

**City of Senoia  
Planning Commission  
November 21, 2017  
Senoia Municipal Court  
7:00 PM  
Minutes**

**Present: J. Preece, L. Wendt, C. Allerdice, F. Zeidler and H. Mallon**

**Staff; D. Rimi**

**I. Approval of October 2017 Minutes**

C. Allerdice made a motion to approve the minutes of October 2017. H. Mallon seconded the motion; approved 5-0.

**II. Conditional Use Permit**

a. none

**III. Rezoning**

a. 291 Morgan St.

D. Rimi explained that this item was tabled from a previous meeting. D. Rimi went on to explain that since the last meeting administrative variances were approved of by the Mayor and Council and Mr. Boswell has been granted an administrative variance from the staff for the rear setbacks of this property.

F. Zeidler made a motion to approve the rezoning. H. Mallon seconded the motion; approved 5-0.

**Public Hearing**

b. East Village – Annexation and Zoning

Mr. Drewyer presented the latest plan for the East Village project and is representing this project for the owners McIntosh Partners. Mr. Drewyer reminded the Planning Commission that the last time this project came before them they approved it unanimously. He is requesting annexation and zoning for this project. The applicant has secured access to Highway 85 via a ten-acre property between the subject property and Highway 85. They also have an emergency access through the Big T property and has met with the board of directors from the subdivision and the talks have been positive. They have also secured a sewer impact study through Turnipseed Eng. The study confirmed that there is access for the subdivision. The applicant is back with a quality study. The two zonings are MR and R40 C, even though MR allows for apartments and

town homes he insures the city that those two uses will not be used in this subdivision, that zoning is being used for the Senior Citizen housing. The applicant is going to use a 50-foot buffer along the outside of the property to the adjacent properties. There will be a Wi-Fi cafe, fire pits, pools and club house for the citizens to use. The homes that will be built will be over the 2000 sq. foot minimum. The quality and value of the homes will bring in an exclusive type of buyer. Almost 98 percent back up to green space. The Senior Marketed houses will have masters on the main and low maintenance lots and there will be no rental properties. The subdivision will be connected by green space and trails. This quality development will also bring in financial and infrastructure gains for the City of Senoia it will provide and 3 million in roads, utility, sewers and water lines, impact fees that will be coming into the city will equal to \$675,000.00, sewer tap fees in excess of \$800,000.00 and \$125,000.00 building permit fees each year over 1,000,000.00 sewer water bills taxes and SPLOST money. This green development will share in city taxes in an area that is already served by your Police Department. The seniors in this neighborhood will be an asset to the community.

J. Preece opens the meeting for Public Comments.

Jackie Estes- questions in regards to price points and if there is a builder for this project and how many homes are we looking at.

Mr. Drewyer said he is in talks with many builders, the marketing is for an upscale client the price point would be 280,000 and above.

Robert Hannah the adjacent property owner stated that he is concerned with the 50 foot buffer.

Mr. Drewyer stated that behind Mr. Hannah's property there will not be any houses and a 100 foot buffer.

J. Preece closed the Public Hearing.

D. Rimi stated that the staff is requesting the following requirements for this property to be annexed into the City of Senoia;

1. Currently this property does not have access to GA. Hwy 85 the applicant has stated that he has a contract contingent on the approval of the annexation and rezoning for access to Hwy 85.
2. Connectivity with the downtown area will be a future issue that will arise when the homes are sold to new residents. Connectivity, through either walking trails or golf cart trails, are encouraged in the city limits. The proposed golf cart trail from the subdivisions two access points would not provide connectivity since there will not be a continuation of the trail on the western side of GA. Hwy 16. The citizens will desire this connection and currently there is no plans for this connection.

3. The owner will need to obtain different permits and studies completed before the development would be able to move on the planning process. These permits would have to be obtained by the developer through the Department of Transportation for the access points from GA. Hwy 16. The developer will also need to have a sewer and water study along with a traffic study. These studies will give the city the information needed to see what the long-term impact would be on the cities utilities and roads.
4. The developer will also need to comply with all state water buffer and flood plain requirements for this location.
5. 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

Should the City of Senoia adopt the ordinance for the above-mentioned annexation, that the following be included as conditions to the annexation ordinance:

1. Development of the property shall occur in accordance with the plan included herein. Property shall be zoned as shown with +/- 40.2 AC zoned as Multi-Family (MR) and +/- 127.31 AC zoned as R40 Conservation Subdivision District,
2. Development of the property shall generally follow the plan titled "East Village Concept – Annexation Plan",
2. Require that public water and public sewer are incorporated into this development,
3. A 50' foot vegetative buffer along all property lines,
4. The preliminary and final plats of the proposed development shall be submitted for review by the county for compliance with these measures,
5. The City of Senoia agreed to provide the following information to the Coweta County Fire Department:
  - a. Water Main Size
  - b. Operating Pressure
  - c. Flow Pressure
  - d. Hydrant Spacing
  - e. Density
  - f. Water plans submitted with construction drawings for review.
6. Require that the developer provide a traffic study to determine adequate ingress/egress at the two access points along GA Hwy 16 and one along GA Hwy 85. The result of that study shall be subject to the approval of Georgia DOT.
7. Require that sidewalks are provided on both sides of all internal roadways.
8. Require that the developer provide a water and sewer study to determine water and sewer capacity for the project.

9. Require a fee of \$2500.00 per home for further connectivity through multi use path and investigation for a well water.

D. Rimi also went on to explain that since the last time the Planning Commission heard this item there has been changes to the Future Land Use Map. The map was amended to show commercial, instead of residential, as a future use for this property. She also informed the Planning Commission that O' Reilly Auto Parts received a variance for setbacks on the lot across Highway 16 from this property.

F. Zeidler stated that he does not feel this property meet at least 50% of the annexation. One of the conditions is that an annexation should be a financial gain for the city and this does not, despite the large numbers thrown at us tonight. According to a study done by the University of Georgia residential properties 1.15 spent for every 1.00 taken in by the residents.

Annexation should be considered if not annexing could have an adverse reaction for the city. Mr. Zeidler did not see this as a financial hardship and the city should be compact and this creates a residential finger for the city. The bigger issue is the connectivity it is virtually impossible for this subdivision to be connected to the downtown area. The money that is being proposed for this is not sufficient for the connectivity. The city wants residents to be able to access to the downtown area.

Mr. Drewyer explained that there are no plans to have a golf cart path in the subdivision and that connectivity is not allowing by golf cart. There will be a major supermarket on that corner that will not have connectivity to the rest of the city.

We feel that we have met the terms and guidelines for annexation. No residential section of any city cannot support itself, but if you don't have the residential the commercial and industry will not come.

F. Zeidler questioned D. Drewyer statement of 60% of the citizens will be seniors, which will be retired. F. Zeidler asked how they are going to work to support the industry that will be coming. You stated that the advantages of having this is that it will provide workers in the local business.

D. Drewyer stated that he understood his perspective and explained that he used the city's guidelines development and annexation.

F. Zeidler stated that the improvements will benefit the development.

D. Drewyer stated that there will be a million a year coming into the city.

F. Zeidler stated that with the commercial zoning in the neighboring properties, the lack of connectivity and the future land use is commercial. F. Zeidler state that he does not feel that residential is the best use of this property.

C. Allerdice asked if he had the property adjacent to Highway 85 under contract.

D. Drewyer stated that he does.

H. Mallon stated that as a senior he does not own a golf cart.

D. Drewyer stated that a condition of the zoning should be that no rental apartments should not be allowed.

L. Wendt questioned the use of the lakes for storm water.

D. Drewyer stated that he understands that they may lose lots to provide for storm water facilities.

F. Zeidler asked if everything east of this is outside of the city limits.

D. Rimi stated that is correct.

J. Preece questioned if the FLUM shows all this commercial.

D. Rimi stated yes.

J. Preece stated that people are against more and more residential building. He also voiced his concerns over the lack of connectivity. Senoia is not Gwinnett County and the citizens do not want it to be that way.

D. Drewyer stated that if this is not annexed in they will get decentralized sewer and develop the property denser than what they are asking for now and place commercial in the front of the property. If this property is developed as commercial it will drive shoppers away from your downtown area and it will suffer like downtown Newnan.

J. Preece stated that 10% of the money comes from Senoia citizens the rest is from tourist. Developing this property as commercial will not influence the downtown area, the people shopping there are looking for the unique shops.

C. Allerdice stated that she feels the city should develop this property as a small town feel and this project fits that feeling.

L. Wendt feels that this project will be developed anyway and if it is in the city limits at least the city will have a say on how it is developed.

F. Zeidler stated that anything other than residential will be more beneficial to the city. It is what the future land use map is calling for and it will be financial beneficial to the city.

C. Allerdice made a motion to recommend approval to the Mayor and Council with the condition that the buffer along the perimeter of the property be increased to 100 feet

instead of 50 feet, a sidewalk on Hwy 85 leading to the downtown area and the staff's recommendations.

D. Drewyer stated that the county's requirements are less than that.

C. Allerdice stated that she is aware that they are less but she is looking towards the future of Highway 16.

H. Mallon seconded the motion.

J. Preece and L. Wendt voted for the motion and F. Zeidler voted against the motion.

D. Drewyer stated that he would like Ms. Rimi to allow the city engineer to speak to them.

D. Rimi explained that she has given him permission, but she stated that there was no reason for them to speak.

D. Drewyer stated that he begs to differ they have a lot to speak about.

#### **IV. Plat Review**

##### **A. 9 Main St**

D. Rimi explained that the applicant is requesting approval to move the property line too directly between the two buildings. The zoning setbacks for Main St. are 0 lot lines so this move is in line with the zoning requirements.

C. Allerdice made a motion to approve this item. F. Zeidler seconded the motion; approved 5-0.

#### **V. Site Plan Review**

##### **a. none**

#### **VI. Ordinances**

#### **Public Hearing**

##### **a. Sec. 74-235. - Use and construction of temporary buildings.**

D. Rimi explained that she is proposing to revise this ordinance to include open markets.

J. Preece opened the meeting for Public Comments.

None

Members of the Planning Commission discussed different areas of the ordinance that they would like to see revised.

1. To change the title to Use and Construction of temporary structures instead of buildings.
2. To include requirements or trash receptacles to be emptied at the end of each day of the event and removed from the premises to an approved disposable location, not to include the city owned receptacles.
3. To not allow open flames.
4. 5(d) to change the working of government sponsored special events to sponsored or supported by.

F. Zeidler made a motion to approve the change. H. Mallon seconded the motion; approved 5-0.

### **Public Hearing**

#### **Sec. 74-99. - Permitted uses.**

D. Rimi explained that the only change would be to the portion for craft fairs, farmers market, carnivals, concerts, flea markets, car shows and sales. D. Rimi suggested that this is changed to be a conditional use in the HT district. C. Allerdice made a motion to recommend approval of the change to the Mayor and Council. F. Zeidler seconded the motion; approved 5-0.

### **VII. City Planning**

#### **a. December 19, 2017 Meeting**

J. Preece made a motion to cancel the meeting. C. Allerdice seconded the motion; approved 5-0.

### **VIII. Adjourn**

J. Preece made a motion to adjourn the meeting. F. Zeidler seconded the motion; approved 5-0.

11/10/2017 10:59 AM