

**JULY 18, 2011
CITY OF SENOIA
PUBLIC HEARING
MUNICIPAL COMPLEX
505 HOWARD ROAD
7:00 PM**

VISITORS: Gail Noble, Sarah Campbell, Don Rehman, Gary Sykes, Suzanne Helfman, Cindy Divido, Barry Flippo, Jason Candy, Ken Hazelton, Ken Ezzell, Cindy & Lee Feazell, Wyatt & Bill Monroe, Ben Nelms, Scott & Adrienne Tigchelaar, Judy Belisle, Harry Ramos, Taneen Sherman, Marlene Moreman, Deneen Alexander, Grady Maynard, Rasheda Mayner and Rhonda & Chuck Gielow

**COUNCIL PRESENT: Belisle, Owens, Graham and Grover
COUNCIL ABSENT: Fisher**

1. CALL TO ORDER/WELCOME VISITORS

Mayor Belisle called the meeting to order and welcomed all.

2. PURPOSE OF PUBLIC HEARING

To present and to accept comments from the public regarding the removal of the Historical Neighborhood Overlay from several lots adjacent to the CSX Rail Road or with frontage on Middle Street or Coweta Street or Willow Dell Drive or Standing Rock Road or Magnolia Street or Stone Bridge Way or Peyton Court

3. COMMENTS FROM CITY ADMINISTRATOR

Mr. Ferry stated that in the planning of the 1999 comprehensive plan the City expanded the overlay district to include areas outside of the designated historic district. During the December 9, 2010 meeting of the Planning Commission, Mayor and Council asked PC to reconsider the overall size and shape of the current historic overlay. Their recommendations were to remove Stonebridge, portions of Willow Dell, Freeman Estates on Standing Rock and vacant tracts on the east side of the CSX railroad. Mr. Ferry then asked in consideration of this rezoning to consider existing land uses & zoning classifications of nearby property, the extent property values are diminished by the particular zoning restrictions, the gain to the public as compared to any hardship and whether the zoning proposed will adversely affect the existing use or usability of adjacent or nearby property.

4. COMMENTS FROM PUBLIC

Mr. Ken Hazelton of Willow Dell read the criteria for inclusion in to the district and stated that none of the homes located in his subdivision currently in the overlay meet the criteria in any way and is in favor of eliminating these properties from the overlay.

Barry Flippo of Willow Dell stated he was one of the original 5 homeowners in Willow Dell and has lived there 15 years and agrees with Mr. Hazelton, supporting the removal of these properties from the overlay.

Richard Bush of Stonebridge stated he is concerned with his subdivisions removal from the overlay as information he and their HOA have received from Gary Ortscheid, an appraiser and also Stonebridge HOA president is that their property values would decrease as much as \$5,000 if their properties were removed from the overlay. Mr. Bush continued to state that one reason many purchased in Stonebridge is that realtors told

buyers that the subdivision was bound by historic guidelines and added that the overlay helps to ensure new construction complements the existing area.

Don Rehman of Heritage Point stated that if the properties do not meet criteria they should be removed.

Representing her husband who owns property in the overlay, Rasheda Mayner stated that they are not in favor of removal as their concerns are with their property values decreasing as well.

Grady Maynard asked Council what the change would mean for him and was told by Mayor Belisle that it would remove the burden of City bureaucracy if you want to make changes to your home.

5. COMMENTS FROM COUNCIL

C. Graham reminded all that the proposed amendment is NOT to remove the particular properties from a Historic District but from the Historic Neighborhood Overlay.

Regarding Stonebridge, Mayor Belisle stated that Stonebridge was built without going through the historic preservation guidelines which was an oversight of the City, adding that no streets connect to anything that is historic, it doesn't meet the criteria for being in the district and no homes were built to historic standards. The Mayor added that there are items not allowed in the overlay such as chain link fences and some outbuildings and asked Mr. Bush if it remains in the overlay does he want the City to enforce the rules and was told yes. City Attorney Whalen stated that if a structure is truly historic then there is a unique value however if you have an average home that is not a historic structure than there should be no decrease in value if the overlay was removed. C. Owens stated that he doesn't feel that the property values will decrease.

6. ADJOURN

Mayor Belisle made motion to adjourn the July 18, 2011 Public Hearing and was 2nd by C. Graham. Motion carried unanimously.

Respectfully submitted,

Robert K. Belisle, Mayor

Debra J. Volk, City Clerk