

**Minutes
Regular Meeting of the Mayor and Council
City of Chattahoochee Hills, Georgia
February 5, 2019 / 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 called for a motion to amend the agenda as follows:

- 1. Postpone action on Item No. 19-003, No. 19-004, and No. 19-005.*
- 2. Add an Executive Session to discuss real estate matters.*

Councilmember Merrill made a motion to approve the agenda as amended. Councilmember Williams seconded. The motion passed unanimously.

Approval of Minutes

- 1. Minutes of the Regular Meeting of January 15, 2019
Councilmember Schmidt made a motion to approve the minutes of the Regular Meeting of January 15, 2019. Councilmember Stephens seconded. The motion passed unanimously.*

Public Comment

There was no public comment.

Presentations/Proclamations

- 1. Arbor Day Proclamation
Mayor Reed read a proclamation declaring February 15, 2019 as Arbor Day.*

Staff Reports

Financial Update: City Manager Robbie Rokovitz

Mr. Rokovitz reported that the two TSPLOST paving projects and the gateway sign project would be completed soon. He also said the 2015 RTP Grant is complete and the final reimbursement check has been received. He presented the updated financials through January 31, 2019. The city is 57.8 percent through the fiscal year. Revenues are 82 percent including Fund Balance, and expenditures are 47.5 percent for the general fund.

Fire Department Report: Greg Brett

Chief Brett reported that the department will be working with the Atlanta Watershed Management to repair or replace inoperable hydrants. The cardiac monitor in MED51 now can send cardiac diagnostics remotely to the cardiac units in area hospitals while the unit is

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still on scene or in route to the hospital. He also reported that the recent audit with the Georgia Fire Standards and Training Council went well and he commended Training Coordinator Josh Whitely for his work on the audit.

Mayor Reed thanked Chief Brett for his work with other cities on improving EMS services. Since Grady EMS was awarded the contract, there has been a significant reduction in ambulance response times, and they are now averaging about one-half of the previous times.

Police Department Report: Jim Little

Chief Little reported the statistics for January. There were 82 dispatched calls, 260 self-initiated calls, 120 citations, 234 warnings, 0 parking citations, 11 misdemeanor arrests, 1 felony arrest, 11 accident reports, 183 business checks, 242 residence checks, and six investigations. Sergeant Digou recovered a stolen vehicle during a traffic stop. The one open position has been filled. Two additional surplus vehicles have been sold, netting \$6,200.

Public Works/Parks Report: Darold Wendlandt

Mr. Wendlandt said that the Southgrade grading crew has been a huge help, and to date, 10 gravel roads have been ditched, scraped, and crowned. He also reported that he is currently exploring options for repairing Garretts Ferry Road bridge.

Community Development: Mike Morton

Mr. Morton reported there were a total of 12 permits issued in January, with two of them for single family dwellings. There were 6 commercial foundation only permits for live/work buildings in Mado. The next Planning Commission meeting will be Thursday, February 21st and there will be a discussion on potential revisions to the Parkway Commercial language on the agenda.

Public Hearing

City Attorney Rick Lindsey read the rules for the public hearings.

- 1. Item 19-001:** Ordinance to approve a Special Use Permit for a Country Inn in the RL (Rural) District – special use permit application for property located at 8780 Atlanta Newnan Road.

Mayor Reed opened the public hearing.

The following person spoke in support of the item:

- 1. John Pepper Bullock (applicant), 9155 Selborne Lane – said the special use permit application is for a country inn to be used to provide lodging for an executive education academy. The proposal is for 6 guest flats, a meeting space, a dining room, a gym, and parking, with the limit for a total of 18 guest flats.*

There was no other public comment. Mayor Reed closed the public hearing.

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City Planner Mike Morton presented the Planning Commission and staff recommendation for approval with the following conditions:

- 1. To the site plan submitted to the Department of Community Development, with the understanding that the plan is conceptual in nature.*
- 2. A maximum of 18 guest flats will be constructed.*
- 3. The front of the property be planted with a vegetative buffer in order to help control sound.*

Mayor Reed asked the applicant if he was agreeable to the conditions, and Mr. Bullock confirmed.

Mayor Reed called for a motion on Item No. 19-001. Councilmember Schmidt made a motion to approve Item No. 19-001 with the recommended conditions. Councilmember Stephens seconded. The motion passed unanimously.

- 2. Item 19-002:** Public Hearing and Action on an Ordinance for a Variance to the limitations on the location of Accessory Structures in the HM-MU (Mixed-Use Hamlet) District – variance application for property located at 10780 Serenbe Lane.
Mayor Reed opened the public hearing.

The following person spoke in support of the item:

- 1. James Curran, 11825 Hutcheson Ferry Road (applicant) – he is representing a potential buyer of the property. The request is to allow an accessory structure in the first layer of the lot. Because of the topography, the main house needs to be placed farther back on the lot.*

There was no other public comment. Mayor Reed closed the public hearing.

City Planner Mike Morton present the Planning Commission and staff recommendation for approval.

Councilmember Merrill proposed adding the following condition: “Approval is conditioned to the plans submitted with the application, with the understanding that the plans are conceptual”.

Mayor Reed called for a motion on Item No. 19-002. Councilmember Merrill made a motion to approve Item No. 19-002 with the condition. Councilmember Hayes seconded. The motion passed unanimously.

- 3. Item 19-003:** Public Hearing and Action on an Ordinance to amend and revise Chapter 35, Zoning, to allow for small craft breweries, wineries, and distilleries.
Mayor Reed opened the public hearing.

The following people spoke in support of the item:

- 1. Ted Wansley, 9895 Brazell Road – said in his travels, he has visited many local breweries and they are a good fit our rural environment. He cannot think of a better business to have next door.*
- 2. Joshua Holt, 9822 Brazell Road – said he is a new resident and enjoys the rural character of the community. He is fully supportive of allowing small breweries.*
- 3. Maria Hanson, 8135 Atlanta Newnan Road – asked City Council to support the adoption of the ordinance; however, she understands if they decide to reduce the allowed production quantities. Small local agricultural businesses are what Chatt Hills needs and the ordinance would be a historical reference to the community’s rich history. It also would add to the local economy without the reliance on big box stores.*
- 4. Judy Henderson, 12005A Hutcheson Ferry Road – City Attorney Rick Lindsey read a statement for Ms. Henderson, who was not present. She would love having a local brewery.*
- 5. Joe DiJuno, 4850 Cochran Mill Road – said he is familiar with a similar concept of a small brewery in Carrollton. They have a passion to create, perfect, and craft a product that they share with their neighbors. He said the concept is not much different than neighbors interacting on Tuesday nights at the Cedar Grove Community Center. He said he hopes the city has the same foresight and vision that Carrollton had.*
- 6. Joseph Schoofs, 8130 Cochran Mill Road – said he supports the entrepreneurial part of the concept. He asked the Council to support that entrepreneurial spirit of someone in our community. Small businesses are the heart of the community.*
- 7. Roberto Espinosa, 8555 Church Street – did not wish to speak but wanted to be on record as supporting the item.*
- 8. Chris Smith, 9700 Hutcheson Ferry Road – said in addition to being a resident, he also represents Cochran Mill Brewing. He is fully in support of the item. It supports small town values and give residents opportunities to use their land in ways similar to how people historically have lived off their land. He said communities like this are were small breweries, wineries, and distilleries traditionally exist. He also said it would be great for the economy in general.*

The following person spoke in opposition to the item:

- 1. Mark Prater, 6345 Cochran Mill Road – said he is a member of the Planning Commission and is the one member who voted against recommending approval of the ordinance. His reason was he felt like not enough thought was put into what could be allowed at a later date. He said craft breweries in other cities are typically in commercial or industrial areas and not in rural areas.*

City Attorney Rick Lindsey read a statement from Laurie Searle, 12600 Whiteside Road, who was not in attendance at the meeting. She expressed concerns with the quantities of alcohol beverages allowed because it will affect all future applications for craft breweries and distilleries in the city. The amount of alcohol the businesses could sell for onsite

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consumption makes them seem more like a city bar than an agricultural operation in a rural setting.

Mayor Reed closed the public hearing. No action was taken.

Unfinished Business

1. Item 19-004: Ordinance to revise and amend Chapter 4, Alcohol Beverages, Articles I, II, V, and VII to create a new license for breweries, distilleries, and to provide for the sale of alcoholic beverage at breweries, farm wineries and distilleries.

No action taken.

2. Item 19-005: Ordinance to set Alcohol Beverage License Fees for breweries, farm wineries, and distilleries.

No action taken.

New Business

3. Item 19-010: Resolution and agreement declaring the Atlanta Convention and Visitors Bureau the recipient of 32.14% of the Hotel Motel Tax Revenues.

City Manager Robbie Rokovitz presented the item. Currently, the city collects a 7 percent excise tax on charges for overnight accommodations and remits 32.14% of this tax revenue to the Georgia World Congress Center per state law. The city has the opportunity to remit those funds to the Atlanta Convention and Visitors Bureau instead of the Georgia World Congress Center. In return the Atlanta Convention and Visitors Bureau will use the funds to promote Chattahoochee Hills.

Mayor Reed called for a motion on Item No. 19-010. Councilmember Merrill made a motion to approve Item No. 19-010. Councilmember Schmidt seconded. The motion passed unanimously.

4. Item 19-011: Consideration of awarding website services contract to Revize. *City Manager Robbie Rokovitz presented the item. Staff recommends awarding a four-year contract to Revize in the amount of \$4,907 for the first three years and \$2,575 for the fourth year. Staff also recommends discontinuing the SeeClickFix application which will be replaced by the enhanced website.*

Mayor Reed called for a motion on Item No. 19-011. Councilmember Schmidt made a motion to approve Item No. 19-011. Councilmember Stephens seconded. The motion passed unanimously.

3. Item 19-012: Ordinance establishing a Historic Commission.

City Attorney Rick Lindsey presented the item. The proposed ordinance does not grant authority to designate historic sites or districts. It does give the Commission the authority to prepare an inventory of property that meets certain criteria for consideration as a historic resource, advise on restoration or preservation of historic

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properties acquired by the city, conduct education programs, conduct investigations and studies of matters relating to historic preservation, seek out funds for historic preservation, as well as other related activities.

Mayor Reed called for a motion on Item No. 19-012. Councilmember Hayes made a motion to approve Item No. 19-012. Councilmember Merrill seconded. The motion passed unanimously.

Mayor and Council Comments

Councilmember Hayes thanked Police Chief Jim Little for generating revenue by selling the surplus police cars. He also thanked the crowd for attending the meeting and said he supported Mr. Hattaway on his brewery. However, the zoning ordinance is not just about Mr. Hattaway. It is for the whole city.

Councilmember Merrill commented about the amount of behind the scenes work staff and Council put into the agenda items. He gave the work that the city manager put into finding a new website vendor as an example. He also encouraged everyone to continue attending the meetings.

Councilmember Schmidt thanked Police Chief Jim Little for the rapid pace that he brought the police department back up to full staff. He also thanked Fire Chief Greg Brett for his hard work. He said we are starting to see results, such as the road paving, from the years of good budgeting. He said the proposed zoning ordinance was about creating something that is not currently allowed and he is supportive of entrepreneurs.

Councilmember Stephens said he appreciated everyone coming out.

Mayor Reed encouraged everyone to continue to attend meetings. He also thanked those who attended the Hutcheson Ferry Park planning meeting.

Executive Session

Councilmember Merrill made a motion to move to Executive Session to discuss real estate matters. Councilmember Hayes seconded. The motion passed unanimously at 7:21 p.m.

Councilmember Schmidt made a motion to convene the Executive Session. Councilmember Stephens seconded. The motion passed unanimously at 7:27 p.m.

Councilmember Merrill made motion to come out of Executive Session. Councilmember Stephens seconded. The motion passed unanimously at 7:37 p.m.

Councilmember Hayes made a motion to reconvene the Regular Meeting. Councilmember Schmidt seconded. The motion passed unanimously at 7:39 p.m.

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Adjourn Meeting

Councilmember Schmidt made a motion to adjourn the meeting. Councilmember Hayes seconded. The motion passed unanimously and the meeting adjourned at 7:40 p.m.

Approved this 5th day of March, 2019.

Dana Wicher, City Clerk

Tom Reed, Mayor

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