

**City of Senoia
Planning Commission
October 14, 2019
Senoia Municipal Court
7:00 PM
Minutes**

- I. Approval of September 2019 Minutes**
- II. Ordinances**
 - a. None**
- III. Rezoning**
 - a. None**
- IV. Plat Review**
 - a. Ponds at Greenhaven**
- V. Site Plan Review**
 - a. none**
- VII. City Planning**
 - a. None**
- VIII. Adjourn**

To Planning Commission

From: Dina Rimi- Community Development Director

Re: Revised Preliminary Plat

Ponds at Greenhaven

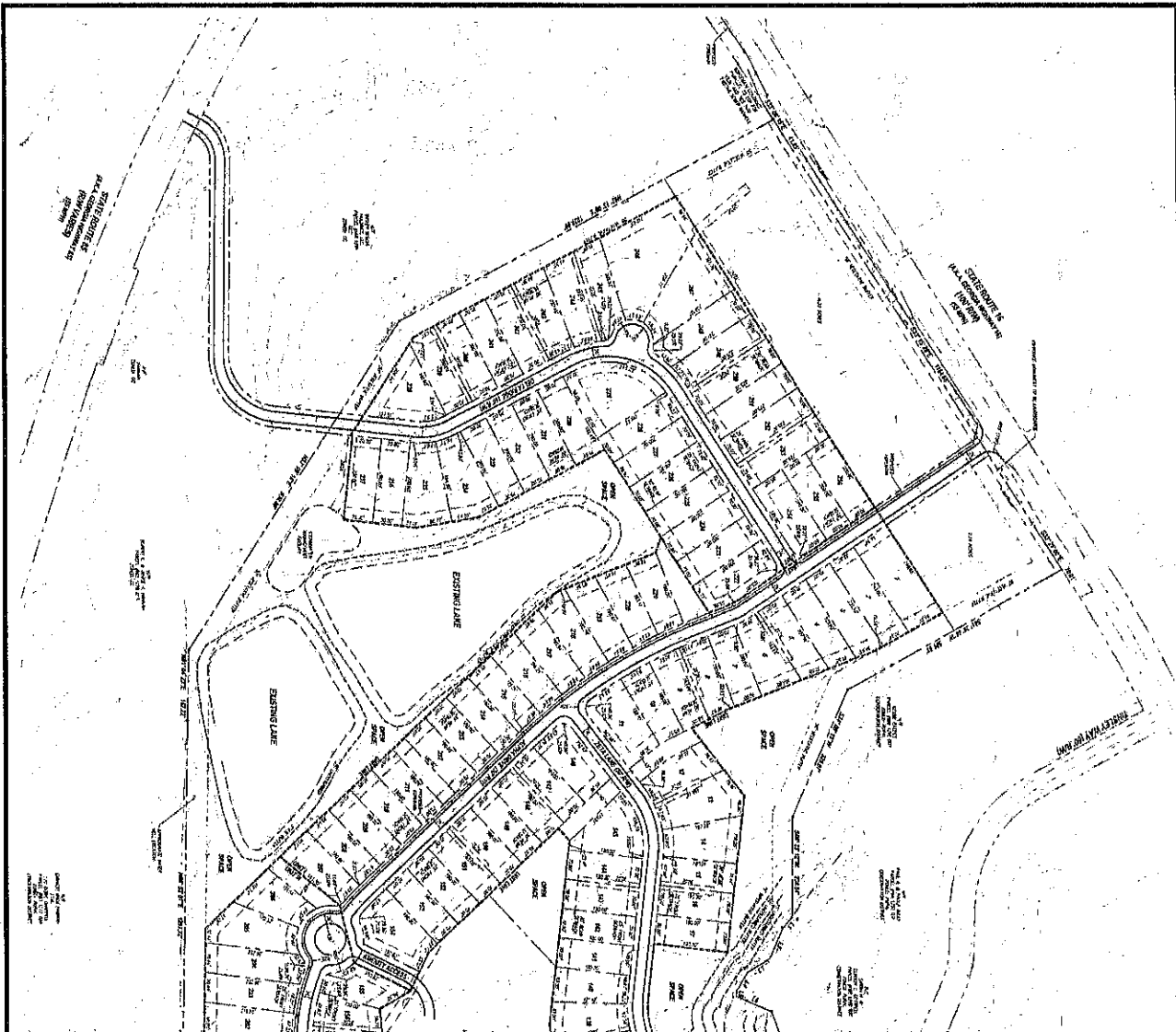
Date: October 15, 2019

Background

In July 2019, the Mayor and Council approved the preliminary plat for the Ponds at Greenhaven. The preliminary plat that was approved of at that time did not clearly show that the two lots fronting Ga Highway 16 were not part of the development. Since the approval the applicant has explained that both of these lots are not calculated into the 40% greenspace that is required as part of the R40 C zoning category.

Recommendation

The proposed plat does meet the general requirements of section 40-55 and 40- 56 of the land development ordinance of the City of Senoia.



24 HOUR CONTACT:
RICHARD FERRY
 678.251.5066

1" = 50'

GEORGIA 811
 CALL BEFORE YOU DIG
 1-800-4-A-DAWG

PLANNING AND ENGINEERING
 1200 KENNEDY BLVD., SUITE 100, MARIETTA, GA 30066
 OFFICE: 770.638.9000

REVISIONS

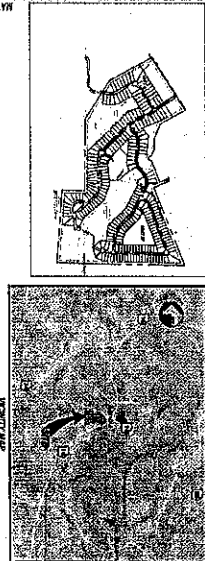
NO.	DATE	DESCRIPTION

PLANNING AND ENGINEERING

NO.	DATE	DESCRIPTION

DEVELOPMENT SUMMARY

NO.	DATE	DESCRIPTION



PRELIMINARY PLAT
C200

PRELIMINARY

OWNER/DEVELOPER

ERENT HOLDINGS, LLC
 275 NORTH 45TH AVENUE
 FAYETTEVILLE, GA 30214
 770.461.0478

PRELIMINARY PLAT

EAST VILLAGE SUBDIVISION

LAND LOTS 277, 281 & 293, 1ST DISTRICT
 SENOA, GEORGIA

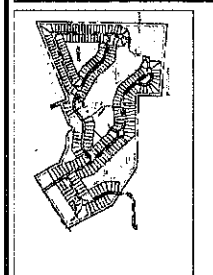
RIDGE PLANNING AND ENGINEERING®

1200 KENNEDY BLVD., SUITE 100 - MARIETTA, GA 30066
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C201



- NOTES:**
1. THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION.
 2. THE DEVELOPER HAS OBTAINED ALL NECESSARY PERMITS FROM THE LOCAL GOVERNMENT.
 3. THE DEVELOPER HAS OBTAINED ALL NECESSARY PERMITS FROM THE LOCAL GOVERNMENT.
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 10. THE DEVELOPER HAS OBTAINED ALL NECESSARY PERMITS FROM THE LOCAL GOVERNMENT.



DEVELOPER SUMMARY

NO.	DESCRIPTION	AMOUNT
1	TOTAL LOTS	100
2	TOTAL ACRES	10.00
3	TOTAL SQUARE FEET	435,600
4	TOTAL DEVELOPABLE ACRES	8.50
5	TOTAL DEVELOPABLE SQUARE FEET	370,200
6	TOTAL UNDEVELOPABLE ACRES	1.50
7	TOTAL UNDEVELOPABLE SQUARE FEET	65,400
8	TOTAL ROADWAY ACRES	0.50
9	TOTAL ROADWAY SQUARE FEET	21,600
10	TOTAL UTILITIES ACRES	0.50
11	TOTAL UTILITIES SQUARE FEET	21,600

PARCEL NO.	PARCEL AREA	PARCEL NO.	PARCEL AREA	PARCEL NO.	PARCEL AREA	PARCEL NO.	PARCEL AREA	PARCEL NO.	PARCEL AREA
1	0.10	11	0.10	21	0.10	31	0.10	41	0.10
2	0.10	12	0.10	22	0.10	32	0.10	42	0.10
3	0.10	13	0.10	23	0.10	33	0.10	43	0.10
4	0.10	14	0.10	24	0.10	34	0.10	44	0.10
5	0.10	15	0.10	25	0.10	35	0.10	45	0.10
6	0.10	16	0.10	26	0.10	36	0.10	46	0.10
7	0.10	17	0.10	27	0.10	37	0.10	47	0.10
8	0.10	18	0.10	28	0.10	38	0.10	48	0.10
9	0.10	19	0.10	29	0.10	39	0.10	49	0.10
10	0.10	20	0.10	30	0.10	40	0.10	50	0.10

REVISIONS

NO.	DESCRIPTION	DATE

GEORGIA811
 24 HOUR CONTACT:
 RICHARD FERRY
 678.251.5046

1-800-881-8811

Call before you dig.

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