City of Senoia

Planning Commission

Regular Meeting

505 Howard Road

March 19, 2024

6:00 p.m.

DRAFT MINUTES-revised

Commissioners Present: John Wood, Cam Williams, Tom Nolan and Allie Garrett

Commissioners Absent: Jordan Krabel

Staff Present: Curtis Hindman, Dana Johnson, Mayor Dub Pearman, and new alternate Jeremy Warren

**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 2.20.2024. A. Garrett made a motion to approve the minutes from 02.20.2024 as presented with no changes. C. Williams 2nd the motion and with all in favor the motion carried 4-0.

**NEW MEMBER OATH OF OFFICE SWEARING IN**

Chairman J. Wood recognized Mayor Pearman who was present to swear in the new alternate Jeremy Warren. Mayor Pearman read the oath of office aloud and J. Warren affirmed that he understood the oath of office and agreed to always uphold it. The signed oath of office is attached at the end of these minutes for record.

**NEW BUSINESS**

**TRACTOR SUPPLY OVERLAY PLAN APPROVAL**

D. Johnson delivered the staff report and a summary of variances that were approved by Mayor and Council on 3.4.2. D. Johnson presented the plans and also reminded the commissioners that the Mayor and Council also approved the conceptual plat to divide the tract into three tracts with one being the stand alone pond tract, one out parcel tract and one for the Tractor Supply as shown on these plans dated 3.11.24

J. Wood called for questions or discussion among commissioners of the overlay plans as presented by staff.

J. Wood asked for clarification on the conceptual plat approval and specifically if there were conditions from planning commission related to the conceptual plat. D. Johnson pulled up the minutes and read the motion aloud. C. Williams said it was related to the maintenance of the pond and making sure this was not going to be a responsibility of the City. D. Johnson and C. Hindman both affirmed the pond will be on a separate tract owned by Senoia Shops, LLC and covered by a commercial property maintenance agreement where each parcel contributes their fair share to the overall maintenance and upkeep of shared resources including the stormwater management and internal private roads.

J. Wood asked for clarification on the cornice changes. D. Johnson pointed to the screen and indicated the area where the cornice and coping were extended to provide a more finished look on each side of the building and reminded all that the applicant agreed to do this in the variance meeting and it was not a condition of any variance approval.

T. Nolan asked for clarification on why the RTU’s are not screened and why that was not a variance before Mayor and Council. D. Johnson confirmed that this requirement does not apply to the Tractor Supply as it is not within 150 feet of a public road or residential zoning district and that is why this was not presented as a variance. C. Williams asked for clarification on the internal road whether it is public or private. D. Johnson confirmed the internal road is private and further that the nearest public road is over 500 feet away. The applicant and applicant’s representatives were present and provided commissioners the RTU line of sight drawing they prepared in advance of the meeting to illustrate the visibility of the RTU’s at the 150 foot distance. D. Johnson gave commissioners the line of sight drawing for their review.

C. Williams asked if the line of sight drawing was from a level plane where the 5 foot perspective is placed. D. Johnson offered that it will mostly likely be a 2% slope away from the building which was confirmed by the applicants engineer, and would therefore be practically level, either way the line of sight of the RTU’s at 150 feet away from the building will be blocked by the parapet and cornice and the RTU’s will not be visible from this perspective.

J. Wood commented that however the RTU’s will be visible from the Publix Shopping center since the Tractor Supply is below grade as compared to the Publix parking lot. D. Johnson and C. Hindman both agreed the elevation difference will make it easier to see the RTU’s from the Publix parking lot however this is not something the ordinance requires to be screened since it is not a public road or a residential zoning district.

C. Williams asked about the conceptual plat and if the out parcel will be larger enough to avoid requiring future variances pointing out the fact that that this tract has already received the first variance on the side lot line landscape buffer width with the approval of the Tractor Supply landscape buffer variances. D. Johnson confirmed that the conceptual plat was approved by Mayor and Council on 3.4.24 and whether or not variances will be needed will depend on the end user and what is ultimately proposed for this tract and unfortunately the number of variances is a question that cannot be answered at this time. D. Johnson further iterated that an audit of the existing landscape buffer widths installed in this shopping center revealed that a side landscape buffer width of 7. 5 feet was consistent with what has been approved and installed historically in this shopping center so the variance approved by Mayor and Council on 3.4.24 was appropriate and reasonable.

J. Wood asked staff if they were to approve each plan separately as previously done with other projects. D. Johnson confirmed they can either do it as one approval or as separate approvals.

**J. Wood called for questions from commissioners and hearing none called for a motion on the Site Plan approval. C. Williams made a motion to approve the site plan as presented. T. Nolan 2nd the motion and with all in favor motion carried 4-0.**

J. Wood called for questions or discussion and or a motion on the Landscape Plan approval. A. Garrett asked the applicant if they would consider using soil cells to improve the likelihood that the Shumard Oaks will survive in the smaller landscape islands as the Shumard Oaks are larger canopy trees and will need more soil space to thrive. The Applicant asked questions about what exactly the soil cells are and how they work. After group discussion the Applicant agreed to consider an alternate tree that will survive better in the smaller islands.

A. Garrett also asked if the Dawn Redwoods were intended for screening and if so she wanted to make sure the applicant was aware they are not evergreen. The Applicant acknowledged that they were not intended for screening but were chosen to meet canopy requirements instead. D. Johnson and C. Hindman both confirmed that the ordinance does not require screening in this area and that evergreens were only suggested from staff in the right rear corner to mitigate the variances on the building materials since the back of the Tractor Supply will be visible from the Public parking and drive thru area that this screening concern was not for this entire side only that portion in the far back right.

**J. Wood made a motion to approve the landscape plan with a condition that the applicant coordinate with the tree committee and staff on the alternate tree for planting in the restricted growing spaces of the smaller islands. C. Williams 2nd the motion and with all in favor motion carried 4-0.**

J. Wood called for any questions or discussion on the building elevations. Hearing none he called for a motion to approve the building elevations as presented by staff. A. Garrett made a motion to approve the building elevations as presented by staff. T. Nolan 2nd the motion and with all in favor motion carried 4-0.

**ANOUNCEMENTS**

Alive After Five - Spring Fest - 4.19.24 reference enjoysenoia.com for updates

Connect Senoia - Spring Charrette – 4.29.24-5.1.24 reference connectsenoia.com for updates.

Nothing on the agenda for the upcoming Work Session (4.2.24) and Meeting (4.16.24) so both meetings will likely need to be canceled.

**PUBLIC COMMENT**

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

**ADJOURNMENT**

Having no further agenda items Chairman J. Wood called for a motion to adjourn the meeting. C. Williams motioned to adjourn, 2nd by T. Nolan, and with all in favor the meeting was adjourned**.**