

**DECEMBER 17, 2018
CITY OF SENOIA
MEETING OF MAYOR AND COUNCIL
505 HOWARD ROAD
7:00 PM**

VISITORS: Sarah Campbell, Suzanne Helfman, Stacy Fisher, Brent Anderson, Katrina & Micky Couey, Chester Cannady, Karen & Larry East, Frank Zeidler, Sharon & Tim Harper, Doug Kolbensschlag, Richard Crowther, Rod Wright, Jeff Martin, Stacey & Steve Brown, Pat Eichorst, Lee Morgan, John Hodgson and Mary Ann Heitkotter

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. PUBLIC HEARING-Text Amendment to Code-Chapter 40 Land Development Article VII §40-116

A. Comment from Community Development Director

In the absence of Ms. Rimi, Mayor Fisher read the proposed text amendment to the Land Development Ordinance regarding Greenspace in residential subdivisions.

B. Comments from Public-None

C. Council Comment & Action

Councilman Pearman made motion to approve the first read to Ordinance No. 18-10 & was 2nd by Councilman Grover. Motion carried unanimously.

3. PUBLIC HEARING-Text Amendment to Code-Special Events Chapter I §1-2 Definitions

A. Comment from Community Development Director

In the absence of Ms. Rimi, Mayor Fisher read the proposed text amendments to the definitions and rules regarding Special Events.

B. Comments from Public-None

C. Council Comment & Action

Councilman Grover made motion to approve the first read to Ordinance No. 18-11 & was 2nd by Councilman Eichorst. Motion carried unanimously.

4. PUBLIC HEARING-550 Seavy St.-Application to Rezone from R-40 to HR (Historic Residential)

A. Comment from Applicant

Sharon & Tim Harper asked Council to approve their application to rezone their property from R-40 to HR. Mr. Harper stated that the condemned structure that was located on the property has been removed from the lot and his intention is to divide the property to two lots at ½ acre each, which in his opinion will enhance the area.

B. Comments from Public-None

C. Council Comment & Action

Mayor Fisher informed all that the application to rezone and the subdivision is fully within the zoning requirements and made motion to approve the application to rezone the property to Historic Residential. Motion was 2nd by Councilman Grover and carried unanimously.

5. PUBLIC HEARING-Standing Rock Rd (14.27 acres)-Application to Annex and Rezone to R-40 C

A. Comment from Applicant

Jeff Martin asked Council to approve the application to annex the 14.27 acres and rezone from the County zoning of Rural Conservation to R-40-C.

B. Comment from Community Development Director

In the absence of Ms. Rimi, Mayor Fisher informed all that the application is for rezoning to R-40-C consisting of 21 lots and 40 % greenspace; however Council has approved a density bonus for seven more homes and in return, the developer will construct a cart path from the subdivision to Turin Street. Councilman Grover asked that no permits be issued until the trail is completed which Mr. Martin agreed to. The homes will be valued at \$250,000.

C. Comments from Public

Karen East of 277 Standing Rock Road resides directly across the street and with a fully stocked pond wants assurance there will be no runoff into the pond. Mr. Martin stated that he will be conducting the inspections himself and assures Ms. East there will be no runoff to her property. **Richard Crowther of 530 Standing Rock Road** feels the density planed is too high and informed all that P&Z voted against the plans. **Steve Brown of 116 Standing Rock Road** is concerned with additional traffic. **Chester Cannady of 115 Standing Rock** stated that traffic already exists on the road. On behalf of Elmore Cemetery, **Lee Morgan** is concerned that houses are planned to be built against the cemetery and asked that there be some protection. Mr. Martin stated that the cemetery is surrounded by natural growth and will consider an additional buffer. Mr. Morgan also asked why if the P&Z Commission denied the application is Council moving forward. With a lift station located at her property, **Stacy Brown of 116 Standing Rock Road** asks if the proposed 28 homes will put a strain on the sewer system. Mayor Fisher stated that we are in the planning stages of the construction of a new sewer plant but until that time, the developer is responsible for all upgrades to the infrastructure if needed.

D. Council Comment & Action

Mayor Fisher informed all that the P&Z Commission did not have the authorization to make a decision on the application one way or another and that Council considers recommendations. Councilman Pearman added that assumptions were also made by the Commission regarding the density bonus. Regarding additional traffic, Mayor Fisher informed all that year's ago a study was conducted which stated that eventually Senoia would become a "cut-thru" city and feels that this has happened and that most traffic on Standing Rock is headed to County subdivisions. Mayor Fisher then asked Mr. Martin if he is willing to build a fence around the cemetery similar to the one on Stallings Road and was told he had not thought of placing one but will get with Ms. Rimi on options. Mayor Fisher then made motion to approve the application for annexation and the request to rezone the property to R-40-C. Motion was 2nd by Councilman Graham and carried unanimously.

6. **PUBLIC HEARING-Standing Rock Rd (#162 1259 089)-Application to Rezone from R-40 to R-40 C**
 - A. **Comment from Community Development Director**

In the absence of Ms. Rimi, Mayor Fisher stated that the request to rezone from R-40 to R-40-C meets all requirements.
 - B. **Comment from Public-None**
 - C. **Council Comment & Action**

Mayor Fisher made motion to approve the application to rezone the property to R-40-C. Motion was 2nd by Councilman Pearman and carried unanimously.

7. **PUBLIC HEARING-125 Seavy St.-App to Rezone R-40 to HR (Historic Residential) & Variance**
 - A. **Comment from Applicant**

Katrina and Micky Couey are asking Council to approve their request to rezone their property from R-40 to Historic Residential and approve the variance request to reduce the front setbacks to 15 ft. so the house can be moved off the railroad ROW.
 - B. **Comment from Community Development Director**

In the absence of Ms. Rimi, Mayor Fisher informed all that the home was originally built on railroad property and since that time, the homeowners have had to pay a monthly lease for it to be allowed to stay. Mayor Fisher feels this has created an undue hardship and approving the rezoning will erase any future hardships.
 - C. **Comments from Public-None**
 - D. **Council Comment & Action**

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

8. **APPROVAL OF NOVEMBER 19, 2018 CITY COUNCIL MEETING MINUTES**

Councilman Pearman made motion to approve the November 19, 2018 City Council minutes as presented & was 2nd by Councilman Grover. Motion carried unanimously.

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

10. **ADMINISTRATIVE/FISCAL MATTERS**
 - A. **Proposed Contact with Pyrotecnico for 2019 Fireworks Display**

Councilman Grover made motion to approve May 27, 2019 as the date for the annual Pyrotecnico fireworks display at a cost of \$10,000. Motion was 2nd by Councilman Graham and carried unanimously. Chief Edens suggested July 27th or August 3rd as the event rain dates and will check Pyrotecnico for availability. Councilman Eichorst asked if the Pylant Street project will interfere and was told by Chief Edens that based on the project timeline, Marimac should be useable space for the display.
 - B. **Request to Provide POAB Membership for Sworn Officers**

Chief Edens asked Council to approve and fund the Peace Officers' Annuity & Benefit Fund (supplemental retirement & life insurance) to all sworn officers. Chief Edens explained that P.O.A.B. also pays benefits for in the line of duty deaths, death not in the line of duty and retiree

deaths and adding to our current benefit package will help with the current struggle to find and hire good officers at minimal cost to the City, which has already been budgeted for 2019. The anticipated annual cost will be \$4,800 with a startup cost of \$320. After short discussion, Mayor Fisher made motion to approve the funding of the P.O.A.B. Membership for all sworn officers. Motion was 2nd by Councilman Eichorst and carried unanimously.

11. UNFINISHED BUSINESS-None

12. NEW BUSINESS-None

13. APPEARANCES FROM THE FLOOR-None

14. ANNOUNCEMENTS

- Merry Christmas, Happy Holidays and Happy New Year to All!
- City Hall will close at noon on Friday, December 21st and remain closed until 8:00 AM on Wednesday, December 26th.

15. ADJOURN

Mayor Fisher made motion to adjourn the December 17, 2018 City Council meeting & was 2nd by Councilman Pearman. Motion carried unanimously.