

Minutes
Regular Meeting of the Mayor and Council
City of Chattahoochee Hills, Georgia
May 5, 2015 / 6:30 pm

Call to Order

Mayor Reed called the meeting to order at 6:30 p.m. Councilmembers in attendance were Don Hayes, Faye Godwin, Claire Williams, Richard Schmidt and John Taylor. All members were present. Mayor Reed led the assembly in the Pledge of Allegiance. Also present was City Attorney Rick Lindsey.

Review and Approval of Agenda

Mayor Reed requested that the agenda be amended to include Executive Session, the swearing in of the new City Clerk and the election of the Georgia Municipal Association District officers. Police Chief Matt Rook requested that Agenda Item 15-745 be removed. Fire Chief Greg Brett requested that Agenda Item 15-746 be removed. Councilmember Godwin made a motion to accept the agenda as amended. Councilmember Taylor seconded. The motion passed unanimously.

Appoint and Administer Oath of Office to City Clerk

Councilmember Schmidt made a motion to appoint Dana Wicher as City Clerk. Councilmember Williams seconded. The motion passed unanimously. City Attorney Rick Lindsey administered the Oath of Office.

Approval of Minutes

1. Minutes of the Regular Meeting of April 7, 2015

Councilmember Schmidt made a motion to approve the April 7, 2015 minutes. Councilmember Taylor seconded. The motion passed unanimously.

Staff Reports

IT Update: Kyle Jones on behalf of Harlan Hamlin

Mr. Jones reported that Comcast fiber optic expansion should be completed in June.

Financial Update: Kyle Jones

Mr. Jones presented the current Fiscal Year 2015 financial report and stated that the excess of revenue is in the \$400,000 range with two months left in the Fiscal Year.

Fire Department Report: Greg Brett

Chief Brett reported that the Fire Department has responded to 9 incidents in the newly annexed area will under the desired response time.

Police Department Report: Matt Rook

Chief Rook reported that the Tour de Cure bicycle event was scheduled for May 30th. Councilmember Taylor asked how the annexation was effecting the number of incidents. Chief Rook stated that there was an increase in calls for accidents.

Public Works Report: Greg Brett on behalf of Larry Parrott

Chief Brett stated that the Public Works Department was currently operating with only two staff members. He reported that operations included the seasonal grass cutting and installation of two culverts on Creel Road. He also said that he spoke to the vendor regarding the Capital Lease Purchase. The anticipated delivery date of the tractor was May 18th and the other equipment should be received by June 30th.

Community Development: Mike Morton

Mr. Morton stated that would be making presentations later in the meeting.

Public Comment

Joe Heiberger, 10679 Serenbe Lane, commented on the "Our Town" play which was held at City Hall on May 1st and 2nd. He stated that the event raised \$2,400 for the Fire Department, Police Department, and Community Brickworks. He also suggested that the city look into hiring a cleaning service for city hall.

Public Hearing

City Attorney Rick Lindsey presented the guidelines that would be followed during the Public Hearings.

1. Item 15-742: An Ordinance of the Mayor and Council of the City of Chattahoochee Hills, Georgia to Adopt the Fiscal Year 2016 Budget for Each Fund of the City of Chattahoochee Hills, Georgia Appropriating the Amounts Shown in Each Budget as Expenditures, Adopting the Several Items of Revenue Anticipations, Prohibiting Expenditures to Exceed Appropriations, and Prohibiting Expenditures to Exceed Actual Funding Available. **(First Reading)**

Interim City Manager/Finance Director Kyle Jones presented the item. There was no public comment or action taken. Mayor Reed closed the Public Hearing.

2. Item 15-743: An Ordinance to Adopt New Zoning Districts, Regulations, standards, Procedure and Complete Revision of Zoning in the City of Chattahoochee Hills, Georgia and for all Other Purposes Related Thereto; **(Ordinance No. 15-05-137)**

An Ordinance to Adopt New Subdivision Regulations, Standards, Approval Procedure for the City of Chattahoochee Hills, Georgia and for all Other Purposes Related Thereto; **(Ordinance No. 15-05-138)**

An Ordinance to Adopt New Transferable Development Rights Regulations, Standards, and Approval Procedure for the City of Chattahoochee Hills, Georgia and for all Other Purposes Related Thereto; **(Ordinance No. 15-05-139)**

An Ordinance to Adopt New Sign Regulations, Standards, Approval Procedure for the City of Chattahoochee Hills, Georgia and for all Other Purposes Related Thereto. **(Ordinance No. 15-05-140)**

City Planner Mike Morton presented the item. Mayor Reed stated that the Zoning Ordinance is a result of several years of work and lots of involvement from the community and the city should be proud. He asked that those speaking during Public Comment be polite and respectful.

Anita McGinnis, 11845 Upper Wooten Road, spoke in favor of the PC (Parkway Commercial) District. She stated the proposed zoning ordinance favors big developers and the PC (Parkway Commercial) District would allow small property owners an opportunity to develop. She also stated that small property owners' voices were not being heard.

John Reid, 8390 Hearn Road, stated that he was concerned about the level of discourse during previous discussions regarding the Zoning Ordinance and he asked for a respectful discussion. He also stated that he was impressed with the history of the process from the Comp Plan to the Zoning Ordinance.

Louise Liles, 7780 Vernon Grove Road, spoke against the PC (Parkway Commercial) District. She stated that commercial development along South Fulton Parkway would allow Merrill Trust to meet requirements for developing the planned village in Palmetto.

J.K. Langley, 6240 Campbellton-Redwine Road, stated that PC (Parkway Commercial) District does not go against the Comp Plan. He also stated that Comp Plan was changed after being approved by the City Council and was never sent back to City Council for approval of the changes.

Ross Williams, 10555 Serenbe Lane, spoke against the PC (Parkway Commercial) District. He stated that a key component of the Comp Plan was that uses are not separated and developments in this zoning district will not meet that component because they will not be connected to any other uses.

Marcia Lee, 6530 Rico Road, spoke against the PC (Parkway Commercial) District. She also requested special district consideration so that her business could be reclassified from a home-based business.

Stanley Bridges, 12005 Hutcheson Ferry Road, spoke in support of the PC (Parkway Commercial) District. He stated that the city needs a broader commercial base. He also stated that he did not agree with the minimum acreage requirement for building a single residence.

Steve Nygren, 9070 Selborne Lane, apologized for disrespectful comments that he had made at previous meetings. He also spoke against the PC (Parkway Commercial) District. He stated that the way the zoning is written would allow for a complete strip mall with no requirement of land conservation. He also stated that it gives an unfair advantage to developers in the PC (Parkway Commercial) District.

Alan Merrill, 560 Tabb Way, stated that he recommends passage of all four of the ordinances and he compared the passage of the ordinances to buying a house – they are not perfect and will evolve as priorities are set.

Mayor Tom Reed closed the Public Hearing.

Councilmember Hayes made a motion to approve the amendments to the Zoning Ordinance that were discussed at the City Council Workshop held on April 27, 2015. Councilmember Schmidt seconded.

After discussion between members of the Council, Councilmember Hayes made a motion to approve an additional amendment to remove the references to sewage handling in Sections 3.1 and 3.6. Councilmember Schmidt seconded. The motion passed 3-2, Councilmembers Godwin and Taylor opposed.

Councilmember Godwin made a motion to limit the distance between developments in the PC (Parkway Commercial) District to one mile. Councilmember Taylor seconded. The motion did not carry, Councilmembers Williams, Schmidt, and Hayes opposed.

Councilmember Hayes renewed his motion to approve Ordinance No. 15-05-137, An Ordinance to Adopt New Zoning Districts, Regulations, Standards, Procedure and Complete Revision of the Zoning in the City of Chattahoochee Hills, Georgia and for all Other Purposes Related Thereto, as amended at the City Council Workshop held on April 27, 2015. Councilmember Schmidt seconded. The motion passed 3-2, Councilmembers Godwin and Taylor opposed.

Councilmember Schmidt made a motion to approve Ordinance No. 15-05-138, An Ordinance to Adopt New Subdivisions Regulations, Standards, Approval Procedure for the City of Chattahoochee Hills, Georgia and for all Other Purposes Related Thereto. Councilmember Williams seconded. The motion passed unanimously.

Councilmember Godwin made a motion to approve Ordinance No. 15-05-139, An Ordinance to Adopt New Transferable Development Rights Regulations, Standards, and Approval Procedure for the City of Chattahoochee Hills, Georgia and for all Other Purposes Related Thereto. Councilmember Taylor seconded. The motion passed unanimously.

Councilmember Taylor made a motion to approve Ordinance No. 15-05-140, An Ordinance to Adopt New Sign Regulations, Standards, Approval Procedure for the City of Chattahoochee Hills, Georgia and for all Other Purposes Related Thereto. Councilmember Schmidt seconded. The motion passed unanimously.

3. Item 15-744: An Ordinance to Rezone Certain Property from the AG-1 (Agricultural District to the CUP-CHC (Community Unit Plan – Chattahoochee Hills Community) District. **(First Reading)**
City Planner Mike Morton presented the item. There was no public comment or action taken. Mayor Reed closed the Public Hearing.

Discussions

Councilmember Hayes thank everyone for coming out and he stated that the Zoning Ordinance is a good document.

Unfinished Business

1. Item 15-736: An Ordinance for a Primary Variance to the Height Limitations on the CUP-CHC (Community Unit Plan-Chattahoochee Hills Community) District. *(Removed from agenda.)*

New Business

- 1. Item 15-745:** Police Vehicle Purchase Request *(Removed from agenda.)*
- 2. Item 15-746:** Fire Vehicle Purchase Request *(Removed from agenda.)*
- 3. Item 15-747:** Intergovernmental Agreement for the Provision of Mutual Aid (Fire Services) Between Fulton County, Georgia and City of Chattahoochee Hills, Georgia. *Fire Chief Greg Brett presented the item. Councilmember Godwin made a motion to approve Item 15-747. Councilmember Williams seconded. The motion passed unanimously.*
- 4. Item 15-748:** Election of the Georgia Municipal Association District officers *(Added to agenda.)*

Mayor Reed presented the item. Councilmember Hayes made a motion to approve Item 15-748. Councilmember Taylor seconded. The motion passed unanimously.

Mayor and Council Comments

Councilmember Godwin – Stated that eight years of work have gone into the Comp Plan and Zoning Ordinance and the adoption of the Zoning Ordinance is a milestone. She also that the 5-year update to the Comp Plan will need to be done soon.

Councilmember Taylor – Stated that he agreed with Councilmember Godwin on the Comp Plan and Zoning Ordinance. He also reminded everyone the 4th of July celebration at Hutcheson Ferry Park and said that there may be professional fireworks at this year’s celebration.

Councilmember Williams – Stated that today was a great day and thanked everyone who has been working hard on the Zoning Ordinance. She also stated that the buffer and preservation requirements will still apply to the CP (Commercial Parkway) District. She also stated that she had been accused of creating the PC (Parkway Commercial) District to benefit her brother, Rocky Reeves, but that was not true. The property owned by Mr. Reeves was intended to be used for full hamlet developments. She stated that the PC (Parkway Commercial) District does not take away from the vision. She also spoke of her great-grandparents and of the bustling community when they came to the area and stated that the community can either grow together or grow apart.

Councilmember Schmidt – Stated that a lot of time and effort has gone into the process and he appreciates the work that previous council members have done. He also encouraged citizens to attend meetings and be involved.

Councilmember Hayes – Stated that he wanted to add to his previous comments and mentioned that he attended the “Our Town” play at city hall and enjoyed it.

Mayor Reed – Thanked the 400+ people that worked on the Comp Plan and thanked the attendees at tonight’s meeting. He also thanked everyone for their civility.

Executive Session

Councilmember Schmidt made a motion to move to Executive Session to discuss personnel matters. Councilmember Williams seconded. The motion passed unanimously.

Councilmember Godwin made a motion to come out of Executive Session. Councilmember Hayes seconded. The motion passed unanimously.

Councilmember Hayes made a motion to reconvene the Regular Meeting. Councilmember Schmidt seconded. The motion passed unanimously.

Adjourn Meeting

Councilmember Taylor made a motion to adjourn the meeting. Councilmember Schmidt seconded. The motion passed unanimously and the meeting adjourned at 8:30 p.m.

These minutes are provided as a convenience and service to the public, media, and staff. It is not the intent to transcribe proceedings verbatim. Any reproduction of this summary must include this notice. Public comments are noted and heard by Council, but not quoted. This is an official record of the City of Chattahoochee Hills City Council Meeting proceedings.

Approved this 2nd day of June, 2015.

Dana Wicher, City Clerk

Tom Reed, Mayor

The City of Chattahoochee Hills Mayor and City Council encourage citizen participation in the government process. Should you by reason of a disability need a special accommodation or need accessibility information, please contact the City Clerk's office at 770-463-8881.