

**MINUTES**  
City of Senoia  
Planning Commission  
WORK SESSION  
505 Howard Road  
September 5, 2023  
6:00 p.m.

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

**1. WELCOME AND OPEN MEETING DECLARATION**

Tom Nolan called the meeting to order with open meeting declarations and led the Pledge of Allegiance.

a) Agenda Amendment

D. Johnson advised commission that Rockhouse Beverage needed to be removed from new business. A copy of the Minutes from previous meeting are not being presented tonight but will be for next Tuesday's meeting.

**2. NO VISITORS - None**

**3. OLD BUSINESS - None**

**4. NEW BUSINESS – T. Nolan opened the discussion on new business and Dana Johnson presented staff reports.**

a) 284 Bridge Street – Rezone from R40 to RH – Property is a legal existing lot of record with 0.50 acres which meets the required lot size for RH. HPC approved renovations on July 10, 2023. This property and the vacant lot next door (105 Johnson Street) at one time were one lot. However, after researching, it was proven the lots had been separated for a number of years, although tax assessor records shown the properties as one lot. These properties are actual lots of record. This property meets the minimum lot size for RH and there are also other surrounding lots that are RH. Staff recommends a 20' rear setback as a condition of the approval.

b) 105 Johnson Street – The adjacent lot to 284 Bridge Street is requesting Rezoning from R40 to RH – This lot meets the RH requirements because it is 0.51 acre. Staff recommends a 20' rear setback as a condition of the approval. The property owner has submitted an application to HPC for approval to build a home. They are on the HPC Agenda for September 11, 2023 for a new construction. A variance will not be needed for the house. Owner will be requesting a variance at a later date for a pool.

There was discussion about the 20' setback requested by staff. C. Hindman stated it was to be consistent with what has been previously approved for RH.

Residential Accessory Structure guide lines were reviewed with the commission to clarify setbacks for accessory verses primary and what type of accessory is allowed. Swimming pools are considered an accessory structure which will require a variance because of the distance from the primary and rear setback for 105 Johnson Street.

- c) 27 Coweta Street – Rezone from R40 to RH. This is a very small lot, 0.25 acre which does not meet the minimum lot size for RH. It is a lot of record. Staff again is requesting a minimum 20' rear setback requirement. Property owner is aware of the requested 20' rear setback and confirms his house plans will be within the 20'. Applicant will need to seek a variance and HPC approval to build a home. (It was determined the parcel noted on the staff report was incorrect, staff will make correction and present at the next meeting.) Applicant also realizes he will have to adhere to a 20' front setback because of an existing sanitary easement.
  
- d) Big Peach Carwash (AKA Senoia Carwash). Applicant will be going before Mayor and Council on September 18, 2023 (the day before the next planning commission on September 19, 2023). Applicant is seeking variances on mass grading restrictions, saving 20% of all trees 12" and larger, variances on two of the parking layout standards; one being the court yard design and maximum 50% parking spaces on the side with the rest on the rear). 100% parking is shown on the side versus the rear. Also seeking a variance for storm water structure (stack stone façade). They cannot fit a pond on the property. The 2, 5 and 10 year storms would yield very little discharge. However, a 25 year storm would have visible water discharge.

There is GA Power easement the applicant has to contend with as well. Plans being presented tonight have been revised several times to meet the city's requirements with minimal variance requests. Applicant will be providing more detailed plans that will show bike racks, benches, trash receptacle designs and other amenities. The current landscaping plan shows a large amount of buffering. C. Hindman expressed his personal opinion that a car wash will not necessarily have a need for amenities that are typically required at a commercial structure. For instance, a bike rack at a car wash.

Question was asked how many variances total are being requested. The answer is four with a possibility of two more, which will be a combination of landscaping and site plan. There was discussion over variances that may be needed for the building design as presented. Commission wants more detail of canopy design. Applicant realizes there are several things that need to be worked out prior to the upcoming Mayor and Council meeting.

## **ANNOUNCEMENTS**

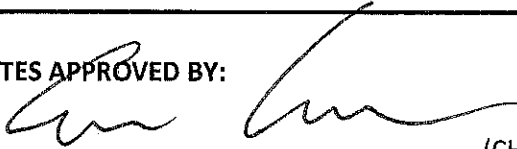
November 7<sup>th</sup> meeting will need to be rescheduled due to election day. D. Johnson will reach out to the commission via email if there is an item that needs to be brought before them with a date and agenda.

## **ADJOURN**


Having no further business to consider Commissioner Nolan 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: 9-19-23

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

DATE: 9-19-23