



STAFF REPORT

TO: Planning Commission- Work Session
FROM: Curtis Hindman, Community Development Director
DATE: February 20, 2024
RE: PRELIMINARY PLAT TINSLEY ESTATES

HISTORY:

In 2011 the City annexed and zoned 88.64 +/- acres of the Property as mixed zoned with R-40 Conservation Subdivision District, Office Institutional (OI) and General Commercial (GC) and depicted on conceptual plan prepared by Peterson Planning dated July 23, 2010 with certain conditions and this preliminary plat is that portion of which totaling 44.48 acres lying north of Hwy 16, known as Tinsley Estates.

On August 7, 2023, the Mayor and Council denied Developer's request to rezone the Property to R-25C, but did approve a density bonus and conceptual layout with maximum density of up to 110 lots and remaining zoned R40-C, GC and OI.

The applicant is seeking preliminary plat approval and development agreement approval for TINSLEY ESTATES a subdivision with Commercial (GC) and Office Institutional (OI) outparcels that front along Hwy 16 and with R40-C residential lots in the rear.

The preliminary plat shows 107 total lots (72 lots as density bonus) in exchange for sewer system improvements and the dedication of a public park.

INFRASTRUCTURE (water and sewer):

Access will be provided via new public streets and connection to existing Hwy 16.

The lots will be served by City sewer and City water and developer will be responsible for installing new mains as well as taps/connections to serve the lots.

Lift station H will require upgrades and that will be paid by developer at time of permitting. The total density bonus fee for this development for sewer upgrades will be approximately \$323,996.00 to be paid at the time of each building permit as the rate of approximately \$3,028.



BUFFERS:

There will be a 50 foot buffer between the GC and OI lots located at the front of the development.

There will also be a 10 foot evergreen buffer (saved and/or established) along all lots lines between the residential lots of this development and those of the adjoining neighborhoods.

STREETScape/LANDSCAPE:

There will be a 5 foot planting strip and 5 foot sidewalk throughout with street trees planted every 40 feet.

Each lot will provide 40% canopy cover in the form of planted trees at the time of the CO (at least one tree per lot on the rear)

Credit will be afforded for saved specimen trees however there are not many in the area of the proposed lots as this site was previously a pasture and allowed to grow up in pines.

IMPROVEMENTS:

Developer to install public streets consistent with that shown on conceptual plat including two 12 foot wide multiuse path connections one to Fieldstone Estates (doubles as emergency access) and one to the existing trail located in Cumberland.

Developer to install stormwater management in the form of at least 3 ponds with the front larger pond to be a wet pond to have water in it all the time and be a feature of the open space including multiuse trails around it with associated on-street parking for vehicles and carts.

Developer to dedicate to the City a 13 acre park with ½ mile of natural trails and an improved (0.8 acre +/-) field with amenities to include benches and picnic tables and covered picnic areas.



GENERAL NOTES

1. TOTAL SITE AREA: 44.48 AC.
NO OF LOTS: 107
TOTAL COMMERCIAL AREA = 5.32 ACRES
TOTAL RESIDENTIAL AREA = 39.16 ACRES
2. ZONING IS: R-40 RESIDENTIAL & GC COMMERCIAL
PROPOSED SETBACKS ARE:

COTTAGE LOTS:
FRONT - 10' FROM RIGHT-OF-WAY
SIDE - 5'
REAR - 20'

HOUSE LOTS:
FRONT - 15' FROM RIGHT-OF-WAY
SIDE - 5'
REAR - 10'

HOUSE LOTS WITH 10' TREE BUFFER:
FRONT - 15' FROM RIGHT-OF-WAY
SIDE - 5'
REAR - 20'

ESTATE LOTS:
FRONT - 20' FROM RIGHT-OF-WAY
SIDE - 5'
REAR - 20'

MINIMUM LOT WIDTH @ FRONT SETBACK = 50'
MAXIMUM BUILDING HEIGHT = 35'
3. TOPOGRAPHIC INFORMATION SUPPLIED BY COWETA COUNTY G.I.S. DEPARTMENT.
BASED ON MEAN SEA LEVEL.
4. ALL STREETS ARE TO BE 26' BACK OF CURB TO BACK OF CURB UNLESS
OTHERWISE NOTED.
LENGTH OF PROPOSED STREET: 6,023.17 L.F.
AREA OF PROPOSED RIGHT-OF-WAY: 625,647.60 SQ. FT. (14.36 AC.)
TOTAL ROADWAY & PARKING LOT AREA = 125,436.61 SQ. FT. (2.88 AC.)
ROADWAY ENTRANCE AREA = 4,482.55 SQ. FT (0.10 ACRES)
TOTAL LOT AREA = 758,643.61 SQ. FT. (17.42 AC.)
5. TOTAL OPEN SPACE PROVIDED = 16.44 ACRES
6. ALL LOTS RESIDENTIAL AND COMMERCIAL TO BE SERVED BY THE
CITY OF SENOLIA WATER & SEWER AUTHORITY.