

**Planning Commission
Meeting Agenda
January 17, 2017**

**Present: C. Allerdice, L Wendt, J. Preece, H. Mallon and F. Zeidler
Staff: D. Rimi**

I. Approval of December, 2016 Minutes

H. Mallon made a motion to approve the minutes from the December 2016 Planning Commission meeting. C. Allerdice seconded the motion; approved 5-0.

**II. Conditional Use Permit
a. none**

**III. Rezoning
a. none**

**IV. Plat Review
a. Stallings North and South**

D. Rimi informed the Planning Commission that the Preliminary Plat for Stallings North and South has complied with all of the requirements for Section 40- 55 of the Land Development Ordinance and it would be appropriate to recommend approval of the Preliminary Plat of Stallings North and South as proposed.

The Planning Commission discussed different aspects of the development that they feel need to be addressed. J. Preece addressed the speed limit of 35 MPH at the current city limits. J. Preece stated that he would like to see the speed limit reduced to 25 MPH.

F. Zeidler also addressed the open space requirements and felt that just having the open space was not in line with the of the meaning behind the ordinance. F. Zeidler stated that he felt the open space needed to remain undisturbed except for the removal of underbrush. He also felt that the city needed to address the future transportation issues that may arise from developing subdivisions along Stallings Road.

J. Preece made a motion to recommend approval of the preliminary plat to the Mayor and Council with the recommendations that the speed limit be reduced to 25 MPH at the city boundary on Stallings Road and that the open space area of the plans be changed to undisturbed buffer.

V. Site Plan Review
a. none

VI. Ordinances
a. none

VII. City Planning
a. none

VIII. Adjourn

H. Mallon made a motion to adjourn. C. Allerdice seconded the motion; approved 5-0.

**Planning Commission
Meeting Agenda
March 21, 2017**

**Present J. Preece, S Barker, H. Mallon, L. Wendt and C. Allerdice.
Staff: D. Rimi**

I. Approval of January 2017 Minutes

H. Mallon made a motion to approve the minutes for January 2017. S. Barker seconded the motion; approved 5-0.

II.

**II. Conditional Use Permit
a. none**

**III. Rezoning
a. none**

IV. Plat Review

**V. Site Plan Review
a. Village West Lot 8**

D. Rimi informed the Planning Commission that the submitted site plan for Village West Lot 8 has met most of the requirement of Section- 40-93 of the Land Development Ordinance. D. Rimi added that it would be appropriate that the site plan is approved with the following items addressed in the submitted construction plans.

- 1. Stormwater run-off, form the parking lot, will need to drain into the sewer system and not the stormwater system.**
- 2. The dumpster location will need to be labeled in the construction drawings.**

D. Rimi also informed the commission that the drawings of the proposed retail space have met the requirements of Section 74-188 of the City of Senoia Zoning Ordinance.

The staff recommends the following items are completed prior to the applicant receiving a Certificate of Occupancy.

- 1. The improvements to the pump station will also be completed.**
- 2. The landscape plan will need to be approved of by the Planning Commission.**

The applicant David Lindsey addressed the Planning Commission in regards to the submitted plans and requested that the finally location for the dumpster be submitted with the construction plans. The Planning Commission honored the request but reminded the applicant that it would need to be screened from the public's view.

L. Wendt made a motion to approve the site plan with the following conditions.

1. The improvements to the pump station will also be completed.
2. The landscape plan will need to be approved of by the Planning Commission.
3. Stormwater run-off, form the parking lot, will need to drain into the sewer system and not the stormwater system.
4. The dumpster location will need to be labeled in the construction drawings.

C. Allerdice seconded the motion; approved 5-0.

VI. Ordinances
a. none

VII. City Planning
a. none

VIII. Adjourn

H. Mallon made a motion to adjourn. J Preece seconded the motion; approved 5-0.

**Planning Commission
Meeting Agenda
May 16, 2017
7:00 PM
505 Howard Road
Minutes**

**Attending: J. Preece, L. Wendt, H. Mallon and S. Barker
Also: D. Rimi**

I. Approval of March 2017 Minutes: H. Mallon made a motion to approve the minutes as presented, 2nd by J. Preece Motion carried 4-0.

**II. Conditional Use Permit
A. none**

**III. Rezoning
a. none**

**IV. Plat Review
a. none**

**V. Site Plan Review
a. Village West Lot 3.**

Ms. Rimi presented the site plan to the Planning Commission. She explained that this building will be utilized to house offices for David Lindsey and Nathan Dockery development companies. The project's site plan does need some revisions that can be shown in the construction plans. These revisions are as follow;

- 1. Storm water run-off from the parking lot, will need to drain into the sewer system and not the storm water system**
- 2. The dumpster's location will need to be labeled in the construction drawings.**
- 3. Side walk from the property's corner to corner**
- 4. Bar Stops and Center Lines**

Ms. Rimi also informed the commission that the drawings of the proposed office space have met most of the requirements of Section 74-188 of the City of Senoia Zoning Ordinance. The building design need to comply with the following requirements

- 1. Building design shall include a minimum one foot high contrasting bases extending along the entire front of the building and the sides of the building a minimum of ten feet. Building façade materials shall be combined only**

horizontally, with the heavier, more substantial material placed below the lighter.

2. **Accessory structures.** Accessory structures shall be constructed with the same material as the principal structure and shall match the predominant façade colors and rooflines. Banding and roofing materials of accessory structures which shall include, but not be limited to gasoline sales canopies, shall also match the materials and colors of the predominant façade.

Ms. Rimi also stated for the record that the applicant will not be able to receive a Certificate of Occupancy until the two following items are completed

1. The improvements to the lift station are completed and approved
2. A landscape plan has been submitted and approved of by the Planning Commission.

J. Preece made a motion to approve the site plan with the condition that the items, requested by staff, be shown on the construction drawings. H. Mallon seconded the motion; approved of 4-0.

VI. **Ordinances**
a. none

VII. **City Planning**
a. none

VIII. **Adjourn**

H. Mallon made a motion to adjourn the meeting. S. Barker seconded the motion approved 4-0.

**Planning Commission
Meeting Minutes
June 20, 2017**

Present – Lynn Wendt, Herb Mallon, Shelby Barker and Frank Zeidler.

Absent- J. Preece and Colleen Allerdice

Staff – Harold Simmons, Dina Rimi and Jeffery Fisher

I. Approval of May 2017 Minutes

Commissioner Mallon made a motion to approve the minutes. Commissioner Barker seconded the motion; approved 5-0

II. Conditional Use Permit

a. none

III. Rezoning

a. 93 Bridge St R-40 to Office Institutional

Ms. Rimi informed the Planning Commission that in the Future Land Use plan the council has designated this area as Office Institutional. Currently the structure is not being used as a residence and there is no certainty that this property would yield a significant economic return if the house were sold or rented as a residential property. Ms. Rimi went on to explain that most traffic that would be utilizing the location would be gaining access from Wells Street. Currently does not meet the minimum standard for acreage for the Office Institutional zoning category.

There are several ordinance issues that need to be addressed by the applicant;

- 1. Drainage control must be provided for the parking lot.**
- 2. A 50-foot buffer is required between office institutional and residential and the parking lot is not permitted in the buffer.**

Mr. Mieller presented his request to rezone his property at 93 Bridge Street from Residential -40 to Office Institutional. Mr. Mieller explained that this request was like the one he presented a year ago, for another property on Wells Street.

Commissioner Wendt opened the item for anyone in favor or opposition to speak- None came forward.

Ms. Rimi stated that the staff recommends a landscape plan be submitted for approval from the Planning Commission be for a Certificate of Occupancy can be issued.

H. Mallon made a motion to recommend approval to the Mayor and Council with the staff's recommendations. F. Zeidler seconded the motion approved 4-0.

IV. Plat Review

a. Seavy Hills Conceptual Plat-

Ms. Rimi explained that this is for a subdivision that will be located on the southwest corner of Ga. Hwy 85 and Seavy St. The parcel is 25.46 acres, the applicant is requesting 48 residential homes which is larger than the density bonus would permit. The applicant is offering to construct a multi-use trail for the Stonebridge subdivision that is adjacent to the south of the proposed subdivision. The multi-use trail is part of the future plan but it would not be benefiting any other subdivision but Stonebridge and in staff's opinion does not meet the criteria for such a large density bonus.

Nathan Dockery, the applicant explained that the subdivision would have a much less density than Senoia Hallows subdivision. Mr. Dockery explained that the subdivision is being developed within the guidelines with the required amount of greenspace per the ordinance.

Ms. Cleveland and Ms. Nations voiced concerns over the increased traffic in the area and that they do not believe the subdivision is keeping in lines with the original vision for the city; of keeping it a small town feel and all the new development will cause irreconcilable damage to the feel and beauty of the city.

The Planning Commission discussed different concerns about this project such as the large density, the access to Highway 85 and Seavey St, the multi-use trail through a property that is not owned by the applicant and the increase of traffic on Seavy St.

F. Zeidler made a motion to recommend denial to the Mayor and Council due to the above-mentioned concerns. H. Mallon seconded the motion; approved 4-0.

V. Site Plan Review

a. none

VI. Ordinances

a. none

VII. City Planning

a. Traditions of Senoia Landscape Plan –

D. Rimi explained that during the preliminary plat review the motion contained that the applicant needed to submit a landscape plan for approval for the entry way into the subdivision. This is not usually done and there are no requirements for this type of plan in the land development ordinance. This plan could have been approved by staff, but the staff felt the Planning Commission would be a better party to review and either approve or deny the plan.

Mr. Ferry presented this item to the Planning Commission informing them that the plan shows that the entry way will be designed like entering an old plantation with a stone wall. This wall will gradually blend into the landscape and will contain flowers and ivy to make it look like it has always been at this location.

After a brief discussion, H. Mallon made a motion to approve the landscape plan for the entry way into Traditions of Senoia. S. Barker seconded the motion; approved 4-0.

VIII. Adjourn

S. Barker made a motion to adjourn, seconded by H. Mallon; approved 4-0.