

**City of Senoia  
Planning Commission  
June 18, 2019  
Senoia Municipal Court  
7:00 PM  
Agenda**

- I. Approval of May 2019 Minutes**
- II. Ordinances**
  - a. none**
- III. Rezoning**
  - a. none**
- IV. Plat Review**
  - a. East Village**
- V. Site Plan Review**
  - a. none**
- VII. City Planning**
  - a. none**
- VIII. Adjourn**

City of Senoia  
Planning Commission  
May 28, 2019  
Senoia Municipal Court  
7:00 PM  
Meeting Minutes

Commissioners- F. Zeidler, H. Mallon, J. Krebel, J. Wood and P. Downey  
Absent- S. Barker  
Staff- H. Simmons and D. Rimi

**I. Approval of March 2019 Minutes –**

- a. H. Mallon made a motion to approve the minutes from the March 2019 meeting. P. Downey seconded the motion; approved 4-0.**

**II. Ordinances- Public Hearing**

**a. Inclusive Community Ordinance-**

Bill. Johnston, the architect of the ordinance, spoke to the Planning Commission about the ordinance. Mr. Johnston explained that the issue of affordable housing was recently addressed at a Planning Conference. The city has an overwhelming use of the property that is zoned for residential uses. In the 2016 -2036 Comprehensive Plan supports the need and desire of the citizens for affordable housing to be built within the city. This ordinance would allow for affordable housing in a much smaller scale than what is currently being built in the city. The ordinance requires that this zoning category would have a large landscaped buffer to integrate the project into the surrounding neighborhoods; normally a buffer is not required between two residential zoning categories. The project would only 8-12 single-family homes to be built in each project. A project would consist of one lot of record at the time when the project is proposed as a conceptual plat. The Planning Commission requested that two items be removed from the original proposal. Both of this item are contained in the first paragraph and it would be to eliminate item four and five of the paragraph.

J. Wood inquired if this would be only apply to senior living. Mr. Johnston explained that this would not apply to an exclusive senior housing.

J. Krebel asked if these houses could be built with adjoining walls to other dwellings. B. Johnston explained that no they would all be built as stand-alone homes.

F. Zeidler explained that this ordinance is to meet the need for affordable housing in the city. He also explained that the Harold Simmons has met

and discussed this ordinance with a local non-profit organization and how the city could partner with them to help with not only the city's need for affordable housing but also be a location where they can develop affordable housing. Mr. Simmons went on to show a power point presentation showing how the city currently is an inclusive community with larger houses being built next to smaller and more affordable housing and how it is not affecting the value of the larger homes.

The Planning Commission reviewed the proposed ordinance aloud, so that the public would be educated on what is contained in the ordinance.

F. Zeidler opened the discussion for Public Comments.

J. Schuyler, 304 Main Street Senoia Ga. spoke saying that he is not aware of what is contained in the proposed ordinance and feels that the citizens should have a chance to review it before a recommendation is submitted to the Mayor and Council.

F. Zeidler closed the Public Hearing.

D. Rimi explained that the proposed ordinance was available to any citizen that requested a copy of it. She explained that there were only three requests, two via email and one person coming into the office. She supplied each one of the requests with a copy of the ordinance.

**P. Downey made a motion to recommend approval of the Inclusive Community Ordinance to the Mayor and Council. H. Mallon seconded the motion; approved 5-0.**

## II. Rezoning – Public Hearing

Rezoning Parcel Tax Id Number 163 1247 067 from R 40 to IC

Bill Johnston explained that the future land use map shows this property as a future use for a commercial parcel, but with taking into consideration that this property is adjacent to two residential properties it is his opinion that the Inclusive Community zoning category would be a better and less intense use for the property than commercial.

Representatives from Habitat for Humanity discussed the three different areas that are incorporated into a project neighborhood, from volunteers, to financing to building the structure. This included what an applicant must complete prior to approval for a home through the program.

F. Zeidler question the representatives from Habitat about the project would be a turnkey project. The representative from Habitat for Humanity stated it would be a turnkey project.

**J. Wood asked if this means they would be required to complete all of the infrastructure for the project and they agreed that they would be in charge of the infrastructure and all of the cost.**

**F. Zeidler opened the floor for public comments.  
None.**

**D. Rimi explained that this project would be treated the same as all other development projects. The applicant will need to come back to the Planning Commission for a recommendation for a Conceptual and Preliminary Plat.**

**F. Zeidler made a motion to recommend approval for rezoning Parcel Tax Id Number 163 1247 067 from R 40 to IC. J. Krebel seconded the motion; approved 5-0.**

**IV. Plat Review  
a. none**

**V. Site Plan Review  
a. none**

**VII. City Planning  
a. none**

**VIII. Adjourn  
J. Wood made a motion to adjourn the meeting at 8:27 pm. H. Mallon seconded the motion; approved 5-0.**

To Planning Commission

From: Dina Rimi- Community Development Director

Re: East Village – Preliminary Plat

Date: June 14, 2019

**Background**

When the Mayor and Council voted to approve the conceptual plat for the East Village subdivision the proposed project was for 265 homes, the applicant has reduced the amount of homes to 256 homes. The subdivision will consist of 167.54 acres. The zoning category for this project requires 40% of the land to be set aside for greenspace, the applicant has complied with this requirement.

During the annexation and conceptual plat process some of the concerns that were made note of during the meeting were as follows:

1. Traffic Study, this will need to be completed prior to the approval of the construction plans by the city.
2. The owner will need to obtain different permits and studies completed before the development would be able to move to the construction plan process. These permits would have to be obtained by the developer through the Department of Transportation for the access points off of GA. Hwy 16.
3. Per Coweta County the proposed stormwater management for the development does not appear to be sufficient, unless a permit from the US Army Corps will be obtained for use of the existing lakes as stormwater management, including water quality and channel protection, in accordance with the GA Stormwater Management Manual should be required for proposed development

**Recommendation**

The proposed plat does not meet the general requirements of section 40-55 of the land development ordinance of the City of Senoia. Staff is recommending approval with the requirement that the following is revised and approved of by the city engineer prior to the Mayor and Council,

1. Per City Engineer –Proposed utilities are not shown per section 40-455 of the land development regulations.





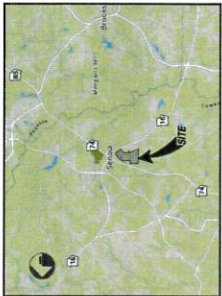
RIDGE PLANNING AND ENGINEERING  
1200 CO. MARITTA, GA 30066  
OFFICE 770.938.9000

EAST VILLAGE SUBDIVISION  
PRELIMINARY PLAT  
LAND LOTS 271, 291 & 292, 1ST DISTRICT  
SEMIA, GEORGIA

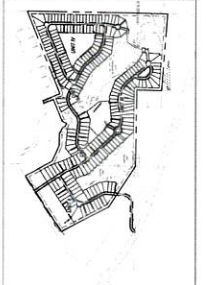
OWN/DEVELOPER  
BRENT HOLDINGS, LLC  
270 NORTH JEFF DAVIS DRIVE  
FAYETTEVILLE, GA 30214  
770.651.0478

PRELIMINARY  
COMIC CERTIFICATION NUMBER: 0807  
EXPIRES: 03/31/2027

REVISIONS  
PRELIMINARY PLAT  
C201  
1523 PRELIMINARY PLATINGS  
44.24.2023



- NOTES:
- OWNER'S RECORD DRAWING 221, 291 & 292, 1ST DISTRICT CITY OF SEMIA, GA. RECORD DRAWING 221, 291 & 292, 1ST DISTRICT CITY OF SEMIA, GA. RECORD DRAWING 221, 291 & 292, 1ST DISTRICT CITY OF SEMIA, GA.
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DEVELOPMENT SUMMARY

ITEM	DESCRIPTION	QUANTITY	REMARKS
1	TOTAL LOTS	300	
2	TOTAL ACRES	100.00	
3	TOTAL SQUARE FEET	4,356,000	
4	TOTAL SQUARE FEET PER LOT	14,520	
5	TOTAL SQUARE FEET PER ACRE	43,560	
6	TOTAL SQUARE FEET PER LOT PER ACRE	14,520	
7	TOTAL SQUARE FEET PER LOT PER ACRE	14,520	
8	TOTAL SQUARE FEET PER LOT PER ACRE	14,520	
9	TOTAL SQUARE FEET PER LOT PER ACRE	14,520	
10	TOTAL SQUARE FEET PER LOT PER ACRE	14,520	

PARCEL #	AREA (SQ. FT.)	AREA (ACRES)	PARCEL #	AREA (SQ. FT.)	AREA (ACRES)	PARCEL #	AREA (SQ. FT.)	AREA (ACRES)
1	14,520	0.33	101	14,520	0.33	191	14,520	0.33
2	14,520	0.33	102	14,520	0.33	192	14,520	0.33
3	14,520	0.33	103	14,520	0.33	193	14,520	0.33
4	14,520	0.33	104	14,520	0.33	194	14,520	0.33
5	14,520	0.33	105	14,520	0.33	195	14,520	0.33
6	14,520	0.33	106	14,520	0.33	196	14,520	0.33
7	14,520	0.33	107	14,520	0.33	197	14,520	0.33
8	14,520	0.33	108	14,520	0.33	198	14,520	0.33
9	14,520	0.33	109	14,520	0.33	199	14,520	0.33
10	14,520	0.33	110	14,520	0.33	200	14,520	0.33

OFFICE OF PLANNING AND ZONING

RECEIVED AND APPROVED BY:

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

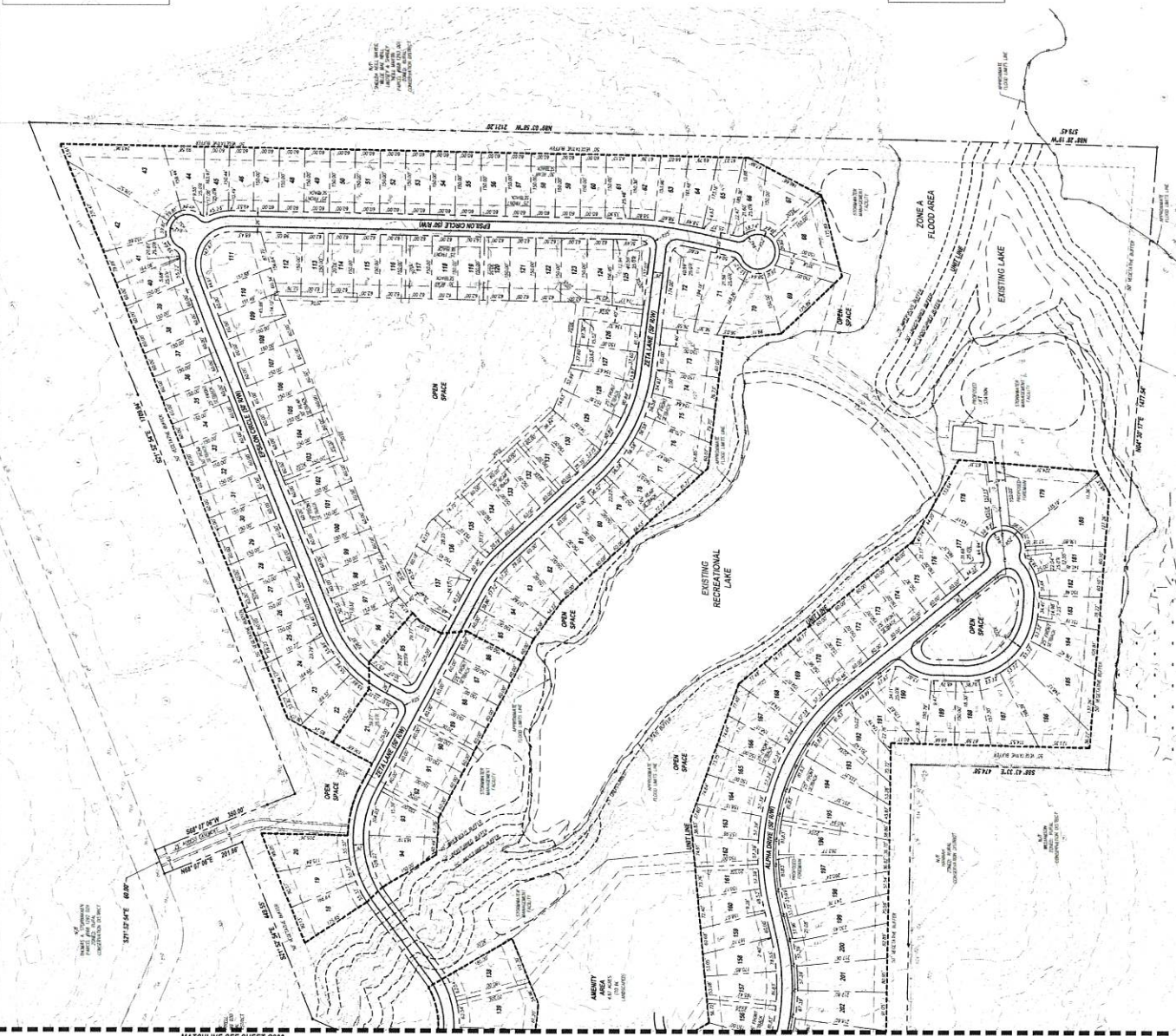
CITY ENGINEER:

CITY PLANNING:

**GEORGIA811**  
Utilities Protection Center, Inc.  
24 Hour Contact: 678.251.5046

100 50 0 100 200  
IN FEET  
1:625 = 100 ft.

24 HOUR CONTACT:  
RICHARD FERRY  
678.251.5046



MATCHLINE SEE SHEET C200



