MINUTES

MAY 15, 2023

CITY OF SENOIA

MEETING OF MAYOR AND COUNCIL

505 HOWARD ROAD

7:00 PM COUNCIL MEETING

**COUNCIL MEETING**

**COUNCIL PRESENT: Mayor Pearman, Councilpersons Brady, Foust, Grover and Reeder**

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

* Mayor 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.

1. **APPROVAL OF MAY 1, 2023, CITY COUNCIL MEETING MINUTES**

Motion to approve minutes made by Councilperson Grover and 2nd by Councilperson Foust. Motion carried.

1. **CLAIMS AGAINST THE CITY-One claim against the City filed by Beer Store, LLC in Coweta County Superior Court.**
2. **PUBLIC HEARINGS**

Senoia Gateway Conditional Use Request, presented by Project Manager, Curtis Hindman. Applicant, Richard Ferry, addressed council. Overall property consists of approximately 30 acres at the corner of Hwy. 16 and 85. Applicant has applied for a conditional use of 1.95 Acres/corner lot for convenience store/gas station. Applicant proposes convenience store approx. 5,000 sq. ft. in size and gas pumps to be 60 ft. from right of way. City approved preliminary plat in September of 2022. Since preliminary plat approval, GDOT required applicant to change plans to include an internal network of roadways for safety.

Comments from Council:

Mayor Pearman: Asked about the curbing at the Hwy. 16 entrance to which Mr. Ferry stated GDOT required a raised concrete island.

Councilperson Foust: Councilperson Foust asked about future traffic to which Mr. Ferry replied that the true traffic issue will not come to light until the build out of the complex comes to fruition as different businesses draw different amounts of traffic.

Councilperson Brady: Councilperson Brady does not feel this project is an optimal use of the property. However, would like a commitment from Mr. Ferry that the developer will work with the City to achieve the City’s vision for the area.

Comments from the public:

Paul Tulley, 39 Tinsley Way

Mr. Tulley asked if there would be a turning lane off of Hwy. 16 to which Mr. Ferry responded that GDOT requires a dedicated turning lane. Further, the full system of internal roads will be built even before all construction is finalized.

Mary Provost, 115 Teal Court

Mr. Provost expressed concern for electric vehicles and if the convenience store would have charging station as well as a rest area for people to sit while charging their vehicles.

Mayor Pearman made a motion to approve the conditional use request and was 2nd by councilperson Grover. Motion carried.

Mayor Pearman made a motion to amend the agenda to add item 5A under new business, entitled Amendment to the LCI. Motion was 2nd by Councilperson Grover. Motion carried

1. **NEW BUSINESS**

Amendment to LCI, presented by Asst. City Manager, Jeff Fisher

Street Plans has amended its scope of work to include a growth and conservation masterplan, unified development ordinance, development training and planning services.

Comments from Council:

Concilpersons Reeder, Brady and Mayor Pearman feel it necessary and beneficial to the City.

No public comment.

Motion to approve amendment to LCI made by Councilperson Reeder and 2nd by Councilperson Brady. Motion carried.

1. **ANNOUNCEMENTS**

Alive after 5, May 19th

Barn Dance, May 20th

Memorial Day Cemetery Commemoration and Fireworks in the Park, May 29th

1. **ADJOURN**

Motion to adjourn made by Mayor Dub Pearman and 2nd by Councilperson Grover. Motion carried.

Attest:

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