

MAYOR AND COUNCIL MEETING NOVEMBER 14, 2017 6:00 P.M.

The Mayor and Council met for their regular meeting.

Those Present:	Greg Thompson Wayne Adcock Lee Malcom Myoshia Crawford Ross Bradley Larry Bradley Norman Garrett Nathan Little Jimmy Richardson Logan Propes Debbie Kirk Russell Preston Paul Rosenthal Jesse Couch	Mayor Vice-Mayor Council Member Council Member Council Member Council Member Council Member Council Member Council Member City Administrator City Clerk City Attorney City Attorney City Attorney
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Staff Present: Danny Smith, Jeremiah Still, Keith Glass, Rodney Middlebrooks, Patrick Kelley

Visitors: Sadie Krawczyk, Chris Bailey, Beverly Harrison, Beth Thompson, Sharon Swanepoel, Brittney Fitzpatrick, Neil Jackson, David Dickinson, John Howard, Libby Whitley, Andrea Gray, Ronnie Harris, Merazul Haque, Rukaia Sohely, Todd Jackson, Melanie Wilhoite, Vivian Israel, Kelly Kimbro, Lou Kimbro, Kelly Bradley, Jason Watkins, Meagan Watkins

I. CALL TO ORDER – GREG THOMPSON

1. Invocation

Mayor Thompson gave the invocation.

2. Roll Call

Mayor Thompson noted that Council Member Myoshia Crawford was absent. There was a quorum.

Mayor Thompson welcomed Council Member Ross Bradley.

3. Approval of Agenda

To approve the agenda as presented.

*Motion by Malcom, seconded by Richardson.
Passed Unanimously*

4. Approval of Consent Agenda

- a. October 3, 2017 Council Minutes
- b. October 10, 2017 Council Minutes
- c. October 25, 2017 Council Minutes
- d. October 24, 2017 Historic Preservation Commission Minutes
- e. Approval – Employee Benefits Broker Services for Health and Wellness Benefit Plans – To contract with MSI Benefits Group for health insurance brokerage for the 2018 plan year. (Recommended for Council approval by Finance Committee November 7, 2017)
- f. Approval – Apron Rehabilitation and Expansion Design Agreement – To contract with Barge, Waggoner, Sumner, and Cannon for \$74,230.00. (Recommended for Council approval by Airport Committee November 7, 2017)
- g. Approval – North Broad Street LCI Construction Contract Award – Approval of low bid from Tri Scapes for \$2,083,351.69. (Recommended for Council approval by Public Works Committee November 7, 2017)

To approve the consent agenda as presented.

*Motion by Little, seconded by Adcock.
Passed Unanimously*

Council Member Myoshia Crawford arrived during the public comments.

II. PUBLIC FORUM

1. Public Comments

Ms. Libby Whitley stated she feels the annexation not to be a benefit for Monroe or Walton County. She discussed her past experiences from living next door to a development similar to the one proposed tonight. She stated that the development next to her farm on Gratis Road has been nothing but trouble. The land used for the development was also annexed into the City to allow more houses per acre; the problems began with the planning and construction phase. She stated that the land was scraped clear, making the runoff come down the hill to her property like a creek. Ms. Whitley stated that the housing became rental properties with a transient population. The properties are not maintained, giving them an unkept and depressed appearance. She discussed trespassing problems, the roads not being maintained, animals being allowed to roam at large, noise, the increase in traffic, and accidents.

2. Public Hearing

a. Rezone / Annexation – 1050 Good Hope Road & 1054 Good Hope Road

Code Enforcement Officer Patrick Kelley presented the application for rezone of this property from R-1 City and A2 County to R-1A City. Mr. Kelley stated the rezone acreage is 51.07 and the annexation acreage is 46.57. The property has 662.52 feet of road frontage on Good Hope Road. The proposed use is a single family residential subdivision. The Code Office and Planning Commission recommend the request be approved with conditions: maximum of three units per acre; front façade to have brick, stone, or stucco accent with the remainder of the home to be of the same material or wood or fiber cement siding; and that all state waters be delineated on the plans.

The Mayor declared the meeting open for the purpose of public input.

Attorney Andrea Gray, on behalf of Stone Creek Development, spoke in favor of the rezone. She gave a brief presentation and recap of the project, explaining the changes. She explained that the project started with 138 quality homes, with a density of 2.7 lots per acre, no vinyl siding except for vinyl soffits, sidewalks throughout the subdivision, sidewalks along Good Hope Road, and an amenity area. The project was later amended to 130 homes, and a condition was added to include a playground and mail kiosk. Ms. Gray explained that they have either met or talked with the property owners, Council Members, and the community for their feedback. They have tried very hard to accommodate as many requests as possible. She discussed a similar development in the Winder area, and the Retreat at Mill Creek in Monroe. This project is similar in size and quality to Mill Creek, except the projects differ on flooring. At Mill Creek, hardwood and tile flooring are standard, and those are considered upgrade features at Stone Creek. The Retreat at Mill Creek lots are a little bigger and the price is a bit more. She explained they are proposing to increase the minimum square footage of a 1-story home to 1,700 square feet, and a 2-story home to 2,000 square feet. Ms. Gray stated that they are proposing two different options of conditions. Option 1 would reduce the quantity of homes to 120 total, which would reduce the density to 2.35, the construction materials would remain upgraded, there would be a declaration of protected covenants with an HOA, include a deceleration lane along Good Hope Road, install the playground, covered and lighted mail kiosk, sidewalks throughout the interior and along Good Hope Road, and the wetlands delineated on the plan. This option would reduce the housing by ten from the proposal last week. Option 2 would reduce the quantity of homes to 125 total, which would reduce the density to 2.45, add a junior Olympic size swimming pool, and a cabana that will include bathrooms and a storage area. Ms. Gray then handed out a copy of the Statement of Constitutional Objects to each Council Member.

Ronnie Harris spoke against the rezone. He stated that he also speaks for a lot of his neighbors that are against the development. He stated that the project will cause undue foot and vehicle traffic, and the residents have safety concerns. Mr. Harris questioned if the roadway would be annexed into the City or just the land.

City Administrator Logan Propes answered that only the property will be annexed; the roadway will remain in the County.

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Mr. Harris discussed some of their safety concerns. He stated that there is already a lot of vehicle traffic in the mornings and afternoons from the school. He questioned who would be responsible for installing a left turn lane on the east bound side of Highway 83, and a deceleration lane on the west bound side of Highway 83. Mr. Harris stated there will be undue foot traffic in the neighborhood. Mr. Harris stated that he and his neighbors are totally against the project.

Ms. Gray stated that she realizes that changes in the community are emotional, and they can certainly appreciate that fact. Their intent is to bring a needed quality development to Monroe. They are trying to meet the needs of first-time home buyers and young families. She discussed traffic, school zones, and speed zones. Ms. Gray stated that they are unable to prevent things like trespassing and criminal behavior; they would be issues for the police. Hopefully, the sidewalks will help prevent trespassing. She explained that she hates that Ms. Whitley had such a terrible experience, but that happened in a different development on Gratis Road. This will be a quality development that will have controls with conditions in place.

Council Member Ross Bradley questioned the trees and lights for the sidewalks.

Joe Dixon answered there would be a tree in each of the front yards.

There were no other public comments; Mayor Thompson declared that portion of the meeting closed.

Council Member Lee Malcom made a motion to deny the rezone, and Council Member Wayne Adcock seconded the motion.

Council Member Jimmy Richardson stated that the Planning and Zoning Commission, who the City pays to make decisions, voted unanimously recommending approval of the rezone to Council. He questioned why Council would override their recommendation. He explained that all of the Council Members have stated that Monroe needs more roof tops, and that the percentage of rental properties needs to change.

Council Member Lee Malcom stated that the Planning and Zoning Commission are a group of citizens. They are there to voice their opinions, but they are not the end all. Council is the governing body and should ask a lot of questions. She explained that she believes this is a wonderful project, but feels this is not the project for that particular piece of property.

Council Member Norman Garrett agreed with Council Member Richardson, more roof tops are needed in order to bring in more businesses. This is needed to move Monroe forward. He stated that the City should be behind a project that someone wants to develop. Council Member Garrett discussed the efforts and concessions which the applicant has put forth while trying to get the project to move forward; he feels they have done their best.

Council Member Larry Bradley questioned what would happen should the City decide to deny the annexation and development, and what would keep the development from going forward in the County. He stated that the houses would still be built outside the City, and the development would not be held to the same standards and restrictions. Council Member Bradley discussed the requirements and upgrades that the City is requiring, which will not be required if the project is built in the County. He is concerned that the houses will be built, but with less quality.

Council Member Jimmy Richardson stated that the Planning and Zoning Commission approved the rezone. Council, as the governing body, asked for adjustments to the project. They made adjustments, and Council is still fighting against the rezone. He questioned what else they were supposed to do, other than make the adjustments.

Council Member Nathan Little questioned Council Member Malcom on her research concerning the project being built in the County, and the density there.

Council Member Lee Malcom answered that County approval would depend on whether the City would provide sewer to the development with it being outside the City limits. If it is considered a planned unit development, there would be two units per acre, which would yield one unit per acre, with the 50% greenspace. A different zoning could have three units per acre, with 20% greenspace. She stated that either zoning would require the City to provide sewer. She stated that the County does not normally allow over a hundred homes with only one entrance, but it

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would be up to the County. Council Member Malcom stated that the single entrance is her biggest concern. She is also concerned with safety, minimal parking, and street parking. She does not feel the land is conducive to this project; the density is wrong for this land.

Council further discussed other subdivisions within the City.

To deny the rezone.

*Motion by Malcom, seconded by Adcock.
Voting yes were Malcom, Adcock, Little.
Voting no were L. Bradley, Richardson, Garr
Crawford, R. Bradley.
Motion Failed 3-5.*

To approve the rezone with the recommended conditions: (Option 2) 125 homes; 2.45 per acre; a minimum square footage of 1,700 for a 1-story home; a minimum square footage of 2,000 for a 2-story home; playground; junior Olympic size pool with cabana and restrooms; work toward the minimum lot size of no less the 8,500 square feet; homes shall be constructed primarily on front with brick and/or stacked stone, with minor treatments in roof and gables, chimneys and bay windows of fiber cement siding, with the balance of home to be fiber cement siding at minimum; a landscape buffer along Highway 83 that includes planting for screening and brick or stone columns at the professionally landscaped entrance; 40 feet of non-buildable bermed buffer along Highway 83 with 8 foot on center evergreens that are a minimum of 20 gallons; all the grassed area on dwelling lots shall be sodded; the road over the dam shall be fully engineered to allow the width and weight of two lanes of traffic with sidewalks for traffic and pedestrian safety; minimum of two trees with minimum diameter of two inches shall be placed on each lot or preserved on each lot and this does not include evergreen trees.

*Motion by Garrett, seconded by Richardson.
Passed Unanimously.*

To grant the annexation.

*Motion by L. Bradley, seconded by Garrett.
Passed Unanimously.*

III. NEW BUSINESS**1. Appointment – Housing Authority**

To reappoint Mr. Lynn Hill to fill a five (5) year term to expire October 6, 2022.

*Motion by Adcock, seconded by Richardson.
Passed Unanimously*

2. Application – Beer & Wine Package Sales – Valero Food Mart

To approve the application.

*Motion by Malcom, seconded by Garrett.
Passed Unanimously*

3. Application – Beer & Wine Package Sales – Mr. Quick

To approve the application.

*Motion by Richardson, seconded by R. Bradley.
Passed Unanimously*

4. Resolution – Airport Identifier Change

To approve the resolution as presented.

*Motion by Richardson, seconded by Garrett.
Passed Unanimously.*

IV. ADJOURN

*Motion by Richardson, seconded by Adcock.
Passed Unanimously.*


MAYOR


CITY CLERK