

# MINUTES

City of Senoia  
Planning Commission  
REGULAR MEETING  
505 Howard Road  
August 15, 2023  
7:00 p.m.

Commissioners Present: Jordan Krabel, Allie Garrett, Cam Williams, and Chairman John Wood  
Commissioners Absent: Tom Nolan

## WELCOME AND OPEN MEETING DECLARATION

John Wood called the meeting to order with open meeting declarations and led the Pledge of Allegiance.

## OLD BUSINESS

Chairman Wood called for a vote to approve the minutes of the 6.20.2023 meeting.

Commissioner Krabel made a motion to approve the 6.20.2023 regular meeting minutes. Commissioner Garrett 2<sup>nd</sup> and with all in favor motion carried with 3 votes and J. Wood abstaining as he was not present at the 6.20.23 meeting.

## NEW BUSINESS

### Wellstar Hwy 85/Hwy 16 Corridor Overlay Approvals

D. Johnson presented the final landscape plan with tree fund contribution, final site plan and proposed building elevations.

Commissioners discussed the trees specified on the landscape plan and A. Garrett confirmed that several tree committee members that reviewed the proposed tree list were satisfied with the proposed trees chosen.

Commissioner Garrett motioned to approve the landscape plan and tree fund contribution. Commissioner Krabel 2<sup>nd</sup> and with all in favor the motion passed. (4-0)

Commissioners discussed the site plan elements including open space elements such as tables and bike racks that are not shown on the site plan but are shown on the landscape plan.

Commissioner Williams motioned to approve the site plan with a condition that the site plan also reflect the location of the bike rack, benches, tables and trash cans. Commissioner Krabel 2<sup>nd</sup> and with all in favor the motion passed. (4-0)

Staff presented the building elevations and materials. Commissioners discussed the building elevations and materials specifically the compliance with the following elements of the overlay:

1. The total percent of fiber cement siding shown on all facades which appears to be more than 10% allowed in the overlay.

2. The elevations do not show a cornice on the front façade and at least 10 feet along the sides.
3. The elevations do not provide enough information to show that the roof top equipment will be blocked by the parapet as viewed from the public right of way according to the overlay ordinance.

Commissioner Garrett motioned to approve the building elevations with the following conditions: the fiber cement siding be limited to a maximum of 10% on each façade, the parapet height be tall enough to block the view of roof top equipment, and that the cornices be added per the overlay ordinance. Commissioner Williams 2nd and with all in favor the motion passed. (4-0)

#### **PUBLIC COMMENT**

Mary Provost of 115 Teal Ct, Senoia GA gave public comments on the following concerns:

1. Tucker Road should be improved before the building of the Wellstar
2. Turn lanes should be considered at Tucker Road from both directions
3. Having one entrance to the Wellstar is a concern for fire code compliance
4. Wellstar should consider adding EV charging to the plan.

D. Johnson pulled up on the screen the DOT entrance plan proposed for Tucker Road and pointed to the turn lanes proposed in both directions and also the improvement of the road including the proposed fire department hammerhead turnaround proposed at the end.

#### **ANNOUNCEMENTS**

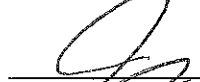
No announcements

#### **ADJOURN**

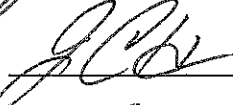
Having no further business to consider Commissioner Williams motioned to adjourn the meeting. Commissioner Krabel 2<sup>nd</sup> and with all in favor the motion carried. (4-0)

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#### **MINUTES APPROVED BY:**

 \_\_\_\_\_ (CHAIRMAN SIGNATURE)

DATE: 9-19-2023

 \_\_\_\_\_ (WITNESS)

DATE: 9-19-2023