

**JANUARY 9, 2017
CITY OF SENOIA
MEETING OF MAYOR AND COUNCIL
505 HOWARD ROAD
7:00 PM**

VISITORS: Frank Zeidler, Don Rehman, Jim Schuyler, Wayne & Sandy Peavy, William Pearman, Joan Sanders, Susan Mobley, Suzanne Helfman, John Bynum, Bruce, Tracy and Chandler Gann, Bill Tyre, John Thompson, Michael & Adrianna Rimi, Mary Provost and Phil Downey

COUNCIL PRESENT: Graham, Eichorst, Fisher and Grover

COUNCIL ABSENT: Owens

1. CALL TO ORDER/WELCOME VISITORS

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

1. PUBLIC HEARING-Rezoning at 3980 Highway 85 from R-40 to GC (General Commercial)

A. Comments from Applicant-Southern Lawn Design

Bruce Gann of Southern Lawn Design is asking Council to rezone an additional 4-1/2 Acres of the 153 Acre tract from R-40 to GC to combine with the current 3 Acres of GC as the GC currently zoned is too small for the business planned. Mr. Gann would also like to be allowed usage of a septic system and a well.

B. Comments from Community Development Director

Ms. Rimi stated that this property was annexed in 2007 and the uses and conditions of the overlay state that municipal services of water and sewer be installed, continuing that the closest access to these would be the rear section of the Ivy Ridge Subdivision. Planning Commission has reviewed and recommended to re-plat the property prior to receiving a site plan and second, that screening of sort be placed to minimize business storage from the sight of the future subdivision.

C. Comments from Public-None

D. Council Comment & Action

Councilman Fisher stated that all business is a benefit to the City and added that if this was a standalone parcel, Council would not have approved the annexation and is worried about setting precedence if approved as requested. MTP Graham stated that he is not in favor of a septic system and well. C. Grover has no problem with the business but asked if Mr. Gann has discussed running municipal services to the site with the developer & was told no. City Attorney Andrew Whalen asked that action be tabled until the developer can be met with and Mr. Gann agreed. C. Grover made motion to table action until the February 6, 2017 Council meeting where the developer will be invited to clarify if municipal services are intended at the site. Motion was 2nd by C. Eichorst and carried unanimously.

2. PUBLIC HEARING-Rezoning at 48 Couch St. from R-40 to HR & Variance on Side Setbacks

A. Comment from Applicant-John Bynum

Mr. Bynum is asking Council to rezone the property at 48 Couch Street and his intentions are to subdivide into 2 buildable lots and also asks for a variance in setbacks from 20 to 15 ft. Mr. Bynum informed council that he intends to gift to the City 12 feet of property along Main Street for an intended right turn lane that could help to alleviate traffic in this area.

B. Comment from Community Development Director

Ms. Rimi stated that the Planning Commission recommends the rezoning but asked that the developer have an engineer work out all stormwater runoff concerns from the adjoining property owners.

C. Comments from Public

Jim Schueyler of 304 Main resides 2 lots north of the proposed and has no problem with development and is in favor of growth but is very concerned with possible stormwater runoff and asks Council if the City has any guidelines for residential stormwater. City Attorney Whalen stated that the City does indeed have a Stormwater Management Ordinance which requires review by a consulting engineer. **Frank Zeidler of Willow Dell** is concerned with the speculation of traffic and asked if putting in a turn lane will make a difference, and will the City benefit from acquiring the land, adding "if speculative, we need the best solution first". **Don Rehman of Heritage Pointe** stated that his question is procedural in nature and wonders if the changes requested even qualify to be in the district. Ms. Rimi reminded all that the Planning Commission reviewed and approved the rezoning but are not required to act on variances.

D. Council Comment & Action

Councilman Eichorst stated that this evening on his way into town at 6:00 PM he was stopped in traffic back to the bridge and personally thinks a turn lane would help but welcomes a study, further stating that approving the variance is proper for the installation of a turn lane.

C. Grover made motion to approve the rezoning and variance as applied for & was 2nd by C. Eichorst. Motion carried unanimously.

3. APPROVAL OF DECEMBER 19, 2016 CITY COUNCIL MEETING MINUTES

C. Fisher made motion to approve the December 19, 2016 City Council meeting minutes as presented & was 2nd by C. Grover. Motion carried unanimously.

4. CLAIMS AGAINST THE CITY-None**5. ADMINISTRATIVE/FISCAL MATTERS****A. Set Qualifying Fee, Dates and Times for 2017 Municipal Election**

MPT Graham made motion to approve the qualifying Fees, qualifying dates and times for the November 7, 2017 Municipal Election. Motion was 2nd by C. Eichorst and carried unanimously.

B. Resolution No. 17-01 Appointment of City Personnel

Councilman Fisher made motion to approve Resolution No. 17-01 for the appointment of City Personnel as presented & was 2nd by Councilman Grover. Motion carried unanimously.

C. Resolution No. 17-02 to Set 2017 Fee Schedule

Councilman Eichorst made motion to approve Resolution No. 17.02 for the adoption of the 2017 Fee Schedule & was 2nd by C. Fisher. Motion carried unanimously.

D. Resolution No. 17-03 Appointment of Commissions, Boards and Terms

Councilman Grover made motion to approve Resolution No. 17-03 for the appointment of Commissions and Boards to include terms. Motion was 2nd by C. Fisher and carried unanimously.

E. Coweta County Watershed Planning and Management MOU

MPT Graham made motion to approve the MOU as presented with Coweta County for the joint Watershed Planning and Management Plan. Motion was 2nd by C. Grover and carried unanimously.

6. UNFINISHED BUSINESS

A. Application for Variance @ 285 Ivy Lane for Setback Encroachment-**Withdrawn by Applicant**

7. NEW BUSINESS**A. Consider Proposal for the Purchase of an Additional Police Vehicle**

Councilman Grover made motion to approve the Purchase of the special service vehicle as presented at a cost not to exceed \$43,750.00. Motion was 2nd by C. Eichorst and carried unanimously.

8. APPEARANCES FROM THE FLOOR-None

9. ANNOUNCEMENTS

- Mayor and Council have scheduled a Retreat/Work Session for Friday, January 27-Sunday, January 29, 2017 at the Dillard House located at 758 Franklin Street in Dillard, GA to begin at 10:00 AM on Friday, January 27th.

10. ADJOURN

MPT Graham made motion to adjourn the January 9, 2017 City Council meeting & was 2nd by C. Fisher. Motion carried unanimously.

Respectfully submitted,

Bobby Graham, Mayor Pro-Tem

Debra J. Volk, City Clerk