



Members-

John. Wood –Chairman-Present

Tom Nolan – Vice Chairman- Present

Jordan Krabel – Secretary- Present

Cam Williams- Commissioner-
Present

Allison Garrett- Commissioner-
Present

Jacqueline Smith – Alternate- Absent

Staff

Tracy Brady- Council Liaison- Absent

Dina Rimi- Community Development
Director-Present

Workshop Information

1st Thursday of each month @ 6:00 pm

Meeting Information

3rd Tuesday of each month @ 7:00
P.M

Meeting Location
City of Senoia Police Department
505 Howard Road
Senoia, GA 30276

**Planning Commission Meeting
August 16, 2022
Senoia Municipal Court
7:00 PM
Meeting Minutes**

1. Approval of Minutes

a. June 2022 Meeting Minutes

Commissioner Nolan made a motion to approve the minutes. Commission Garret seconded the motion; approved 5-0.

b. August Workshop Minutes Commissioner Garret made a motion to approve the minutes. Commission Krabel seconded the motion; approved 5-0.

2. Public Hearings

Rezoning Recommendations

a. 202 Johnson Street R-40 to RH

Community Development Director, Dina Rimi informed the Planning Commission that this lot is currently not in compliance with the R-40 development regulation, but is more in line with the RH development regulations in regards to the size of the lot and the front setbacks. Commission Woods opened the item for public comments. None

Commissioner Woods closed the item for public comments.

Commissioner Nolan made a motion to recommend approval to the Mayor and Council. Commission Woods seconded the motion; approved 5-0.

b. Rezoning Tract A-1 Mann Property GI to GC

Dina Rimi, Community Development director introduced this item by explaining the applicant is requesting a rezoning from commercial to industrial. She explained that the adjacent zoning is more in line with this property being zoned commercial and the property is within the commercial corridor so any structure being developed on this site would need to meet the requirements of the Commercial Corridor overlay and be approved of by the Mayor and Council prior to a building permit being issued.

The applicant was not present.

The Planning Commission requested Mrs. Rimi explain to the audience what the difference is between a commercial zoning and an industrial zoning.

Mrs. Rimi explained that the commercial zoning allows uses that are in line with retail establishments such as; Publix, Dunkin Donuts and the industrial will more of a manufacturing establishment

Commissioner Woods opened the item for public hearing

None

Commissioner Woods closed the item for public hearing.

Commissioner Williams made a motion to recommend approval of the rezoning to the Mayor and Council. Commissioner Garret seconded the motion; approved 5-0.

c. Rezoning Newberry R 40 C to R 25 C

D. Rimi explained to the Planning Commission the development standards of the R25C zoning category versus the R- 40C category.

R. Ferry the applicant addressed the Planning Commission and explained the history of the area in regards to the bridges that access this area of the city. He explained that while he understands that the city is not interested in having the Newberry subdivision being accessed from the adjacent Ivy Ridge subdivision he feels that it would be beneficial if there was an emergency access road that could be utilized for car traffic if the bridges are not accessible. Mr. Ferry went on to explain that the development meets the standards of the R25C zoning category and due to the financial obligations of having to bring the infrastructure to this area the density is what would be needed to make this a profitable project.

Kathy Haight of 307 Ivy Lane voiced concerns over how stormwater run-off will be handled. Currently her property backs up to where this would be developed and she is already having problem with flooding from storms. She is also concerned with smaller homes than what is currently in the Ivy Ridge Subdivision.

Mary Povost. S115 Teal Court- Stated concerns regarding traffic and the amount of traffic that is currently in the city plus the additional needs to be studied prior to the approval of this subdivision. When the developers are gone the city is left with trying to figure out how to manage the traffic and this cost should not be on the citizens and the city.

Sheilda Hayes Johnson Street- expressed concerns over parks for children.

John Cottrell expressed concerns over the open space being located in an easement that the developer would not be able to use any way.

Dave Norman 350 Ivy Lane voice his concern over the influx of additional golf carts that would be coming into the Ivy Ridge subdivision. Some of his concerns were for the safety of the citizens that are walking the trails, the safety of the golf carts drivers with the automobiles and the increase in traffic into the downtown area of golf carts.

Marv Briggs. 310 Autumn Creek voiced her desire not to see a higher density subdivision adjacent to Ivy Ridge. This subdivision would have more home than the Ivy Ridge subdivision and allowing golf cart access to their subdivision would have ill effects on the quality of life for the citizens in Ivy Ridge.

New Business

1. Annexation Recommendation –Parcel Tax Id Number 1671309002

Community Development Director, Dina Rimi explained this is a preliminary annexation request. The parcel is adjacent to the current city limits along GA Highway 85, the applicant is planning to develop a 9 lot General Industrial Park on this lot and the adjacent lot that is currently in the city, which is also zoned General Industrial Nick Fouts, the applicant stated that he is willing to work with the city on an access easement to extent the multi-use trail if needed.

Commissioner Woods asked if there was anyone in the public wanting to speak on this item.

Sheilda Hayes asked the commission exactly where this was located.

Commission stated this is on the east side of Hwy 85 at the end of Seavy Street, adjacent to the new sewer plant.

Commission Nolan made a motion to recommend approval to the Mayor and Council. Commissioner Krabel seconded the motion; approved 5-0.

1. Old Business

None

2. Commission Comment

None

3. Staff Comments

Staff informed the Planning Commission on progress of previous items that have come before them for a vote.

Staff made the Planning Commission aware that the September workshop will be on September 1 which is the Thursday before Labor Day weekend. Due to members not being in the area the Planning Commission discussed changing the meeting to September 8 @ 6:00 pm.

Commissioner Woods made a motion to change the September Planning Commission Workshop to September 8, 2022. Commissioner Williams seconded the motion; approved 5-0.

4. Adjourn

Commissioner Wood made a motion to adjourn the meeting. Commissioner Krabel seconded the motion; approved 5-0.