

**MARCH 6, 2006  
CITY OF SENOIA  
CITY COUNCIL MEETING  
7:00 PM**

**VISITORS:** Sarah Campbell, Mary Provost, Tony & Lu Nations-Miller, Adam Gardner, Sam & Suzanne Helfman, Bill Roy, Bonnie Thompson, Robyn Couch, David Vinson, Bob Adams, Chris Hammock, Jeff & Stacy Fisher, John Thompson, Claudia Wood, Ollita Bennett, Lollie Campbell, Gail Downs & Arlene McDaniel

**COUNCIL PRESENT:** Belisle, Harrison, Owens and Wood

**COUNCIL ABSENT:** Benson

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

Mayor Belisle called the meeting to order and welcomed all.

**2. APPROVAL OF FEBRUARY 20, 2006 VARIANCE PUBLIC HEARING**

C. Wood made motion to approve the February 20<sup>th</sup> Public Hearing minutes on the Variance as presented & was 2<sup>nd</sup> by C. Owens. Motion carried unanimously.

**APPROVAL OF FEBRUARY 20, 2006 ANNEXATION PUBLIC HEARING**

C. Owens made motion to approve the February 20<sup>th</sup> Public Hearing minutes on the Annexation as presented & was 2<sup>nd</sup> by C. Harrison. Motion carried unanimously.

**APPROVAL OF FEBRUARY 20, 2006 BOUNDARY PUBLIC HEARING**

C. Owens made motion to approve the February 20<sup>th</sup> Public Hearing minutes on the Boundaries as presented & was 2<sup>nd</sup> by C. Harrison. Motion carried unanimously.

**APPROVAL OF FEBRUARY 20, 2006 CITY COUNCIL MINUTES**

C. Owens made motion to approve the February 20<sup>th</sup> City Council minutes as presented & was 2<sup>nd</sup> by C. Harrison. Motion carried unanimously.

**3. ADMINISTRATIVE/FISCAL MATTERS**

**A. 1<sup>ST</sup> Read-Annexation Ordinance-4.958 Acres on Howard Road/SR 16**

Mr. Ferry gave a brief history of the property and informed all that the current zoning is R-40 and an appropriate zoning called *Parks & Recreation* will need to be adopted in the near future to ensure the property is always used for its intended parks/greenspace purpose. C. Harrison asked Mr. Whalen if the property shouldn't be rezoned before the 1<sup>st</sup> read & was told no. C. Owens made motion to approve the 1<sup>st</sup> read of the Annexation Ordinance of 4.958 Acres on Howard Road and SR 16. This motion was 2<sup>nd</sup> by C. Harrison and carried unanimously.

**B. Proposed Options for Historical Neighborhood Overlay**

Mr. Ferry presented 4 "Topic" options for changes to the Historic Neighborhood Overlay and reviewed each. They are:

**Topic #1-Triggering a Certificate of Appropriateness**

**A.** A COA will only be required when renovating 60% or changing footprint.

- B. COA only required if “appurtenant changes is proposed to exterior”, possibly including material changes, removing items such as accessory structures and will allow chain link fencing and steel car ports in the historic district.
- C. No action, leave as is. (Only option allowing for CLG status).

**Topic #2-Approval of Certificate of Appropriateness**

- A. Approved or denied by Historic Preservation Commission-Appeal to Council
- B. Recommendation from HPC to Council for action-Appeal to Coweta Superior Court (not consistent with CLG status).

**Topic #3-Public Hearings for Certificate of Appropriateness**

- A. Post property 7 days prior to review of the COA in inform owners of all property likely to be affected. Public Hearings optional (GLC consistent).
- B. No action. COA’s will require a Public Hearing (Not CLG consistent).

**Topic #4-Inclusion within the Historic District**

- A. Structures on National Register are subject to ordinance (Non consistent).
- B. Structures on National Register are subject to ordinance & others can opt to join.
- C. No action taken, all houses within district are subject to ordinance (CLG consistent).
- D. Change boundaries (CLG consistent, assuming majority of structures are Historic).

After extensive discussion, Mayor Belisle made motion to select Topic #1-Option C, Topic #2-Option B, Topic #3-Option A and Topic #4-Option C. This motion was 2<sup>nd</sup> by C. Owens. C. Wood asked that a wording change be made to Topic #3-Option A to read “the Commission shall post a sign 7 days...”. This amendment was approved by both Mayor Belisle and C. Owens and vote to approve motion with stated change carried unanimously.

**C. Discussion of Sewer System Extension Options**

Mr. Ferry explained that with the expected future sewer capacities the City Engineer was asked to come up with treatment options for the City and the most cost effective would be to pump the wastewater to Peachtree City. A letter to the City Manager of Peachtree City was reviewed and content is asking for a long term wastewater treatment agreement with the City of Senoia. C. Harrison asked if we had the costs of the other options and was told that these figures are available and Mr. Ferry will get these to him. C. Wood asked that the word “consent” be changed to “concurrence” and was told by Mr. Whalen that the particular wording is believed to come from the initial agreement when Peachtree City acquired the facilities and system and should remain as written. After short discussion, Mayor Belisle made motion to approve the submission of the letter requesting a negotiation with Peachtree City for a long term wastewater treatment agreement. This motion was 2<sup>nd</sup> by C. Owens and carried unanimously.

**D. Discussion of Greenspace Ordinance**

Mr. Ferry presented and reviewed the basic ordinance. Mr. Ferry and Mr. Whalen both indicated that our present is more restrictive and suggested amending our current ordinance of 25% open space to follow the state recommended open space of 40%. Mayor Belisle made motion to amend our current ordinance to read open space shall comprise at least 40% of the gross tract area. This motion was 2<sup>nd</sup> by C. Harrison and carried unanimously.

**E. Public Works Building Survey**

Mr. Ferry informed all that we have obtained a survey and the fee simple title on the Clark Street property (site of the old public works building). For redevelopment to occur on this property, a more enhanced survey is needed for and Council is being asked to approve the spending for topography and boundary survey. C. Wood made motion to approve the spending not to exceed \$2,875.00 for a topography and boundary survey on the old public works site (4.5 acres) & was 2<sup>nd</sup> by Mayor Belisle. Motion carried unanimously.

**F. Memorial Day Event Funding**

Mayor Belisle stated that he would like to have a fireworks display at the ball field on Memorial Day, together with the events of the day planned by the DDA (parade, etc.) and the cost to include all permits and “turn key” is \$7,500.00. DDA member Gail Downs stated that the DDA is planning events for the day and would very much like to have the evening end with fireworks. C. Owens made motion to approve the spending for the fireworks display not to exceed \$7,500 to include fees, permits, etc. This motion was 2<sup>nd</sup> by C. Harrison. C. Wood stated that a fireworks display would be enjoyable however, he can think of more “pressing needs” in the City for this spending rather than on fireworks. With a motion and 2<sup>nd</sup>, vote to approve the spending of \$7,500 for a Memorial Day fireworks was 3-1. To approve motion: Belisle, Harrison & Owens. To oppose: Wood.

**G. Resolution-Grant Funding Sources-Downtown Architectural Plan**

Mr. Ferry stated that the historic district and commercial units of downtown is “extremely important” and the guidelines need to be clear. Mr. Ferry is asking that a resolution be passed to approve seeking advice from an architect as to how to develop, including guidelines, architecture, concept of appropriate materials, etc. The grant is a 50% match, total cost of project estimated at \$16,000 (\$8,000 to City). C. Harrison asked if this is for downtown only & was told yes, including all commercial within the district as well. Mr. Ferry added that if the grant was not approved he would bring this item back to Council for full funding. C. Wood made motion to authorize the preparation of grant submission seeking funding for downtown architectural plan development at \$16,000 total cost (50% grant) and was 2<sup>nd</sup> by Mayor Belisle. Motion carried unanimously.

**Mayor Belisle made motion to amend the agenda for the addition of discussion and resolution for surplus land as item 3-H. This motion was 2<sup>nd</sup> by C. Harrison & carried unanimously.**

**H. Resolution for Request of Sealed Bids for Sale of Surplus Land**

C. Wood asked if we had obtained an appraisal or if we know what the land is worth and was told no. C. Wood stated that we have no scale of measurement as this property may be beneficial to some. Mr. Whalen indicated that with sealed bids we do have the option to reject all bids. Mr. Ferry also suggested the possibility of public works using this property as a collection center. C. Wood said that this use would not be positive. C. Wood suggests getting an appraisal and coming back & setting parameters. Mayor Belisle reminded all that we can reject all and all bids. C. Wood made motion to secure an appraisal on the 7.35 acres on Coweta Street. Mayor Belisle asked if C. Wood wanted to get the appraisal back before passing the resolution & was told he would like to “get the appraisal and be guided by that”. Mayor Belisle asked for a second and with none, motion fails. Mayor Belisle made motion to get an appraisal of the 7.35 acres on Coweta Street, pass the resolution as presented and decide to accept or reject upon opening. C. Harrison asked Mr. Whalen if these should be done simultaneously & was told yes. With this, C. Harrison 2<sup>nd</sup> motion and vote to approve motion was 3-1. To approve: Belisle, Harrison & Owens. To oppose: Wood.

#### 4. NEW BUSINESS

##### A. Conceptual Plat-Cobblestone Commons -Bob Adams Homes

Mr. David Vinson on Bob Adams Homes thanked Council and said he is available for any questions. Mr. Ferry stated that the Planning Commission had reviewed the conceptual plat and recommended approval with the following conditions:

- Identified as “future commercial” be changed to “potential commercial” or removed.
- Common space is labeled “open space”.
- The acreage to be excluded from the net greenspace area as storm water easement must ultimately be indicated to ensure compliance with Article 7 Section 6 as to exclusions.
- Pedestrian greenways, when planned, will allow for the City to have access to connect to them as part of a larger pedestrian system.

Mr. Ferry then indicated that all of these changes had been incorporated in the presented conceptual. C. Owens thanked Bob Adams Homes for working with the City and feels that the development will be a “good and model community”. After short discussion C. Owens made motion to approve the conceptual plat for Cobblestone Commons as presented & was 2<sup>nd</sup> by C. Wood. Motion carried unanimously.

##### B. Department Head Reports

Mr. Ferry reviewed all of the departments individually, including the goals of each. All were then informed that the new website has been up and running for 2 weeks. C. Wood asked how many visits had been made to it & was told those numbers are not yet available. C. Harrison asked if the assessment on the Police Department had been received back and was told no, it is expected within the next week or two.

**5. OLD BUSINESS-None****6. APPEARANCES FROM THE FLOOR**

Regarding the open space acreage at Twin Lakes that is to be sold on March 7th due to non-payment of taxes, Chris Hammock of Twin Lakes stated that the residents feel sure they have arranged the purchase. Lollie Campbell asked if the zoning could be changed from R-40 to open space & was told by Mayor Belisle that it is zoned as open space and cannot be sub divided. Jeff Fisher asked if the residents pay these back taxes and acquire the property can the current owner come back and reclaim. Mr. Whalen suggested having the resident's attorney contact him in the morning. As the County property abutting Twin Lakes is scheduled for a dog kennel, Mr. Hammock stated that he had spoken with Commissioner Paul Poole & was assured that the County decisions for this property and others are "completely in line with the City's desires". Mary Provost thanked Council for all of their work regarding the open space property this entire week. Ms. Campbell asked why the appraisal is so important for property that is designated open space & was told that it could be very valuable to developers who can obtain it for use as green space within a development.

**7. ANNOUNCEMENTS**

- **March 9<sup>th</sup>-Economic Development Meeting-7:00 PM @ City Hall**
- **March 23<sup>rd</sup>-Parks & Recreation Meeting-7:00 PM @ City Hall**
- **March 28<sup>th</sup>-Hosting Intergovernmental Meeting-3:00 to 5:00 PM-Senoia Senior Center**
- **March 29<sup>th</sup>-Hosting State Ethics Training @ F/S Building-9:00 to 5:00 PM**
- **March 20<sup>th</sup>-Public Hearing-State Required Water Mgmt. Ordinances**

**8. ADJOURN**

C. Owens made motion to adjourn the March 6, 2006 City Council meeting & was 2<sup>nd</sup> by C. Harrison. Motion carried unanimously.

Respectfully submitted,

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Robert K. Belisle, Mayor

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Debra J. Hogan, City Clerk

