

**OCTOBER 1, 2018
CITY OF SENOIA
CALLED MEETING
&
MEETING OF MAYOR AND COUNCIL
505 HOWARD ROAD
6:00 PM**

VISITORS: Stacy Fisher, Suzanne Helfman, Michael Rimi, Curtis Hindman, Sheilda Hayes, Doug Kolbensschlag and Jim Schuyler.

FULL COUNCIL PRESENT

1. WELCOME VISITORS/CALL TO ORDER

Mayor Fisher welcomed those in attendance and all stood for the Pledge of Allegiance. Mayor Fisher then declared this 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. CALLED MEETING-ZONING DISCUSSION

Having recently been contacted by Habitat for Humanity and referring to our current zoning, City Attorney Andrew Whalen suggested that the City consider the creation of a district to accommodate smaller lots for affordable single-family housing. Habitat currently builds their 700 to 1,000 sq. ft. smaller homes on 2/10 of an acre with its primary purpose; homes built for persons of low to moderate income. A condition of the proposed zoning could be the prime contractor (landowner or applicant) be a political subdivision or a non-profit organization with a 501(c) (3) designation. Speaking of the City property located at Hwy. 16 & Howard Road consisting of 2 acres currently zoned GC, Mr. Whalen suggested contacting Housing Committee member Melinda Garver who could collaborate with Habitat as this could be a perfect location for a smaller 10 home subdivision. Mr. Whalen stated that the City should also consider review of their current zoning and land development for conflicts. Mayor Fisher understands that this would be a tedious process however would like this accomplished in the next budget year. With the creation of this zoning, consensus of Council is that a private developer take advantage for personal gain. Councilman Grover stated that one condition of the zoning be spelled out as the contractor, landowner or applicant be non-profit only. Mayor Fisher asked if the City could sell the property as sealed bids with stipulations (price point). Mr. Whalen said that there are minimum add requirements, Council could pass a resolution and sell to the highest bidder for cash with conditions. Councilman Eichorst agrees that we need to accommodate smaller homes. Mr. Simmons suggests only allowing the proposed zoning in specific areas such as 2 to 10 acre tracts. Mayor Fisher will contact Ms. Garver. Mr. Simmons suggests using a professional land planner with help in the creation of the proposed zoning.

3. APPROVAL OF SEPTEMBER 17, 2018 CITY COUNCIL MEETING MINUTES

Councilman Pearman made motion to approve the September 17, 2018 City Council minutes as presented & was 2nd by Councilman Graham. Motion carried unanimously.

4. CLAIMS AGAINST THE CITY-None

5. ADMINISTRATIVE/FISCAL MATTERS**A. Resolution No. 18-08 GEFA Application for WPCP**

Councilman Graham made motion authorizing Mayor Fisher's execution via signature of Resolution No. 18-08 for submittal to GEFA in conjunction with our WPCP loan application. Motion was 2nd by Councilman Pearman and carried unanimously.

6. UNFINISHED BUSINESS**A. 2nd Read-Ordinance No. 18-05 Temporary Structures****B. 2nd Read-Ordinance No. 18-06 Creation of Entertainment Overlay District****C. 2nd Read-Ordinance No. 18-07 Historic Town Center Zoning****D. 2nd Read-Ordinance No 18-08 Historic Town Center Guidelines**

Mayor Fisher made motion to approve the 2nd Read for Ordinance No. 18-05, No. 18-06, No. 18-07 and No. 18-08. Motion was 2nd by Councilman Pearman and carried unanimously.

E. Andrews Parkway & Pylant Street Alley Way

Regarding re-dedicating the alley way back to the property owners, City Attorney Andrew Whalen informed all that without a full title exam, an electronic title search was conducted as far back as the 1950's and he could not find where the City has ever had an interest in the alley way. Mr. Whalen believed the alley to be a former "service alley" that was never dedicated and in his opinion, the City has no legal interest. Mr. Whalen stated that when property is abandoned it reverts in equal shares and suggests the City Quitclaim the property back to the affected property owners. To date, Mr. Whalen has not heard back from the property owner's attorney who will need to have the alley-surveyed and deeds drawn up. Councilman Pearman suggests a 3-month period for completion. Councilman Graham asked what happens if not all are agreeable and was told that if not all owners agree it will not happen. Mayor Fisher then made motion that title searches and survey agreements be conducted and obtained as well as the City quitclaim the properties in order to redraft ownership of the Pylant Street & Andrews Parkway alley way and be completed within the next 90-days. Motion was 2nd by Councilman Grover and carried unanimously.

7. NEW BUSINESS**A. Consider Purchase of Tractor-Public Works**

Councilman Eichorst made motion to approve the purchase of a New Holland TS6.110 Plus in the amount of \$116,600. Motion was 2nd by Councilman Grover and carried unanimously.

B. Consider Preliminary Plat from Stallings Coweta LLC for Quarters Creek

Community Development Director Dina Rimi stated that the proposed would be located near Wood Chase off Stallings Road on a private drive maintained by the residents. As with Wood Chase, the four units will be on well and septic and the Planning Commission unanimously recommended the Preliminary Plat for approval. Councilman Pearman then made motion to approve the Preliminary Plat as presented for Quarters Creek & was 2nd by Councilman Eichorst. Motion carried unanimously.

8. APPEARANCES FROM THE FLOOR-None**9. ANNOUNCEMENTS**

- Council and Senoia Authorities Work Session Wed. Oct. 3rd @ 7:00 PM
- Council Work Session for FY 2019 Budget Sat. Oct. 6th Stone Lodge 8:00 AM

10. ADJOURN

Mayor Fisher made motion to adjourn the October 1, 2018 City Council meeting & was 2nd by Councilman Pearman. Motion carried unanimously.

Respectfully submitted,

Jeffrey B. Fisher, Mayor

Debra J. Volk, City Clerk