

# WORK SESSION- Minutes

CITY OF SENOIA

PLANNING COMMISSION

505 HOWARD ROAD

March 8, 2023

6:00 p.m.

Planning Commissioners C. Williams, J. Krabel, and Chairmen J. Wood were present.

**1. WELCOME VISITORS/CALL TO ORDER** – J. Wood opened meeting and C. Williams led the Pledge of Allegiance.

- a) Motion to move old business to after the new business (C. Williams made motion, J. Krabel seconded motion carried)

**2. NEW BUSINESS** – J. Wood opened the discussion on new business and Curtis Hindman presented staff reports.

- a) 121 Baggarly – Rezoning from R40 to RH and Variance request to reduce the front setback from 15 feet to 7 feet, and for the lot size less than 0.5 acres.
  - Curtis explained applicants request to add the porch on the front which will encroach into the front setback – a 46.7 % variance or reduction in setback.
  - Curtis explained that in the area many homes do not currently meet the front setback and what the applicant is requesting is consistent with other homes in the area.
  - Commissioners discussed and J. Krabel said he liked the idea of rezoning to RH and considering the variance on the setback as it is a smaller variance overall.
  - C. Williams asked about the recommendation for the condition of a rear setback of 20 feet when the house is already too close. C. Hindman pointed out the commission could approve a less restrictive setback or leave it at zero but staff felt it was needed similar to what was done on a previous request.
  - J. Wood mentioned that maybe staff should consider a blanket rezoning in the downtown area to solve this problem as it may come up again several times.
  
- b) 135 Main Street – rezoning from R40 to RH, requesting a variance to have lot size less than 0.5 acres, plans to enclose back porch as screened in porch.
  - C. Hindman presented the staff report.
  - Commissioners discussed the fact that this application will also end up with a non-conforming situation use since the front of the house currently does not meet the setback on Main Street frontage.
  - C. Hindman confirmed that in this case the applicants request for the porch on the rear will meet the RH setbacks on the rear and the Middle Street side.
  - It was discussed that staff should seek a clarification from the City Attorney on what language should be added as condition when the

rezoning such as this still results in a non-conforming setback and lot size.

**3. OLD BUSINESS** – J. Wood open discussion on old business as follows:

- a) Senoia Gateway - Outparcel #3 - Gas Station Conditional Use
- C. Hindman introduced the updated concept on the gas station and explained some discrepancies in what was presented in the previous concept plan with property lines and landscape buffers.
  - The updated concept shows that one entrance has been moved further south on Hwy 85 per GDOT approval and the landscape buffers are shown along the property line.
  - Questions were raised on where the stormwater management is or will be in place before this is built - staff confirmed yes.
  - Questions were raised about the access points and if there are full access driveways to the site or only right-in right-out since we presented a plan of just the corner.
  - C. Williams asked if the other two full access driveways line up with existing roads or drives across the street?
  - It was noted that no outdoor amenity space is shown on the plan but will need to be added to meet the Hwy 85/Hwy 16 overlay.
  - J. Wood pointed out this plan currently as shown would need lots of variances to be approved prior to permitting this is just the conditional use request and even if granted they would still need to meet the overlay requirements or seek variances prior to approval.
  - C. Hindman shared the preliminary plat from traffic study for the Commissioners to see where the proposed full access driveway locations are currently approved based on the traffic study.
- b) Gas Station Ordinance
- C. Hindman presented the new gas station ordinance, as the final draft after legal approval.
  - C. Hindman pointed out that as staff we did find one last revision we have to make and would like commissioners to also make suggested final edits before it moves forward.
  - Electric charging stations is not required in the current draft but will likely be recommended as a edit.
  - C. Williams pointed out that money is available for electric charging stations, and these will likely be more prevalent in the future.

**4. ANNOUNCEMENTS** – J. Wood asked for announcements from staff.

- Work Session meeting proposed new date – 2<sup>nd</sup> Tuesday or Wednesday versus 1<sup>st</sup> Wednesday.
- J. Wood said it would be ok if all commissioners agreed and it is approved by vote at the next meeting.

**5. ADJOURN** – J. Wood called for adjournment with no further business to discuss. C. Williams motioned, J. Krabel seconded, motion carried.