

City of Fayetteville
Regular Mayor and City Council Meeting
Minutes
November 17, 2016

Call to Order

The Mayor and City Council of Fayetteville met in regular session on November 17, 2016 at 6:00 p.m. in the Council Chambers at City Hall. Mayor Edward Johnson called the meeting to order, followed by Opening Prayer and led those attending in the Pledge of Allegiance to the Flag. Council members present were: Harlan Shirley, Kathaleen Brewer, and Scott Stacy. Councilmembers Paul Oddo and James Williams were absent. Staff members present were City Manager Ray Gibson and Deputy City Clerk Valerie Glass.

Stacy moved to approve agenda with amendments to include tabling item #4 – #0-21-16 – Text Amendments to Zoning Section 94-166 – Community Commercial (C-2). Shirley seconded the motion. Motion carried unanimously.

Stacy moved to approve the minutes of the November 3, 2016 meeting. Brewer seconded the motion. Motion carried unanimously.

Recognitions and Presentations:

Mayor Johnson called GA EPD Drought Response Update.

Public Services Director Chris Hindman stated, the GA Environmental Protection Division (EPD) is considering updating the current Drought Response Level 1 to a Level 2 based upon climatic indicators and water supply conditions across Georgia. He listed the following indicators and requirements:

- Drought indicators GA EPD is looking at – precipitation, streamflow, groundwater levels, reservoir levels, soil moisture, short term climate predictions, US Drought Monitor and water supply conditions
- **Uses Not Allowed:**
 - Washing hard surfaces such as streets, sidewalks and driveways except for public health safety
 - Using water for ornamental purposes such as fountains, reflecting pools and waterfalls
 - Use of fire hydrants except for firefighting, public health, or flushing
 - Washing vehicles, such as cars, boats etc.
 - Non-commercial washing or pressure washing of buildings or structures
 - Charity or non-commercial fund raiser car washes
- Additional Level 2 requirements – Pick four drought response strategies to incorporate into our drought response

- City staff will have to report monthly on the progress of the drought response strategies to EPD
- City staff is working with the North Metro District to pick four response strategies district wide for consistency

Exemptions:

- Commercial pressure washing, permeant car wash facility, construction sites, watering-in of pesticides and herbicides on turf
- Drip irrigation, hand watering with a hose with a nozzle-only allowed from 4:00 pm-10:00 am
- Irrigation of food plots – only allowed from 4:00 pm-10:00 am
- Installation, maintenance of irrigation system
- Irrigation of athletic fields-only allowed on odd/even two days a week schedule

City Manager Ray Gibson inquired about compliance and how are we going to enforce these restrictions with the public. Mr. Hindman stated we will be putting notices in the utility bills, meet with some of our commercial restaurants and other public relations. We will also have our meter readers to monitor usage and the police department will also be on the watch.

Public Hearings

Mayor Johnson called Consider #0-10-16 – Revert Rezoning for Parcel #0524019 – Cobblestone – RMF-15 (Multi-family Residential) to C-3 (Highway Commercial).

Collaborative Firm Consultant Jahnee Prince stated that we tabled this item a month ago. The property was rezoned from C-3 to RMF-15 (Residential Multi-Family) in March 2015 to allow for the development of 33 townhouses. Since the rezoning took place, Staff has inquired multiple times as to the status of the approved project. In January, the property owner stated that they were obtaining pricing for the site work and construction of the buildings. Since then, no development plans have been submitted to the City for the project.

She said due to the lack of a development plan being submitted to the City for this project 18 months after RMF-15 zoning was granted, a reversion of zoning to C-3 is appropriate. When the owner is ready to develop the site, another rezoning request can be made at that time.

Ms. Prince added, in June of this year the property was sold to Fogelman Properties located in Memphis, Tennessee. As a courtesy, planning staff sent the new property owner a certified letter informing them of the reversion of the zoning on their property. A representative of Fogelman Properties called our Senior Planner Julie Brown, to discuss the letter and indicated that they have no plans for the property and do not object to the zoning reverting to C-3.

She said Council has the choice to revert back to C-3 or leave as RMF-15. The Future Land Use Map calls for Neighborhood Mixed Use, but it is unlikely this type of development or Highway Commercial development off of Highway 54 would occur. She stated, in her opinion as a city planner, the townhouses are a nice step down between the density of the apartments and the density of Oakbrook (single family subdivision) to the east.

Councilmember Stacy asked do we have the discretion to not revert back, and Ms. Prince stated that is correct.

Public comment was made by the past HOA President, Emily Gurley. She stated the residents would like to ask that we rezone back to C-3. The residents of Oakbrook are opposed to the townhomes and would like to see this reverted back with the stipulations that were put in place in March 2015.

City Manager Ray Gibson stated that we need to engage the community again in this decision. It was agreed that Ms. Gurley could have the residents come back to a council meeting, or Councilmember Stacy suggested a petition from the residents instead of having everyone present.

Stacy moved to table #0-10-16 – Revert Rezoning for Parcel #0524019 – Cobblestone – RMF-15 (Multi-family Residential) to C-3 (Highway Commercial) until the December 1, 2016 City Council meeting. Brewer seconded the motion. Motion carried unanimously.

NEW BUSINESS

Mayor Johnson called Consider R-36-16 – Approval of Bid Award for Emerald Lake Dam Water Main Relocation.

Water and Sewer Operations Manager Doug Gonsalves stated, Staff has reviewed the five bids that were received on October 27th for the Emerald Lake Dam Water Main Relocation. The project consists of relocating the existing 8-inch water main that runs in the county right of way due to the Emerald Lake Dam Rehabilitation project that is taking place by Fayette County. He added, after reviewing the bids with the engineers, staff recommends approval of Resolution R-36-16 to award the bid to North Georgia Pipeline, Inc. in the amount of \$82,414.00. If approved the project will be paid out of the operations budget of the sewer fund.

Shirley moved to approve R-36-16 – Approval of Bid Award for Emerald Lake Dam Water Main Relocation to North Georgia Pipeline, Inc. in the amount of \$82,414.00. Stacy seconded the motion. Motion carried unanimously.

Mayor's Comments

Mayor Johnson thanked the residents and staff that came out for the Town Hall meeting last night. He reminded everyone about the Christmas parade and tree lighting on December 3rd. He also wished everyone a blessed and happy Thanksgiving.

Mayor Johnson added Mr. and Mrs. Larry Dell have challenged Council to donate to “Shop with a Cop” to help out needy families and children for Christmas.

Public Comments

There was one public comment by resident Marsha Nearman of Woodland Subdivision. She had a complaint about her unusually high water bill. After discussion with Public Services Director Chris Hindman, he assured her that he would check into this and get back with her.

Shirley moved to adjourn the meeting. Brewer seconded the motion. Motion carried unanimously.

Respectfully submitted,

Valerie Glass,
Deputy City Clerk