MINUTES

JUNE 6, 2022

CITY OF SENOIA

MEETING OF MAYOR AND COUNCIL

505 HOWARD ROAD

6:00 PM WORK SESSION

7:00 PM REGULAR MEETING

**FULL COUNCIL PRESENT:**

Councilman Foust would like to move forward with multi-family ordinance. Community Development Director, Dina Rimi presented council with ideas for a Multi Family Ordinance regarding high density developments versus low density developments (apartments/townhomes).

**Downtown Hwy. 16 Overlay:** Community Development Director Rimi suggested low density residential (low density-8 apartments per acre/6 townhomes per acre), possible townhomes with garages, in this area. Councilman Grover would like the Multi-Family Ordinance to have similar requirements as the downtown historic district regarding the height requirements for the multi-level condos presented to council last year. Further, Councilperson Grover would like retail on bottom with apartments/townhomes on upper floors. Councilperson Brady would like the ability to add conditions as needed. Director Rimi suggested amenities such as rooftop common area and greenspace common areas. Councilperson Reeder suggested various amenities such as sidewalks, connectivity to downtown via multi-use trail, developers possibly providing electric charging stations for golf carts, and parking.

**Commercial Hwy. 85 Corridor:** Director Rimi suggests high density residential (high density-12 apartments per acre/8 townhomes per acre) apartments in this area. Rimi further suggests less greenspace and possibly no garages. Council could strictly require for every apartment make a certain number of square footage of greenspace. This area of Hwy. 85 is south of Seavy Street. Councilperson Foust feels this area is more conducive for a traditional apartment complex. Rimi promotes various properties with the potential to be developed as follows: Mann property, Bank of Ozark property, corner across from Publix. Councilperson Grover wants stiff requirements and restrictions such as material, rear facing garages, greenspace, etc. The City could possibly require a certain number of garages on site with townhomes. All council agrees that each apartment would need their own water meter-no master meters.

Director Rimi stated she has recently received multiple phone calls from different developers about developing townhomes and apartments in the City. Councilperson Reeder suggested a moratorium on townhomes and apartments. Mayor Pearman is not opposed to a moratorium. Councilperson Brady says no immediate rush for a moratorium.

**Downtown** **Sidewalks**: Councilperson Reeder asked if the City has a sketch or diagram for the proposed sidewalks in the historic district along Couch and Main. The City does not have a sketch or diagram at this time. Project Manager, Curtis Hindman has base numbers but no elevations or sketches. Council would like a visual. Councilperson Reeder is not interested in widening the lanes.

**WORK SESSION CONCLUDED**

**COUNCIL MEETING**

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

Mayor Dub Pearman declared this to be an open meeting duly convened under the Open Meetings Law after receiving confirmation from the City Clerk that all legal requirements were met.

Mayor Pearman moved to amend the agenda to switch Agenda Item No. 5-Executive Session with Agenda Item No. 6-Announcements. Motion carried with no opposition.

1. **APPROVAL OF MAY 16, 2022, CITY COUNCIL MEETING MINUTES AND MAY 16, 2022, EMERGENCY SPECIAL CALLED MEETING MINUTES**

Motion to approve the May 16, 2022, meeting minutes and emergency Special Called May 16, 2022, meeting minutes made by Councilperson Grover and 2nd by Councilperson Brady. Motion carried unanimously.

1. **CLAIMS AGAINST THE CITY-**None
2. **NEW BUSINESS**
3. **Ordinance 22-05 Impact Fee Ordinance first read**

City Manager presented council with Impact Fee Ordinance first read. Councilperson Grover would like to add a comparison column and proposed column before next meeting. No comments from public. Motion to accept first read made by Mayor Pearman and 2nd by Councilperson Reeder. Motion carried unanimously.

1. **Presentation of the Officer Down Memorial to the City**

Mayor Pearman made motion to table until next meeting. Motion carried with no opposition.

1. **ANNOUNCEMENTS**

Grant approval for the LCI and ARC-approved for $250,000

Alive after 5, beginning Summer Concert Series, third Friday of the month

Memorial Day celebration was a huge success

Mayor Pearman recessed council meeting to enter into executive session.

1. **EXECUTIVE SESSION**

Properties purchase proposal

Mayor Pearman made a motion to re-enter council meeting and 2nd was made by Counilperson Grover. Motion carried.

1. **ADJOURN**

No appearances from the floor. Motion to adjourn made by Councilperson Reeder and 2nd by Councilperson Foust. Motion carried unanimously.

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Mayor, William “Dub” Pearman, III Clerk, D. Lynn Carter

ATTEST