City of Senoia

Planning Commission

Regular Meeting

505 Howard Road

February 20, 2024

6:00 p.m.

DRAFT MINUTES

Commissioners Present: J. Wood, C. Williams, J. Krabel and A. Garrett

Commissioners Absent: T. Nolan

Staff Present: C. Hindman and D. Johnson

**WELCOME AND CALL TO ORDER**

Chairman J. Wood opened the meeting at 6 pm by welcoming visitors, issuing open meeting declaration, calling the meeting to order and led the Pledge of Allegiance.

**APPROVAL OF MINUTES**

Chairman J. Wood called for a motion to approve the minutes from 11.21.2023. C. Williams made a motion to approve the minutes from 11.21.2023 as presented with no changes. J. Krabel 2nd the motion and with all in favor the motion carried 4-0.

Chairman J. Wood requested a clarification from staff on agenda items to confirm if any were public hearings and the order of the agenda. D. Johnson confirmed all agenda items were not public hearings, the order of the agenda was correct, and proceeded with the first presentation.

**GIN PROPERTY – CONCEPTUAL PLAT FOR BROWNSTONE COURTYARD COTTAGES**

D. Johnson delivered the staff report on the proposed replatting of a section of the Gin Property. The original approval for lots 12 through 15 was Brownstone Courtyard lot types that were to provide both multifamily and attached or detached brownstones.

D. Johnson summarized how the new concept will generate less density as opposed to what as previously approved for these lots but will still meet all the previously approved lot standards in terms of lot size, road frontage, setbacks, façade zones and garden zones with no variances needed. The lot arrangement was summarized by D. Johnson including which way each Brownstone Courtyard Cottage will face, the additional open space this concept provides, the dedicated parking for each cottage and pictures of similar products were displayed on the screen to show the proposed Georgian architecture that will be used for these Brownstone Courtyard Cottages.

D. Johnson reminded commissioners that tonight’s decision is for approval of the conceptual plat only. The developer will still need to make required improvements including adding and/or relocating water and sewer taps and installing the parking and courtyard park features. Typically once the required improvements are in place the developer will submit the final plat for approval before building permits are issued. The improvements that are needed in this case are very minor and therefore, D. Johnson as City Engineer, recommends that the developer be allowed to proceed to the final plat and install improvements prior to a certificate of occupancy since no new utility mains or new roads are required.

J. Wood called for questions from commissioners and hearing none called for a motion. J. Krabel made a motion to approve the conceptual plat as presented. A. Garrett 2nd the motion and with all in favor motion carried 4-0.

**TINSLEY ESTATES – PRELIMINARY PLAT**

D. Johnson reminded commissioners that tonight’s decision is for approval of the preliminary plat. D. Johnson presented the preliminary plat for Tinsley Estates and provided a brief history on the annexation and zoning including the last action where council denied the R25 zoning but did approve a density bonus for up to 110 lots remaining as R40C and with the conceptual plat being approved at that meeting. This preliminary plat is consistent with the conceptual plat that was approved by council and is the required next step in moving forward with the proposed development. Mayor and Council will also be required to take action on this preliminary plat and the development agreement which spells out the conditions in more detail.

D. Johnson summarized the conditions shown on the plat including the donation of a 13 acre park with amenities, off-street and on-street parking, open field with amenities, nature trails, water feature within the front pond, a multiuse path/emergency access connection to Fieldstone and a multiuse path connection to the existing path within Cumberland. D. Johnson also pointed out that the plat includes the 10 foot wide evergreen screening buffer which is to be a combination of both saved and planted trees between this development where proposed lots abut existing lots in Fieldstone and Cumberland and where there is not an open space strip located between the new lots and the existing lots.

Chairman J. Wood called for questions from commissioners.

Commissioner Williams asked about the lane widths of the residential section as he is concerned that the straight roads will encourage speeding and present a danger to pedestrians and carts. D. Johnson confirmed the roads within the residential portion of the development are currently proposed with 11 foot lanes which matches what was approved on the conceptual plat. There will be a continuous 5 foot sidewalk and 5 foot landscape strip with street trees on both sides every 40 feet which will provide traffic calming at maturity and the roads are broken into shorter segments with stop signs and marked crosswalks to provide traffic calming, encourage walkability and pedestrian safety. Commissioner Krabel asked if the main roadways in the middle of the plan are one way, and staff confirmed they are. C. Hindman reminded commissioners that staff are working with the developer on finalizing the development agreement and although the lane widths are shown as 11 foot on the preliminary plat, the developer will have the option to use the smaller lane widths of 10 foot in the residential portion as currently detailed in the development agreement. A. Garrett asked if the open field shown in the public park would be surfaced with sod or left natural. C. Hindman confirmed the City prefers the field to be sodded or grassed as it would be easier to maintain moving forward. D. Johnson pointed out there will also be some landscaping with trees and shrubs around the open field as currently detailed in the development agreement. J. Krabel asked if this preliminary plat was approving anything with the commercial lots shown on the front. Staff explained the existing commercial lots are included on this preliminary plat to identify as they are part of this overall tract and will be divided from the overall tract once the residential development is finished and platted. Therefore they must be shown on the preliminary plat however no approvals related to the development of these lots is included in this plat other than the location of the entrance road, the proposed sanitary sewer which will serve these lots, and the 50 foot undisturbed buffer which is required between commercial and residential uses. The development agreement further defines that the commercial lots will be subject to the new development regulations as part of the UDO that is in process now and will be in effect at the time they are developed.

Chairman J. Wood called for a motion hearing no further questions. C. Williams made a motion to approve the preliminary plat with a recommendation that the developer use 10 foot lane widths in the residential portion as opposed to 11 foot lane width as shown on the plat. J. Krabel 2nd the motion and with all in favor motion carried 4-0.

**TRACTOR SUPPLY – CONCEPTUAL PLAT – CREATE 3 LOTS FROM EXISTING LOT 6**

D. Johnson presented the applicants request to create 3 lots from existing lot 6 in order to provide a smaller lot for the proposed Tractor Supply. The Tractor Supply does not need the larger area of lot 6 and by allowing the proposed lot split a new out parcel will also be created and the pond will be placed on its own parcel.

D. Johnson assured the commissioners that the maintenance responsibilities for the pond will not be affected by the lot split as the maintenance for the ponds and internal roads are already covered with an existing agreement where all lot owners/leasers already are required to contribute for the upkeep and maintenance of these shared facilities. The developer/owner of the shopping center is also in support of this lot division and staff have further confirmed that the size of the 1.17 acre outparcel which will be created is similar in size to the existing lot occupied by Dunkin and as such does not present a concern that the lot will be too small to be developed without variances.

Chairman J. Wood called for questions from commissioners. Questions were raised concerning the variances that Tractor Supply will need based on the site plan that was presented with the conceptual plat. D. Johnson reminded commissioners that the decision before them was whether or not to allow a lot division as presented on the conceptual plat and nothing else. The variances will to be heard by Mayor and Council on 3.4.2024 and then the overlay plan approval process would begin after the variance hearing. The site plan shown in this presentation tonight was for information purposes only and not being approved by their action.

Chairman J. Wood called for a motion hearing no further questions. J. Krabel made a motion to approve the conceptual plat as presented, 2nd by C. Williams and with all in favor motion carried 4-0.

**PUBLIC COMMENT**

Member of the public were present but no public comments or questions were presented to the commissioners

**ANOUNCEMENTS AND ADJOURNMENT**

Having no further agenda items and no announcements, Chairman J. Wood called for a motion to adjourn the meeting. A. Garret motioned to adjourn 2nd

by C. Williams, and with all in favor the meeting was adjourned**.**