

**City of Senoia
Planning Commission
September 24, 2019
Senoia Municipal Court
7:00 PM
Agenda**

I. Approval of August 2019 Minutes

**II. Ordinances
a. None**

**III. Rezoning
a. None**

**IV. Plat Review
a. Village West**

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

**VII. City Planning
a. None**

VIII. Adjourn

**City of Senoia
Planning Commission
August 20, 2019
Senoia Municipal Court
7:00 PM
Minutes**

**Present: F. Zeidler, H. Mallon, J. Wood, J. Krebel and P. Downey
Absent: S. Barker
Staff D. Rimi**

- I. Approval of July 2019 Minutes**
- II. Ordinances- Public Hearing
Sec. 74-113 Area and bulk requirements under the R-40 conservation district**

D. Rimi explained that currently the developers do not have set amounts for side setbacks in the R- 40 C zoning category. The current regulations state that there must be 20 feet between primary structures. The staff is recommending that this requirement be amended to a 10-foot side setback.

**F. Zeidler made a motion to recommend approval to the Mayor and Council.
H. Mallon seconded the motion; approved 5-0.**

- III. Rezoning
a. None**
- IV. Plat Review
a. none**
- V. Site Plan Review
a. none**
- VII. City Planning
a. September 2019**

F. Zeidler requested that the meeting for September 2019 be rescheduled to September 24, 2019. F. Zeidler made a motion to approve. J. Wood seconded the motion; approved 5-0.

- b. Historical Preservation
H. Mallon requested to step down as a liaison to the Historical Preservation Commission. F. Zeidler nominated J. Krebel as his replacement. H. Mallon seconded the nomination. Approved 5-0.**

- VIII. Adjourn**

J. Wood made a motion to adjourn. J. Krebel seconded the motion; approved 5-0.

Memo

TO: Planning Commission
FROM: Dina Rimi, Community Development Director
DATE: September 24, 2019
RE: Revised Preliminary Plat
Village West

Background

The City of Senoia received an application for a revised preliminary plat for Village West commercial subdivision. the applicant is requesting to divided lot 7 into two lots that would become lot 6 and lot 7, each lot would be 1.95 acres

Administrator's Report

The preliminary plat has been reviewed by the City Staff and it has been determined that there are no inconsistencies with Section 404 of the Land Development Ordinance. It would be appropriate to recommend approval of the revised Preliminary Plat for Village West

Planning Commission Recommendation

The Planning Commission can either deny, recommend approval with conditions or recommend approval as submitted.

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Planning Commission Recommendation

The Planning Commission can either deny, recommend approval with conditions or recommend approval as submitted.

REVISED FINAL PLAT OF
VILLAGE WEST COMMERCIAL PHASE I
 LOCATED IN LAND LOT 247 - 1ST. DISTRICT
 CITY OF SENOIA, COWETA COUNTY, GA.

PREPARED BY:
MCLAIN SURVEYING, INC.
 6 MADISON STREET, NEWNAN, GEORGIA 30263
 OFFICE: 770-251-8523
 EMAIL: tmclain339@numail.org

THIS FINAL PLAT REVISED ON JULY 11, 2019
 TO SUBDIVIDE LOT 7 AND CREATE LOT 6.

LEGEND	
R/W	= RIGHT OF WAY
I.P.F.	= IRON PIN FOUND
I.P.P.	= IRON PIN PLACED
C.T.	= CRIMPED TOP PIPE
R.B.	= REINFORCING BAR
O.T.	= OPEN TOP
N/F	= NOW OR FORMERLY
B/L	= BUILDING LINE
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A.K.A.	= ALSO KNOWN AS
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L.A.G.	= LOWEST ADJACENT GRADE
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D.I.	= DROP INLET
J.B.	= JUNCTION BOX
C.B.	= CATCH BASIN
T.B.M.	= TEMPORARY BENCHMARK
⊙	= SANITARY SEWER MANHOLE
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R.C.P.	= REINFORCED CONCRETE PIPE
C.M.P.	= CORRUGATED METAL PIPE

THIS AREA RESERVED FOR THE
 CLERK OF SUPERIOR COURT

IN MY OPINION, THIS IS A TRUE AND CORRECT
 REPRESENTATION OF THE PLATTED PROPERTY
 AND HAS BEEN PREPARED IN CONFORMITY WITH
 THE STANDARDS AND REQUIREMENTS OF LAW.

RANDY MCLAIN
 GEORGIA R.L.S. #2703



THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT
 TITLE; THEREFORE, THE UNDERSIGNED AND MCLAIN SURVEYING, INC.,
 MAKE NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION
 SHOWN HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK
 LINES, AGREEMENTS, RESERVATIONS AND OTHER SIMILAR MATTERS.

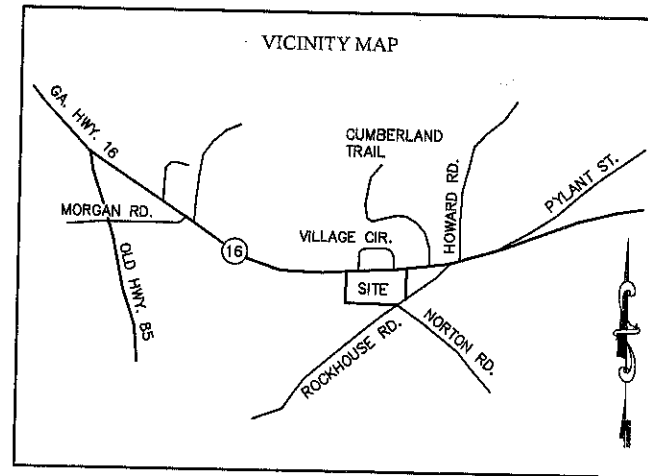
THIS PLAT IS FOR THE EXCLUSIVE USE OF THE PARTIES NAMED
 ON THE SURVEY AND/OR THE CERTIFICATION. ANY USE BY OTHER
 PARTIES NOT NAMED IS AT THEIR OWN RISK. THIS PLAT IS NOT
 VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE
 REGISTRANT ACROSS THE REGISTRANT'S SEAL.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE
 TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA
 AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE
 GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL
 ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN
 THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

Maintenance Guarantee:

The undersigned, its successors and assigns, hereby warrants and
 guarantees to the mayor and council of the city the full and complex
 maintenance of all public improvements for Village West Commercial Phase
 I Subdivision, as shown hereon. This warranty and guarantee is made in
 accordance with the provisions of the Senoia Land Development Ordinance.
 This guarantee includes not only paving of publicly-dedicated streets, but
 all other appurtenant structures and amenities lying within the
 rights-of-way of said streets, within designated easements, and in the
 common areas, including but not limited to all curbing, drainage pipes,
 culverts, catch basins, drainage facilities and structures, bike paths, cart
 paths, pedestrian paths and other public improvements. Unless formal
 dedication has been expressly accepted by the city or other public utility
 by delivery of proper legal instruments, maintenance responsibility shall
 remain with the developer, its successors or assigns. The term of this
 Agreement shall be for a period of five years beginning on the date of
 written acceptance of said improvements by the city as evidenced by the
 final plat approval. The developer agrees to correct and repair or cause
 to be corrected and repaired all damages or defects to said
 improvements resulting from any cause whatsoever during this period;
 provided, written notice of said damages is given the developer prior to
 the date the five-year period expires. In the event the developer fails to
 correct any damages or defects within 30 days after written notice
 thereof, then said damages or defects may be corrected by the city by
 using any financial security maintenance bond. In addition, the city may
 exercise any remedies available to it by law. After the termination of said
 five-year period the city shall be responsible to the citizens of Senoia
 only for the maintenance of those public improvements as are expressly
 dedicated to it, or for which it has maintenance responsibility by operation
 of law; provided, however, any damages which occurred prior to the end
 of said five-year period and which remain unrepaired at the termination
 of said period shall remain the sole responsibility of the developer.
 IN WITNESS WHEREOF, the developer has caused this Agreement to be
 executed by its duly authorized officers this 14th. day of March, 2016.

By: _____
 (Owner)



NOTE: THE STORMWATER QUALITY/RETENTION BASIN
 WILL BE RECERTIFIED AT THE CERTIFICATE OF
 OCCUPANCY OF THE FINAL LOT OF THIS PHASE

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS
 A CLOSURE PRECISION OF ONE FOOT IN 32,000
 FEET AND AN ANGULAR ERROR OF 03" PER ANGLE
 POINT AND WAS ADJUSTED USING LEAST SQUARE RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND
 IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN
 100,000+ FEET.

TYPE OF EQUIPMENT USED: TOPCON 235W, TOPCON HIFER SR

Deed of Dedication:

Developer, at its sole expense, shall have an attorney-at-law licensed in
 the State of Georgia prepare a Deed of Dedication, in form subject to
 recording in the land records of Coweta County, Georgia, together with an
 attorney's certificate of title to the mayor and council certifying that all
 lands dedicated therein by said deed are conveyed free and clear of
 marketable encumbrances and obligations whatsoever. Said deed and title
 certificate shall be reviewed and approved as to form by the city
 attorney, prior to formal acceptance by resolution of the mayor and
 council. A copy of the deed, as recorded, shall be placed in the minutes
 of the council meeting where accepted and approved.

Notes:

- Total Number of Lots: 8
- This Property is Zoned GC (General Commercial)
- Tax Map and Parcel number: 163 1247 007, 163 1247 008, 163 1247 009 and a portion of 157 1230 002
- Total Area of Project: 17.06 Acres
- Total Area of Lots: 12.58 Acres
- Total Area of Right of Way: 1.86 Acres
- Total Area of Open Space: 2.62 Acres
- Boundary Information provided by McLain Surveying, Inc.
- Iron pins set at all Property Corners
- All streets are 32' back of curb to back of curb unless otherwise noted.
- According to F.I.R.M. Map 13077C0287D, Dated February 6, 2013, this property is not located in a 100 Year Flood Zone.
- Basis of Bearings: State Plane Coordinate System, Georgia West Zone
- Setbacks: Front 25'; Side = 20'; Rear = 30'
- Total Length of Streets:
- Minimum Lot Size: 1.0 Acre

Final plat approval:

This plat complies with the zoning regulations, the Land
 Development Ordinance and all other regulations governing
 the land development for Senoia.

City Engineer: _____ Date: _____

Mayor: _____ Date: _____

City Administrator: _____ Date: _____

Surveyor's Final Certificate:

I hereby certify that this plat is true and correct
 and was prepared from an actual survey of the
 property made by me or under my supervision; that
 all monuments shown hereon actually exist or are
 marked as "future" and their size, location, type
 and material are shown correctly. This plat
 conforms to all requirements of the Georgia Plat
 Act.

This 11 day of July 2019.

By: _____
 Randy McLain
 Registered Land Surveyor No. 2703

OWNER/DEVELOPER:
 LINDSEY AND ASSOCIATES
 140 VILLAGE CIRCLE
 SENOIA, GEORGIA 30276
 PHONE: 770-599-1004
 CONTACT: DAVID LINDSEY

NO.	DATE	DESCRIPTION	BY

JULY 11, 2019

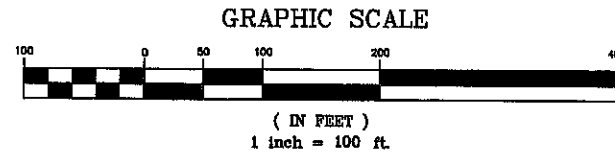
PROJECT NAME: 13-314

JOB NUMBER: 13-314_7-11-19.DWG

SHEET 1 OF 2

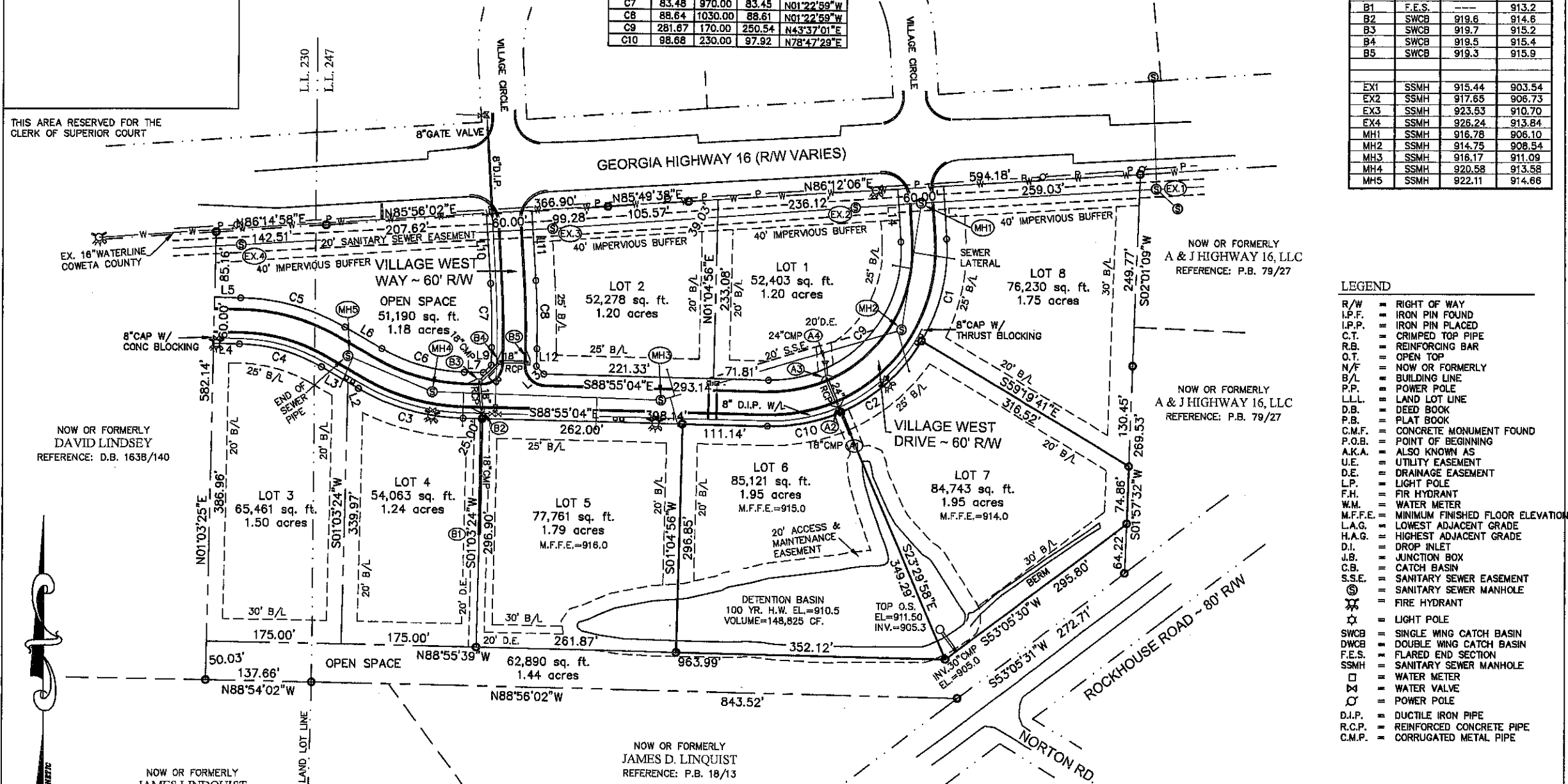
AS PER OFFICIAL F.I.R.M. MAP 13077C0287D, DATED 2/6/2013, THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD HAZARD AREA.

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	138.57	230.00	138.49	N13°24'42"E
C2	143.83	230.00	141.49	N48°35'11"E
C3	142.06	280.00	140.54	S74°22'59"W
C4	111.62	220.00	110.42	N74°22'59"W
C5	142.06	280.00	140.54	N74°22'59"W
C6	111.62	220.00	110.42	S74°22'59"W
C7	83.48	970.00	83.45	N01°22'59"W
C8	88.64	1030.00	88.61	N01°22'59"W
C9	281.67	170.00	250.54	N43°37'01"E
C10	98.66	230.00	97.92	N78°47'29"E



AS-BUILT STORM SEWER AND SANITARY SEWER INFORMATION				
STRUCT.	DESC.	TOP ELEV.	INV. EL.	
A1	F.E.S.	---	908.8	
A2	DWCB	913.6	909.3	
A3	DWCB	913.6	910.0	
A4	F.E.S.	---	912.2	
B1	F.E.S.	---	913.2	
B2	SWCB	919.6	914.6	
B3	SWCB	919.7	915.2	
B4	SWCB	919.5	915.4	
B5	SWCB	919.3	915.9	
EX1	SSMH	915.44	903.54	
EX2	SSMH	917.65	906.73	
EX3	SSMH	923.53	910.70	
EX4	SSMH	926.24	913.84	
MH1	SSMH	916.78	906.10	
MH2	SSMH	914.75	908.54	
MH3	SSMH	916.17	911.09	
MH4	SSMH	920.58	913.58	
MH5	SSMH	922.11	914.66	

THIS AREA RESERVED FOR THE CLERK OF SUPERIOR COURT



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SWCB	= SINGLE WING CATCH BASIN
DWCB	= DOUBLE WING CATCH BASIN
F.E.S.	= FLARED END SECTION
SSMH	= SANITARY SEWER MANHOLE
⊠	= WATER METER
⊞	= WATER VALVE
⊙	= POWER POLE
D.I.P.	= DUCTILE IRON PIPE
R.C.P.	= REINFORCED CONCRETE PIPE
C.M.P.	= CORRUGATED METAL PIPE

NOW OR FORMERLY DAVID LINDSEY
REFERENCE: D.B. 1638/140

NOW OR FORMERLY JAMES LINDQUIST
REFERENCE: D.B. 3066/595

NOW OR FORMERLY NAME
REFERENCE: D.B. 599/156

NOW OR FORMERLY JAMES D. LINQUIST
REFERENCE: P.B. 18/13

NOW OR FORMERLY A & J HIGHWAY 16, LLC
REFERENCE: P.B. 79/27

NOW OR FORMERLY A & J HIGHWAY 16, LLC
REFERENCE: P.B. 79/27

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

PREPARED BY
McLAIN SURVEYING, INC.
LAND SURVEYING LAND PLANNING LAND DEVELOPMENT
6 MADISON STREET NEWNAN, GEORGIA 30263
PHONE: 770-251-8523 - FAX: 770-254-8905 - EMAIL: trmcclain339@numail.org

LINE TABLE		
LINE	LENGTH	BEARING
L1	68.76	N03°50'54"W
L2	15.99	S59°50'54"E
L3	39.61	S59°50'54"E
L4	33.51	S88°55'04"E
L5	33.53	S88°55'04"E
L6	55.60	S59°50'54"E
L7	25.00	S88°55'04"E
L8	14.14	N46°04'56"E
L9	22.78	N01°04'56"E
L10	89.97	N03°50'53"W
L11	90.20	N03°50'54"W
L12	22.78	N01°04'56"E
L13	14.14	N43°55'04"W
L14	68.81	S03°50'54"E

NOTE: THE STORMWATER QUALITY/DETENTION BASIN WILL BE RECERTIFIED AT THE CERTIFICATE OF OCCUPANCY OF THE FINAL LOT OF THIS PHASE

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RANDY MCCLAIN
GEORGIA R.L.S. #2703



SHEET 2 OF 2

THIS FINAL PLAT REVISED ON JULY 11, 2019 TO SUBDIVIDE LOT 7 AND CREATE LOT 6.

REVISED FINAL PLAT OF:
VILLAGE WEST COMMERCIAL PHASE I
LOCATED IN LAND LOT 247 - 1ST DISTRICT
CITY OF SENOIA
COWETA COUNTY GEORGIA
SCALE: 1"=100' DATE: JULY 11, 2019
PROJECT NAME: 13-314
JOB NUMBER: 13-314_7-11-19.DWG