

STAFF REPORT

Item	Preliminary Plat/Variance	Location	8075 Wells St
Planning Commission Date	August 18, 2020	Mayor and Council Date	September 21, 2020
Applicant	R. Ferry	Purpose	To subdivide the existing parcel into three commercial lots.

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 the proposed 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 in setbacks to the front and rear of the property with the contingency that the detention pond is concealed by the front landscaping buffer and that sidewalks are constructed.

The applicant is requesting a variance for lots A and C to be permitted to establish these as stand-alone lots, even though they are under the required 1 acres.



ZONING

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

Planning Commission

A motion to deny was made due to the property not meeting the minimum lot size for the zoning category

Staff Comments

Staff recommend that the applicant seek a variance by the Mayor and Council, because the minimum acreage is not met.

2025-08-19 10:00 AM



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

Variance
Application

Project Name: WGS, LLC Subdivision Unit: _____ Phase: _____

Zoning District: GC Acreage: 0.9/AC Number of Units: 3
0.402 AC

Owner(s) Name: Classic Pro Lube

Applicant(s) Name: WGS, LLC

Property Location: 8075 Wells ST 287,291
Property Address Land Lot(s), Parcel(s)

Mailing Address: _____

Phone Number: 678-251-5046 Fax: _____

Email address (if available): rferry@brentholdings.net

Explanation of Variance Request: reduce size of lot in the WGS, LLC
subdivision from 1 ac to 0.9 ac and to for Parcel
"A" and from 1.0 ac to 0.403 ac for Parcel "C"

Applicant Checklist:

- 1. Required fee - \$300
- 2. List of abutting property owners on
- 3. 8 copies of the Conceptual Plan and Justification via email

Owner's Signature: Robert C. Hannah Date: 8-19-20

Print Owner's Name: Robert C. Hannah

Applicant's Signature: Richard Ferrey Date: 8/19/20

Print Applicant's Name: Richard Ferrey Proj. Mgr

Note: Application for variance must be filed at least twenty-one (21) days before the scheduled hearing.
The applicant may appear in person or be represented by an agent of attorney

Expected Date of Hearing: _____

Expected Date of Ruling: _____

REC-19-03-03



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

Variance
Application

Project Name: WGS, LLC Subdivision Unit: _____ Phase: _____

Zoning District: G7C Acreage: 0.9/AC Number of Units: 3
0.403 AC

Owner(s) Name: Classic Pro Lube

Applicant(s) Name: WGS, LLC

Property Location: 8075 Wells ST 287,291
Property Address Land Lot(s), Parcel(s)

Mailing Address: _____

Phone Number: 678-291-5146 Fax: _____

Email address (if available): rferry@brentholdings.net

Explanation of Variance Request: reduce size of lot in All WGS, LLC
subdivision from 1 AC to 0.9 AC and to for Parcel
"A" and from 1.0 AC to 0.403 AC for Parcel "C"

Applicant Checklist:

- 1. Required fee - \$300
- 2. List of abutting property owners see
- 3. 8 copies of the Conceptual Plan and Justification via email

Owner's Signature: Robert C. Hannah Date: 8-19-20

Print Owner's Name: Robert C. Hannah

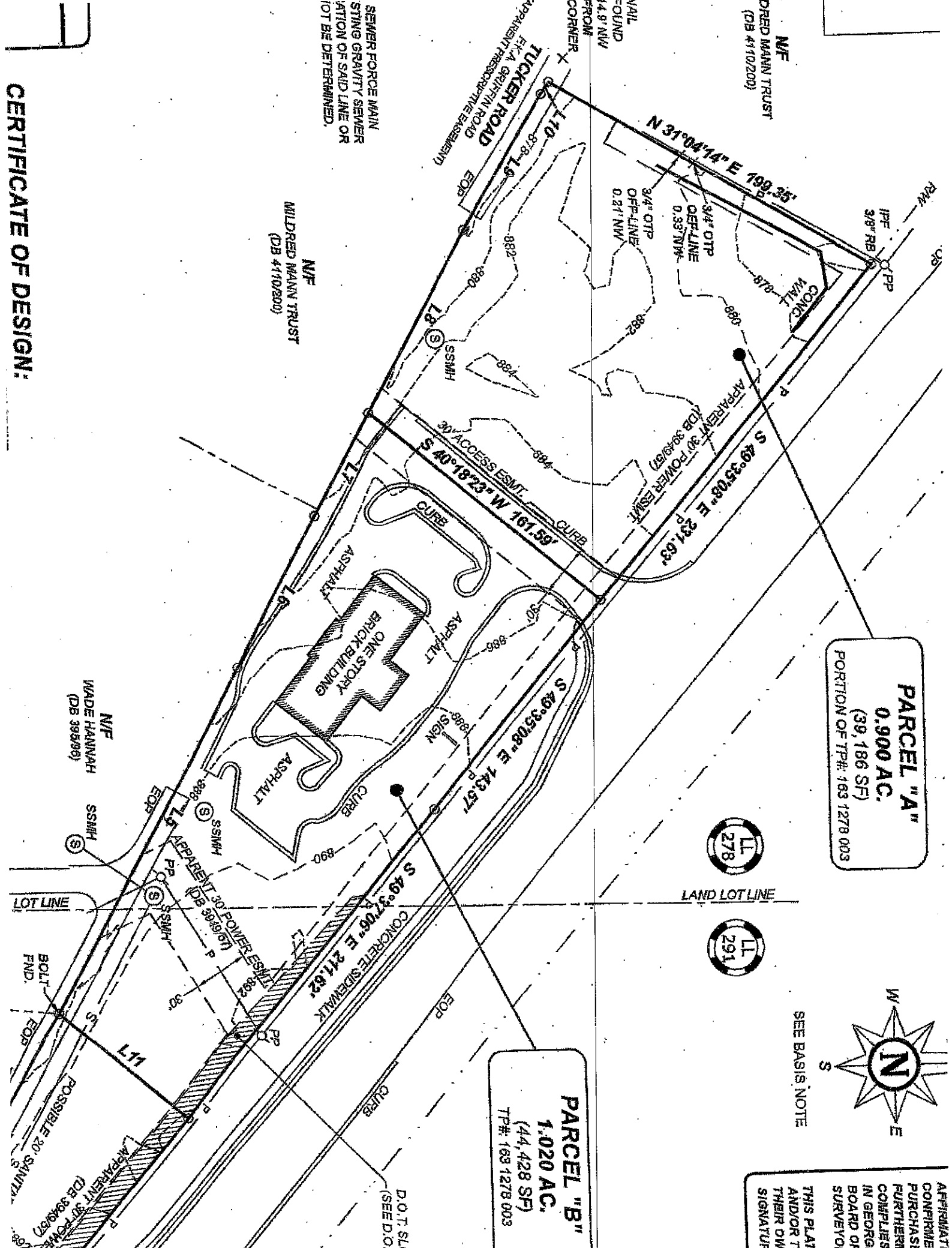
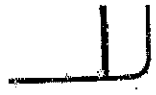
Applicant's Signature: Richard Ferry Date: 8/19/20

Print Applicant's Name: Richard Ferry Proj. Mgr

Note: Application for variance must be filed at least twenty-one (21) days before the scheduled hearing. The applicant may appear in person or be represented by an agent of attorney

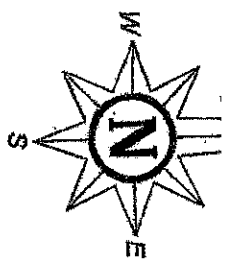
Expected Date of Hearing: _____ Expected Date of Ruling: _____

CERTIFICATE OF DESIGN:



PARCEL "A"
0.900 AC.
 (39,186 SF)
 PORTION OF T.P.#: 163 1278 003

PARCEL "B"
1.020 AC.
 (44,428 SF)
 T.P.#: 163 1278 003



SEE BASIS NOTE

APPLICANT
 CONFIRMS
 PURCHASE
 FURTHER
 COMPLIES
 IN BOARD OF
 SURVEYOR
 THIS PLAN
 AND/OR T
 THEIR OWN
 SIGNATURE

SEWER FORCE MAIN
 STRING GRAVITY SEWER
 LOCATION OF SAID LINE OR
 LOT BE DETERMINED.

N/F
 WILFRED MANN TRUST
 (DB 4110/200)

N/F
 WILFRED MANN TRUST
 (DB 4110/200)

N/F
 WADE HANNAH
 (DB 395/26)

LOT LINE

LAND LOT LINE

D.O.T. S.L.
 (SEE D.O.)

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