

**AUGUST 3, 2015
CITY OF SENOIA
MEETING OF MAYOR AND COUNCIL
505 HOWARD ROAD
7:00 PM**

VISITORS: Gail Downs, Don Rehman, Suzanne Helfman, Cathie & Ronnie Kirkland, Marcia Williamson, Richard & Doris Chappell, Meryl Brannon, Brenda Hughes, Jean & Bobby Shell, Sheilda & Joe Hayes, Karen Allen, Evan & Susan Stitt, Mr. & Mrs. Baumgartner, Colleen Allerdice, Jennifer Robinson, Harry Ramos, Errol Godwin, Andrew Hodges, Michelle, Evan & Cole Goembel, David & Rhonda Moye, Mary Provost, Barbara Hay-Spradlin, Jim Schueyler, John Thompson and Sarah Campbell

COUNCIL PRESENT: Owens, Graham, Fisher and Grover

COUNCIL ABSENT: Eichorst

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.

2. PUBLIC HEARING-Consider Rezoning and Preliminary Plat of Property Located at 159 Main Street from R40 (Residential) to HR (Historic Residential)

A. Comments from Applicant

Gail Downs of 159 Main Street is asking Council to approve her application for rezoning to Historic Residential and the preliminary plat which subdivides her property. Ms. Downs would like sell the portion of her property that sits behind the adjoining property.

B. Comments from City Manager

Mr. Ferry stated that the property would be subdivided in to two tracts, further stating that the Planning Commission has approved both, with the conditions that the property be re-platted within one-year and it cannot be developed with a single family structure.

C. Comments from Public-None

D. Council Comment and Action

C. Graham asked what would become of the property if not re-platted as stipulated & was told that it would be platted back to Ms. Downs. C. Graham made motion to approve the rezoning and preliminary plat of the property contingent that the

conditions set forth by the Planning Commission are followed. Motion was 2nd by C. Grover and carried unanimously.

PUBLIC HEARING-Consider an Amendment to Section 74.2, 74.96, 74.98, 74.235, 74.265 and 74.287 of the City of Senoia Zoning Ordinance

A. Comments from City Manager

Mr. Ferry reviewed the proposed amendments to include the following:

Article 1-Permitted Uses-Repeals the old table to create an R-40-C District and removed Cemeteries, Bed & Breakfast, Churches and Schools. Article 2 will extend the CG Main Street and Broad Street District from Morgan Street to Johnson Street. Article 3-Off Street Parking & Surface Areas-Driveway extensions and curb cuts will be the same material as the driveway and all driveways in this Section will be concrete or asphalt. Article 4-Definitions added are for Church -A structure built for the religious worship and School-A structure built for educational purposes. Article 5-Chapter 74-265 proposes that an accessory structure is attached to the principal structure by a breezeway or passageway, the accessory structure shall comply with the yard requirements of the principal building to which it is accessory. Article 6-Temporary Buildings-Designed to allow short-term & seasonal commercial uses and activities that are temporary in nature and/or can be removed immediately, further stating that temporary commercial uses shall not exceed 60 days and not return for a minimum 90 days.

B. Comments from Public

Karen Allen of 180 Seavy Street asked if she were to re-do her drive which is currently gravel, would she have to use concrete or asphalt & was told no. Ms. Allen was also under the impression that the Amendments proposed had to have two readings. According to Charter, City Attorney Andrew Whalen informed all that zoning matters only require one read. For the record, **Don Rehman of Heritage Point** asked Mr. Ferry to identify the conditional uses from Table 6.4 that would apply to Heritage Pointe Subdivision. Mr. Ferry identified and pointed to the column titled R40/C. Mr. Rehman then asked if there have been any changes to what he was previously given and there were none. Mr. Rehman then asked if anything in the proposed amendments would affect the Beez Freeze business and was told by C. Grover "none whatsoever". Mr. Rehman then asked about when the temporary permit expires? Mr. Ferry stated that there is nothing in the proposed pertaining to Historical Preservation.

C. Council Comment and Action

Councilman Grover asked will the proposed amendments affect anything existing and & was told by Mr. Ferry "No". Mayor Owens then made motion to approve the Amendments to the Zoning Ordinance as presented & was 2nd by C. Fisher. Motion carried unanimously.

3. APPROVAL OF JULY 20, 2015 CITY COUNCIL MEETING MINUTES

Councilman Grover made motion to approve the July 20, 2015 City Council minutes as presented & was 2nd by C. Graham. Vote to approve was 3-0-1 (C. Fisher absent from meeting).

4. **CLAIMS AGAINST THE CITY-None**

After signing up to comment, Doris Chappell chose not to speak.

5. **ADMINISTRATIVE/FISCAL MATTERS**

A. Assign an Effective Date for the Water Rates Implemented on July 7, 2015

Mr. Ferry explained that on July 7th when the new water rate structure was approved the implementation date was not approved. Mr. Ferry is recommending approval of Resolution No. 15-05 with an effective date for the new rates beginning with the billing due on September 15, 2015. **Brenda Hughes of Crook Street** asked if the rates had already been voted on and was told by Mr. Ferry yes, the meeting was advertised and again announced the very night all were in attendance on June 6th. **Don Rehman of Heritage Pointe** referred to an article in the Coweta Citizen that stated the new structure would result in a 20% rate increase. Mr. Rehman shared that the article also stated the City's application for an increase in its withdrawal permit for an additional \$150,000 GPD had been approved. Mr. Rehman informed all that the City has not received an approval yet as the public comment period just ended. Mayor Owens then made motion to approve Resolution No. 15-05 implementing the new water rates effective with the billing due September 15, 2015 & was 2nd by C. Grover. Motion carried unanimously.

B. Consider Change Order Request from ISE for Construction Administration Services on Seavy Street Drainage Project

Mayor Owens made motion to approve the change order from ISE on the Seavy Street Drainage Project in the amount of \$6,040.00 and was 2nd by C. Fisher. Motion carried unanimously.

6. **UNFINISHED BUSINESS-None**

7. **NEW BUSINESS**

A. Consider a Proposal from Lewis General Contracting for the Police Training Facility

Chief Edens explained that bids were solicited and received on the firing range planned for the backside of Wihuri Blvd. Lewis General Contractor come was low bid at \$64,625.00 of which \$40,000 will come from Police Impact Fees. Chief Edens added that he hopes in addition to his officers using for training, the range could open the door for

community service programs involving citizens. A drawing of the proposed was reviewed and Mr. Ferry recommended that the remaining \$24,625 be expensed from General Fund-Fund Balance. C. Fisher stated that this has been a “long time coming” and is glad to see the project coming together. Mayor Owens made motion to approve the low bid from Lewis General Contracting at \$64,625.00 to construct the Police Firing Range & was 2nd by C. Graham. Vote to approve was 3-0-1 (C. Grover recused from discussion and vote-familiar with Contractor).

B. Jennifer Robinson of 125 Seavy Street-Proposal Pertaining to Speeding on Andrews Parkway & Seavy Streets, Saturday Bicycle Traffic and Parking on Gin Street

Jennifer Robinson has concerns regarding the speeding on Seavy Street & Andrews Parkway and would like to see more signage on her end of the street. Mr. Ferry informed all that we do not stock speed limit signs, they have been ordered and will be placed when received. Ms. Robinson also suggested “No Parking” and/or “No Stopping” signs be placed on Gin Street as the tourists are parking and walking at their leisure, vehicles cannot get thru at times and asked for better police presence. Mayor Owens asked Chief Edens to look in to this and come up with a plan. Another concern is the constant bicycle traffic and golf carts not obeying rules of the road and asked that more citations be written. Mr. Ferry stated that the Police Department continue to do their best but the City will look in to her concerns further, as all cannot be solved tonight.

8. APPEARANCES FROM THE FLOOR

Brenda Hughes of Crook Street asked that the lot next to her property be mowed. Mr. Ferry asked her to contact Code Enforcement in the morning and was told she already had. It was explained that this takes time as the property owner has to be contacted to remedy the situation and if not, it will involve warnings, citations and possibly a court appearance.

9. ANNOUNCEMENTS

- Qualifying for City Council Post 3 and Post 4 will begin Monday, August 31st thru Wednesday, September 2nd from 9:00 AM-4:30 PM. Qualifying Fee is \$90.00
- Cruisin’ to the Oldies Car Show will be held Saturday, September 26th from 11-5:00
- Public Hearing(s) on the proposed Property Tax Increase will be held on Monday, August 10, 2015 @ 6:00 PM, Friday, August 14, 2015 @ 8:00 AM and Monday, August 17, 2015 @ 7:00 PM

10. ADJOURN

Mayor Owens made motion to adjourn the August 3, 2015 City Council meeting & was 2nd by C. Fisher. Motion carried unanimously.

Respectfully submitted,

Larry M. Owens, Mayor

Debra J. Volk, City Clerk