



APPLICATION NO.	PLANNING COMMISSION DATE	TOWN COUNCIL DATE
PC 12142023	December 14, 2023	N/A

ADDRESS	OWNER	PARCEL NO.	EX. ZONING	PROPOSED ZONING	FUTURE LAND USE	SURROUNDING ZONING	SITE IMPROVEMENTS	ACREAGE
1525 Senoia Road	North Georgia Commercial Holdings, LLC	072605001	C-1	N/A	Commercial Corridor	North: C-1 South: C-1 East: C-2 West: R-12	Existing 12,000 Flex Building	3.44 ac

SUMMARY & HISTORY

The applicant, TJ Chitwood, on behalf of the owner has submitted a site plan for 1525 Senoia Road with the intention of constructing an additional 10,000 s.f. flex building/office-warehouse on the site. The property does have an undeveloped portion just south of the existing principle structure.

All Technical Review Committee (TRC) members have performed an initial review of the site with one outstanding item: the existing bioretention area on the site is encroaching on needed septic area. Staff is working towards a solution with the site engineer which will likely reduce the size or decentralize the location of this bioretention area due to soils on site.

Staff recommends approval of the site plan conditioned upon this and any other outstanding TRC comments being resolved.

COMPREHENSIVE PLAN & FUTURE DEVELOPMENT MAP COMPATABILITY

This petition is consistent with the Town’s comprehensive plan and future development map. The Future Land Use designation for this property is **Commercial Corridor** which encourages high quality commercial activity that screens commercial areas from view and promotes high standards of architecture, landscaping, and sign controls. A landscape plan will be presented to Planning Commission during the building construction process.



ZONING ORDINANCE COMPATABILITY & IMPACT ASSESSMENT

This petition is consistent with the Town’s zoning ordinance. The building will match the surrounding buildings and will be in keeping with C-1 development standards. The proposed structure is within all setbacks and the 75' undisturbed buffer adjoining Millbrook Village residents will not be encroached on. C-1 zoning does not permit automotive uses or heavy commercial uses generating noise, vibration, dust, or other high-nuisance uses adjoining residentially zoned properties and will not permit outdoor storage of equipment, vehicles, materials, or stock-in-trade.