

**MAY 1, 2006  
CITY OF SENOIA  
CITY COUNCIL MEETING  
7:00 PM**

**VISITORS: Mike Volk, Sam & Suzanne Helfman, Gail Downs, Mary Provost, Sarah Campbell, Tracie Gann, Chief Bennett, Rebecca Neill, Robin Couch and Bill Roy**

**COUNCIL PRESENT: Belisle, Benson and Owens**

**COUNCIL ABSENT: Harrison and Wood**

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

Mayor Belisle called the meeting to order and welcomed all.

**2. APPROVAL OF APRIL 17, 2006 PUBLIC HEARING MINUTES**

C. Owens made motion to approve the April 17, 2006 Public Hearing minutes & was 2<sup>nd</sup> by C. Benson. Motion carried unanimously.

**APPROVAL OF APRIL 17, 2006 CITY COUNCIL MINUTES**

C. Benson made motion to approve the April 17, 2006 City Council minutes & was 2<sup>nd</sup> by C. Owens. Motion carried unanimously.

**3. ADMINISTRATIVE/FISCAL MATTERS**

**A. Bill Ross and Associates-Proposal for Update of Impact Fees**

Mr. Ferry reviewed the current impact fees (\$1,564.49) and stated that as growth through development, re-development and annexation occurs it becomes necessary to review the initial levels of services that were set. A proposal for this update work was requested and received. To review the level of service in the library, parks and police the cost to review is \$5,425.00. If impact fees for stormwater improvements are included the cost is an additional \$600.00. Mayor Belisle informed all that the sq. ft. of the proposed library will be included in the study but we cannot charge the new fee until the new library is built. Mr. Whalen reminded Council that the CIE update is due annually. C. Owens asked if the \$600 additional is for stormwater and do we want to include it in this study & was told the stormwater will need to be addressed "cautiously". Mr. Whalen stated that there will be stormwater infrastructure issues in the future and we might want to hold off on the study for now. Mr. Whalen suggests talking to Mr. Ross regarding a general needs survey. Mr. Ferry asks if we identify impact fees for a particular area can they also be used for others & was told yes, as the entire City is a "single district". After short discussion, C. Owens made motion to approve the impact fee study by Ross and Associates at a cost of \$5,425.00 & was 2<sup>nd</sup> by C. Benson. Motion carried unanimously.

**B. Comprehensive Plan Draft Changes**

Mayor Belisle stated that the City has received numerous comments from residents during the comment period for the comprehensive plan for the City (incl. & made part of minutes). Mayor Belisle then stated that he would like to see most of the “village centers” removed, an annexation study included and the “gateway designation” removed. Mr. Ferry stated that he feels that (referring to figure 7 of comp. plan) removing these commercial centers will eliminate basic services between neighborhoods and the proposed greenways will be used to get to the parks but for nothing else. C. Benson says he finds it “difficult to do development in those sections” (neighborhoods) before the downtown area is done. Mary Provost of Teal Court states that her sidewalks are being used by runners all the time and she doesn’t think residents will walk to neighborhood stores resulting in carrying a lot of packages home. C. Benson stated that right now the village concept is not the right thing but the City should keep the idea open for the future. Mayor Belisle reminded all that if it “remains on the map it will happen”. C. Owens suggests removing the center(s) on both 85 North and South, on Rockaway Road and possibly Stallings Road. C. Benson reminded all that the residents are “overwhelmingly” opposed to the Rockaway Road village. C. Benson asked if the comp plan is a “visionary document” can we legally be bound to it’s contents & was told by Mr. Whalen that the City would not be bound to the comp plan as we would with the zoning ordinance. After much discussion, Mayor Belisle made motion to eliminate from Figure 7 of the comp plan the village centers located on Stallings/McIntosh Road, 85 North, 85 South, Rockaway Road and off of Emmett Freeman. C. Benson said that the downtown area needs done but he doesn’t want to appear too restrictive. Mr. Ferry suggested “scrapping” the future land use listed in the comp plan and having JJ&G re-doing for approval. C. Owens asked if it could be done in time for submittal to DCA & was told yes. The motion was 2<sup>nd</sup> by C. Owens and carried unanimously. Mayor Belisle then referred to a future annexation map and stated he would like to see this include everything on Rockaway Road to the County line and an arc all around, including entrances to the City. C. Owens stated that the County is amicable to our plans regarding annexation of these areas. After short discussion, Mayor Belisle asked that an annexation map be included with the comp plan to include Rockaway Road to the County line, following the County line to the Norfolk Southern Railroad, North West section evening out, the bypass road to the South, to South West section and then SR 16 arc to County Line Creek. This motion was 2<sup>nd</sup> by C. Benson and carried unanimously. Mayor Belisle then made motion to remove the “gateways” from the maps. This motion was 2<sup>nd</sup> by C. Owens and carried unanimously. Mr. Ferry will forward all changes to JJ&G.

**C. GIRMA-Public Entity Environmental Liability**

Mr. Ferry presented and reviewed options for our Public Entity Environment Liability insurance through GIRMA. Option 1 is base coverage, covering third party bodily injury and property damage claims at a cost of \$2,700. Option 2 is base plus claims for sudden and accidental cleanup at a cost of \$4,050.00. Mr.

Ferry reminded all that \$60,000 was budgeted for property and liability coverage and either option would be met under current budget. After short discussion, Mayor Belisle made motion to accept Option 2 of the GIRMA Public Entity Environment Liability insurance at a cost of \$4,050.00 & was 2<sup>nd</sup> by C. Benson. Motion carried unanimously.

**4. NEW BUSINESS-None**

**5. OLD BUSINESS**

**A. Sign Permit Request-Southern Lawn Designs/Highway 85**

Tracie Gann of Southern Lawn Designs presented Council with a new design as requested at the April 17<sup>th</sup> Council meeting and new pictures of the proposed sign she hopes to have in front of the business. Council was impressed with the new design and after short discussion; Mayor Belisle made motion to approve the sign permit for Southern Lawn Designs as presented in the pictures contingent that the sign permit be tied to the landscaping as pictured. This motion was 2<sup>nd</sup> by C. Benson and carried unanimously.

**6. APPEARANCES FROM THE FLOOR**

**Rebecca Neill of 481 Pylant Street** asked if the City incurred any fines regarding permitting at the water tank & was told no. Mr. Ferry stated that with the electrical for lighting on the tower and lights, the design work cost an additional \$9,000 but the City received no fines.

**7. ANNOUNCEMENTS**

- **Parks & Rec Committee Meeting-May 9<sup>th</sup> @ 7:00 PM-City Park**
- **City Wide Clean Up Held April 29<sup>th</sup>**

Mayor Belisle thanked City staff and all volunteers involved with the City wide clean up this past Saturday as “tons” of debris was hauled off and the day was a huge success. Mr. Ferry will have an update of the day’s activities at the May 15<sup>th</sup> Council meeting.

**8. ADJOURN**

C. Owens made motion to adjourn the May 1, 2006 City Council meeting & was 2<sup>nd</sup> by C. Benson. Motion carried unanimously.

