
INTEROFFICE MEMORANDUM

TO: MAYOR AND COUNCIL
FROM: DINA RIMI, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: HABITAT HUMANITY VARIANCE
DATE: 12/15/2021
CC: HAROLD SIMMONS, CITY MANAGER

The staff is proposing a zoning category that would allow for a denser residential development than what is currently permitted in the City of Senoia zoning ordinance. During the development of the updated Senoia Comprehensive Plan one of the items that was addressed was smaller homes, this ordinance allows for homes to be a minimum of 1200 square feet with reduced side setbacks from other zoning categories. Currently the minimum is 10 feet side setbacks in the R-40C zoning category, this is permitting the side setbacks to be 7.5 feet from the property lines.

Ample buffering. A typical method for mitigating the impact of a more intense use on a less intense use is a landscape buffer. More often used to diminish the impact of commercial uses on residential uses, this same method can be used to protect low density single family neighborhoods from the depreciating effects of small lot development, if any exist. Accordingly, the inclusive community district shall meet the following buffer standards:

Sec. 74-149. - Development standards for Inclusive Community Development

(1) A landscaped buffer having a minimum horizontal dimension of 30 feet and consisting of tree form shrubs and hardwood species to approximate a natural condition while achieving a partial screen shall be established along all common boundaries with any property developed or zoned as single family residential. Such buffer shall achieve a minimum height of six feet at the time of planting and shall be subject to approval by the zoning official who may approve a buffer dimension of 20 feet based on berming and other design characteristics that will achieve an appropriate screen. Such buffer shall be established and permanently maintained on the higher density property.

(2) A landscaped buffer having a minimum horizontal dimension of 100 feet and consisting of tree form shrubs and hardwood species to approximate a natural condition and while also achieving a partial screen shall be established by the developer along any property boundary fronting on an arterial or collector street. An identical buffer having a minimum horizontal dimension of 50 feet shall be established by the developer along any property boundary fronting on a local street. Such buffers shall be dedicated as public right-of-way.

(3) Such buffers shall be depicted on the recorded final plat accompanied by a statement as to the perpetual maintenance of the dimensions and character of the buffer. During the Planning Commission meeting the commission recommended to approve these changes with the following amendments to be added to the proposed zoning category;

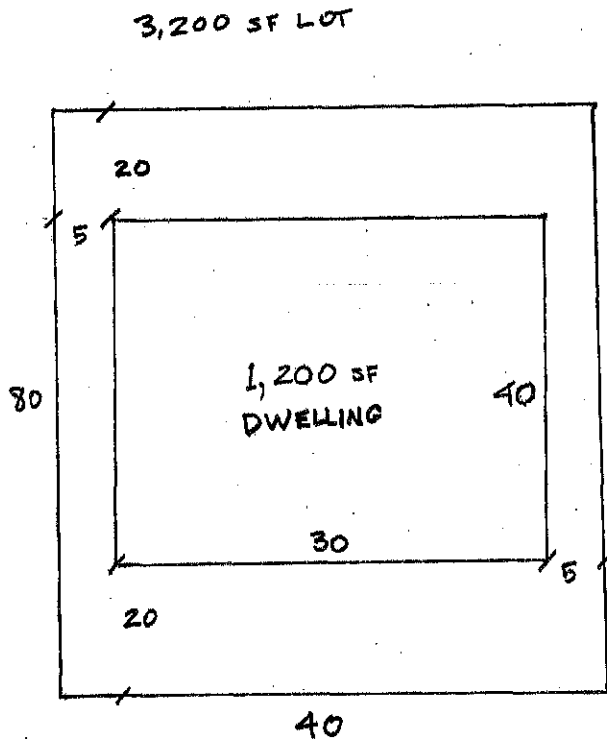
	The required setback	The requested setback
Hwy 16	100 ft	30 feet
Howard Road	50 ft	20

The applicant is requesting to be allowed to plant an extensive landscaping to screen the views from adjacent properties in addition, a minimum 6 foot privacy fence will be installed along both buffer areas at the intersection of GA Highway 16 and Howard Road. This approach will enable NCHFH to build 9 homes in this development, in keeping with the goal of the ICD zoning to provide affordable housing while fostering neighborhood cohesiveness. If the variance is not approved, then it may only be possible to fit 4 or 5 homes on the site. They feel that with this limitation, the construction of this development would no longer be feasible, due to the high cost associated with the sitework and street infrastructure.

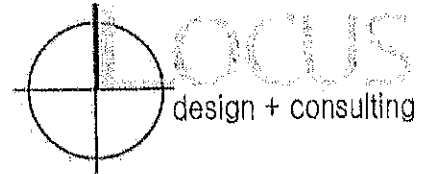
Staff Recommendation.

While the staff understands the constraints of the setbacks the developer can utilize the village green option that is included in the Inclusive Community Development;

Minimum lot size for developments that feature rear alleys and a "village green" shall be 3,200 square feet. For the purposes of this district, a village green shall be any contiguous space that contains a minimum area of 4,800 square feet. The village green shall be served by a public sidewalk and landscaped with canopy trees, tree form shrubs and ground covers. The green shall also feature a minimum of one picnic shelter appropriately sized to the scale of the development. The village green shall be dedicated to the City of Senoia. The purpose of the village green is to promote social interaction, relegate personal vehicles to the rear of the lot, and allow reduced front yard setbacks to place dwellings near the village green. See exhibit "A" attached [below].



N.T.S.



November 15, 2021

Attn: Dina Rimi
City of Senoia
PO Box 310
Senoia, GA 30276

RE: Newnan-Coweta Habitat for Humanity (NCHFH)- Howard Road Development
Parcel #163 1247 067

I am writing on behalf of Newnan-Coweta Habitat for Humanity to request a variance for reduction of the landscape buffer requirements for the above mentioned property. The property is zoned to the Inclusive Community District (ICD) zoning classification, and is being developed for use as single family affordable housing. The ICD classification requires a 100 foot landscaped buffer along the property boundary fronting on an arterial or collector street, and a 50 foot landscaped buffer along a local street. While this requirement may be appropriate on a larger property, this particular parcel is a corner lot that is only 2.2 acres total. Meeting the buffer requirements on both streets would reduce the buildable area by 46%, which would severely limit the site's potential as an affordable housing neighborhood, especially since an interior street would be needed to provide access to the individual lots.

We are proposing a landscaped buffer of 30 feet along GA Highway 16, and a landscaped buffer of 20 feet along Howard Road, as shown in the attached conceptual site plan. These buffer areas will be planted with extensive landscaping to screen the views from adjacent properties. In addition, a minimum 6-foot privacy fence will be installed along both buffer areas at the intersection of GA Highway 16 and Howard Road. This approach will enable NCHFH to build 9 homes in this development, in keeping with the goal of the ICD zoning to provide affordable housing while fostering neighborhood cohesiveness. If the variance is not approved, then it may only be possible to fit 4 or 5 homes on the site. With that limitation, the construction of this development would no longer be feasible, due to the high cost associated with the sitework and street infrastructure.

Thank you in advance for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Lorraine Cunanan". The signature is fluid and cursive.

Lorraine Cunanan, AIA



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

Variance
Application

Project Name: NCHFH Howard Rd Unit: _____ Phase: _____
Development

Zoning District: ICD Acreage: 2.2 Number of Units: _____

Owner(s) Name: Newnan - Coweta Habitat for Humanity

Applicant(s) Name: Lorraine Cunanan AIA / Locus Design + Consulting

Property Location: Howard Rd / Hwy 16 1631247 067
Property Address Land Lot(s), Parcel(s)

Mailing Address: NCHFH / PO Box 73619 Newnan, GA 30271

Phone Number: NCHFH 770-252-9049 Fax: _____
Locus 404-680-4033

Email address (if available): lcunanan@locusdc.com

Explanation of Variance Request: reduction of landscape buffer
requirements

Applicant Checklist:

1. Required fee - Administrative \$ 150.00
Public Hearing \$300
2. List of abutting property owners
3. 3 copies of the Conceptual Plan and Justification
4. 1 Pdf copy

Owner's Signature: [Signature] Date: 11/19/21

Print Owner's Name: ERIC MILLER

Applicant's Signature: [Signature] Date: 11/15/21

Print Applicant's Name: Lorraine Cunanan

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: _____

AUTHORIZATION OF PROPERTY OWNER

I swear that I am the owner of the property, which is the subject matter of the attached application, as is shown in the records of Coweta County, Georgia.

I authorize the person named below to act as Applicant in the pursuit of rezoning or a variance of this property.

Name of Applicant ERIC MILLER
Address 73 4TH ST Newnan, GA 30263
Telephone No. 678 572-6855

Eric Miller
Signature of Owner

Personally appeared before me

Eric Miller
Who swears that the information
Contained in this authorization is
True and correct to the best of
His or her knowledge and belief.

Mary A Spearman
Notary Public
Date 4/18/2021

