

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

VISITORS: Lynn Wendt, Sarah Campbell, John Thompson, Jim Schuyler, Dianne Cleveland, Gail Downs, Suzanne Helfman, Colleen Allerdice, John Meiller, Vernon Boswell, April Anderson, Matt & Jesse Edmundson, Lettie & Max Esquenazi, Lu Nations Miller, Chester Canady, Bill Tyre, Michael Rimi, Frank Zeidler and Robbie Bailey.

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 duly convened under the Open Meetings Law after receiving confirmation from the City Clerk that all legal requirements have been met.

Mayor Owens then recognized members of Boy Scout Troup #2193 from Sharpsburg in attendance.

2. PUBLIC HEARING-Setting Millage Rate

A. Comments from City Manager

City Manager Harold Simmons presented the 5-Year Digest showing the totals and millage from years 2013 thru 2016 and the proposed 2017 millage (less rollback) of 5.78 which is lower than the previous 4 years.

B. Comments from Public-None

C. Council Comment and Action

Mayor Owens made motion to approve and set the 2017 net millage for operation and maintenance at 5.78 & was 2nd by C. Fisher. Motion carried unanimously.

3. PUBLIC HEARING-Variance on Setbacks at 291 Morgan Street

A. Comments from Applicant

Mr. Vernon Boswell of 291 Morgan Street is asking Council to approve the Variance as applied for as when constructing, he had misunderstood the required setbacks and thought measurement came from the center of the road, not the property line. Mr. Boswell stated that this was an honest mistake and was not done intentionally.

B. Comments from Community Development Director

Community Development Director Dina Rimi informed Council that every attempt was made to clarify the setbacks for R40. Currently, the residence sits 27.0 feet from the front property line and 37.8 from the rear line.

C. Comments from Public-None

D. Council Comment and Action

Councilman Fisher stated that he has reviewed a hand written document indicating that the applicant clearly understood the setbacks. C. Graham stated that nowhere in the City are the setbacks measured from the middle of the road and asked if an inspection was conducted and by whom. Ms. Rimi stated that Safebuilt did a foundation inspection but no survey was completed. Only after Mr. Boswell arrived at City Hall to collect his CO (Certificate of Occupancy) did she realize that a survey was never conducted. C. Fisher stated that this is a difficult situation and is not prepared to set precedence but morally and ethically, we cannot ask to be torn down. C. Fisher suggests that Mr. Boswell apply for a rezoning of the property from R40 to HR (Historic Residential) and explained that the setbacks with HR are different than R40. C. Graham agreed that HR zoning would be applicable. C. Grover explained that the residence sits within the Historic District but currently has an R40 zoning and agrees that rezoning to HR should be applied for. Mayor Owens made motion to deny the Variance as applied for and suggests that Mr. Boswell re-apply for a rezoning to HR. Motion was 2nd by C. Eichorst and carried unanimously.

4. PUBLIC HEARING-Rezoning at 93 Bridge from R-40 to OI (Office Institutional)**A. Comments from Applicant**

Mr. John Meiller is requesting Council approve his application to have 93 Bridge Street rezoned to OI (Office Institutional) for a Real Estate or Medical Center. Mr. Meiller continued that the Planning Commission has reviewed his conceptual plat to include the parking plan for both sides and has recommended approval.

B. Comments from Community Development Director

Community Development Director Dina Rimi stated that this property is listed on the Future Land Use Map as OI, all adjacent property is either zoned R40 or OI and feels OI would be an excellent use for this property. Ms. Rimi asks, if approved, that a landscape plan is submitted that complies with City requirements and show the location of signage to be approved by Code Enforcement, a site plan be submitted that shows the proposed parking lot will drain so not to adversely impact neighboring properties and the applicant agrees to maintain landscaping.

C. Comments from Public-None**D. Council Comment and Action**

Councilman Fisher asked for the age of the house & was told 150 yrs. C. Fisher added that if the applicant is willing to spend to preserve, he will personally work with applicant. C. Fisher then asked how long before signage is added, reminding all that the City currently has approximately 5 months left on a Moratorium on signage. C. Graham asked since Planning Commission reviewed before the Moratorium was put in place could this signage be "grandfathered"? The question of signage will be forward to the City Attorney for clarification. After short discussion, C. Graham made motion to

approve the Rezoning at 93 Bridge Street to OI with the conditions discussed. Motion was 2nd by C. Fisher and carried unanimously.

5. APPROVAL OF JUNE 19, 2017 CITY COUNCIL MEETING MINUTES

Councilman Grover made motion to approve the June 19, 2017 City Council minutes as presented & was 2nd by C. Eichorst. Motion carried unanimously.

APPROVAL OF JULY 6, 2017 CALLED COUNCIL MEETING MINUTES

Councilman Eichorst made motion to approve the July 6, 2017 Called Council minutes as presented & was 2nd by C. Graham. Vote to approve was 4-0-1 (C. Fisher absent from meeting).

6. CLAIMS AGAINST THE CITY-None

7. ADMINISTRATIVE/FISCAL MATTERS

A. Appointment of Senoia Housing Authority Commission Members

Mayor Owens made motion to approve Resolution No. 17-09 appointing Melinda Garver, Betty McKnight, Debra Ingram, Allene Smith and Tracy Brady to a 4 year term each on the Senoia Housing Authority. Motion was 2nd by C. Fisher and carried unanimously.

B. Appointment to the Downtown Development Authority

Mayor Owens made motion to approve Resolution No. 17-10 appointing April Anderson to the Senoia Downtown Development Authority. Motion was 2nd by C. Eichorst and carried unanimously.

C. Seavy Street Road Closure (Stalwart Films)

Chief Edens presented the request from Stalwart Films to close Seavy Street from Highway 85 to Johnson Street on August 22nd and August 23rd from 7:00 PM to 11:00 AM both nights. Stalwart has informed all residents in the area of the proposed closure and will place all detour signs where needed. Chief Edens stated that it was also requested that the street is closed Tuesday night to all traffic other than residents affected so props would not have to be removed. If approved, it was agreed that additional Officers would be needed at either end. After short discussion, Mayor Owens made motion to approve the request for the Street closure as presented with the condition that additional Officers are present throughout the night at Highway 85 and Johnson Street. Motion was 2nd by C. Grover and carried unanimously.

8. UNFINISHED BUSINESS-None

9. NEW BUSINESS

A. Proposal from G & D Seal and Stripe-Seavy Street to Clark Street

Mr. Simmons stated that two bids were received for the striping of 136 parking spaces from Seavy Street to Clark Street. Of the two, Mr. Simmons is recommending the

approval of the low proposal from PPI at a cost of \$14,750. Mayor Owens made motion to approve the contract from PPI for the seal and striping of the 136 spaces. Motion was 2nd by C. Fisher and carried unanimously.

10. APPEARANCES FROM THE FLOOR-None

11. ANNOUNCEMENTS

- Senoia Downtown Development Authority will be sponsoring a *Town Hall Meeting* on Thursday, August 17th at 6:00 PM at the Senoia Senior Center located at 310 Howard Road. All are encouraged to attend.
- Qualifying for Mayor and Council will be held Monday thru Wednesday, August 21-23rd between the hours of 9:00 AM and 4:30 PM. The Qualifying fee for the Mayor's seat is \$360.00 and for Council Post 1 and Council Post 2 is \$90.00.
- 13th Annual *Crusin to the Oldies* Car Show Saturday, September 30th 11-5:00
- Burn Ban continues through September 30th.

12. ADJOURN

Mayor Owens made motion to adjourn the August 7, 2017 City Council meeting & was 2nd by C. Eichorst. Motion carried unanimously.

Respectfully submitted,

Larry M. Owens, Mayor

Debra J. Volk, City Clerk