

**OCTOBER 16, 2017
CITY OF SENOIA
MEETING OF MAYOR AND COUNCIL
505 HOWARD ROAD
7:00 PM**

VISITORS: Brent Anderson, Jessica Fortner, Vernon Boswell, Richard Chappell, Paula Campbell, Virgil & Allison Garrett, Cindy Lauer, John Thompson, Sarah Campbell, Colleen Allerdice, Lynn Wendt, Stacie Fisher, Pat Eichorst, Bobby & Jean Shell, Cindy Rhodes, David Durr, Suzanne Helfman, Trent Fisher, Barbara & Byron Knutson, Bob Werner, James McCue, Ray & Tammy Adams, Hal Sewell, Tony & Lu Nations-Miller, Steve Moore, Joey Pendley, Richard Ferry, Tamera Feliciano, Dennis Sanford, Kevin Brooks, Barry Baney, Rod Wright, Mark McCullough, Michael Rimi, Linda Hagler, Anna Chirillo, Richard Bush, Claudia & Jennifer Wood, Tom Malone, Bob Rolader, Dennis Deweyer, Kent & Wanda Stewart, Carol & Bob Partridge, Patricia & Mike Bickford, Shane & Crystal Olson, Richard & Robyn Miller, Gail Downs, Debra Ivy, Chester Cannady, Susan & Evan Stitt, Glen Kettering, Susan Mobley, Susan Bragg, Kim McCurry, Cindy Divido, Paulette Skantz, Mike Ivy, Phil Downey, Debra Berger, Regina Epling, Tracy Brady, Mr. & Mrs. Bush and Blake Earnch.

FULL COUNCIL PRESENT

1. CALL TO ORDER/WELCOME VISITORS

Mayor Owens called the meeting to order and all stood for the Pledge of Allegiance. Mayor Owens then declared this to be an open meeting duty convened under the Open Meetings Law after receiving confirmation from the City Clerk that all legal requirements have been met.

2. PUBLIC HEARING- FY 2018 Operating Budget Proposal

A. Comments from City Manager

City Manager Harold Simmons summarized the proposed FY 2018 balanced Budget for all funds.

B. Comments from Public-None

C. Council Comment and Action

Mayor Owens made motion to approve the 1st read of the FY 2018 Operating Budget for all funds & was 2nd by C. Grover. Motion carried unanimously. Mr. Simmons stated that a copy of the budget is available at City Hall for those wishing to review. The 2nd and final read will take place on November 6, 2017.

3. PUBLIC HEARING-Text Amendment to the City of Senoia Code of Ordinances Chapter 74 Article III to allow Administrative Variances.

A. Comments from Community Development Director

Community Development Director Dina Rimi stated that the proposed amendment will allow the Zoning Administrator be empowered to review and approve a request for administrative variances only on a zoning setback requirement and an encroachment

that would not exceed 10% of the required setback, up to a maximum of ten feet, adding that this will also benefit citizens with no variance fee and no requirement for meeting attendance.

B. Comments from Public-None

C. Council Comment and Action

Councilman Eichorst asked if this would include variances to the front of properties and was told no, only side and rear. Mayor Owens made motion to approve the amendment as presented to Chapter 74-Article III of the Code and was 2nd by C. Fisher. Motion carried unanimously.

4. PUBLIC HEARING-Rezoning from R-40 to Residential Historical-Property location E02 0024 006.

A. Comments from Applicant

Representing the Applicant, Builder Joey Findley is asking Council to approve the Rezoning of parcel from R-40 to RH (Residential Historic) for the purpose of subdividing the parcel in to 2 lots zoned RH.

B. Comments from Community Development Director

Ms. Rimi stated that the Planning Commission has reviewed and recommended approval of the Rezoning and Preliminary Plat for the property facing Seavy Street. The property facing Johnson Street is to remain R-40. With the appropriate building lines, Ms. Rimi is recommending approval.

C. Comments from Public-None

D. Council Comment and Action

Councilman Grover asked what the plans are for the parcel to the North and was told not sure as it would have to be rezoned. C. Fisher asked once rezoned would it be buildable and was told yes. After short discussion, Mayor Owens made motion to approve the Rezoning to RH as applied for & was 2nd by C. Grover. Motion carried unanimously.

5. PUBLIC HEARING – Revision to Chapter 10-Animal Ordinance

A. Comments from City Manager

Mr. Simmons reviewed the revisions proposed to the Animal Ordinance to include definitions in Article I for *Pet Shops* and *Tethering*. Mr. Simmons then reviewed Article 2 Section 10.4 regarding *Humane Treatment*, Section 10.27 regarding *Restrictions on the Sale of Animals* and finally, Section 10.28 regarding *Record Keeping and Disclosures*. Mr. Simmons is recommending Council approve the revisions to the ordinance.

B. Comments from Public

Attorney Tamara Feliciano thanked council for their consideration in enhancing our ordinance and being in favor of rescue and adoption (definition reads "A pet shop may not sell, exchange, barter, offer for sale, auction, or otherwise deliver or transfer a dog or cat. Nothing in this section shall prevent a pet shop from providing space and appropriate care for cats and dogs owned by an animal care facility or animal rescue organization,

and maintained at the pet shop for purpose of adopting those animals to the public”), further stating that the revisions are the “first step in the right direction”. Debra Berger thanked Council as well, adding that the revisions are not “anti-business” but it promotes responsible pet ownership and safety for pets and the model proposed has been proven to be successful.

C. Council Comment and Action

Councilman Fisher stated that the proposed revisions to our ordinance will create a good residual affect throughout the County and feels sure our local Commissioners are on board. Mayor Owens then made motion to approve the revisions as presented for Article 10 of the Animal Ordinance & was 2nd by C. Graham. Motion carried unanimously.

6. PUBLIC HEARING – Amendments to the Current Sign Ordinance

A. Comments from the Code Enforcement Officer

Code Enforcement Officer James McCue reviewed proposed revisions to the Sign Ordinance Definitions to include revisions, redactions and additions.

B. Comments from Public

Ray Adams of the Historic Preservation Commission asked if the revisions presented were reviewed by the HPC & was told by Ms. Rimi that signage was previously changed earlier in the year to be reviewed by the Community Development Director and HPC now reviews accessory structures. Karen Allen of 180 Seavy Street asked if the ordinance addresses “sandwich signage” as there appears to be many in front of businesses on Main Street impeding foot traffic & was told by Mr. McCue that when her initial complaint was received he found only 1 sandwich-sign blocking the sidewalk as well as some portable signs outside of numerous businesses and stated that there is no time limit on how long they can remain or the placement of same. Ms. Allen then stated that there should be a time limit on placement and number of sandwich-signs allowed.

C. Council Comment and Action

Mayor Owens made motion to approve the amendments as presented with a possible revision to time limit and number of signage as suggested. Motion was 2nd by C. Fisher and carried unanimously. City Manager Simmons will review for possible future action.

7. APPROVAL OF OCTOBER 02, 2017 CITY COUNCIL MEETING MINUTES

Councilman Grover made motion to approve the October 2, 2017 City Council meeting minutes as presented & was 2nd by C. Graham. Motion carried unanimously.

8. CLAIMS AGAINST THE CITY-None

9. ADMINISTRATIVE/FISCAL MATTERS-None

10. UNFINISHED BUSINESS-None**11. NEW BUSINESS****A. Keg Creek Landing Project – Conceptual Plat Approval**

Richard Ferry of Brent Holdings, LLC reviewed the proposed *Keg Creek Landing Subdivision* project which will be R-40-C zoning located at Seavy Street and GA. Hwy. 85 to include 356 marketable single-family homes to include age targeted homes for active seniors and empty nesters. Planned for 99.1/136.2 acres is open space which all residents will have access to. Two amenity areas are included; 1 centrally located and another at the “age targeted” residents. Seavy Street is required to have a 50 foot buffer however the developer is proposing a 100 foot. Also proposed is the realignment to Seavy Street and GA. Hwy. 85 to bring the road in at a 90 degree angle, connectivity for golf cart access on Horseshoe Bend and other entry ways into the subdivision, a development agreement describing the provisions of the density bonus and a donation to the City of 27 acres of green space that can be utilized for a future sewer facility or other uses. C. Grover asked if a traffic study is anticipated and was told by Mr. Ferry that one has already been ordered and should be received back within 3 weeks. Karen Allen feels the density is too high there should not be a density bonus and asked Council to not act until the traffic study is received. Barry Baney of Stonebridge is opposed, does not want a sewer plant located across from his subdivision and feels this plan will not benefit current residents. Cindy Divido of Johnson Street is concerned with additional traffic as Johnson is currently used as a “cut-thru” and presented Council with a petition to create a Cul-de-sac at Johnson & Seavy Streets. Paulette Skantz of Johnson Street stated that she is not against growth, is concerned with additional traffic as well but due to the grade of the road the Police cannot ticket speeders and is concerned with safety. Tony & Lu Nations Miller of Seavy Street voiced concerns with the proposed density, impact on traffic, schools and the environment regarding the floodplain and run off and asked if any studies have been done. Mr. & Mrs. Miller asked that Council get the traffic study back before acting. Mayor Owens stated that extensive studies have already been conducted. Shane Olson of Stonebridge moved to Senoia this past August and feels that the proposed is “too much”, he did not know of plans for a sewer plant across from his home and is concerned with the possible environmental impact. Claudia Wood of Pylant Street stated she is not against growth but the proposed is too dense and not a good fit for the City. Ms. Wood asked that Council “do the right thing” and deny. Glen Kettering of Stonebridge began by thanking all Veterans present for their service. Mr. Kettering stated that he chose to return to Senoia after serving 10 years in the Navy for its small town appeal, is not in favor and asked Council to hold off on taking any action. Suzanne Pengelly of McIntosh Trail also stated that she is opposed to the subdivision. C. Eichorst stated that the traffic study is important to Council to know the impact the proposed will have in the future, adding that “safety is paramount to us”. C. Fisher understands the voiced concerns but reminded all that there were similar

complaints about Twin Lakes, Morningside, Ivy Ridge and Heritage Pointe when proposed, continuing that tonight is the same argument that was used with the former subdivisions. C. Fisher stated that "this subdivision is not going to be any different". Mayor Owens thanked all for their concerns.

Councilman Fisher made motion to approve the Conceptual Plat as presented pending a favorable engineering report and favorable traffic study regarding safety at this location and Johnson Street. Motion was 2nd by C. Eichorst and carried unanimously.

12. APPEARANCES FROM THE FLOOR

13. ANNOUNCEMENTS

- The Georgia Department of Forestry's Burn Ban was lifted October 1st.
- Senoia's Municipal Election will be held Tuesday, November 7th at the Senoia Senior Center located on Howard Road. Polls will be open from 7AM -7PM.

14. ADJOURN

Mayor Owens made motion to adjourn the October 16, 2017 City Council meeting & was 2nd by C. Fisher. Motion carried unanimously.