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**INTEROFFICE MEMORANDUM**

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**TO:** MAYOR AND COUNCIL

**FROM:** DINA RIMI, COMMUNITY DEVELOPMENT DIRECTOR

**SUBJECT:** R-25

**DATE:** 12/15/2021

**CC:** HAROLD SIMMONS, CITY MANAGER

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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.

Please see the attached documents for the proposed standards.

During the Planning Commission meeting the commission recommended to approve these changes with the following amendments to be added to the proposed zoning category;

- Promote the use of conservation subdivisions to preserve greenspace and rural setting
- Continue multi -use paths between neighborhoods to increase connectivity and reduce car traffic
- Encourage sidewalk connections to existing network where appropriate
- Tree canopy preservation
- Encourage road network connectivity and connections to existing grid
- Utilize buffers and to protect rural setting where appropriate
- Promote a mix of housing types and price points

R-25C.

- (a) Development standards:
  - (1) Open space—25 percent, dedicated to the homeowners' association; 10 percent must be able to be able to be built on.
  - (2) Maximum lot area—2.5 dwellings per acre.
  - (3) Minimum lot width at building line—60 feet;
  - (4) Yard setbacks:
    - a. From all streets—20 feet;
    - b. Side yard setbacks—7.5 feet;
    - c. Rear yard setbacks—20 feet;
  - (5) Maximum height of structures—35 feet;
  - (6) Minimum square footage of principal structure—1,200 square feet;
- (b) Architectural reference:
  - (1) Building materials.
    - a. For principal structures, allowable building materials (not including trim/accent) along the front and side facades are limited to the following:
      - (i) Brick;
      - (ii) Brick veneer;
      - (iii) Stone;
      - (iv) Architectural precast concrete; and
      - (v) Natural wood and/or cement-based wood siding.
    - b. There shall be no more than two building materials used (not including trim/accent materials).

November 16, 2021  
Senoia Municipal Court  
7:00 PM  
Minutes

Present: T. Nolan, C. Williams, J. Smith, J. Krabel and C. Williams  
(J. Woods Not Present)  
Staff D. Rimi

Vice-Chairman Nolan requested the commission say the Pledge of Allegiance to the Flag before discussing the items on the agenda.

Vice-Chairman Nolan made a motion to amend the agenda to move new business before the Public Hearing items. Commissioner Garret seconded the motion; approved it 5-0.

I. Approval of October Meeting Commissioner Williams made a motion to approve the October meeting minutes. Commissioner Krebel seconded the motion; approved it 5-0.

II. Approval of November Workshop Minutes Commissioner Williams corrected minutes to state he was not at the meeting. Vice-Chairman Nolan made a motion to approve the minutes with the correction noted from Commission Williams. Commissioner Garret seconded the motion; approved it 5-0.

III. New Business

a. Revised Preliminary Plat for Lots 1 & 2 Village West

Staff member D. Rimi explained that the applicant is requesting to join lots 1 and 2 of the Village West Commercial Subdivision to create one commercial lot. She went on to explain that the minimum acreage for a commercial lot in the zoning ordinance is 1 acre, each of these lots is 1.2 acres, which would create a 2.4-acre lot that exceeds the minimum requirement of 1 acre. Staff recommends approval of the new plat.

D. Hovey presented for the applicant, Atlanta reserve group he went on to explain that the project meets the standards of the zoning ordinance. The project also meets the Commercial Corridor restrictions, which were applied to this property when it was annexed into the city limits. The project would contain a gas station, convenience store, and two restaurants. He is requesting that the board recommends approval for the project. Mr. Hovey explained that he is willing to work with the commission on any requested changes.

D. Rimi explained that due to amending the agenda at this time the only item that is being considered is the replating to combine the two lots.

Commission Williams verified that this is just about combining the two lots. Staff explained that yes at this time the only item under consideration is the combining of the two lots. The recommendation should have nothing to do with the use or the site plan.

Vice-Chairman Nolan asked the staff if this is included in the 85/16 overlay.

Staff stated that the location is not in the Overlay, but at the time of annexation, this location was required to comply with the landscaping and architectural details of the Commercial Corridor overlay.

Vice-Chairman Nolan stated that this is an entry point to the city and he wants to make sure that the design reflects the building design standards of the city and the architectural features of the downtown Senoia area. He referenced the design standards to include flat roofs and parapet walls.

D. Hovey explained that David Lindsey will be reviewing the design of the building to make sure it reflects what is allowed in that area.

Vice-Chairman Nolan quoted the comprehensive plan stating the desire for connectivity for the city. He also referenced building standards for sidewalks.

Commissioner Krebel asked if Highway 16 will be widened at the section of the road.

Staff explained that they do not have any knowledge on the widening of Highway 16.

D. Hovey stated that he also does not know of any future widening of the road.

Vice-Chairman Nolan asked about the parking requirements.

D. Rimi explained that this would be shown in the site plan.

Commissioner Garret references the Downtown 16 overlay.

D. Rimi explained that these items will be shown during the site plan review and currently we are just reviewing the preliminary plan.

Vice-Chairman Nolan questioned the architectural standards for this project.

D. Rimi again explained that this would be reviewed at the site plan stage and currently the item that is being reviewed is the preliminary plat.

Vice-Chairman Nolan addressed a section of the ordinance regarding exterior walls and building materials.

Vice-Chairman Nolan asked for a discussion from the commission.

**Commissioner Williams made a motion to recommend approval of the preliminary plan to the Mayor and Council. Commissioner Krebel seconded the motion; approved it 5-0.**

#### **IV. Public Hearing**

##### **a. Recommendation for Conditional Use in Village West lots 1 & 2**

**D. Rimi informed the commission that the applicant is requesting to be permitted to have conditional use approval to operate a gas station with a convenience store at this location. She went on to explain that the only conditions that are applied to this type of use in the zoning ordinance are that the pumps must be 15 feet from the right of way, the applicant has the underground pumps 30 feet and the pumps for the customers are 75 ft from the right of way. The only concern that staff is noting is a traffic concern, which can be addressed through a traffic study.**

**Vice-Chairman Nolan asked the applicant to walk the commission through the site plan.**

**D. Hovey explained that what they are doing is what he explained earlier. He also stated that they are incorporating two drive-in restaurants into this project. He explained that the dumpster is behind the building so it will not be visible from Highway 16. The plan shows a total of 78 spaces with room for additional spaces if needed and the architecture will meet the Commercial Corridor overlay.**

**Vice-Chairman Nolan again asked for the applicant to walk them through the site plan.**

**D. Hovey again walked them through showing the traffic flow and gave them details on the number of gas pumps. The restaurants will have indoor seating and drive-thru capacity.**

**Vice-Chairman Nolan asked D. Hovey to talk about the curb cuts.**

**D. Hovey stated that there is a possibility for a two-dumpster scenario.**

**Vice-Chairman Nolan asked what will be located on the property behind this building.**

**D. Rimi explained that it will be commercial use.**

**Vice-Chairman Nolan referenced the architecture of the building**

**D. Hovey stated that the dumpster will be covered through walls so they will not be visible.**

**Commissioner William asked about their stormwater feature.**

**David Hovey stated that they will use an additional BPM to address this item and it is currently located inside the commercial development. They will use a vortex unit to separate the water and grease,**

**Vice-Chairman Nolan voiced concerns regarding the drive-in restaurants and the car stacking.**

**Commissioner. Krebel asked the staff what they are voting on right now.**

**D. Rimi explained that they are currently only making a recommendation on the conditional use.**

**Commissioner Krebel stated that they could put a gas station at this location.**

**D. Rimi explained yes, this would just be for the approval of a conditional use of a gas station with a convenience store.**

**Vice-Chairman Nolan stated the heartburn he is having with this is the drive-thru restaurants and traffic backing up. He references McDonald and that is the concern he sees with this site plan.**

**D. Hovey stated that he is willing to make changes.**

**He stated that the drive-thru is where he sees them not having support for tonight, he again referenced the cars stacking causing him concern.**

**The owner of this project, Rafik stated that everyone wants a drive-thru since Covid. They will not develop a project without a drive-thru.**

**Commission Garret stated that she has a concern about the long-term effects of this type of project on the city and planning for the future. The commission is trying to create a sense of place based on the Comprehensive Plan.**

**The applicant stated that he understands that and is planning on complying with the city's ordinances.**

**Vice-Chairman Nolan stated that he understands the need for the drive-thru but the stacking of the cars is a concern and he is using the data point of the McDonalds currently in the city.**

**Commissioner Krebel asked if this parcel was considered in the past for a drive-thru.**

**D. Hovey stated yes.**

**Vice-Chairman Nolan stated that this is just a recommending body and the applicant can take this back and rework it to their suggestions and have them table it tonight or they can vote tonight,**

**D. Hovey asked the staff for their recommendation.**

**D. Rimi stated that this is a conditional use and he has met the conditions for the conditional use, it would be up to him.**

**D. Hovey stated he wanted to take this to the council. He also referenced that the conditional use was based on if the applicant could have a gas station convenience store and then worry about the restaurant and car stacking later on.**

Vice-Chairman Nolan stated that they are looking at the site plan.

Commissioner Krebel stated that Vice Chairman Nolan is just providing the applicant with information for the future.

Commissioner Garret wanted to know if Village West is a public road and wanted to see the menu boards screened from public view according to the Commercial Corridor overlay.

Again, Vice Chairman Nolan stated that if the applicant wants to, the commission can table this item until the next meeting, or if he wants to move forward, they can make their recommendation tonight.

D. Hovey stated he would like for them to vote on it so it can go before the Mayor and Council.

Vice-Chairman Nolan stated that he understands he is trying to invest in Senoia.

The applicant stated he is going to have 50 jobs for the community once this is open.

Vice-Chairman Nolan stated he is concerned with the project.

Commissioner Williams asked if this is just regarding the conditional use.

Vice-Chairman Nolan stated yes, but there are some concerns with this project.

D. Rimi reminded the commission that this is a public hearing.

Vice-Chairman Nolan opened the Public Hearing

None.

**Commissioner Williams to recommend denial based on what was seen tonight.  
Commissioner Garret seconded the motion; approved 4-1 (Commissioner Krebel voting against)**

## **B. Senoia Zoning Ordinance Article V – R25C**

**D. Rimi explained the R 25 c by reading the development standards to the Planning Commission.**

**Vice-Chairman Nolan asked for the reasoning behind the new ordinance.**

**D. Rimi explained this is due to a new zoning classification that was developed by the county that is offered to developers developing adjacent to the city's limits. Senoia is offering this zoning classification to developers so as not to close our boundaries and also to comply with the desire for smaller and more affordable housing.**

Commissioner Krebel asked if the county also restricts building material.

D. Rimi stated that they currently, to her knowledge do not have a material standard included in their zoning category.

Commissioner Krebel asked if the standards attract builders.

D. Rimi explained that it was not meant to attract builders, it was a concern that was brought to my attention by council members when the ordinance was under development.

Commissioner Krebel asked if this was easier than the county's point system.

D. Rimi explained she is not aware of their point system.

Vice-Chairman Nolan stated the county has developed a zoning category called a priority growth area. to discourage annexation into other cities. This is a defensive maneuver by the county to discourage annexation to keep tax dollars and services dollars in the county. What the city is proposing is a higher density than what we offer in other zoning categories currently. Two developers have huge tracts of land that are in favor of this zoning category. The two developments will allow the city to have future annexation.

Vice-Chairman Nolan referenced the comprehensive plan and would like to see these bullet points added to the category

- Promote the use of conservation subdivisions to preserve greenspace and rural setting
- Continue multi-use paths between neighborhoods to increase connectivity and reduce car traffic
- Encourage sidewalk connections to existing network where appropriate
- Tree canopy preservation
- Encourage road network connectivity and connections to existing grid
- Utilize buffers and to protect rural setting where appropriate
- Promote a mix of housing types and price points

Commissioner Williams asked if these items conflict with what is currently in the ordinance.

Commissioner Krebel asked if this was more complete than the county's standards.

D. Rimi explained that it would be dependent on the developers.

Commissioner Williams stated that this is honoring what the citizens wanted in the comprehensive plan.

Commissioner Garret questioned if this could have multi-use trails added to the category.

D. Rimi stated that the Planning Commission could apply for a text amendment to the land development regulations, where multi-use trails are addressed similar to sidewalks.

Vice-Chairman Nolan asked where this language would go in our ordinances.

D. Rimi stated the Land Development Regulations.

Vice-Chairman Nolan opened the public hearing

None

Commissioner Garret made a motion to recommend approval with the additional items brought up by Vice-Chairman Nolan. J. Smith seconded the motion; approved 5-0.

- V. Old Business
  - a. None

VI. Staff Comments

- a. D. Rimi stated that the staff is currently working with Carl Vinson Academy to do training for the Planning Commission.

VI. Adjourn

Commissioner Williams made a motion to adjourn. Commissioner Krebal seconded the motion.; approved 5-0.