
INTEROFFICE MEMORANDUM

TO: PLANNING COMMISSION

FROM: DINA RIMI – COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: MIDDLE STREET – LOT SIZE
PROPERTY TAX ID NUMBER - E02 0012 008

DATE: 6/10/2021

CC: MAYOR AND COUNCIL
HAROLD SIMMONS

History

On August 3, 2015, Mayor and Council meeting Gail Downs received approval to subdivide and rezone her lot 159 Main Street into two separate parcels. The Mayor and Council approved the motion from Councilman Graham to approve with rezoning and preliminary plat contingent that the property be replatted in one year and it cannot be developed with a single-family structure. (See Attachment A)

Request

The applicant, Mark Jones is requesting to re plat the lot (Attachment B) with an additional .024 acres, which would bring the lot to .191, that would come from the adjacent parcel, 32 Middle Street. (See Attachment B) 32 Middle Street is currently approximately .58 acres, when removing this acreage it will become .55 acres.

Staff Report

The adjacent lots to this property are as follows: (See Attachment C)

- A. Subject Property
 - B. Property at 32 Middle Street
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- 1. 151 Main Street- .39 Acres
 - 2. 135 Main Street. 34 Acres
 - 3. E02 0015 001 - .27 Acres
 - 4. 37 Middle Street- .27 Acres
 - 5. 5 Middle Street- .38 Acres
 - 6. 22 Coweta Street - .7 Acres
 - 7. E02 0014 008 - .34 Acres
 - 8. 159 Main Street - .53 Acres

As you can see from the above list of adjacent properties it would bring it closer to the acreage that is surrounding this property.

The lot required for the RH zoning building lot width line is 80 feet, by replatting this lot with the additional acreage the lot would now comply with the assigned zoning.

**AUGUST 3, 2015
CITY OF SENOIA
MEETING OF MAYOR AND COUNCIL
505 HOWARD ROAD
7:00 PM**

VISITORS: Gail Downs, Don Rehman, Suzanne Helfman, Cathie & Ronnie Kirkland, Marcia Williamson, Richard & Doris Chappell, Meryl Brannon, Brenda Hughes, Jean & Bobby Shell, Sheilda & Joe Hayes, Karen Allen, Evan & Susan Stitt, Mr. & Mrs. Baumgartner, Colleen Allerdice, Jennifer Robinson, Harry Ramos, Errol Godwin, Andrew Hodges, Michelle, Evan & Cole Goembel, David & Rhonda Moye, Mary Provost, Barbara Hay-Spradlin, Jim Schueyler, John Thompson and Sarah Campbell

COUNCIL PRESENT: Owens, Graham, Fisher and Grover
COUNCIL ABSENT: Eichorst

1. CALL TO ORDER/WELCOME VISITORS

Mayor Owens called the meeting to order and all stood for the Pledge of Allegiance. Mayor Owens then declared this to be an open meeting duly convened under the Open Meetings Law after receiving confirmation from the City Clerk that all legal requirements have been met.

2. PUBLIC HEARING-Consider Rezoning and Preliminary Plat of Property Located at 159 Main Street from R40 (Residential) to HR (Historic Residential)

A. Comments from Applicant

Gail Downs of 159 Main Street is asking Council to approve her application for rezoning to Historic Residential and the preliminary plat which subdivides her property. Ms. Downs would like sell the portion of her property that sits behind the adjoining property.

B. Comments from City Manager

Mr. Ferry stated that the property would be subdivided in to two tracts, further stating that the Planning Commission has approved both, with the conditions that the property be re-platted within one-year and it cannot be developed with a single family structure.

C. Comments from Public-None

D. Council Comment and Action

C. Graham asked what would become of the property if not re-platted as stipulated & was told that it would be platted back to Ms. Downs. C. Graham made motion to approve the rezoning and preliminary plat of the property contingent that the

conditions set forth by the Planning Commission are followed. Motion was 2nd by C. Grover and carried unanimously.

PUBLIC HEARING-Consider an Amendment to Section 74.2, 74.96, 74.98, 74.235, 74.265 and 74.287 of the City of Senoia Zoning Ordinance

A. Comments from City Manager

Mr. Ferry reviewed the proposed amendments to include the following:

Article 1-Permitted Uses-Repeals the old table to create an R-40-C District and removed Cemeteries, Bed & Breakfast, Churches and Schools. Article 2 will extend the CG Main Street and Broad Street District from Morgan Street to Johnson Street. Article 3-Off Street Parking & Surface Areas-Driveway extensions and curb cuts will be the same material as the driveway and all driveways in this Section will be concrete or asphalt. Article 4-Definitions added are for Church -A structure built for the religious worship and School-A structure built for educational purposes. Article 5-Chapter 74-265 proposes that an accessory structure is attached to the principal structure by a breezeway or passageway, the accessory structure shall comply with the yard requirements of the principal building to which it is accessory. Article 6-Temporary Buildings-Designed to allow short-term & seasonal commercial uses and activities that are temporary in nature and/or can be removed immediately, further stating that temporary commercial uses shall not exceed 60 days and not return for a minimum 90 days.

B. Comments from Public

Karen Allen of 180 Seavy Street asked if she were to re-do her drive which is currently gravel, would she have to use concrete or asphalt & was told no. Ms. Allen was also under the impression that the Amendments proposed had to have two readings. According to Charter, City Attorney Andrew Whalen informed all that zoning matters only require one read. For the record, **Don Rehman of Heritage Point** asked Mr. Ferry to identify the conditional uses from Table 6.4 that would apply to Heritage Point Subdivision. Mr. Ferry identified and pointed to the column titled R40/C. Mr. Rehman then asked if there have been any changes to what he was previously given and there were none. Mr. Rehman then asked if anything in the proposed amendments would affect the Beez Freeze business and was told by C. Grover "none whatsoever". Mr. Rehman then asked about when the temporary permit expires? Mr. Ferry stated that there is nothing in the proposed pertaining to Historical Preservation.

C. Council Comment and Action

Councilman Grover asked will the proposed amendments affect anything existing and & was told by Mr. Ferry "No". Mayor Owens then made motion to approve the Amendments to the Zoning Ordinance as presented & was 2nd by C. Fisher. Motion carried unanimously.

3. APPROVAL OF JULY 20, 2015 CITY COUNCIL MEETING MINUTES

Attachment C

