

**JUNE 4, 2007
CITY OF SENOIA
PUBLIC HEARING
BOUNDARIES OF DDA DISTRICT
7:00 PM**

VISITORS: Bill Roy, Lee Coleman, Sam & Suzanne Helfman, Robert Titus, Judy, Ben & Sam Belisle, Tyler, Kayla & Jacob Carter, Debbie Graham, Dianne Cleveland, Mr. & Mrs. Rotier, Jim Garver, Gail Downs, John Thompson, Murray McAfee, Mary Provost, Rebecca Neill, Chief Bennett, Sergeant Resmondo and Sarah Campbell

**COUNCIL PRESENT: Belisle, Grover, Harrison & Owens
COUNCIL ABSENT: Graham**

1. CALL TO ORDER/WELCOME VISITORS

Mayor Belisle called the Public Hearing to order & welcomed all.

2. PURPOSE OF PUBLIC HEARING

To present and receive comments on the proposed amendment to the boundaries of the Downtown Development Authority in accordance with O.C.G.A. 36-42-6 (1).

3. COMMENTS FROM DOWNTOWN DEVELOPMENT AUTHORITY

Chairman of the DDA Suzanne Helfman stated that the three proposed areas of expansion are the Historic Overlay, the Commercial & the Office/Institution Districts. Ms. Helfman continued to state that as recommended by the most recent comp plan, certain City owned properties could be developed by the DDA to be used as “seed money” for DDA projects. Regarding commercially zoned properties, the commercial corridors leading into downtown have a direct impact on the district and as they grow will have a positive & economic effect as well. Ms. Helfman also stated that bringing those businesses into the DDA boundaries enables them to take advantage of DDA programs such as the DDRLF (low interest revolving loan fund). The Economic Development Committee could also actively pursue and encourage businesses to come to Senoia in areas besides the downtown district, including office/institutional into the boundary expansion areas.

4. COMMENTS FROM CITY ADMINISTRATOR

Mr. Ferry indicated that the industrial area was included around WinPak and the Andrews Parkway area and also includes the area around the railroad tracks at Highway 16 which is zoned industrial.

5. COMMENTS FROM PUBLIC

Mr. Murray McAfee of 284 Piedmont stated that there is a lot of residential property in the proposed area, few tracts of commercial and also residential zoned City owned property. Mr. McAfee feels the DDA needs to focus on the downtown development area or specifically commercial properties and/or potential commercial areas. C. Owens asked Mr. McAfee what his specific concerns were & was told not only land use issues but also rights of the property owner relative to zoning and zoning districts. Mayor Belisle stated that the proposed boundary expansion in no way changes the zoning. Mr. McAfee asked if the DDA happens to have control of a residential property within a residential district and sells the property for commercial use, the government entity will support their

request. Mayor Belisle disagrees and stated that this is why there is a future land use plan defined. Mr. McAfee feels the proposed needs to be retracted asking that the area for the DDA focus on the commercial district. Mr. McAfee's opinion is that the boundaries should not be going down Seavy Street, now or in the future.

Dianne Cleveland owns property at 412 Seavy Street and is part owner of numerous properties on Seavy and agrees with Mr. McAfee, stating that no one has ever come to the property owners to discuss the expansion and does not want to be included in the boundary expansion. Ms. Cleveland continued to say that there are plenty of other properties on Highway 16 & 85 needing development.

Jim Garver of 390 Pylant Street stated that the purpose of the development authority is to develop the entire town and suggested the boundaries encompass the entire City limits, further stating that he is in favor of the expansion.

Mary Provost of Teal Court stated that she would like to see anything that goes commercial, office or business is under the DDA so that there is continuity.

6. COMMENTS FROM COUNCIL

C. Harrison asked what is the reason for expanding the boundaries & was told by Ms. Helfman that the commercial is obvious and some of the residential properties are leading into downtown and therefore, affects the downtown area. C. Harrison stated that personally, he is not in favor of commercial uses within the residential districts. C. Owens stated that commercial development would have defined parameters. Mr. McAfee asked if the application process will include a place for DDA recommendations for development. Mayor Belisle stated no, that the rules are not changing for rezoning applications, only the boundaries. Mr. McAfee asked what area on Seavy Street includes commercial. Mayor Belisle added that downtown development is not only commercial downtown but also residential redevelopment or a number of other things. C. Harrison says he could be in favor if the boundaries encompassed the entire City and not just bits and pieces. Mayor Belisle requested 3 areas lacking in the future boundary expansion which are the spray fields, the ball field and adjacent future ball field property and asked Ms. Helfman if DDA would have a problem with these being included & was told no. C. Harrison asked if the DDA listed pros and cons of the boundaries & was told that DDA was unanimous with the submitted proposed boundaries.

7. ADJOURN

Mayor Belisle made motion to adjourn the June 4, 2007 Public Hearing & was 2nd by C. Grover. Motion carried unanimously.

Respectfully submitted,

Robert K. Belisle, Mayor

Debra J. Volk, City Clerk