**Planning Commission Workshop**



**Members-**

John. Wood –Chairman-Present

Tom Nolan – Vice-Chairman- Present

Jordan Krabel – Secretary- Present

Cam Williams- Commissioner - Present

Allison Garrett- Commissioner - Absent

Jacqueline Smith - Alternate- Absent

**Staff**

Tracy Brady - Council Liaison - Present

Dina Rimi- Community Development Director- Present

**Workshop Information**

1st Thursday of each month @ 6:00 pm

**Meeting Information**

 3rd Tuesday of each month @ 7:oo P.M

Meeting Location

City of Senoia Police Department

 505 Howard Road

Senoia, GA 30276

City of Senoia

Planning Commission

**March 15, 2022**

**Senoia** **Municipal Court**

**7:00 PM**

**Minutes**

* + - 1. **Approval of February 15, 2022 Minutes- Vice Chairman Nolan made a motion to approve the minutes. Commissioner Williams seconded the motion; approved 4-0.**
			2. **Public Hearing**
1. **Recommendation regarding Conditional Use Permit for a Gas Station and Convenience store on Lot 1 and 2 Village West Commercial Subdivision –**

**Dina Rimi, Community Development Director introduced the item.**

**Melissa Griffis, the applicant addressed the commission regarding her request for a conditional use permit. Ms. Griffis stated the property is already zoned for commercial use and for this type of business to locate in this zoning category a conditional use permit must be acquired by the applicant. Ms. Griffis reviewed the proposed layout for the site the gas pumps will be in front-facing Ga Hwy 16 and the store will be in the rear.**

**Chairman Wood asked the staff if both conditional use permits could be voted on at the same time. Ms. Rimi stated that they could not, since they are separate requests.**

**The commission discussed the 5 different curb cuts and the reasons for them. Commissioner Williams asked if any of the curb cuts are existing.**

**Ms. Griffis stated that the pumps are 15 feet out of the right of way and they have complied with that requirement.**

**Vice-Chairman Nolan asked staff how many streets they front. D. Rimi stated that the project fronts Hwy 16 and Village West Drive. Village West Drive is a horseshoe that surrounds the property on three sides.**

**The Commission voiced concerns regarding the positioning of the garbage dumpster and its visibility to the other commercial properties.**

**Vice-Chairman requested if this could be connected via a multi-use trail. The applicant stated that due to this being an out parcel she is not sure how this can be addressed but she is sure if there is a way the property owner will be willing to work with the city on this having connection to this business.**

**Commissioner Williams asked if these two parcels are still separated. Staff stated that as of this meeting it is the plan is for the revised preliminary plat to be heard by the Mayor and Council on Monday.**

**Vice-Chairman Nolan asked if the project would be feasible just like a gas station and store and not with the restaurants. Ms. Griffis stated that it would not be feasible for the applicant.**

**Chairman Woods requested staff comments.**

**Ms. Rimi stated in Sec 74-99 of the City of Senoia Zoning Ordinance it states. Convenience Stores with Fuel Pump Service — Provided that all fuel pumps shall be at least 15 feet from the street right-of-way. Hwy 16 has a 120 foot right of way, the road is at a minimum of 20 feet plus 40 for the landscape buffer the fuel pumps are 30 feet from the landscape buffer the site meets the minimum of 15 feet from the right of way. Ms. Rimi also stated that the property is currently zoned for commercial and the future land use map shows that the property is slated for commercial in the future.**

**Chairman Wood opened the meeting for public comment, none came forward.**

**Vice-Chairman Nolan stated that the gas station and store gives him concerns holistically regarding the intensity of the use on this site.**

**Commissioner Williams stated that they are governed by the comprehensive plan and it does not address a conditional use permit for these types of uses.**

**Councilperson Brady stated that the comprehensive plan does not address strip centers.**

**Commissioner Krabel questioned if this was broken up on the sites would it be better.**

**Vice-Chairman stated it would still have the same density impact on the site.**

**Ms. Griffis stated that the items that are being discussed would be addressed during the site plan phase.**

**Chairman Wood stated that the reason this is being discussed now is so the applicant knows what the commission is looking for in the future.**

**Chairman Woods recommends approval to the Mayor and Council for the conditional use permit for a gas station and convenience store but would want the site plan to look different.**

**Vice-Chairman Nolan seconded the motion; approved it 4-0.**

1. **Recommendation regarding Conditional Use Permit for two restaurants with drive-in windows on Lot 1 and 2 Village West Commercial Subdivision.**

**Ms. Rimi introduced this item and informed the commission of the other locations in the city where there are drive-thru windows in use with restaurants and the amount of acres the business is located on. She informed the Planning Commission that the only concerns were during rush hour how this may have an impact on traffic.**

**Ms. Griffis, the applicant stated that these businesses would be located on either side of the gas station that was previously discussed. She stated that she understood their concerns regarding the number of curb cuts and the applicant can look at reconfiguring this and the dumpster location during the site plan review.**

**Vice-Chairman asked staff what would be the most similar site, already in the city, to this proposed project. Ms. Rimi stated that McDonalds is located on 2.88 acres with a gas station. This location has two lines that feed into one service area for payment and receiving of goods.**

**Vice-Chairman Nolan stated that the McDonalds drive-thru allows for more stacking of cars than what would be developed at this site. The parking lot at that location is much bigger and less congested than this site would allow.**

**Vice-Chairman asked if this should have been done by having two requests for each window. Ms. Rimi stated that no per legal advisement from the City Attorney, one application was sufficient for this request. Ms. Rimi stated if the Planning Commission desired they would recommend approval for only one drive-thru window and not two.**

**Commissioner Williams stated that he is going back to the comprehensive plan since it is put together by the citizens. He feels the citizens are not looking for fast food restaurants per the comprehensive plan and since they should adhere to the comprehensive plan.**

**Commissioner Krabel stated that the restaurant seems quite small and maybe the applicant should look at one larger restaurant.**

**The applicant stated that he is looking at the future where the cars will need recharging sites and the owner will need something to occupy their time while recharging, this is the need for the restaurants with seating at a gas station.**

**The commission asked if the gas station will have charging stations. The applicant stated in the future it would.**

**The Commission referenced the differences in the layout of the McDonalds site versus this proposed project such as lanes, parking, and stacking.**

**Ms. Griffis stated if the commission would be entertaining the motion to approve one drive-thru window versus two.**

**Chairman Woods opened the item for public comments**

**Dale Reeder, 239 Pylant Street stated that he has concerns regarding safety due to the congestion of this property. Between the cars backed up at the drive-thru, trying to access gas pumps and people walking this can cause safety issues.**

**Chairman Woods closed public comments.**

**Chairman Nolan requested information from staff as to what the process would be for this project before development.**

**Staff explained that the applicant will need to obtain a variance for the parking by the Mayor and Council. After that, the site plan, landscape, and architectural plans would be heard by the Planning Commission for a recommendation for Mayor and Council and then finally approved by Mayor and Council. Tonight the only item being addressed is the conditional use.**

**Chairman Woods made a motion to recommend denial to the Mayor and Council due to the item not being in line with the comprehensive plan, the congestion, stacking, congestion bleeding out to Village West Dr., safety, and parking. Commissioner Williams seconded the motion; approved 4-0.**

* + - 1. **New Business**

A . **Preliminary Plat -8075 Wells Street**

**Ms. Rimi introduced this item explaining how the tract would be divided and informed the commission that the property is zoned Industrial. Staff's only comment was that if this is approved they would suggest a condition of the parcel not being able to be subdivided any further until an access point is obtained onto Highway 74/85. She also informed the Planning Commission staff that has reviewed the item and there are no further comments and it meets all of the city's requirements.**

**Chairman Woods suggested that the commission may want to look at this further and table the item.**

**The applicant approached the Commission, explained that he is one of the purchases for the property. The current road, Tucker Road, would service become a paved road and allow access to the 90 acres to the rear of the property**

**Commissioner Williams asked if the road would allow access to the lots or would the only access be directly off of Highway 16.**

**The applicant stated that the access would be allowed off of Tucker Road.**

**Vice-Chairman Nolan questioned staff since the comprehensive plan states that we do not want strip retail how would this fit in. Ms. Rimi stated that at the current time the property is not zoned for commercial it is zoned for industrial. She further explained that at the time the commission is only being requested to address the Preliminary Plat, the site plan would be reviewed at a later stage of the development process.**

**Vice-Chairman Nolan requested for staff to explain to the Planning Commission the process the applicant would need to go through before development. Ms. Rimi stated first the preliminary plat would need to be heard and approved of by the Mayor and Council. The staff would then review the final plat before it is recorded to verify that it meets all of the city's requirements. Then the applicant, in this case, would apply for rezoning. The rezoning would be heard first by the Planning Commission and then the Mayor and Council. Then the site plan, architectural plans, and landscaping would be heard by the Planning Commission and Mayor and Council. Once every step has been approved the applicant can then apply for a building permit.**

**Commissioner Willians stated that this seems cut and dry and feels that the commission should be able to vote on the item tonight.**

**Ms. Rimi explained that the request has been reviewed and does meet all of the requirements in the Land Development Regulations.**

**Commissioner Williams made a motion to recommend approval to the Mayor and Council. Vice-Chairman Nolan seconded the motion; approved it 4-0.**

* + - 1. **Old Business**
			2. **Staff Comment**
			3. **Commission Comment**
			4. **Adjourn Commissioner Williams made a motion to adjourn. Vice-Chairman Nolan seconded the motion; approved it 4-0.**