilities or schools*

# STAFF REPORT

CITY OF SENOIA  
DEPARTMENT OF COMMUNITY DEVELOPMENT

DINA RIMI  
DRIMI@SENOIA.COM

<u>Item</u>	Rezoning	<u>Location</u>	E02 001604
<u>Planning Commission Date</u>	August 18, 2020	<u>Mayor and Council Date</u>	September 21, 2020
<u>Applicant</u>	J. Bynum	<u>Purpose</u>	To rezone to RH

Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal.

*There are no existing or changing conditions affecting the use and development of the property, which give supporting grounds for approval or denial for the zoning proposal.*

Whether the subject property contains jurisdictional wetlands of the United States. If so, the applicant will be required to document permit approval for the proposed development from the U.S. Army Corps of Engineers before any formal action can be taken on the zoning proposal.

*This property does not have any jurisdictional wetlands on it.*

Whether the subject property may be large enough to qualify as a development of regional impact. If so, then an application for review must be filed with the regional commission. –

*This would not qualify for a development regional impact.*



RESERVED FOR CLERK OF SUPERIOR COURT

- LEGEND**
- 1/2" - AIR CONDITIONER
  - 6/4" - DRINKING LINE
  - 6/4" - GAS LEADED LINES
  - 6/4" - GAS UNLEADED LINES
  - 6/4" - SEWER LINE
  - 6/4" - WATER MAIN
  - 6/4" - WATER SERVICE LINE
  - 6/4" - WATER METER
  - 6/4" - WATER METER
  - 6/4" - WATER METER

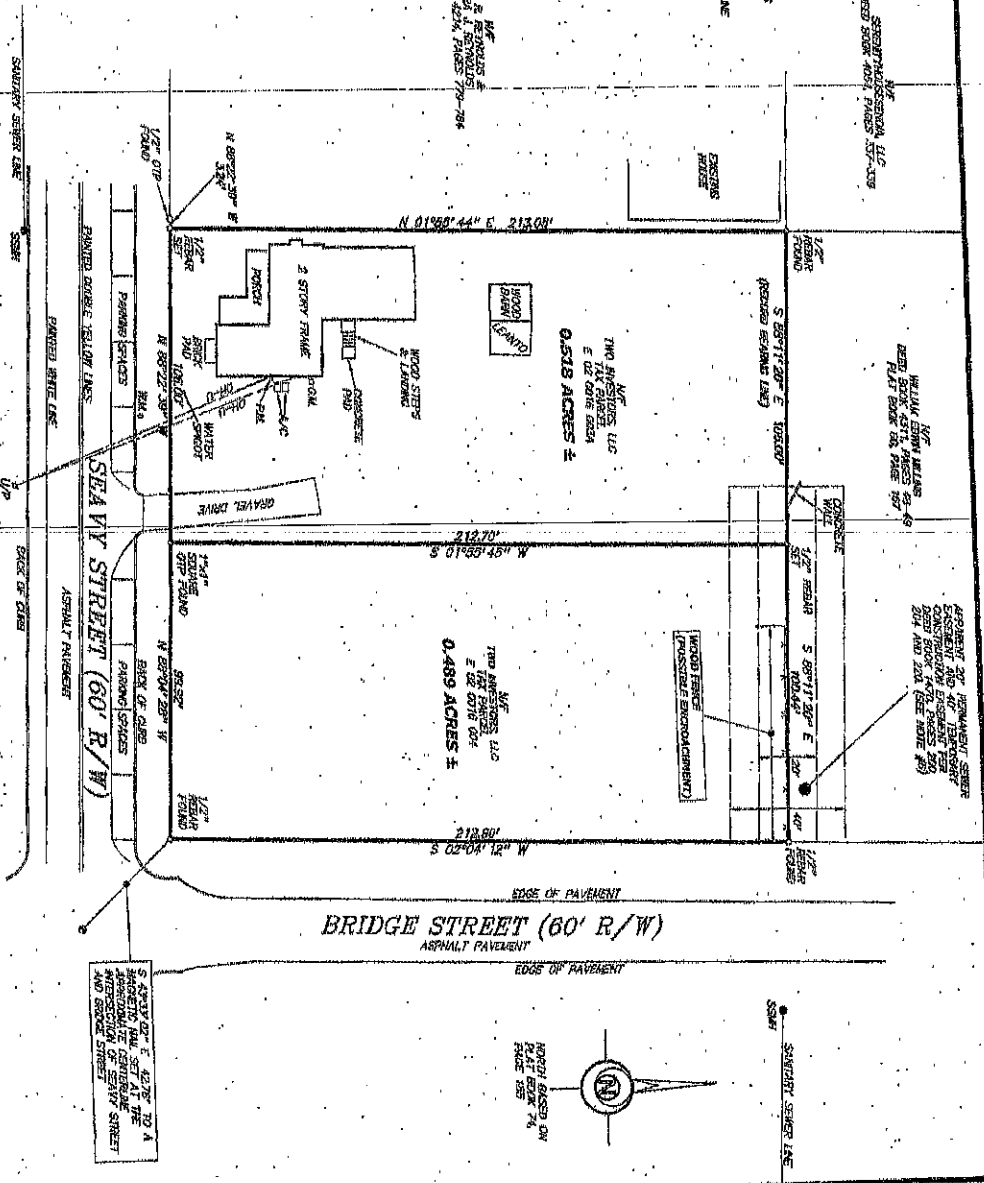
- NOTES**
1. THIS IS A RECONSTRUCTION SURVEY OF EXISTING RECORDS.
  2. THIS SURVEY WAS APPROVED BY BOSS WILLIAMS.
  3. ALL DISTANCES ARE HORIZONTAL, UNLESS OTHERWISE NOTED.
  4. RECORD RECORDS APPLIED TO NORTH PROPERTY LINE.
  5. THE SURVEY PROPERTY BOUNDARY WAS 105 FT 0 INCHES UNDISTURBED.
  6. THE SURVEY PROPERTY BOUNDARY WAS 105 FT 0 INCHES UNDISTURBED.
  7. THE SURVEY PROPERTY BOUNDARY WAS 105 FT 0 INCHES UNDISTURBED.
  8. THE SURVEY PROPERTY BOUNDARY WAS 105 FT 0 INCHES UNDISTURBED.
  9. THE SURVEY PROPERTY BOUNDARY WAS 105 FT 0 INCHES UNDISTURBED.
  10. THE SURVEY PROPERTY BOUNDARY WAS 105 FT 0 INCHES UNDISTURBED.

THE PROPERTY IS SUBJECT TO ALL EASEMENTS, ENCUMBRANCES, COVENANTS, JOINT OWNERSHIP, INTERESTS, RIGHTS, AND RIGHTS OF WAY SHOWN ON THE RECORDS, UNLESS OTHERWISE NOTED.

ON BEHALF OF THE SURVEYOR, I, BOSS WILLIAMS, REGISTERED PROFESSIONAL SURVEYOR, NO. 2346, HAVE CONDUCTED THIS SURVEY AND HAVE CAUSED TO BE PLACED ON THESE PLANS THE RESULTS OF MY MEASUREMENTS AND CALCULATIONS. I HAVE CAUSED TO BE PLACED ON THESE PLANS THE RESULTS OF MY MEASUREMENTS AND CALCULATIONS. I HAVE CAUSED TO BE PLACED ON THESE PLANS THE RESULTS OF MY MEASUREMENTS AND CALCULATIONS.

This plat is a representation of an existing parcel or parcels of land and does not constitute or create a new parcel or parcels of land. It is not intended to be used for any purpose other than the purpose for which it was prepared. It is not intended to be used for any purpose other than the purpose for which it was prepared.

This plat was prepared for the exclusive use of the person, persons, or entity named herein, and it is not intended to be used for any other purpose. It is not intended to be used for any other purpose.



**W.D. Gray and Associates, Inc.**  
157000701

180 GREENSBLE ROAD  
GEORGIA  
PH: 770-486-7502

**HOME SOURCE CONSTRUCTION AND HOME SERVICES**

LAND LOT: 279	DATE OF SURVEY: 12-27-18
1st DISTRICT	DATE OF DRAWING: 02-07-19
CITY OF SENOLA	BY: [Signature]
CONWAY COUNTY, GA	DATE: 02/07/2019
SCALE: 1" = 30'	109 NO. 0708043

# STAFF REPORT

<b>Item</b>	<b>Rezoning</b>	<b>Location</b>	<b>274 Seavy Street</b>
<b>Planning Commission Date</b>	August 18, 2020	<b>Mayor and Council Date</b>	September 21, 2020
<b>Applicant</b>	J. Bynum	<b>Purpose</b>	To rezone to RH

## SUMMARY

The applicant, John Bynum has submitted a request for a rezoning for the parcel located at E02 0016 004. The currently zoning for this property is Multi Family and the applicant is requesting that it be rezoned to Residential Historical for a single family home. The applicant has renovated the home on the site. This home was originally built as a single family home and was converted into three apartments. The owner brought it back to its original state.



## ZONING

Existing Zoning/ Requested Zoning	Existing /Future Land Use	Surrounding Zoning	Site Improvements	Size of Property
Multi Family / Residential Historical	Residential	East Multi- Family West Historic Down Town. North – R-40 South – R-40	No Site Improvements Needed.	.52

## Staff Comments

The minimum acreage for the requested zoning is .60 the property being discussed is .52. Staff is recommending that the applicant apply for a variance to be heard along with the rezoning by the Mayor and Council.

# STAFF REPORT

<u>Item</u>	<b>Rezoning</b>	<u>Location</u>	<b>274 Seavy Street</b>
<u>Planning Commission Date</u>	August 18, 2020	<u>Mayor and Council Date</u>	September 21, 2020
<u>Applicant</u>	J. Bynum	<u>Purpose</u>	To rezone to RH

## Sec. 74-46. - Standards governing the exercise of the zoning power of the City of Senoia.

### Except for consideration of an application for a conditional use, permit.

The existing land uses and zoning classification of nearby property. –

The existing land use and zoning classification of nearby property are residential with the exception of the property on the west side, which is Historical Downtown.

The suitability of the subject property for the zoned purpose.-

This property is suitable for the use of the proposed zoning it will be going from one residential use to another residential use.

The extent to which the property values of the subject property are diminished by the particular zoning restrictions.-

The rezoning of this property will not have an effect on property values.

The relative gain to the public, as compared to the hardship imposed upon the individual property owner-

The gain to the public will be no different.

Whether the subject property has a reasonable economic use as currently zoned. –

By rezoning this property, it will have the same reasonable economic gain to the community.

Whether the proposed zoning will be a use that is suitable in view of the use and development of adjacent and nearby property.

The proposed zoning will be a use that is suitable in view of the use and development of adjacent and nearby property.

Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.-

The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby property.

Whether the zoning proposal is in conformity with the policies and intent of the land use element of the comprehensive plan.

The comprehensive plans shows the use for this property as residential

Whether the zoning proposal will result in a use, which will or could cause an excessive or burdensome use of existing street, transportation facilities, utilities, or schools.

The zoning proposal will not result in a use, which will or could cause an excessive or burdensome use of existing street, transportation facilities, utilities or schools

# STAFF REPORT

<u>Item</u>	<b>Rezoning</b>	<u>Location</u>	<b>274 Seavy Street</b>
<u>Planning Commission Date</u>	August 18, 2020	<u>Mayor and Council Date</u>	September 21, 2020
<u>Applicant</u>	J. Bynum	<u>Purpose</u>	To rezone to RH

Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal.

*There are no existing or changing conditions affecting the use and development of the property, which give supporting grounds for approval or denial for the zoning proposal.*

Whether the subject property contains jurisdictional wetlands of the United States. If so, the applicant will be required to document permit approval for the proposed development from the U.S. Army Corps of Engineers before any formal action can be taken on the zoning proposal.

*This property does not have any jurisdictional wetlands on it.*

Whether the subject property may be large enough to qualify as a development of regional impact. If so, then an application for review must be filed with the regional commission. –

*This would not qualify for a development regional impact.*



<b>Item</b>	<b>Re Zoning</b>	<b>Location</b>	181 Main Street
<b>Planning Commission Date</b>	August 18, 2020	<b>Mayor and Council Date</b>	September 21, 2020
<b>Applicant</b>	Cory and Heather Smith	<b>Purpose</b>	To rezone to RH

## SUMMARY

The applicant is requesting to rezone the property at 304 Pylant Street from R-40 to RH. This property is located on the corner of Main Street and Couch Street. Since it fronts two roads both of these fronts will have a 15 foot front yard set back and two side yard setbacks, which are 20 feet. The current acreage for this property is .49 and the required acreage for the requested RH zoning is .60.



## ZONING

Existing Zoning/ Requested Zoning	Existing Land Use	Surrounding Zoning	Site Improvements	Size of Property
R-40 / Residential Historical (RH)	Residential	East – R-40 West- R40 North – R H South – R-40	This site will not require any improvements	.49

## Staff Comments

The staff recommends that the applicant apply for a variance to be heard with the rezoning request for the Mayor and Council meeting.

# STAFF REPORT

CITY OF SENOIA  
DEPARTMENT OF COMMUNITY DEVELOPMENT

DINA RIMI  
DRIMI@SENOIA.COM

<b>Item</b>	<b>Rezoning</b>	<b>Location</b>	<b>181 Main Street</b>
<b>Planning Commission Date</b>	August 18, 2020	<b>Mayor and Council Date</b>	September 21, 2020
<b>Applicant</b>	Heather and Cory Smith	<b>Purpose</b>	To rezone to RH

## Sec. 74-46. - Standards governing the exercise of the zoning power of the City of Senoia.

Except for consideration of an application for a conditional use, permit.

The existing land uses and zoning classification of nearby property. –

The existing land use and zoning classification of nearby property are residential.

The suitability of the subject property for the zoned purpose.-

This property is suitable for the use of the proposed zoning it will be going from one residential use to another residential use.

The extent to which the property values of the subject property are diminished by the particular zoning restrictions.-

The rezoning of this property will not have an effect on property values.

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The gain to the public will be no different.

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Whether the proposed zoning will be a use that is suitable in view of the use and development of adjacent and nearby property.

The proposed zoning will be a use that is suitable in view of the use and development of adjacent and nearby property.

Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.-

The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby property.

Whether the zoning proposal is in conformity with the policies and intent of the land use element of the comprehensive plan.

The comprehensive plans shows the use for this property as residential

Whether the zoning proposal will result in a use, which will or could cause an excessive or burdensome use of existing street, transportation facilities, utilities, or schools.

The zoning proposal will not result in a use, which will or could cause an excessive or burdensome use of existing street, transportation facilities, utilities or schools

# STAFF REPORT

<u>Item</u>	<b>Rezoning</b>	<u>Location</u>	<b>181 Main Street</b>
<u>Planning Commission Date</u>	August 18, 2020	<u>Mayor and Council Date</u>	September 21, 2020
<u>Applicant</u>	Heather and Cory Smith	<u>Purpose</u>	To rezone to RH

Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal.

*There are no existing or changing conditions affecting the use and development of the property, which give supporting grounds for approval or denial for the zoning proposal.*

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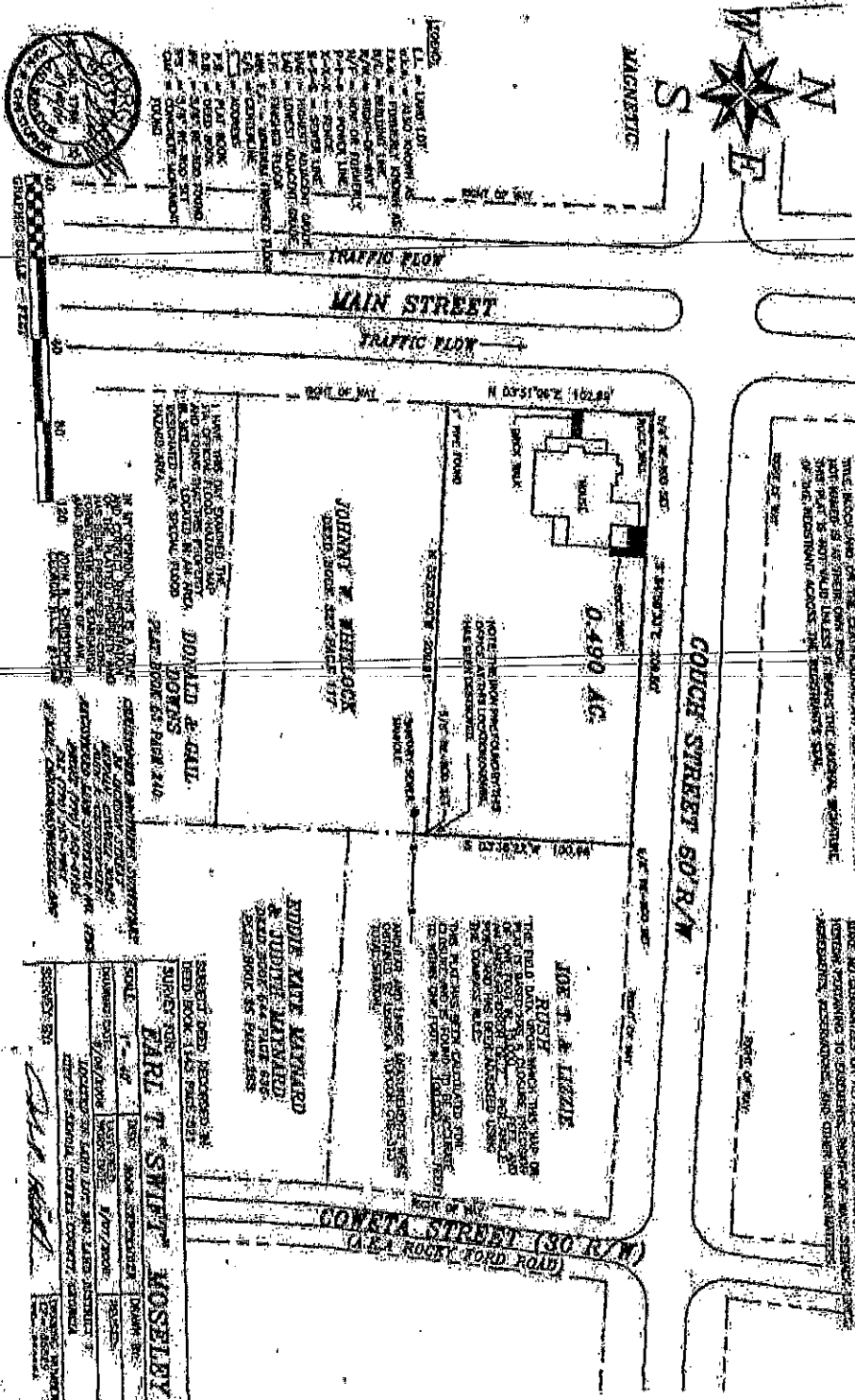
*This property does not have any jurisdictional wetlands on it.*

Whether the subject property may be large enough to qualify as a development of regional impact. If so, then an application for review must be filed with the regional commission. –

*This would not qualify for a development regional impact.*



EXHIBIT 'B'



SHEET NO.	DATE	BY	CHECKED BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

SEARCHED INDEXED SERIALIZED  
 RECORDED FILED  
 MAR 1 1964  
 DEPT. OF REVENUE  
 ST. LOUIS, MO.

PAUL T. SWIFT  
 MOSELEY

← TRAFFIC FLOW

MAIN STREET

TRAFFIC FLOW →

102.69' N 03° 51' 06" E

181 MAIN STREET  
SENOIA, GEORGIA

204150' S 84° 54' 33" E

BRICK DRIVEWAY

BRICK DRIVEWAY

BRICK DRIVEWAY

BRICK DRIVEWAY

204151' S 85° 28' 00" E

204152' S 85° 28' 00" E

NO NEW BUILDING SETBACK

10048' S 03° 58' 22" W

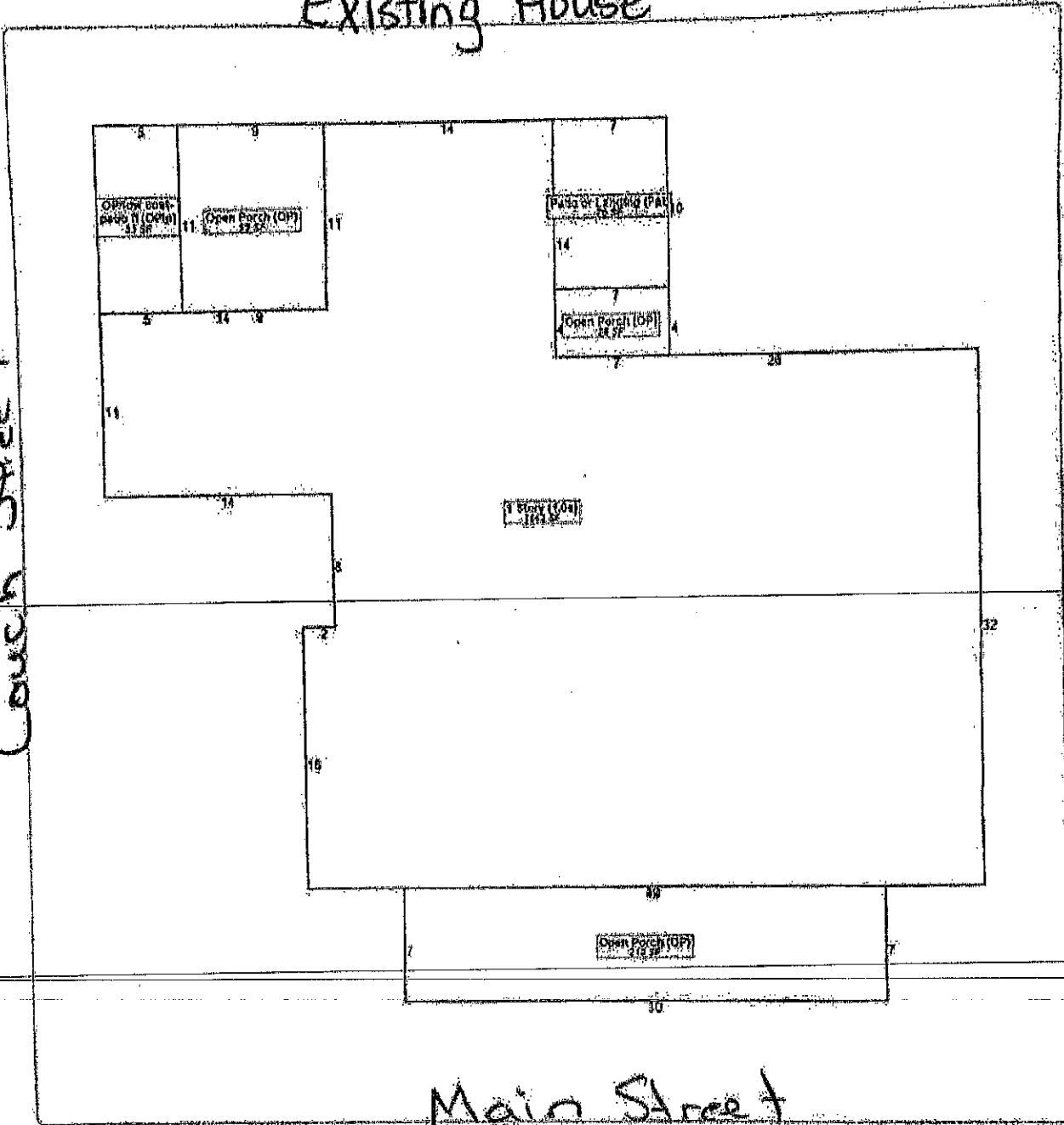
COUCH STREET

NORTH  
SCALE: 1" = 20'



# Existing House

Couch Street



Main Street

No data available for the following modules: Rural Land, Conservation Use Rural Land, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Permits, Septic Drawings, Photos.

The Coweta County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.

User Privacy Policy  
GDPR Privacy Notice

Last Data Upload: 1/24/2020, 12:57:27 AM

Developed by  
**Schne**  
S.E.O.S.A.

Version 2.3.37

<b>Item</b>	<b>Preliminary Plat</b>	<b>Location</b>	<b>8075 Wells St</b>
<b>Planning Commission Date</b>	August 18, 2020	<b>Mayor and Council Date</b>	September 21, 2020
<b>Applicant</b>	Classic Pro Lube, LLC	<b>Purpose</b>	To subdivide the existing parcel three parcels

**SUMMARY**

The applicant is requesting to subdivide the property into three separate lots. Parcel A would be .90, Parcel B 1.02 and Parcel C .403 these would all be zoned General Commercial (GC). The minimum acreage for a GC parcel is 1.0 acres; two of these lots do not meet the minimum acreage for this zoning category. This parcel received a variance at the June 4, 2012 Mayor and Council meeting for the reduction of the front and rear setbacks with the contingency that the detention pond is concealed by the front landscaping buffer and that sidewalks are constructed.



**ZONING**

Existing Zoning	Existing Land Use	Surrounding Zoning	Site Improvements	Size of Property
GC	Commercial	North- GC South- GC East- GC West- Industrial	Will need to hook up to water and sewer and relocate detention basin	Parcel A - .90, Parcel B -1.02 Parcel C -.403

**Staff Comments**

The staff has a few concerns regarding this request

1. The applicant is requesting to use the parcel where the detention basin is currently located as a buildable lot, a concern that staff has is their plans to relocate the basin.
2. The applicant will need to apply for a variance prior to this item being heard by the Mayor and Council because two of the lots do not meet the minimum acreage requirements of the General Commercial Zoning category.

# STAFF REPORT

<b>Item</b>	<b>Preliminary Plat</b>	<b>Location</b>	<b>8075 Wells St</b>
<b>Planning Commission Date</b>	August 18, 2020	<b>Mayor and Council Date</b>	September 21, 2020
<b>Applicant</b>	Classic Pro Lube, LLC	<b>Purpose</b>	To subdivide the existing parcel three parcels

## SUMMARY

The applicant is requesting to subdivide the property into three separate lots. Parcel A would be .90, Parcel B 1.02 and Parcel C .403 these would all be zoned General Commercial (GC). The minimum acreage for a GC parcel is 1.0 acres; two of these lots do not meet the minimum acreage for this zoning category. This parcel received a variance at the June 4, 2012 Mayor and Council meeting for the reduction of the front and rear setbacks with the contingency that the detention pond is concealed by the front landscaping buffer and that sidewalks are constructed.



## ZONING

Existing Zoning	Existing Land Use	Surrounding Zoning	Site Improvements	Size of Property
GC	Commercial	North- GC South- GC East- GC West- Industrial	Will need to hook up to water and sewer and relocate detention basin	Parcel A - .90, Parcel B -1.02 Parcel C -.403

## Staff Comments

The staff has a few concerns regarding this request

1. The applicant is requesting to use the parcel where the detention basis is currently located as a buildable lot, a concern that staff has is their plans to relocate the basin.
2. The applicant will need to apply for a variance prior to this item being heard by the Mayor and Council because two of the lots do not meet the minimum acreage requirements of the General Commercial Zoning category.

<b>Item</b>	<b>Preliminary Plat</b>	<b>Location</b>	<b>356 Johnson Street</b>
<b>Planning Commission Date</b>	August 18, 2020	<b>Mayor and Council Date</b>	September 21, 2020
<b>Applicant</b>	S. Timberlake	<b>Purpose</b>	To subdivide the existing parcel into two lots.

**SUMMARY**

The applicant, Stephanie Timberlake is requesting that the property at 356 Johnson Street be subdivided into two lots. Lot 1 would be a flagpole lot of 1.371 acres and the second lot would contain the existing house and be 1.0 acres. The property would remain as R 40 and it meets the minimum requirements of 1 acre. The lot is able to meet the requirement for the minimum lot width at set back of 100 ft.



**ZONING**

Existing Zoning	Existing Land Use	Surrounding Zoning	Site Improvements	Size of Property
R-40 Residential	Residential	R- 40 and R-40 C	Will need to hook up to water and sewer	1.37- Parcel 1 1.00- Parcel 2
<b>Setbacks</b>	Front -40	Side -20	Rear -40	
<b>Min. Lot Width at Setback</b>	100 Ft			
<b>Minimum Sq. Ft</b>	No minimum square footage established.			

**Staff Comments**

Prior to the home being constructed the builder will need to obtain an approved Certificate of Appropriateness by the Historic Preservation Commission.

Aug 18

RECEIVED  
7/14/2020



City of Senovia  
P.O. Box 310  
Senovia, GA 30276  
770.599.3679

Application for  
Preliminary Plat  
Review

Project Name: 356 Johnson St - S.Timberlake Phase: N/A

Zoning District: R-40 Acreage: 2.371 Historic District:  YES / NO

Owner(s) Name: Stephanie H Timberlake

Applicant(s) Name: Stephanie H Timberlake

Property Location: 356 Johnson St, Senovia, GA 30276 E02 0026 011  
Property Address land lot(s), parcel(s)

Mailing Address: 356 Johnson St, Senovia, GA 30276

Phone Number: 404-323-7456 Fax number: timberlakes.the@gmail.com

Proposed Use of Land: Residential

Number of Lots: Two (2)

Fee: \$300 + \$25 X number of lots ( 2 ) = \$350  
Fee is due at application.

Signature: Stephanie H Timberlake Date: 07/13/2020

For office use only

Date: Rec'd by:

- \_\_\_\_\_ 1. Preliminary Plat meets specs according to sec. 404 and 405
- \_\_\_\_\_ 2. 15 copies of the Preliminary Plat
  - a. Copy to City Administrator: \_\_\_\_\_
  - b. Copy to City Engineer: \_\_\_\_\_
  - c. Copy to City Planner: \_\_\_\_\_
- \_\_\_\_\_ 2. Action by Planning Commission: date \_\_\_\_\_
  - a. Denial - Letter sent \_\_\_\_\_
  - b. Acceptance -written notification to Mayor and Council \_\_\_\_\_
- \_\_\_\_\_ 3. Action by Mayor and Council: date \_\_\_\_\_
  - a. Denial - letter sent \_\_\_\_\_
  - b. Acceptance - Construction Drawings: \_\_\_\_\_  
Performance Bond: \_\_\_\_\_
- \_\_\_\_\_ 4. Permit issued \_\_\_\_\_

**ZONED: R-40**  
 N/F  
 KEG CREEK LANDING LLC.  
 (D.B. 4726/890)  
 (P.B. 42/170)

**ZONED: R-40**  
 N/F  
 DIVIDO  
 (D.B. 4696/235)

**ZONED: R-40**  
 N/F  
 DIVIDO  
 (D.B. 4696/235)

**ZONED: R-40**  
 N/F  
 DODDSON  
 (D.B. 4872/438)  
 (P.B. 97/224)

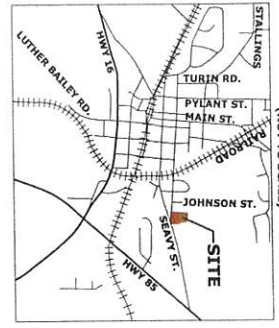
**ZONED: R-40**  
 N/F  
 DODDSON  
 (D.B. 4872/438)  
 (P.B. 97/224)

**ZONED: R-40**  
 HISTORIC OVERLAY

**ZONED: R-40**  
 HISTORIC OVERLAY

**ZONED: R-40**  
 HISTORIC OVERLAY

**ZONED: R-40**  
 HISTORIC OVERLAY



**CALL TABLE**

Course	Bearing	Distance
L1	S 85°32'32" E	23.65'
L2	S 02°34'32" E	42.46'
L3	N 85°34'58" W	15.04'
L4	S 79°28'32" E	27.51'
L5	N 69°16'33" E	83.51'
L6	N 69°16'33" E	22.13'
L7	N 70°38'03" E	88.90'



**"NOT TO BE RECORDED"**

**TURNER & ASSOCIATES LAND SURVEYORS, P.C.**  
 10 SHACK HUNTER RD., SHAPPSBURG, GEORGIA 30217  
 TEL: (770) 683-5300 EMAIL: turner@turnersurveyors.com  
 JASON D. TURNER GEORGIA REGISTERED LAND SURVEYOR NO. 2795

**CONCEPT PLAN FOR:**  
**STEPHANIE TIMBERLAKE**

PLAT OF THE PARTS, CLEVELAND PROPERTY (S.B. 07/03)  
 LOCATED IN LAND LOT 290 1st LAND DISTRICT  
 COMETA COUNTY, GEORGIA CITY OF SENOLA

SCALE: 1" = 50'  
 DATES OF FIELD WORK: 05-16-2020  
 PLAT DATE: 07-07-2020  
 REVISED:  
 DISK #: 2020  
 DRAWING #: 202002-0P



**LEGEND:**  
 IPF = IRON PIN FOUND  
 IPF = 1/2" IRON PIN SET "FUTURE"  
 B = BUILDING LINE  
 R/W = RIGHT-OF-WAY  
 N/F = NOW OR FORMERLY  
 P.B. = PLAT BOOK  
 P.H. = FIRE HYDRANT  
 W.V. = WATER VALVE  
 C.O. = CLEAN-OUT  
 EOP = EDGE OF PAVEMENT  
 L.L. = LAND LOT  
 S.B. = SQUARE FEET  
 C.M.P. = CORRUGATED METAL PIPE  
 O.H. = OVERHEAD POWER LINE  
 S.S.H. = SANITARY SEWER LINE  
 P.W.M. = PAVEMENT

**OWNER/DEVELOPER:**  
 STEPHANIE H. TIMBERLAKE  
 356 JOHNSON STREET  
 SENOLA, GEORGIA 30276  
 MOBILE: (404) 323-7456

**SUBJECT PROPERTY**  
**ZONED: R-40**  
 HISTORIC OVERLAY  
 (TAX PARCEL ID # E02 0026 011)  
**2.371 TOTAL ACRES**  
 (103,281 SQ. FT.)

**SOURCE OF TOPOGRAPHY:** COMETA COUNTY GIS  
 DATUM: MEAN SEA LEVEL  
 BOUNDARY SURVEY PERFORMED BY THIS OFFICE  
 FOR STEPHANIE TIMBERLAKE DATED 05-22-2020.

NOTE: THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT & RECENT AERIAL PHOTOGRAPHIC RECORD. THE ENCUMBRANCES OF RECORD MAY EXIST BUT MAY NOT BE SHOWN BY THIS SURVEY. THIS PLAT IS SUBJECT TO ANY FINDINGS THAT A TITLE REPORT MAY DISCLOSE.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CONSIDERABLE FRACTION OF ONE FOOT IN 28,658 FEET OR BETTER AN ANGULAR ERROR OF 02" PER ANGLE POINT. THE DISTANCES LISTED USUALLY ARE THE LEAST SQUARES VALUE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE 132.495 FEET OR BETTER.

ANGULAR AND LINEAR MEASUREMENTS WERE OBTAINED BY USING A GEOMAX ZOOM 35 PRO TOTAL STATION.

BASIS OF ELEVATIONS AND NORTH ORIENTATION OBTAINED BY USING A TOPCON HIPER SR GPS NETWORK POWERED BY THE EPOS SOLUTIONS. NO REFERENCE NETWORK.



# STAFF REPORT

<b>Item</b>	<b>Re Plat</b>	<b>Location</b>	<b>Andrews Parkway</b>
<b>Planning Commission Date</b>	August 18, 2020	<b>Mayor and Council Date</b>	September 21, 2020
<b>Applicant</b>	John Bynum	<b>Purpose</b>	Re Plat to include alley way

## SUMMARY

The applicant, John Bynum has submitted a revised plat to incorporate the former alley way into the property located at parcel tax id number E03 0001 008 . The property would increase from .99 acres to approximately 1.3 acres and would make it a conforming lot to its current zoning of R40. The present acreage is not conforming to the zoning of the property the minimum requirement for the R 40 zoning is 1 acre.



## ZONING

Existing Zoning	Existing Land Use	Surrounding Zoning	Site Improvements	Size of Property
R-40	Residential	R- 40	Will need to hook up to water and sewer	1.3 acres
<b>Setbacks</b>	Front -15	Side -20	Rear -40	
<b>Min. Lot Width at Setback</b>	None set			
<b>Minimum Sq. Ft</b>	No minimum square footage established.			

## Staff Comments

This property does not lie in the Historic Overlay, staff is asking the builder to comply with the Historic Overlay requirements to keep the development in lines with the surrounding residential properties.

The staff recommends approval of the submitted site plan.

**SOUTHERN MILLS, INC.**  
 REFERENCE PLAT BY THIS OFFICE FOR  
 SOUTHERN MILLS, INC. & CHICAGO TITLE  
 INSURANCE COMPANY, DATED 3-18-04,  
 AND REVISED 04-22-04.

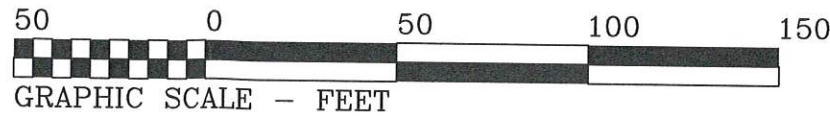
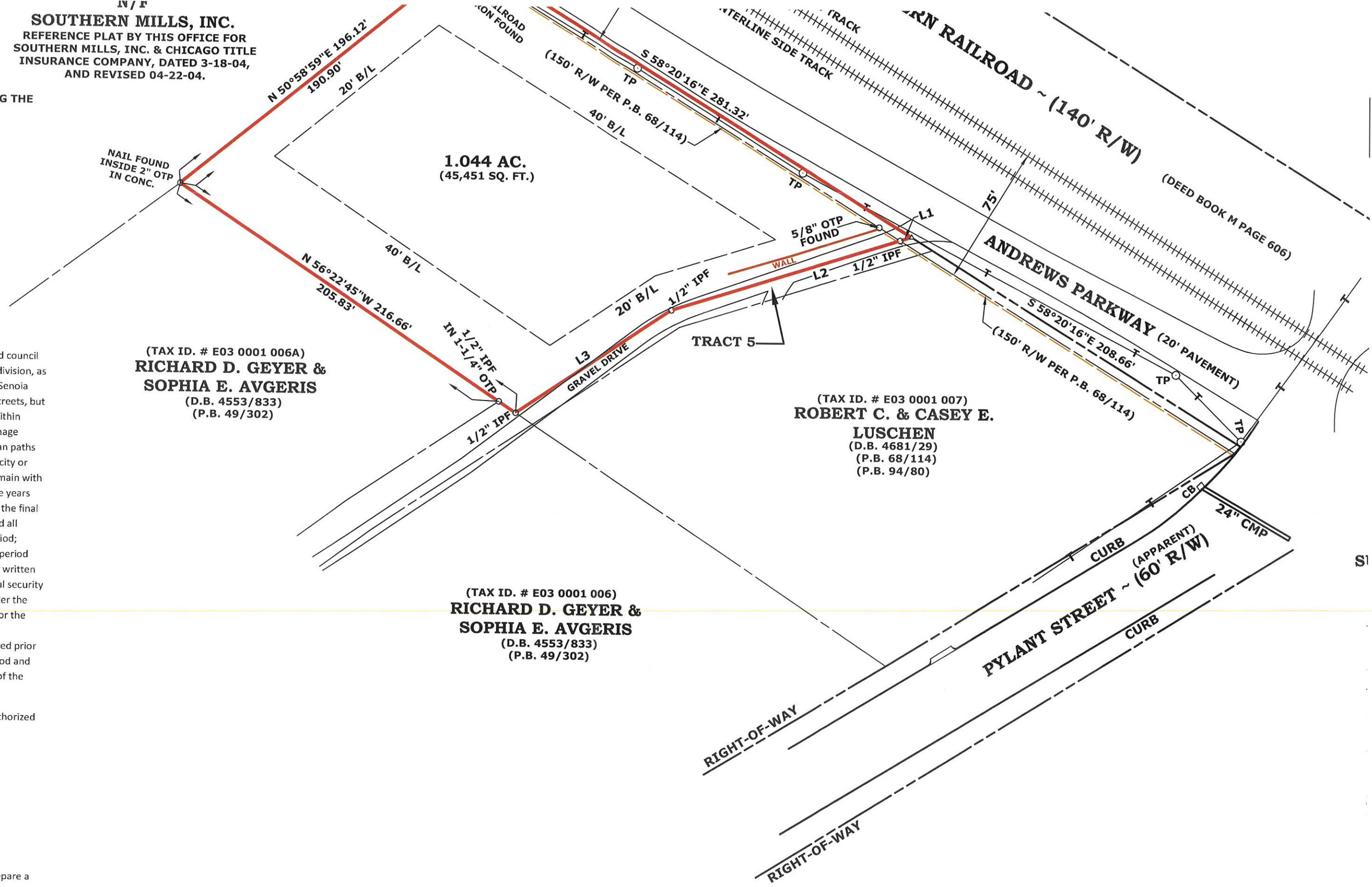
REGULATIONS, THE LAND  
 REGULATIONS GOVERNING THE

DATE: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 DATE: \_\_\_\_\_

and guarantees to the mayor and council  
 movements for John Bynum Subdivision, as  
 inance with the provisions of the Senoia  
 paving of publicly-dedicated streets, but  
 rights-of-way of said streets, within  
 t not limited to all curbing, drainage  
 bike paths, cart paths, pedestrian paths  
 been expressly accepted by the city or  
 intenance responsibility shall remain with  
 ment shall be for a period of five years  
 ents by the city as evidenced by the final  
 use to be corrected and repaired all  
 ause whatsoever during this period;  
 r prior to the date the five-year period  
 s or defects within 30 days after written  
 l by the city by using any financial security  
 edies available to it by law. After the  
 e to the citizens of Senoia only for the  
 edicated to it, or for which it has  
 ever, any damages which occurred prior  
 d at the termination of said period and  
 ll remain the sole responsibility of the

ent to be executed by its duly authorized

ensed in the State of Georgia prepare a  
 :ords of Coweta County, Georgia,  
 l council certifying that all lands dedicated  
 ole encumbrances and obligations  
 id approved as to form by the city  
 r and council. A copy of the deed, as  
 ; where accepted and approved.



**NOTE:**  
 THIS SURVEY WAS PERFORMED WITH  
 AND ACCURATE TITLE REPORT. EASIS  
 OF RECORD MAY EXIST BUT MAY NO  
 PLAT IS SUBJECT TO ANY FINDINGS

<b>Item</b>	<b>Site Plan</b>	<b>Location</b>	<b>Keg Creek Amenity</b>
<b>Planning Commission Date</b>	August 18, 2020	<b>Mayor and Council Date</b>	N/A
<b>Applicant</b>	Keg Creek Landing LLC	<b>Purpose</b>	Site Plan Approval for the Amenity Area

**SUMMARY**

The applicant, Keg Creek Landing LLC has submitted a site plan for the amenity center located within the subdivision. The staff has reviewed the site plan and it meets all of the requirements for Section 40-93 of the City of Senoia Land Development Regulations.



**ZONING**

Existing Zoning	Existing Land Use	Surrounding Zoning	Site Improvements	Size of Property
R-40 C Residential Conservation	Residential	R- 40 and R-40 C	Will need to hook up to water and sewer	1.6 acres
<b>Setbacks</b>	Front -25	Side -10	Rear -50	
<b>Min. Lot Width at Setback</b>	None set			
<b>Minimum Sq. Ft</b>	No minimum square footage established.			

**Staff Comments**

Prior to the amenity center being constructed the applicant will need to submit an application for a Certificate of Appropriateness to the Historical Preservation Commission and receive an approval on their submitted plans.

The staff recommends approval of the submitted site plan.

STATE OF GEORGIA,  
COUNTY OF COWETA

**DEVELOPMENT AGREEMENT  
BETWEEN  
KEG CREEK LANDING, LLC.  
AND THE  
CITY OF SENOIA, GEORGIA**

THIS AGREEMENT, made and entered this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between KEG CREEK LANDING, LLC, a Georgia Limited Liability Company (hereafter referred to as “DEVELOPER”), and the CITY OF SENOIA, a Georgia municipal corporation (hereafter referred to as the “CITY”), provides as follows:

IN CONSIDERATION OF THE SUM OF ONE (\$1.00) DOLLAR, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, AND THE MUTUAL PROMISES HEREIN MADE, THE PARTIES AGREE:

P R E A M B L E

WHEREAS, the Developer has a contract to purchase tracts 162 1280 002, 167 1289 001, 167 1290 006, and 167 1290 056 consisting of a total of 247.93 Acres, described and depicted in Exhibit “A” and located in the municipal limits of the City of Senoia; and

WHEREAS, the Developer desires to develop the property for single-family residential uses, in accordance with the Preliminary Plat for “Keg Creek Landing” shown as Exhibit “B” (hereafter referred to as “PROJECT”). The project consists of the subdivision of the property into 356 lots with public right-of-way, amenities, and other necessary improvements; and

WHEREAS, on \_\_\_\_\_, 2006, the Mayor and Council of the City of Senoia rezoned the property from R40 to R40C for the purpose of a single-family residential development. On October 16, 2017, the Mayor and Council approved the Conceptual Plat for “Keg Creek Landing”; and

WHEREAS, the City of Senoia has adequate capacity to serve the Project with water and sewerage; and

WHEREAS, the City of Senoia has approved the 2017-2021 Short Term Work Plan that includes improvements to the intersection of GA Hwy 74/85 and Seavy Street; and

2. The City agrees to allow a connection to the water main on Seavy Street. Waterlines, not constructed on publicly owned right-of-way, shall be constructed within easements, having a uniform width of not less than 20' and shall be dedicated to the City of Senoia. The Developer shall provide land and utilities for dedication at no expense to the City. The City will work with the Developer, as necessary, to acquire easements.
3. Developer shall be solely responsible for installing, at no cost to the City, all sewer collector lines within the proposed development and extending, at its cost, any sewer outfall lines. Developer shall install, at its cost, any lift station and force main needed to connect the new development to public sewer.

#### IV. RESIDENTIAL DEVELOPMENT CONDITIONS.

1. DENSITY BONUS.  
In accordance with Section 74-113 of the Code of the City of Senoia, the permitted density in the R40 (C) district is determined by multiplying the gross acreage of the project by a factor of 0.9. Said formula yields 223 lots. In accordance with Section 74-113 (a.1), the Developer will donate land to the City and construct the intersection improvement of Seavy Street and GA Highway 74/85 as shown on the plan by Moore Bass Consulting and in Exhibit "C". In exchange for these improvements, the City approves a density bonus of 133 lots for a total of 356 lots in the Project.
2. PROPERTY DONATION.  
Following the purchase of the property by Developer, Developer shall deed to the City the portion of the Property on east side of GA Hwy 74/85. Said property is approximately 29.86 acres. City shall provide a warranty deed to Developer containing a survey and legal description of the property to be dedicated.
3. INTERSECTION IMPROVEMENT.  
Developer, at no expense to the City, shall re-align Seavy Street with GA Highway 74/85 in accordance with the plan designed by Moore Bass Consulting and shown in Exhibit "C". Developer shall acquire all necessary permits from the Georgia Department of Transportation to construct the intersection improvement. Engineering, utility relocation, right-of-way acquisition and construction shall be coordinated and funded by the Developer. Intersection improvement shall be constructed prior to the City issuing the Two-hundred and twenty-third (223<sup>rd</sup>) building permit in the project.
4. TRAFFIC SIGNAL WARRANT STUDY.  
Per Mayor and Council's approval of the Concept Plan, the required traffic impact study recommended a signal warrant study to determine if a traffic

signal would be warranted for the intersection of GA High 74/85 and Seavy Street. To achieve more accurate conditions, warrant study will be completed and submitted to the City at 50% build-out, defined as building permits for 178 lots. Developer will place \$300 into an escrow account at the sale of each lot. If the warrant study determines that a traffic signal is necessary, Developer will release the funds to the City and continue collecting \$300/lot on all of the remaining lots on behalf of the City. City will use funds to construct the traffic signal. If the warrant study finds that a traffic signal is not warranted, Developer will cease collecting the assessment. The funds in the escrow account shall be released to the Developer.

5. SEAVY STREET BUFFER.

The approved preliminary plat establishes a 100-foot buffer between the lots and the right of way of Seavy Street. It is the intention of the Developer to leave the buffer undisturbed. However, in areas where the natural vegetation has been thinned for utilities or otherwise, Developer shall landscape the buffer to re-establish a dense vegetative buffer. Access and utility crossings of the buffer shall be allowed.

V. KEG CREEK LANDING HOMEOWNER'S ASSOCIATION

1. AMENITIES.

The Amenities area(s) shall be maintained, at no cost to the taxpayers, by a mandatory homeowner's association to be incorporated for this project. The Amenities area(s) shall be for the use and enjoyment of the residents and invited guests, as defined by homeowner association by-laws.

2. COMMON PROPERTY.

The Homeowner's Association will be required to maintain all common property of the Project. Pod A residents will be provided an amenity area that is separate from the remainder of the Pods and will be assessed separately. Further, the residents in Pod A will not be assessed the maintenance of the amenity center on Keg Creek Landing Boulevard. However, residents of Pod A will be given the option to use those amenities for an additional assessment.

3. SENIOR LIVING SERVICES

Routine exterior maintenance, including but not limited to lawn and landscape maintenance and pressure washing, shall be provided by the homeowner's association of Keg Creek Landing for all the age-targeted homes in Pod A.

VI. MULTI-USE TRAIL. Developer acknowledges that City is constructing a multi-use trail through the development. Developer agrees to provide easements or right-of-way for the trail at no charge to city. However, developer is authorized to move the easement or right-of-way as long as trail is incorporated therein.

- VII. This writing supersedes all prior discussions and negotiations relating to zoning and development of Developer's Keg Creek Landing subdivision. Unless specifically modified by this Agreement and/or state law, the City's zoning conditions, zoning ordinance, land development requirements, environmental ordinances and regulations, and other land use policies in effect on the date of this agreement shall establish the minimum standard for design and development of said subdivision. In the event of any conflict, this Agreement shall be deemed controlling.
- VIII. This agreement shall be construed and interpreted in accordance with the laws of the State of Georgia. No amendment or modification hereof shall be deemed effective, unless contained in a subsequent written instrument, executed by all parties.

SO AGREED AND EXECUTED, under hand and seal of the parties by their duly authorized representatives, the day and year first above written.

KEG CREEK LANDING, LLC. (Seal)

CITY OF SENOIA, GA. (Seal)

By: \_\_\_\_\_  
MEMBER

By: \_\_\_\_\_  
Mayor

By: \_\_\_\_\_  
MEMBER

Attest: \_\_\_\_\_  
City Clerk

Notary: \_\_\_\_\_

L=48.91  
R=50.00  
CL=46.88  
CB=N14°30'38"W

L=32.51  
R=575.00  
CL=32.51  
CD=N11°53'29"E

R=100.00 L=72.29

L=46.36  
R=50.00  
CL=44.72  
CD=N8°02'19"W

L=83.43  
R=290.00  
CL=83.14  
CD=N21°21'42"W

R=250.00  
CL=11.68  
CD=N42°21'42"W

KEG CREEK LANDIR

GREEN LANDSCAPE AREA

10' SSB  
851 852 853 854 855 856 857 858 859

863 862 861 860

GREEN LANDSCAPE AREA

CONST. 24" CONC.  
CURB AND GUTTER  
PER DETAIL SHEET  
TYP.

CONST. AD.  
PER DETAIL

CONST. 5"  
DUTY ASP  
PAVING  
PER DETAIL  
TYP.

J.R. OLYMPIC POOL

CLUBHOUSE  
ONE STORY  
1,119 SF

PROPOSED PICKLEBALL  
COURTS

CONST. 6" CONC.  
SIDEWALK RAMP  
PER DETAIL SHEET  
TYP.

PROPOSED  
RETAINING WALL  
BY OTHERS

PROPOSED  
FENCING  
BY OTHERS, TYP.

FENCING NOTE:  
POOL DECK SHALL BE ENCLOSED BY PROPOSED  
DECORATIVE FENCING PER DETAIL SHEET

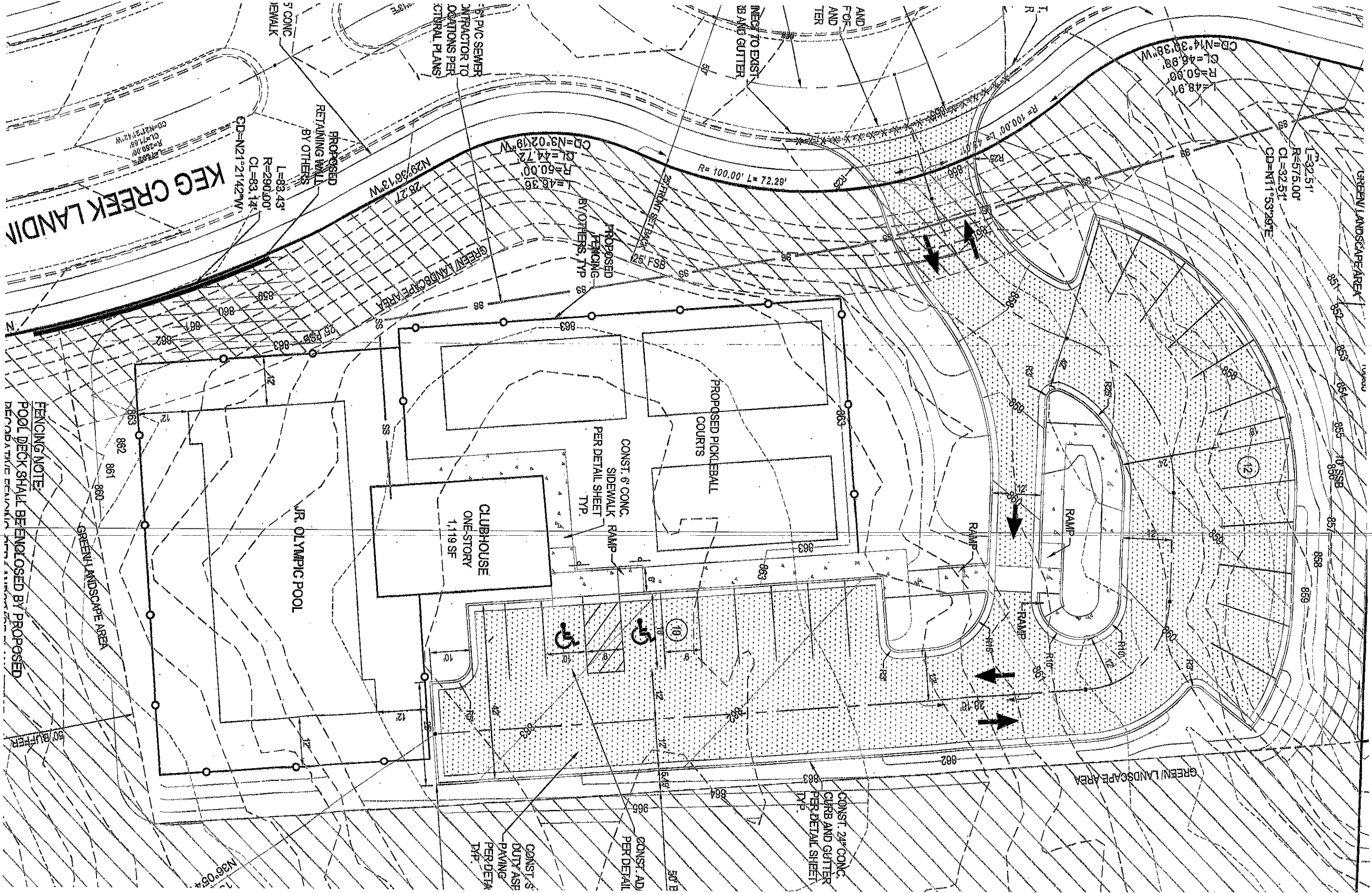
50' B

N36°05'

60' BUFFER

GREEN LANDSCAPE AREA

N





<u>Item</u>	Landscape plan	<u>Location</u>	Keg Creek Landing Amenity
<u>Planning Commission Date</u>	August 18, 2020	<u>Mayor and Council Date</u>	N/A
<u>Applicant</u>	Keg Creek Landing HOA Inc.	<u>Purpose</u>	Landscape Plan Approval

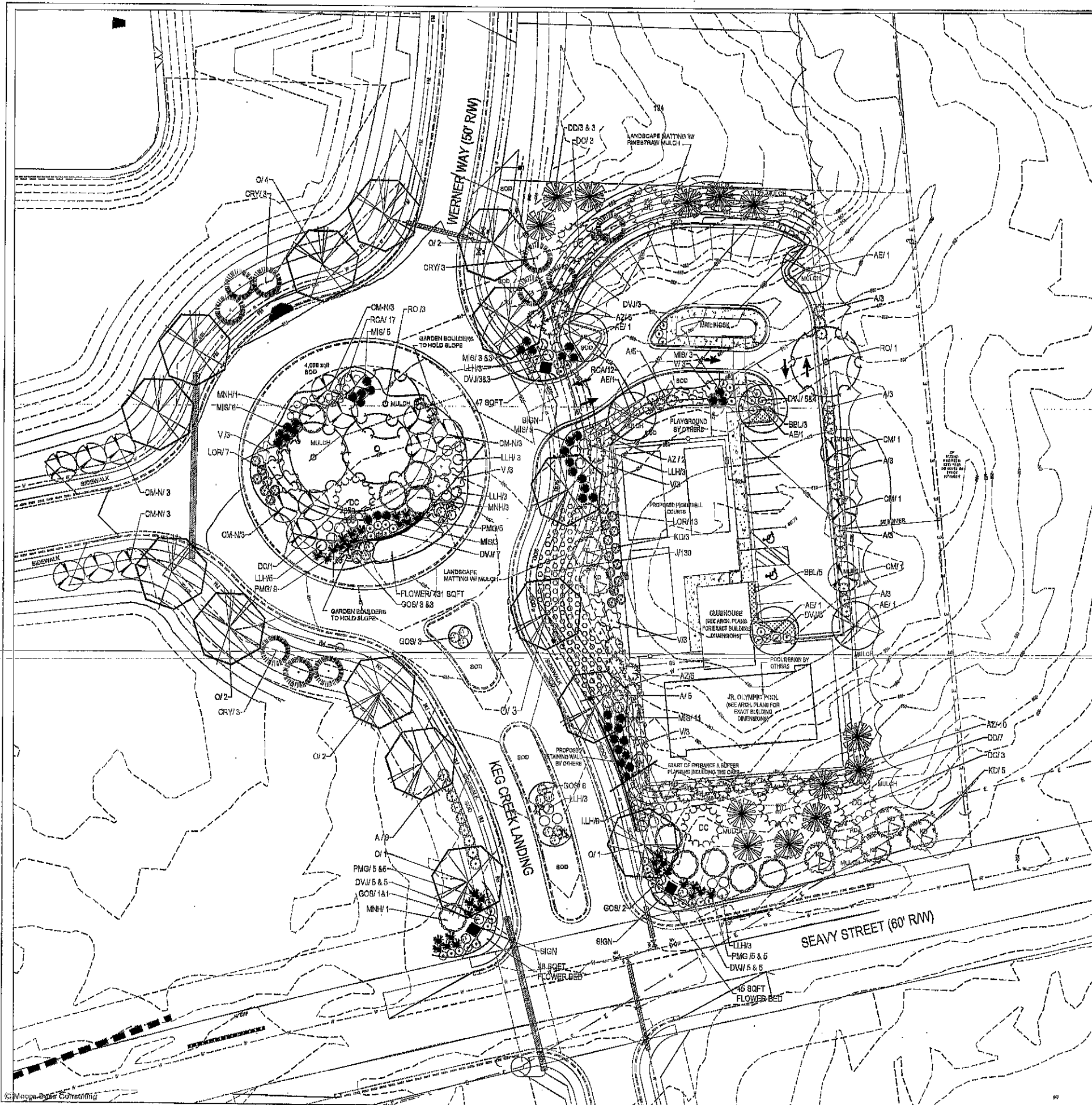
**SUMMARY**

The applicant is requesting an approval on the submitted landscape plan. The plan is for the amenity area at the Keg Creek Landing Subdivision. The plan meets the requirement for Sec. 40-229 of the Land Development Regulations.



**Staff Comments**

The staff recommends approval of the submitted landscape plan.



KEG CREEK LANDING Entranceway & 50' Buffer

PLANT LIST	NAME	SIZE	QTY
Anise	Illicium parviflorum	3 Gal	9
Disyllum Vintage Jade	Disyllum Vintage Jade	3 Gal	27
Goshiki Cameraria	Camnerthus heterophyllus 'Goshiki'	3 Gal	19
Lime Light Hydrangea	Hydrangea quercifolia Lime Light	3 Gal full plants	26
Loropetalum	Loropetalum chinensis	3 Gal	7
Pink Muly Grass	Muhlenbergia capillaris	3 Gal	34
Miscanthus Adagio	Adagio Miscanthus	3 Gal	14
Rose Creek Abelia	Abelia X 'RoseCreek'	3 Gal	17
<b>TREES</b>			
Crape Myrtle Natchez	Lagerstroemia indica 'natchez'	10' ht./3 canes	15
Carolina Sapphire Cypress	Cupressus arizonica var. glabra 'Carolina Sapphire'	6' ht full plants	10
Cryptomeria	Cryptomeria Radicans	8' ht. full to the ground	8
Deodar Cedar	Cedrus deodara	3" cal full plants	4
DD Blanchard	Magnolia DD Blanchard	2" cal, 8' ht full to the ground	7
Kousa Dogwood	Cornus kousa	2" cal	5
Mary Nell Holly	Ilex Mary Nell	6' ht. full to the ground	10
Willow Oak	Quercus phellos, street trees	3" cal	15
Red Oak	Quercus rubra	3" cal	3
Shoal Creek Vitex	Vitex agnus-castus Shoal Creek	6' ht full plants	6
<b>Other Activity</b>			
Bermuda sod and/or seed			
Flower Bed & Soil Prep	Plant material will be determined at time of planting	see plan for bed sizes	
Mulch, Dark brown Hardwood	Pine straw as an alternate ok w/ Owner	Field measure	
Garden boulders	Use as accents and to hold soil back at sign.	see design	
Automated Irrigation System	Controller at sign	Field design	
Topsoil	back fill and improve all planting areas	ok with owner	

KEG CREEK LANDING AMENITY CLUB HOUSE & POOL AREA

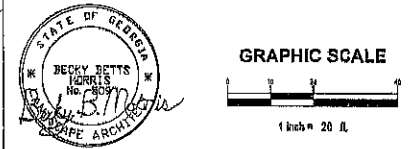
SYM	PLANT LIST	NAME	SIZE	QTY
A	Anise	Illicium parviflorum	3 Gal	25
DVJ	Disyllum Vintage Jade	Disyllum Vintage Jade	3 Gal	23
LLH	Lime Light Hydrangea	Hydrangea quercifolia Lime Light	3 Gal full plants	6
LOR	Loropetalum	Loropetalum chinensis	3 Gal	13
MH	Pink Muly Grass	Muhlenbergia capillaris	3 Gal	34
J	Juniper Blue Pacific	Juniperus conferta 'Blue Pacific'	1 Gal	130
BBL	Big Blue Liriope	Liriope Big Blue	flat	8
MIS	Miscanthus Adagio	Adagio Miscanthus	3 Gal	29
RCA	Rose Creek Abelia	Abelia X 'RoseCreek'	3 Gal	12
<b>TREES</b>				
AE	Athena Lacebark Elm	Ulmus parvifolia Athena	2.5" cal	6
QM	Crape Myrtle Tonto	Lagerstroemia Indica 'Tonto'	8' ht./3 canes	3
AZ	Carolina Sapphire Cypress	Cupressus arizonica var. glabra 'Carolina Sapphire'	6' ht full plants	10
CRY	Cryptomeria	Cryptomeria Radicans	8' ht. full to the ground	3
DC	Deodar Cedar	Cedrus deodara	3" cal full plants	3
DD	DD Blanchard	Magnolia DD Blanchard	2" cal, 8' ht full to the ground	6
KD	Kousa Dogwood	Cornus kousa	2" cal	3
RO	Red Oak	Quercus rubra	3" cal	1
V	Shoal Creek Vitex	Vitex agnus-castus Shoal Creek	6' ht full plants	10
<b>Other Activity</b>				
	Bermuda sod and/or seed			
	Flower Bed & Soil Prep	Plant material will be determined at time of planting	see plan for bed sizes	
	Mulch, Dark brown Hardwood	Pine straw as an alternate ok w/ Owner	Field measure	
	Automated Irrigation System	Controller at sign	Field design	
	Topsoil	back fill and improve all planting areas	ok with owner	

**LANDSCAPING NOTES**

- CONTACT THE PLANNING DEPARTMENT AT 300 TO ARRANGE A PRE-CONSTRUCTION CONFERENCE WITH THE CITY ARBORIST/LANDSCAPE ARCHITECT PRIOR TO ANY LAND DISTURBANCE.
- ALL TREE PROTECTION MEASURES SHALL BE INSTALLED AND INSPECTED PRIOR TO THE START OF ANY LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING IS INSTALLED. CALL THE PLANNING DEPARTMENT AT (770) 944-8555 FOR AN INSPECTION BY THE CITY ARBORIST/LANDSCAPE ARCHITECT.
- NO PARKING, STORAGE, OR ANY OTHER CONSTRUCTION ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.
- A MAINTENANCE INSPECTION OF TREES WILL BE PERFORMED AFTER TWO FULL GROWING SEASONS FROM DATE OF THE FINAL CONSTRUCTION INSPECTION. PROJECT OWNERS AT THE TIME OF THE MAINTENANCE INSPECTION ARE RESPONSIBLE FOR TREE PRESERVATION ORDINANCE COMPLIANCE.
- A LANDSCAPE REPLACEMENT BOND IS REQUIRED PRIOR TO ISSUANCE OF C.O.

LANDSCAPE PLAN BY:  
ANNETTE BOWMAN  
676 ROWE ROAD  
SENOIA, GA. 30278  
770-318-8035  
ANNETTE.LD@EARTHLINK.NET

REVIEWED BY: BECKY B. MORRIS, LA



**Moore Bass**  
CONSULTING  
TALLAHASSEE  
ATLANTA

PROJECT NAME: KEG CREEK LANDING MARK AMENITY CENTER SENOIA, GEORGIA  
CLIENT NAME: KEG CREEK LANDING, LLC 220 N. JEFF DAVIS DRIVE FAYETTEVILLE, GA

REVISIONS

NO.	DATE	DESCRIPTION



Drawn by: BBS  
Checked by: BBS  
Date: 12/20/16  
File # A104.0146  
Contract #

SHEET TITLE: LANDSCAPE PLAN  
SHEET: L-1