

**Minutes
Regular Meeting of the Mayor and Council
City of Chattahoochee Hills, Georgia
July 3, 2018 / 6:00 p.m.**

Call to Order

Mayor Reed called the meeting to order at 6:00 p.m. Councilmembers in attendance were James Stephens, Richard Schmidt, Claire Williams, Alan Merrill, and Don Hayes. All members were present. Also present was City Attorney Rick Lindsey.

Review and Approval of Agenda

Mayor Reed requested that the agenda be amended to add personnel matters and legal matters to the Executive Session. Councilmember Schmidt made a motion to approve the agenda as amended. Councilmember Merrill seconded. The motion passed unanimously.

Approval of Minutes

1. Minutes of the Regular Meeting of June 5, 2018
Councilmember Stephens made a motion to approve the minutes of the Regular Meeting of June 5, 2018. Councilmember Williams seconded. The motion passed unanimously.

Public Comment

Lee Brown, Campbellton Lodge #76, 7676 Church Street – said the Lodge is opposed to the ordinance to rezone the property on the north corner of Highway 154 and Highway 92 and are not in favor of the proposed development. He said traffic is already bad in the area and will only get worse. He asked to Councilmembers to vote against the agenda items.

Lynn Turner, 3905 Church Street – said she is opposed to the current proposal of development of the property on the north corner of Highway 154 and Highway 92. She said the property is in a historical area and she does not want to see another fast food restaurant. Her concerns include increased traffic, lack of sewer, and crime.

Betty Todd, 3905 Church Street – thanked the city for installing the speed bumps on Church Street. She said the is still a problem with tractor trailers parking on the road. She also spoke against the proposed Campbellton development.

Mike Lober, 301 Creek Stone Ridge, Woodstock, GA – said he represents the potential developer of the proposed development. He said they have taken input from the City Council, the staff, and citizens to create a plan for the proposed development that is in keeping with what Chattahoochee Hills wants. He asked the Councilmembers to approve the agenda items.

Presentations/Proclamations (None)

Staff Reports

Financial Update: City Manager Robbie Rokovitz

Mr. Rokovitz reported the city is 100 percent through the fiscal year as of June 30th. Based on the budget that was amended at the last meeting, the city has collected 96.7 percent of revenue. Total expenditures are 90.6 percent.

Fire Department Report: Greg Brett

Chief Brett reported that Grady Health Care took over patient transport services on July 1st. He also reported on motor vehicle accident statistics and introduced new part-time hires Keith Kolvig and Jake Smith (was not present).

Police Department Report: Bernard Dyer on behalf of Stoney Mathis

Sergeant Dyer reported the statistics for June. There were 11 investigations, 178 citations, 237 warnings, 4 parking citations, 15 arrests, 30 reports, and 135 dispatched calls.

Public Works/Parks Report: Darold Wendlandt

Mr. Wendlandt reported that all right-of ways have been cut three times so far this year. He also said scraping, crowning, and ditching the gravel roads can be a long process and the weather continues to put him behind schedule. He has started only scraping the roads in order to get caught up and then will go back and crown and ditch.

Community Development: Mike Morton

Mr. Morton reported there were a total of 16 building permits issued in June, with six of them being for new single-family residences. There also were ten Certificates of Occupancy issued and 154 inspections completed. He has received two special event applications for large events coming up in August and October. There will be public hearings at the July Planning Commission meeting for the variance application for a pool at 9105 Hutcheson Ferry Road and for the rezoning application for the Serenbe property.

Public Hearings

City Attorney Rick Linsey read the rules for the public hearing.

- 1. Item 18-958:** Public Hearing and Action on an Ordinance to consider an application for a Full Pouring Alcohol Beverage License – Distilled Spirits, Wine, and Mail Beverages. The name in which the license is to be issued – Halsa, LLC/Licensee – Garnet Nygren. The location of the business is 11090 Serenbe Lane, Suite 100, Chattahoochee Hills, GA.

City Clerk Dana Wicher presented the item. The location is for a new restaurant

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currently under construction. The application has been reviewed and approved by staff.

Mayor Reed opened the public hearing.

The following person spoke in favor of the item:

- 1. Garnie Nygren (applicant), 429 Selborne Way*

There was no other public comment.

Mayor Reed closed the public hearing.

Councilmember Schmidt made a motion to approve Item No. 18-958. Councilmember Stephens seconded. The motion passed unanimously.

Unfinished Business

- 1. Item 18-934:** Public Hearing and Action on an Ordinance to amend and revise Chapter 35 City of Chattahoochee Hills Zoning Ordinance and to change the Zoning Map – establish an HC (Historic Crossroads) District and change the zoning designation of approximately 7.66 acres at the north corner of Highway 154 and Highway 92 from RL to HC.
- 2. Item 18-946:** Public Hearing and Action on an Ordinance to approve a Special Use Permit for Gasoline and Fueling Stations in an HC Historic District and for all Other Purposes Related Thereto – special use permit application for property at the north corner of the intersection of Cascade Palmetto Hwy. and Campbellton Fairburn Road.
- 3. Item 18-947:** Public Hearing and Action an Ordinance for a Variance to the Permitted Location of Fuel Pumps at Gasoline and Fueling Stations – variance application for property at the north corner of the intersection of Cascade Palmetto Hwy. and Campbellton Fairburn Road.
- 4. Item 18-950:** Consideration of an application for a Concept Plan submitted by Jupiter Development, Inc. for the 7.66 acres at the north corner of Cascade Palmetto Hwy. and Campbellton Fairburn Road.

City Planner Mike Morton presented Item No. 18-934, Item No. 18-946, Item No. 18-947, and Item No. 18-950. Staff recommends approval of Item No. 18-934 without the exceptions to form and design controls in letter b of section 35-549 Highway Oriented and with the conditions stated in the meeting agenda memo. Staff recommends approval of Item no. 18-946, while Planning Commission recommends denial. Staff and Planning Commission recommends denial of Item No. 18-947 and Item No. 18-950.

Councilmember Hayes made a motion to approve Item No. 18-834 with the condition that the drawings presented at meeting be attached to the ordinance as an exhibit.

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Councilmember Merrill seconded.

Councilmember Schmidt said this is an opportunity to take a blank canvas to create what we want and have an example on the ground to create something better on the two adjacent corners in the City of South Fulton.

Councilmember Merrill said we have the busiest intersection in the city next to some of the most historical buildings in the city. The city is trying to set a historical design standard and the developer has been willing to work with the city. He said other rural communities in Georgia are experiencing population loss and economic decline. Chattahoochee Hills needs positive demographics and those come through smart development.

Mayor Reed said it comes down to whether or not this kind of development fits in with the Comp Plan. The general concept was not that there would be never be any development. It was that development would be concentrated in places where it belonged. A historic city center, which Campbellton once was, seems like one of those places. The developer also has to do its part to preserve the surrounding area. The fact that the TDR program is being added and that they will be buying offsite development rights, makes it seem like this development fits in with the Comp Plan and the zoning.

Mayor Reed called for the vote on the motion to approve Item No. 18-934. The motion passed unanimously.

Councilmember Schmidt made a motion to approve Item No. 18-946. Councilmember Merrill seconded. The motion passed unanimously.

Councilmember Schmidt made a motion to approve Item No. 18-947. Councilmember Merrill seconded. The motion passed unanimously.

Councilmember Merrill made a motion to approve Item No. 18-950. Councilmember Williams seconded. Councilmember Hayes made a motion to amend the motion to attach the drawings presented at the meeting as an exhibit to the Concept Plan. Councilmember Merrill seconded. The motion passed unanimously. The amended motion to approve Item No. 18-950 passed unanimously.

New Business

- 1. Item 18-959:** Ordinance to amend the official Zoning Map rezone 261.37 acres from the RL (Rural) District to the HM-MU (Mixed-Use Hamlet) District.
City Planner Mike Morton presented the item. First Read only. No action taken.
- 2. Item 18-960:** Ordinance for a Variance to the Minimum Rear Yard Setback in the RL (Rural) District – variance request from Artistic Pools, Inc. to allow a swimming pool

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less than 50 feet from the rear property line at 9105 Hutcheson Ferry Road.
City Planner Mike Morton presented the item. First Read only. No action taken.

3. **Item 18-961:** Award engineering services contract to Keck and Wood for engineering and design services for certain safety operations improvements.
City Manager Robbie Rokovitz presented the item. Staff recommends awarding the contract to Keck and Wood in an amount not to exceed \$8,000. The engineering services are a requirement for the GDOT Off System Safety Program, which the city has applied to for funding to install guardrails in an area on Cedar Grove Road and to replace damaged guardrails on Waterworks Road. Councilmember Stephens made a motion to approve Item No. 18-961. Councilmember Schmidt seconded. The motion passed 4-1, Councilmember Hayes opposed.

4. **Item 18-962:** Consideration of TSPLOST Paving Projects.
City Manager Robbie Rokovitz presented the item. Staff recommends the city authorize staff to initiate an RFP for roadway Full Depth Reclamation/Paving/Striping service for Atlanta Newnan Road (1.5 miles) and Wilkerson Mill Road (2.5 miles). Councilmember Schmidt made a motion to approve Item No. 18-962. Councilmember Merrill seconded. The motion passed 4-1, Councilmember Hayes opposed.

5. **Item 18-963:** Award contract for fabrication and installation of Gateway Monument Signage to DeNyse Companies.
Councilmember Schmidt made a motion to approve Item No. 18-963. Councilmember Stephens seconded. The motion passed unanimously.

6. **Item 18-964:** Consideration of Aerotropolis Atlanta Membership.
Mayor Reed presented the item. He said the city's involvement with this group will help control development along South Fulton Parkway. Councilmember Merrill made a motion to approve Item No. 18-964. Councilmember Stephens seconded. The motion passed unanimously.

7. **Item 18-965:** Consideration of installation of security lights at Campbellton Park.
Mayor Reed presented the item. Staff recommends installing four security lights for safety and security reasons. Item No. 18-956 died for a lack of motion.

8. **Item 18-966:** Approval of contract with Judicial Correction Services, LLC for probation supervision and rehabilitation services.
Judicial Correction Services currently provides probation services. The city pays no fees for the services. Councilmember Hayes made a motion to approve Item No. 18-966. Councilmember Stephens seconded. The motion passed unanimously.

9. **Item 18-977:** Resolution adopting a revised City Council meeting schedule for the remainder of the year.
Mayor Reed presented the item. The revised schedule adds a monthly Work

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Session on the Thursday before each City Council meeting.

Mayor and Council Comments

Councilmember Williams spoke about the Campbellton development. She said the traffic flow is the reason the developer wants to build there. She also said the city has no control over two of the adjacent corners and this is a chance to create something nice.

Councilmember Merrill said that he had recently attended the Georgia Municipal Association Annual Conference and he appreciates the support from the city allowing him to attend.

Councilmember Hayes recommended that everyone should vote for TSLPOST when it comes up for renewal. He said the city would not be able to be paving the roads without TSPLOST.

Councilmember Stephens thanked Fire Chief Brett for all of the work he did on the EMS Patient Transport issue. Everyone appreciates all the work and hours he put into it.

Councilmember Schmidt said the city works to give the people what they want, and he feels that is also the case with the Campbellton Development.

Mayor Reed wished everyone a great 4th of July. He said he would need to leave immediately after the Executive Session and would not be back to adjourn the meeting.

Executive Session

1. To discuss real estate matters, legal matters, and personnel matters.
Councilmember Merrill made a motion to move to Executive Session. Councilmember Schmidt seconded. The motion passed unanimously at 7:36 p.m.

Councilmember Hayes made a motion to convene the Executive Session. Councilmember Stephens seconded. The motion passed unanimously at 7:40 p.m.

Councilmember Hayes made motion to come out of Executive Session. Councilmember Schmidt seconded. The motion passed unanimously at 8:15 p.m.

Councilmember Merrill made a motion to reconvene the Regular Meeting. Councilmember Hayes seconded. The motion passed unanimously at 8:16 p.m. Mayor Reed was not present.

Adjourn Meeting

Councilmember Hayes made a motion to adjourn the meeting. Councilmember Merrill seconded. The motion passed unanimously and the meeting adjourned at 8:16 p.m.

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Approved this 7th day of August, 2018.

Dana Wicher, City Clerk

Tom Reed, Mayor

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