



STAFF REPORT

TO: Planning Commission
 FROM: Curtis Hindman, Interim Community Development Director
 DATE: 5/10/2023
 RE: Site Plan Approval– Village West, Lot 7, Current Zoning – GC
 Not located within an overlay district

The proposed plan is being presented for site plan approval. At this time landscape plans and tree protection plans are not provided but will be required for land disturbance permit. Checklist items below highlighted in yellow need clarification or cannot be determined until landscape plans are provided.

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.	no	TBD
Parking area and number of spaces required and obtained.	yes	Need to add 1 more H/C
Distance between buildings.	n/a	
Use of building.	Not provided	Drive thru shown
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.



<p>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.</p>	<p>No</p>	<p>Landscape plan not provided at this time.</p>
<p>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.</p>	<p>no</p>	<p>Landscape plan not provided at this time.</p>
<p>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 landscapes 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.</p>	<p>no</p>	<p>Landscape plan not provided at this time.</p>
<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><u>SCREENING</u></p> <p>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> <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>No</p>	<p>Landscape plan not provided at this time.</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</p>	<p>Yes</p>	



totally void of trees), the zoning administrator may not allow tree credit, even though trees may be saved.		Site is void of trees today
TREE PROTECTION/ COLLECTOR ROAD BUFFERS (preserved or established) Section 30-102		
Landscape buffer along Collector Roads – per tree protection ordinance Article V, Chapter 30. 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.	n/a	Site does not front an collector road identified in ord.
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: 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.	n/a	No buffer required on frontage road.
Re-vegetation Plan —The replacement of trees to satisfy the conditions of zoning, or this article, shall occur under the following conditions		
<ul style="list-style-type: none"> • 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. (<i>Oak, hickory, yellow poplar, sweetgum, beech, etc.</i>) Softwoods: 26-inch d.b.h. (<i>Pine, Deodar Cedar</i>) Native Flowering: 8-inch d.b.h. (<i>Dogwood, Redbud, Sourwood</i>)		
Trees (d.b.h.) saved on this site plan:	None	No tree protection plan provided at this time.

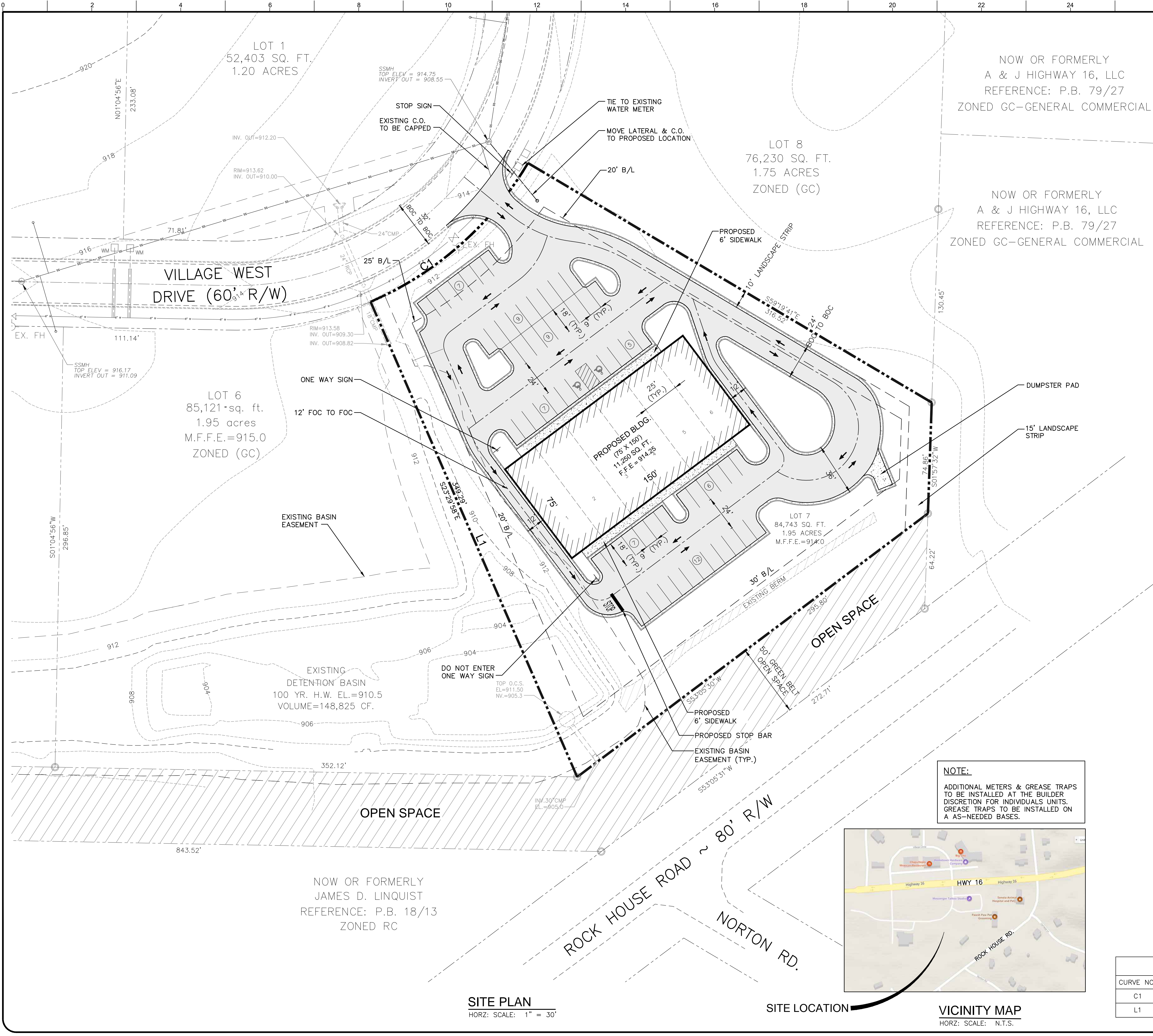



<p>Required Tree Density provided on this site plan: 80 D.B.H inches per acre (not including stream buffers)</p>	<p>No</p>	<p>No landscape plan provided at this time</p>
<p>Tree replacement fund. - The following criteria apply when tree density cannot be met with replacement plantings</p>		
<ul style="list-style-type: 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. 	<p>Staff are not able to verify a previous tree replacement plan was approved for this development.</p>	

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

Building elevations are not required to be submitted for review as this lot is not located within an overlay district.

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30 0 30 60
GRAPHIC SCALE

PREPARED FOR:
OWNER / DEVELOPER
24 HOUR CONTACT
DAVID LINDSEY HOMES
140 VILLAGE CIRCLE
SENOIA, GA 30276
24 HOUR CONTACT:
DAVID LINDSEY
PHONE: 770-301-4647
EMAIL:
dlindsey@davidlindseyhomes.com

HOVEY & ASSOCIATES INC.
ENGINEERING CONSULTANTS
130 HOWARD LANE SUITE B
FAYETTEVILLE, GA 30214
PHONE: 770-460-2200
EMAIL: dhovey@bellouth.net

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

REVISIONS:

NO.	DATE	DESCRIPTION	REVISED PER CITY OF SENOIA REVIEW COMMENTS
7			
6			
5			
4			
3			
2			
1	04/19/23		

REVISIONS:

PROJECT NUMBER

GEORGIA811
www.Georgia811.com
Have what's below. Call before you dig.

CONCEPTUAL PLAN
FOR
LOT 7 - COMMERCIAL TRACT
LAND LOT 247 - 1ST DISTRICT
COWETA COUNTY, GA
SITE PLAN

SHEET
C3.1

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SITE PLAN
HORZ. SCALE: 1" = 30'

SITE LOCATION
VICINITY MAP
HORZ. SCALE: N.T.S.

CURVE/LINE DATA

CURVE NO.	LENGTH	RADIUS	DELTA	CHORD/BEARING	CHORD LENGTH
C1	143.83'	230.00'	35.83	N48°35'11"E	141.49'
L1	349.29'			S23°29'58"E	