

DRAFT MINUTES

City of Senoia
Planning Commission
REGULAR MEETING
505 Howard Road
NOVEMBER 21, 2023
7:00 p.m.

Commissioners Present: Chairman John Wood, Jordan Krabel, Allie Garrett, Cam Williams.
Tom Nolan absent

WELCOME VISITORS/CALL TO ORDER

Chairman Wood called the meeting to order with open meeting declarations after which, he led the Pledge of Allegiance.

OLD BUSINESS

Minutes

Chairman Wood called for a vote to approve the minutes of the 10.17.23 regular meeting.
Commissioner Krabel made a motion to approve the 10.17.23 regular meeting minutes. Commissioner Williams 2nd and, with 4 in favor, motion carried.

OLD BUSINESS

Lot 1 at Village West -Overlay Plans

D. Johnson presented the project site plan, landscape plan and building elevations and summarized the variances that were approved by the Mayor and Council and the changes to the building elevations as a result of the small group review meetings. Commissioner Krabel asked if the multiuse path will be installed or fee in lieu. D. Johnson explained that the path will be installed and portions of the sidewalk will also be installed by the developer to provide connectivity to adjacent tracts. J. Wood asked if the path will be asphalt and do we have assurances in the plan to prevent the developer from changing the path to concrete. C. Hindman and D. Johnson both assured commissioners that the path will be asphalt not concrete. D. Johnson explained that the amenity area will be slightly changed to move a shade tree to the location of the outdoor seating and one additional table will be added but that will be updated on the final construction plans and checked by staff prior to permit approval. D. Johnson also explained the changes to the building elevations included the gable roof on the canopy and the tower on the front top of the building as opposed to only a parapet as initially proposed.

Chairman Wood asked if any questions remained and hearing none called for a vote to approve the overlay plans. Commissioner Williams made a motion to recommend Mayor and Council approve the landscape plan with one additional table and a shade tree at the outdoor amenity area, the site plan as presented, and the building elevations as presented. Commissioner Krabel 2nd and with all in favor, motion carried 4-0.

NEW BUSINESS

Chairman Wood opened the public hearing for consideration of the zoning ordinance text amendments.

No members of the public were present at the meeting.

Zoning Procedures Law amendments

D. Johnson presented a summary of the Zoning Procedures Law amendment as a result of House Bill 1405 highlighting the changes in public notice for quasi-judicial decisions including variances, conditional uses, and administrative actions which will now require 30 days minimum advertisement as opposed to 15 days. The amendment also establishes how cases are to be appealed and how appeals are to be handled and establishes much higher public notice requirements for allowing multifamily uses in single family zoning classes.

Chairman Wood asked if all commissioners had a chance to have a meeting with staff to discuss the amendment and if any questions remained. Hearing no questions, Chairman Wood asked for public comments and hearing none called for a motion.

Commissioner Krabel made a motion to recommend that Mayor and Council approve the text amendment. Commissioner Williams 2nd and with all in favor, motion carried 4-0.

Commercial Corridor Hwy 85/ Hwy 16 Overlay amendments

D. Johnson presented the proposed changes to the commercial corridor overlay as a measure to prevent continued variances until the new UDO is in place. Changes include adding definitions, clarifying foundation planting placement, required site improvements including tables, benches, trash receptacle, pedestrian lighting and golf cart parking and canopy tree and shrub requirements. Changes also include adopting a tree species list. Commissioner Williams thanked Commissioner Garrett and the Tree Committee for reviewing these changes related to the landscaping and tree species list. Commissioner Garrett confirmed that it was reviewed by the tree committee and the committee will also be further reviewing proposed changes to the tree ordinance over the next 6 months.

Chairman Wood asked if all commissioners had a chance to have a meeting with staff to discuss the amendment and if any questions remained. Hearing no questions, Chairman Wood asked for public comments and hearing none called for a motion.

Commissioner Garrett made a motion to recommend that Mayor and Council approve the text amendment. Commissioner Williams 2nd and with all in favor, motion carried 4-0.

Fence standards amendments

D. Johnson presented the proposed changes to the fence and wall standards to include requiring a permit, inspections, and enforcement of fences and walls, establishing approved and prohibited materials and colors, and establishing maximum heights in residential and non-residential zoning classes and within the historic district. C. Hindman explained how a fence or boundary wall may require Historic Preservation review only if staff feel it is needed otherwise all fences and walls will be approved administratively to comply with the standards presented in this amendment.

Chairman Wood asked if all commissioners had a chance to have a meeting with staff to discuss the amendment and if any questions remained. Commissioner Williams asked that we add plastic and PVC to the list of prohibited materials in the Historic District. Chairman Wood agreed that it would be more clear to list plastic and PVC as prohibited materials.

Chairman Wood asked for public comments and hearing none he called for a motion.

Commissioner Williams made a motion to recommend Mayor and Council approve the text amendment with the addition of plastic and PVC as prohibited materials within the Historic District. Commissioner Krabel 2nd and with all in favor, motion carried 4-0.

Portable On Demand Storage (PODS) units amendments

D. Johnson presented the summary of the portable on demand storage (PODS) standards which will be added for the first time to the zoning ordinance. The amendment proposes standards to include requiring a permit, inspections, and enforcement of PODS including placement. It also establishes time limitations and how extensions will be handled. PODS will be prohibited as permanent storage and may not be used as dwellings. Chairman Wood asked for clarification on what the acronym PODS stands for and wanted to make sure we are not referring to a name brand by the same spelling. D. Johnson assured the Chairman that it stands for Portable On Demand Storage units and would apply to all similar units, equally. Commission Krabel asked if this would apply to construction trailers. C. Hindman replied no and construction trailers are covered under a different section of the ordinance and staff are currently evaluating the need for amendments to that section.

Chairman Wood asked if all commissioners had a chance to have a meeting with staff to discuss the amendment and if any questions remained. Hearing no questions, Chairman Wood asked for public comments and hearing none called for a motion.

Commissioner Wood made a motion to recommend Mayor and Council approve the text amendment for PODS. Commissioner Krabel 2nd and with all in favor, motion carried 4-0.

PUBLIC

No public in attendance

ANNOUNCEMENTS

C. Hindman announced that it was being under consideration to change the starting time of all meetings beginning in January 2024 to 6:00 p.m. versus 7:00 pm, if no conflicts. Commissioners present all agreed they had no conflicts and would be ok with the time change to 6:00 p.m.

ADJOURN

Chairman Wood called for a motion to adjourn the meeting. Commissioner Williams made a motion to adjourn the meeting. Commissioner Krabel 2nd and with all in favor motion carried 4-0.