MINUTES

FEBRUARY 5, 2024

CITY OF SENOIA

MEETING OF MAYOR AND COUNCIL

505 HOWARD ROAD

6:00PM WORK SESSION

COUNCIL MEETING IMMEDIATELY FOLLOWING

**WORK SESSION**

**COUNCIL PRESENT: Mayor Pearman, Councilpersons Brady, Grover and Reeder**

1. **FOG Ordinance Revision**-changing ordinance to mandate a 1500 gallon grease trap for new construction; change language to “standard risk” to City.
2. **Text Amendment-Ordinance 24-02 Commercial Corridor Overlay Highway 16/Highway 85**
3. For every one golf cart space provided on site, one car parking space can be subtracted from the development’s parking requirements, up to 15 percent of the total parking requirement.
4. Continuous on site sidewalks having a minimum width of five feet shall be provided from the public sidewalk to the principal customer entrance of all buildings on the site. Such sidewalks shall provide weather protection features such as awnings or arcades along the building façade within 30 ft of all customer entrances. Sidewalks shall connect focal points of pedestrian activity such as, but not limited to, street crossings, building and store entrances.
5. Sidewalk, curb and paving designs, patterns and materials shall be compatible and consistent with those found in the historic town center area. Enhanced design features may be permitted with city approval. Acceptable materials include (may be mixed with one another): brick, concrete and smooth face stone, random rectangular shape with regular joints. Prohibited materials include: stamped concrete, and rough cut (uneven cleft) field stone with irregular joints.
6. **Senoia Gateway-Variances**
7. Applicant is seeking relief from section 74-186 (c) and (d) to allow internal street widths including curb and gutter to exceed 24 feet. Justification – to support truck routes internal to the site to avoid any backup or congestion onto the state highways. Lane widths proposed at 14 feet with standard curb and gutter (24-inch). Total width of proposed road including curb and gutter is 32 feet. Total width allowed by overlay is 24 feet. This request is consistent with internal road widths at the Publix shopping center. If approved, no negative impacts to adjacent properties are anticipated
8. Applicant is seeking relief from section 74-196 (e) to allow for standard concrete sidewalks versus pavers, bricks or scoured concrete as currently required by the overlay. The use of traditional concrete sidewalk is consistent with the surrounding developments in the overlay district. Additionally, concrete sidewalk has significantly lower maintenance needs than bricks and pavers especially when in close proximity to trees roots. Vehicular surfaces will be asphalt paved and pedestrian paths marked with crosswalks easily distinguished from concrete sidewalks. This request is consistent with internal road widths at the Publix shopping center. If approved, negative impacts to adjacent properties are not anticipated. We only have infrastructure plan and no builder concept yet. Each business would have to present their own concept.
9. **100 Traditions Way-Pool Variance**

No negative impacts to adjacent properties are expected as a result of approving the variance for the pool to be located 5 feet within the rear setback. No EPD issue.

1. **279 Pylant Street-Accessory Structure Location Variance**

Mayor Pearman recused himself from discussion. Applicant is requesting to put accessory structure on side of house. Not on concrete slab. HPC approved materials but not location. The slope makes it difficult and costly to place in back yard as well as the location of a rock wall in back yard makes the back yard a hardship for placement.

1. **Seavy Trail Updated**

HOA agreed to property donation. Still negotiating with one property owner for parcel. Per City Attorney, Ted Meeker advises that specific amounts will be discussed in executive session.

1. **Moving Council Meeting Start Time to 6:00pm**

Council meeting time will remain the same. Not enough interest in changing to 6:00p.m.

**COUNCIL MEETING**

**COUNCIL PRESENT: Mayor Pearman, Councilpersons Brady, Grover and Reeder**

1. **WELCOME VISITORS/CALL TO ORDER**

Mayor Pearman 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 were met.

\*Chief Edens recognizes Officer Chris Black as 2023 Office of the Year and Alyson Leveillard as 2023 Police Department Employee of the Year.

1. **APPROVAL OF FEBRUARY 5, 2024, CITY COUNCIL AGENDA**

Motion to approve agenda made by Councilperson Grover and 2nd by Councilperson Brady. Motion carried with 4 votes in favor.

1. **APPROVAL OF DECEMBER 18, 2023, CITY COUNCIL MEETING MINUTES**

Motion to approve minutes made by Councilperson Grover and 2nd by Councilperson Reeder. Motion carried with 3 votes in favor and 1 abstaining.

1. **CLAIMS AGAINST THE CITY-NONE**
2. **PUBLIC HEARING**

**Text Amendment-Ordinance 24-02 Commercial Corridor Overlay Highway 16/Highway 85**

1. For every one golf cart space provided on site, one car parking space can be subtracted from the development’s parking requirements, up to 15 percent of the total parking requirement.
2. Continuous on site sidewalks having a minimum width of five feet shall be provided from the public sidewalk to the principal customer entrance of all buildings on the site. Such sidewalks shall provide weather protection features such as awnings or arcades along the building façade within 30 ft of all customer entrances. Sidewalks shall connect focal points of pedestrian activity such as, but not limited to, street crossings, building and store entrances.
3. Sidewalk, curb and paving designs, patterns and materials shall be compatible and consistent with those found in the historic town center area. Enhanced design features may be permitted with city approval. Acceptable materials include (may be mixed with one another): brick, concrete and smooth face stone, random rectangular shape with regular joints. Prohibited materials include: stamped concrete, and rough cut (uneven cleft) field stone with irregular joints.

No council comment. No public comment. Motion to approve Ordinance 24-02 made by Mayor Pearman and 2nd by Councilperson Reeder. Motion passed with 4 votes in favor.

**Senoia Gateway-Variances**

1. Applicant is seeking relief from section 74-186 (c) and (d) to allow internal street widths including curb and gutter to exceed 24 feet. Justification – to support truck routes internal to the site to avoid any backup or congestion onto the state highways. Lane widths proposed at 14 feet with standard curb and gutter (24-inch). Total width of proposed road including curb and gutter is 32 feet. Total width allowed by overlay is 24 feet. This request is consistent with internal road widths at the Publix shopping center. If approved, no negative impacts to adjacent properties are anticipated
2. Applicant is seeking relief from section 74-196 (e) to allow for standard concrete sidewalks versus pavers, bricks or scoured concrete as currently required by the overlay. The use of traditional concrete sidewalk is consistent with the surrounding developments in the overlay district. Additionally, concrete sidewalk has significantly lower maintenance needs than bricks and pavers especially when in close proximity to trees roots. Vehicular surfaces will be asphalt paved and pedestrian paths marked with crosswalks easily distinguished from concrete sidewalks. This request is consistent with internal road widths at the Publix shopping center. If approved, no negative impacts to adjacent properties are anticipated. We only have infrastructure plan and no builder concept yet. Each business would have to present their own concept. This variance rendered mute due to the approval of Ordinance 24-02.

Councilpersons Reeder and Brady are hesitant for approval as they want to see building concept plans before approval. Richard Ferry, on behalf of applicant, stated that there were no building concepts yet as they do not have businesses in mind for these units. The goal is to build out the units as they obtain businesses for the units. Each business will have to bring before council their own building concept and architectural plans. No public comment. Motion to approve Variance No. 1 regarding street widths and Variance No. 2 being a mute point with no need for approval due to the approval of Ordinance 24-02 made by Mayor Pearman and 2nd by Councilperson Grover. Motion carried with 3 votes in favor, and with Councilperson Brady voting in opposition.

**100 Traditions Way-Pool Variance**

Per Applicant, HOA has approved pool. Per City Engineer, Dana Johnson, no negative impacts to adjacent properties are expected as a result of approving the variance for the pool to be located 5 feet within the rear setback. No EPD issue. Three residents of Traditions Way expressed concern for run off into the detention pond and requested it be routed to the front of the property and wants to know who will be responsible for future problems if variance granted. Councilperson Grover stated that the HOA holds responsibility as the HOA would have to approve pool prior to going before the City for approval. Pool contractor addressed council to agree to routing runoff to front of property. No other public comment. Motion to approve pool variance based on staff confirmation of HOA approval made by Mayor Pearman and 2nd by Councilperson Grover. Motion carried with 4 votes in favor.

**279 Pylant Street-Accessory Structure Location Variance**

Mayor Pearman recused himself from discussion. Applicant is requesting to put accessory structure on side of house. Not on concrete slab. HPC approved materials but not location based on Ordinance. Applicant states the slope makes it difficult and costly to place in back yard as well as the location of a rock wall in back yard makes the back yard a hardship for placement. Motion to approve variance with condition that applicant get approval of landscape buffer from neighbor as well as from City staff made by Councilperson Grover and 2nd by Councilperson Reeder. Motion carried with three votes in favor.

1. **NEW BUSINESS**
2. **Ordinance 24-03 FOG**

1st Reading. Updating ordinance with language for mandatory 1500 gallon grease traps for all new construction and “standard risk” to city language. Presented by Public Works Director, Jimmy Hall. No comments from public. No comments from council. Motion to approve 1st reading of Ordinance 24-03 made by Mayor Pearman and 2nd by Councilperson Grover. Motion passed with 4 votes in favor.

1. **Ordinance No. 24-01 WATER EFFICIENCY CODE REQUIREMENTS**

1st Reading. Presented by Public Works Director, Jimmy Hall. No comment from council. No comment from public. Motion to approve first reading of Ordinance 24-01 made by Mayor Pearman and 2nd by Councilperson Brady. Motion carried with 4 votes in favor.

1. **Resolution 24-01 COMMISSION APPOINTMENTS**

Presented by City Manager, Harold Simmons. No comments from public. No comments from Council. Motion to approve Resolution 24-01 Commission Appointments made by Mayor Pearman and 2nd by Councilperson Grover. Motion carried with 4 votes in favor.

1. **Resolution 24-02 ETHICS APPOINTMENTS**

Presented By City Manager, Harold Simmons. No comments from public. No comments from Council. Motion to approve Resolution 24-02 Ethics Appointments made by Mayor Pearman and 2nd by Councilperson Grover. Motion carried with 4 votes in favor.

1. **DDA Invoice**

Presented by City Manager, Harold Simmons. No comment from public. No comment from Council. Motion to approve the two 2023 DDA invoices for Christmas supplies and Light Up Senoia (approx.19K and 4K) for payment in 2024 made by Councilperson Reeder and 2nd by Councilperson Grover. Motion carried with 4 votes in favor.

1. **Sewer Improvement Change Order**

Presented by City Manager, Harold Simmons. No comment from public. No comment from council. Motion to approve $6500 sewer improvement change order made by Mayor Pearman and 2nd by Councilperson Grover. Motion carried with 4 votes in favor.

1. **Professional Services Agreement with Safebuilt/CPI Increse**

Presented by City Manager, Harold Simmons. No comments from public. Councilperson Reeder asked if there are any alternatives to Safebuilt. City Manager Simmons states there are alternatives but they all do the same job and for not much difference in pay so its easier to stay with the company we have used for many years and we are given great service by Safebuilt. Motion to approve Professional Service Agreement Councilperson Reeder and 2nd by Mayor Pearman. Motion carried unanimously.

1. **Removed item from agenda as item is same as 6.B.**
2. **Transfer of Funds from Bank of OZK to Synovus (Water/Sewer Bond Requirement)**

Presented by City Manager, Harold Simmons. No comments from public. No comments from Council. Motion to approve transfer of funds made by Mayor Pearman and 2nd by Councilperson Grover. Motion carried with 4 votes in favor.

1. **Intergovernmental Agreement between the Development Authority and Winpak**

Motion to approve IGA for $305,000 for sale of Senior Center to Winpak. Motion to approve IGA made by Mayor Pearman and 2nd by Councilperson Brady. Motion carried with 4 votes.

**Motion to close council meeting and move into Executive Session made by Mayor Pearman and 2nd by Councilperson Brady. Motion carried with 4 votes in favor.**

1. **EXECUTIVE SESSION-City Attorney, Ted Meeker, Real Estate and Land Acquisition.**

**Motion to close executive session and re-enter Council Meeting made by Mayor Pearman and 2nd by Councilperson Brady. Motion carried with 4 votes.**

1. **ANNOUNCEMENTS-None**

1. **ADJOURN**

Motion to adjourn made by Councilperson Brady and 2nd by Councilperson Reeder Brady. Motion carried with 4 votes in favor.

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City Clerk, D. Lynn Carter, MMC Mayor, William “Dub” Pearman, III