



STAFF REPORT

TO: Planning Commission
 FROM: Curtis Hindman, Interim Community Development Director
 DATE: 5/10/2023
 RE: Site Plan Approval– Village West, Lot 1, Current Zoning – GC
 Not located within an overlay district

The site meets the minimum requirements for site plan approval as documented in checklist below. At this time a tree protection plan or landscape plan have not been provided but are required prior to land disturbance approval.

Section 40-93 – Site Plan Checklist	Indicated on Site Plan	Comments
Name of development and streets	yes	
Name, address and telephone number of property owner and developer	yes	
Vicinity map showing the location of the proposal development in relation to surrounding development	yes	
Location of property by land lot and district, graphic scale, north arrow, approximate total acreage, and date	yes	
Contour lines based on sea level datum shall be included and shall be drawn at intervals of not more than two feet. Contour lines shall be based on field surveys or photogrammetric methods from aerial photographs, and the basis for the topographic contour shown shall be specified	yes	
The location and widths of streets	yes	existing
The location and size of any parcels of land to be set aside for park and playground use or other public use, or for the exclusive use of property owners on said property.	n/a	
The zoning of the property to be developed and adjacent property.	yes	All GC
The location of greenbelts and other areas to be landscaped.	yes	
Setback lines	yes	
Location and size of building.	yes	
Height of building.	Yes	40 feet
Parking area and number of spaces required and obtained.	yes	
Distance between buildings.	n/a	
Use of building.	Gas station and two	Conditional uses



	restaurants and one drive thru	previously approved 8/15/2022
Location of sanitary sewage disposal if applicable.	yes	
LANDSCAPE PLAN REQUIREMENTS (CHAPTER 40, SECTION 40-229) A landscape plan is required for any development in Senoia other than the development of individual lots for single-family residential purposes:		
A landscape plan shall include one canopy tree with a minimum trunk caliper of two and one-half inches (at four inches from the ground) for every 1,000 square feet of permanently disturbed area on the site. An area is considered permanently disturbed if it is covered with a building, structure, or other impervious surfaces like walks, drives and patios.	no	Landscape plan not provided at this time.
A landscape plan shall include one understory tree with a minimum trunk caliper of one of one inch (at four inches from the ground) for every 1,000 square feet of permanently disturbed area on the site.	no	Landscape plan not provided at this time.
All landscape areas within parking lots shall be 100 percent landscaped with deciduous trees, shrubs, ground cover (not requiring mowing), and/or flowers in mulched beds.	no	Landscape plan not provided at this time.
The perimeter of all parking areas shall be landscaped. Parking areas designed to accommodate no more than 20 automobiles are not required to install interior landscaped areas like islands, peninsulas, and medians. Parking areas designed to accommodate more than 20 automobiles must install interior landscaped areas so that no more than 12 adjacent parking spaces exist without a landscaped separation of at least five feet in width. If significant tree-save areas or natural areas exist within a parking area, the city may make an exception to this requirement, as appropriate.	no	Landscape plan not provided at this time.
<p>Screening shall be used as a buffer between incompatible uses, and to reduce the effects of headlight glare, noise and other objectionable activities.</p> <p>SCREENING All vegetation used for screening shall be at least six feet in height at time of installation. Plants shall be placed as to provide for effective visual screening within three growing seasons.</p> <p>Planting beds required for screening shall be a minimum of six feet in width;</p> <p>Screening may consist of a fence, a wall, or vegetation and/or a mix of any or all of the foregoing.</p> <p>The outer or public side of fences and walls shall be landscaped enough to soften the structure with a tree or shrub at least 50 feet, subject to approval of the zoning administrator;</p> <p>Screening shall be installed on all lot lines where commercial, industrial, and institutional uses abut residential zoning districts except for entrances or exits;</p>	No	Landscape plan not provided at this time.



<p>No screening shall be removed without the written permission of the zoning administrator</p> <p>Screening vegetation and fencing shall be maintained in a healthy and attractive manner</p> <p>The zoning administrator may require screening in conjunction with the issuance of a building permit not requiring plat or site plan approval.</p>		
<p>If significant trees are saved on a development site, then up to a 50 percent credit can be issued by the city. This will only be issued if the tree-save areas are considered to be aesthetically or environmentally significant by the zoning administrator.</p>	<p>No</p>	<p>Landscape plan not provided at this time.</p>
<p>If there are significant landscape problems on site (for example, areas totally void of trees), the zoning administrator may not allow tree credit, even though trees may be saved.</p>	<p>Yes</p>	<p>Site is void of trees today</p>
<p>TREE PROTECTION/ COLLECTOR ROAD BUFFERS (preserved or established) Section 30-102</p>		
<p>Landscape buffer along Collector Roads – per tree protection ordinance Article V, Chapter 30.</p> <p>These roads are Rockaway Road, Highway 16, Highway 85, Stallings Road from city line to Matthews Street, Pylant Road from city line to Clarke's Street, Rockhouse Road, and Luther Bailey Road.</p>	<p>No</p>	<p>Site fronts on Hwy 16 and would therefore be required to preserve or establish a 50 foot buffer or a reduced buffer. No buffer provided due to the sanitary sewer easement</p>
<p>The required tree-save/landscape buffer for any nonresidential property may be reduced as follows, subject to the approval of the city landscape architect and the planning commission:</p> <ul style="list-style-type: none"> A. Buffer may be reduced from ten feet, provided the developer installs additional landscaping that amounts to at least ten-percent of the caliper inches of the trees required for the entire site by the landscape ordinance. B. Buffer may be reduced from 15 feet, provided the developer installs additional landscaping that, amounts to at least 15 percent of the caliper inches of the trees required for the entire site by the landscape ordinance. 	<p>Even with a reduction allowed in ordinance this will not be able to be met due to conflicts with existing sanitary sewer easement</p>	<p>A variance may be needed to reduce the buffer along Hwy 16.</p>



Re-vegetation Plan—The replacement of trees to satisfy the conditions of zoning, or this article, shall occur under the following conditions

- To establish the minimum tree density requirements for the site.
- Where grading occurs outside the buildable portion of the lot.
- If the lot’s buildable area leaves no protected zone.
- If no trees are present within an existing zone.
- Where specimen trees or stands of trees within the buildable portion of the lot are to be removed.
- Where specimen trees or stands of trees and trees within otherwise designated protective zones have been irreparably damaged or removed through land disturbance or construction activities.

HERITAGE AND SPECIMEN TREES:
In fair or better condition equaling or exceeding the following diameter sizes.

Hardwoods: 25–inch d.b.h. (*Oak, hickory, yellow poplar, sweetgum, beech, etc.*)
Softwoods: 26-inch d.b.h. (*Pine, Deodar Cedar*)
Native Flowering: 8-inch d.b.h. (*Dogwood, Redbud, Sourwood*)

Trees (d.b.h.) saved on this site plan:	None	No tree protection plan provided at this time.
Required Tree Density provided on this site plan: 80 D.B.H inches per acre (not including stream buffers)	No	No landscape plan provided at this time

TREE REPLACEMENT FUND:
The following criteria apply when tree density cannot be met with replacement plantings

<ul style="list-style-type: none"> • Tree replacement cost obtained from three plant nurseries must be provided for approval and the tree replacement cost will be based on the average of these estimates. • The required replacement fee will be 100 percent of the total cost to replant the balance of trees that were unable to be planted to satisfy the site density requirements. 	Staff are not able to verify a pervious tree replacement plan was approved for this development.
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ZONING CONDITIONS:

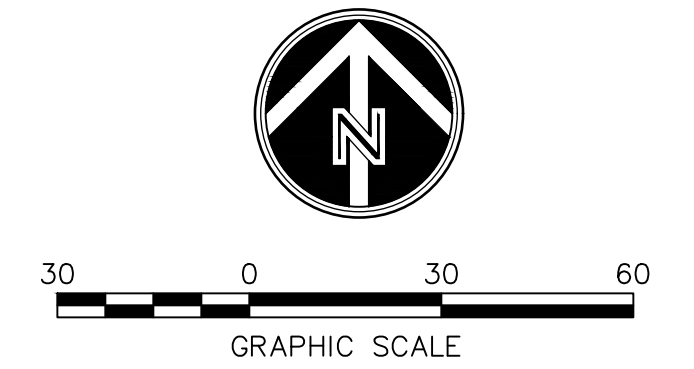
Planning Commission Recommendation:
Commissioner Williams made a motion was made to recommend approval with the condition that the Planning Commission can work with the applicant on the elevations and that there is a designated area for employee parking. Commissioner Smith seconded the motion; approved it 5-0.



Mayor and Council Decision:

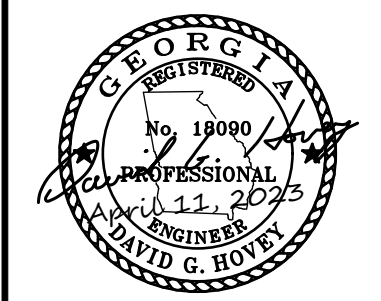
Motion to approve the conditional use based on planning commission's recommendations. Motion 2nd by Councilperson Reeder. Motion carried with 3 votes for approval and Councilpersons Brady and Foust against.

The next step will be for the applicant to submit construction drawings which will include landscape plans for land disturbance permit approval.



VICINITY MAP

PREPARED FOR:
 A A SENOIA PROPERTIES, LLC
 3076 HWY 81 N
 OXFORD, GA 30054
 24 HOUR CONTACT:
 NAME: RAFIQ FARISHTA
 PHONE: 678-725-8342
 EMAIL: B47COMPANY@GMAIL.COM



HOVEY & ASSOCIATES, INC.
 LIC. #PEF003647 ACTIVE
 SCALE: HORIZONTAL 1" = 30'
 VERTICAL N/A

GENERAL SITE NOTES:

- PART OF PARENT PARCEL NUMBER(S): 163 1247 068 AND 163 1247 069
- PROPERTY ADDRESS: VILLAGE WEST DRIVE, SENOIA, GA 30276
- TOTAL SITE AREA: 2.40 ACRES
- PROPERTY CURRENT ZONING: GC (GENERAL COMMERCIAL)
 LOT AREA: 1.00 AC.
 LOT WIDTH: 100 FT (MINOR THOROUGHFARE)
 FRONT YARD SETBACK: 25 FT
 REAR YARD SETBACK: 30 FT
 SIDE YARD SETBACK: 20 FT
 HEIGHT LIMIT: 40 FT
- NO WETLANDS OR STATE WATERS ARE PRESENT ON THIS SITE OR WITHIN 200 FEET OF THIS SITE.
- PROPERTY TO BE SERVED BY THE CITY OF SENOIA WATER AND SEWER DEPARTMENT FOR WATER AND SEWER SERVICE.
- THERE ARE NO EXISTING STRUCTURES OR FEATURES ON THIS SITE.
- EXISTING EASEMENTS ASSOCIATED WITH THIS SITE ARE AS SHOWN.
- STORM WATER DETENTION HAS BEEN PROVIDED BY THE EXISTING DETENTION POND, DESIGNED AND AS-BUILT AS PART OF THE CUMBERLAND WEST OVERALL DEVELOPMENT.

CONSTRUCTION NOTES:

- ALL RADII ARE MEASURED FROM BACK OF CURB
- PARKING LOT / PARKING SPACE / ROADWAY DIMENSIONS ARE MEASURED FROM FACE OF CURB

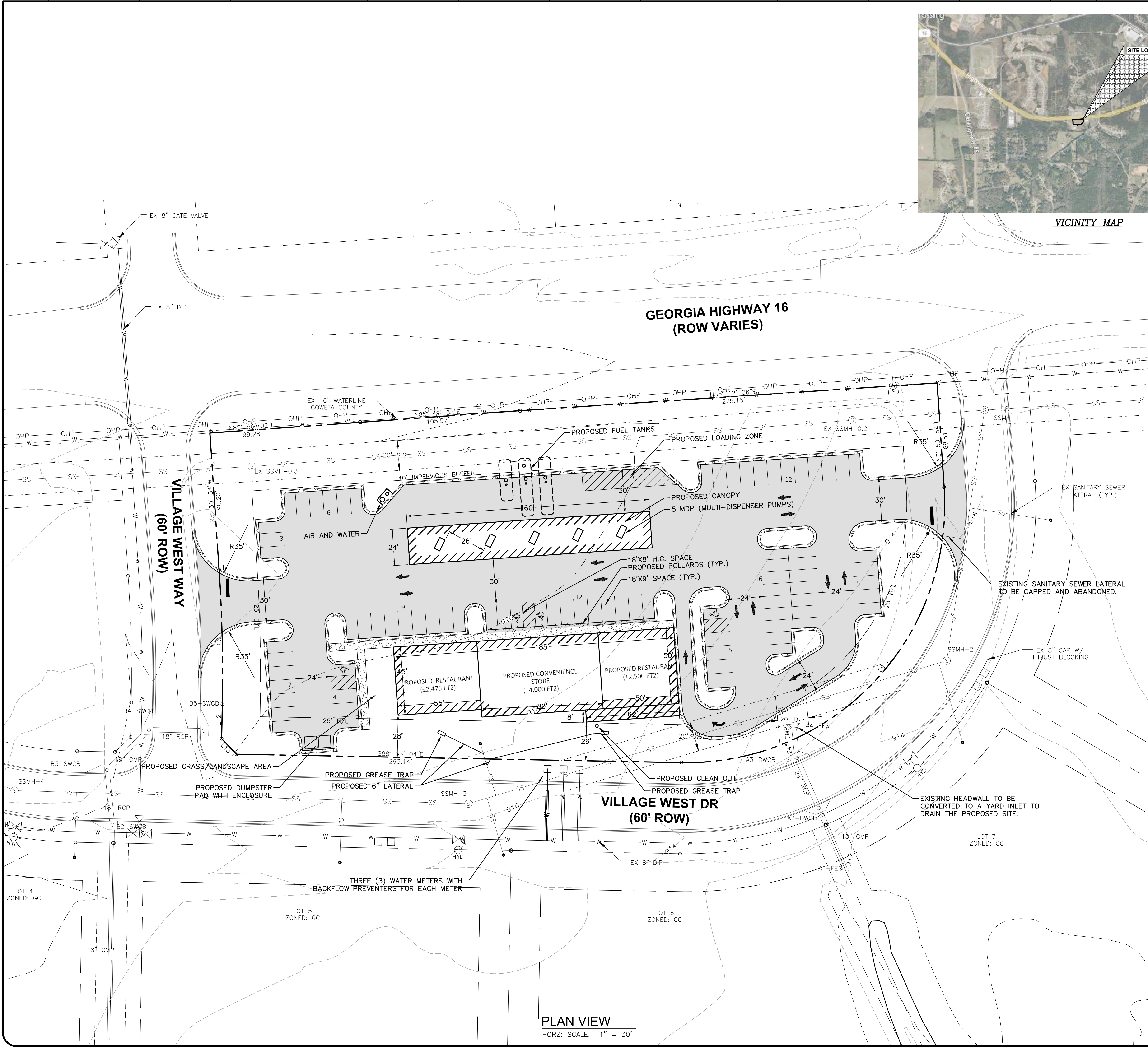
PARKING CALCULATIONS:

- RESTAURANT SPACE (WITH PATRON USE AREA): 1 SPACE PER 75 FT² GROSS FLOOR AREA
- GENERAL BUSINESS: 5.5 SPACES PER 1,000 FT² GROSS FLOOR AREA
- REQUIRED RESTAURANT PARKING: 4,975 FT² / 75 FT² = 67 SPACES
- REQUIRED CONVENIENCE STORE PARKING: 4,000 X (5.5 / 1,000) = 22 SPACES
- TOTAL REQUIRED PARKING SPACES: 67 + 22 = 89 SPACES
- TOTAL REQUIRED HANDICAP SPACES (76-100): 4 SPACES
- TOTAL PARKING SPACES PROVIDED: 89 SPACES (INCLUDES 4 H.C. SPACES AND 10 MDP SPACES)

SURVEY AND FLOOD NOTE:

NO PORTIONS OF THIS PROPERTY LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY F.E.M.A FLOOD INSURANCE RATE MAP (FIRM) NO. 13077C02870, WITH EFFECTIVE DATE OF 02/06/2013. SEE F.E.M.A MAP BELOW
 BOUNDARY INFORMATION WAS TAKEN FROM THE REVISED FINAL PLAT FINAL PLAT OF VILLAGE WEST COMMERCIAL PHASE 1, PREPARED BY MCLAIN SURVEYING, INC. DATED 03/07/2023.

Apr 27, 2023 - 3:29pm - D:\BACKUP\VA\Projects\Job\VA SENOIA PROPERTIES, LLC\PROJECTS\FILES\00C-301 SITE PLAN.dwg



PLAN VIEW
 HORZ: SCALE: 1" = 30'

NO.	DATE	DESCRIPTION	REVISION PER CITY OF SENOIA REVIEW COMMENTS
1	04/26/2023		
2			
3			
4			
5			
6			
7			

DRAWN BY:
 M. GRAY
 DESIGNED BY:
 D. HOVEY
 CHECKED BY:
 D. HOVEY
 ISSUE DATE
 04/14/2023
 PROJECT NUMBER
 2023-10



SITE PLAN
 FOR
 A A SENOIA PROPERTIES, LLC
 VILLAGE WEST COMMERCIAL - LOT 1
 LAND LOT 247 - 1st DISTRICT
 CITY OF SENOIA - COWETA COUNTY
 SITE PLAN

SHEET
C1.1