

Minutes
Regular Meeting of the Mayor and Council
City of Chattahoochee Hills, Georgia
April 9, 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 requested that the agenda be amended as follows:

- 1. Add a Grady EMS Report under Presentations/Proclamations*
- 2. Add real estate matters to the Executive Session*

Councilmember Schmidt made a motion to approve the agenda as amended.

Councilmember Stephens seconded. The motion passed unanimously.

Approval of Minutes

- 1. Minutes of the Regular Meeting of March 5, 2019*

Councilmember Merrill made a motion to approve the minutes of the Regular Meeting of March 5, 2019. Councilmember Hayes seconded. The motion passed unanimously.

Public Comment

Jett Hattaway, 5545 Cochran Mill Road – said he is the first applicant in the city for a farm brewery. He thanked the staff, Planning Commission, Mayor and Council for their due diligence over the last few months. He is not an outsider developer imposing a new concept onto a community. His family has been in this community for 9 generations. The idea of the farm brewery came from the craft of brewing beer that he shared with his father and from the support of neighbors and the community.

Lila Rhyne, 9875 Woodruff Road – said she had submitted a letter to Councilmembers expressing some concerns about the brewery. She and her family are opposed to the brewery because of the nature of the business in a rural area and because of the number of variances associated with it. Her concerns include safety on the roads, hours of operation, the possibility of people being overserved or underage drinking, and traffic.

Danean Crawford, 5575 Cochran Mill Road – said she is speaking on behalf of her family who are neighbors to the proposed brewery and she has concerns. She is not opposed to the brewery concept but does not think this location is right for this type of brewery. She has been to many breweries, and they are usually located in a hamlet or little town where people can walk to the brewery. She has concerns about traffic, sharing a driveway with the property, being adjacent to the property, and proper signage.

Judy Henderson, 12000A Hutcheson Ferry Road – said she is speaking on behalf of Community Brickworks. She thanked Public Works/Parks Director Darold Wendlandt and his staff for the wonderful job they did preparing the ball field, playground, and concession stand for the opening of ball season. She also invited everyone to attend the Community Luncheon at City Hall on April 10th at noon. She said the monthly luncheon was started as an outreach to the community and is a great time to get to know each other.

Perry Crawford, 5605 Cochran Mill Road – said he is neighbors with the Hattways and found out about the brewery just today. He has concerns that residents were unaware of the proposed brewery and that they did not have the opportunity to get the word out or time to research. He also is concerned about the possible environmental impacts.

Presentations/Proclamations

1. Grady EMS Report

Steve Moyers, John Hanson, Shara Mayberry, and Paul Beamon, representatives from Grady Health Systems, spoke about a new program called Mobile Integrated Health. The program uses a nurse practitioner and an advanced EMT in a fully equipped EMS first responder SUV who can deliver care in non-emergency situations. This program means more advanced life support units are available to respond to emergency calls.

Staff Reports

Financial Update: City Manager Robbie Rokovitz

Mr. Rokovitz resented the updated financials through April 5, 2019. The city is 75 percent through the fiscal year. Revenues are 96.4 percent including reserves, and expenditures are 62.7 percent for the general fund.

Fire Department Report: Greg Brett

Chief Brett reported that business and venue inspections will start this month. MED51 conducted its first patient transport earlier this month. The Fire Department is hosting a community CPR class on April 13th at city hall.

Police Department Report: City Manager Robbie Rokovitz on behalf of Jim Little

City Manager Robbie Rokovitz reported that Chief Little was attending mandatory Police Chief training this week. There were four investigations in March 2019 – a business burglary, theft by taking, entering an auto, and residential burglary. Detective Graham was promoted to Sergeant, and Officer DeBisschop completed the first half of his field training. The Impala has been sold and the remaining Dodge Charger is listed on GovDeals.

Public Works/Parks Report: Darold Wendlandt

Mr. Wendlandt reported that the right-of-way crews are out cutting and the grading crew is currently on Old Rico Road. Ball season started March 30th.

Community Development: Mike Morton

Mr. Morton reported there were a total of 17 permits, with 10 of them for single family dwellings, and 10 Certificates of Occupancy issued in March. There also were 170 inspections conducted. The next Planning Commission meeting will be Thursday, April 18th. There will be public hearings for the Parkway Commercial text amendment, the brewery Special Use Permit, and the variance for the brewery on the agenda

Public Hearing

There were no public hearings.

Unfinished Business

There was no unfinished business.

New Business

- 1. Item 19-019:** Ordinance to amend and revise Chapter 35, Zoning – the ordinance revises language covering the Parkway Commercial (PC) zoning district. *(First Read Only.)*

City Planner Mike Morton presented the item. The proposed amendment would make the following changes:

- 1. Expands the range of accommodation and food services uses allowed in the district.*
- 2. Allow up to 100% of the preservation requirement to be transferred offsite.*
- 3. Revise buffers to 300 feet along the parkway and 100 feet on all other sides, prohibit clearing in the buffer, require permanent preservation of the parkway thoroughfares.*
- 4. Replace the maximum district size with a minimum district size of 7.5 acres.*

The Planning Commission will hold a public hearing at their April 18th meeting. No action was taken.

- 2. Item 19-020:** Ordinance to approve a Special Use Permit for a small craft brewery in the RL (Rural) District – application is for property located at 5541 Cochran Mill Road. *(First read only.)*

City Planner Mike Morton presented the item. Jett Hattaway has applied for a Special Use Permit for a small craft brewery at 5541 Cochran Mill Road. The Planning Commission will hold a public hearing at their April 18th meeting. No action was taken.

- 3. Item 19-021:** Ordinance for a variance to the location of parking – application is to allow a gravel parking lot located between the front of the building and the thoroughfare at the proposed small craft brewery located at 5541 Cochran Mill Road. *(First read only.)*

City Planner Mike Morton presented the item. Jett Hattaway, has applied for a variance to allow parking between the front of the building and the thoroughfare. There is an existing gravel lot that the applicant has proposed using as parking for the

brewery. The Planning Commission will hold a public hearing at their April 18th meeting. No action was taken.

4. Item 19-022: Request to purchase four (4) Fire Department replacement radios. *Fire Chief Greg Brett presented the item. The request is a budgeted item and is part of the phased replacement of the radios. The cost is \$21,410.12 for four radios.*

Mayor Reed called for a motion on Item No. 19-022. Councilmember Schmidt made a motion to approve Item No. 19-022. Councilmember Merrill seconded. The motion passed unanimously.

5. Item 19-023: Resolution appointing Historic Commission members. *Mayor Reed presented the item. The resolution names Allison Duncan, Brian Gross, Carol Harper, Sarah Love, Lila Rhyne, Laurie Searle, and Kim Taylor-Cloud to the Historic Commission.*

Mayor Reed called for a motion on Item No. 19-023. Councilmember Hayes made a motion to approve Item No. 19-023. Councilmember Merrill seconded. The motion passed unanimously.

6. Item 19-024: Resolution appointing Parks Commission members. *Mayor Reed presented the item. The resolution names Roland Alston, Clifford Blizzard, Tom Blum, Kay Long, and Diana Wilson to the Parks Commission.*

Mayor Reed called for a motion on Item No. 19-024. Councilmember Merrill made a motion to approve Item No. 19-024. Councilmember Schmidt seconded. The motion passed unanimously.

7. Item 19-025: Approval of Parks Commission April 2019 – March 2020 meeting schedule.

Mayor Reed called for a motion on Item No. 19-025. Councilmember Schmidt made a motion to approve Item No. 19-025. Councilmember Merrill seconded. The motion passed unanimously.

8. Item 19-026: Resolution appointing Planning Commission members. *Mayor Reed presented the item. The resolution names Jim Hancock, Jett Hattaway, Patrick Johnson, Mark Prater, and Bob Simpson to the Planning Commission.*

Mayor Reed called for a motion on Item No. 19-026. Councilmember Merrill made a motion to approve Item No. 19-026. Councilmember Hayes seconded. The motion passed unanimously.

9. Item 19-027: Approval of Planning Commission April 2019 – March 2020 meeting schedule.

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.

Mayor Reed called for a motion on Item No. 19-027. Councilmember Williams made a motion to approve Item No. 19-027. Councilmember Hayes seconded. The motion passed unanimously.

10. Item 19-028: Approval of Wayfinding Sign Program.
City Manager Robbie Rokovitz presented the item.

Mayor Reed called for a motion on Item No. 19-028. Councilmember Schmidt made a motion to approve Item No. 19-028. Councilmember Merrill seconded. The motion passed unanimously.

Mayor and Council Comments

Councilmember Hayes thanked everyone for attending and giving input on the on the brewery.

Councilmember Merrill congratulated the new Commission members and thanked the people who have been serving on the Commissions.

Councilmember Williams commented on Grady's Mobile Integrated Health Unit and said it would be a wonderful thing that will help alleviate clogging up the system with non-emergency calls.

Councilmember Schmidt said he appreciated everyone's input on the brewery and that he was concerned that people were not aware of it. He also said that the road abandonment process is being looked into.

Mayor Reed thanked the volunteers who helped out at the Campbellton Park clean up. He also spoke about how much fun it is watching the T-Ball games and encouraged everyone to attend. He announced that Chattahoochee Hills residents are no longer able to participate in the bulk trash amnesty day now that the City of South Fulton has taken the program over. He is looking into ways that would allow residents to participate in the future. He also is talking with new personnel at the Fairburn Post Office about allowing residents with the 30213 ZIP code to use Chattahoochee Hills instead of Fairburn.

Executive Session

Councilmember Merrill made a motion to move to Executive Session to discuss personnel and real estate matters. Councilmember Hayes seconded. The motion passed unanimously at 7:16 p.m.

Councilmember Hayes made a motion to convene the Executive Session. Councilmember Merrill seconded. The motion passed unanimously at 7:18 p.m.

Councilmember Merrill made motion to come out of Executive Session.

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.

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Councilmember Hayes seconded. The motion passed unanimously at 7:55 p.m.

Councilmember Hayes made a motion to reconvene the Regular Meeting.

Councilmember Merrill seconded. The motion passed unanimously at 7:58 p.m.

Mayor Reed called for a motion to add and approve Item No. 19-029, adoption of a revised Position Control with Grade F changing to market driven with a budget control.

Councilmember Schmidt made a motion to approve Item No. 19-029. Councilmember Merrill seconded. The motion passed 4-1, Councilmember Hayes opposed.

Adjourn Meeting

Councilmember Schmidt made a motion to adjourn the meeting. Councilmember Williams seconded. The motion passed unanimously and the meeting adjourned at 8:00 p.m.

Approved this 7th day of May, 2019.

Dana Wicher, City Clerk

Tom Reed, Mayor