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representative that all funds would be utilized only for educational opportunities. Principal McGhee thanked all for their support and provided a brief update on recent school events, activities and the increased SAT scores at Campbell High School.

(C) Proclamation in Recognition of Respect for Firefighters

Mayor Bacon introduced Smyrna Optimist Club representative Betty Turley. Councilman Fennel read aloud and presented the proclamation to Mrs. Turley, who invited all to join in an upcoming recognition ceremony.

Mayor Bacon introduced Doug Stoner, who reminded all that early voting had begun and provided details. Senator Stoner mentioned his role in working with the SBA and that he looked forward to continuing his work with the Mayor and Council.

The Mayor called on Hunter Hill, who expressed his gratitude to the voters in the primary for nominating him to the Senate race. Mr. Hill stated that he would work with the Mayor and Council to build the local economy. He noted the importance of the national election and the opportunity for growth in Georgia. Mr. Hill highlighted his military and business experience that would provide a foundation for leadership in the Senate and asked all present for their support. Mr. Hill provided his contact information and website at [votehunterhill.com](http://votehunterhill.com), encouraging early voting participation.

Councilman Fennel noted that both candidates would be attending the upcoming SBA luncheon.

4. LAND ISSUES/ZONINGS/ANNEXATIONS:

~~(A) Public Hearing -- Zoning Request Z12-005 -- Approval to amend the currently approved building elevations, zoning plan and road sections for the Belmont Redevelopment Project - 47.49 Acre Tract - Land Lots 447, 489, 490, 519 and 520 of the 17th District - Southwest Corner of Atlanta Road and Windy Hill Road - Halpern Enterprises, Inc. (TA)~~

Mr. Taylor shared the location of the property and its zoning history. He noted that it had been rezoned on January 20, 2009 from GCR to Mixed use. Mr. Taylor shared that on September 10<sup>th</sup>, 2012 the Planning and Zoning Board had recommended and approved 5-0 conditional approval. The item had also come before the Urban Design Commission on October 3, 2012 where the elevation was approved contingent upon certain conditions. Mr. Taylor stated that staff recommended approval.

Mayor Bacon announced that this was a public hearing and called for comment. There was none.

Councilwoman Anulewicz called on Mr. Suddreth to present the details of the request. Mr. Suddreth explained that this was a rearranging of the plan with no changes to zoning or the future development map. He elaborated that the four major items included the relocation of units from Pod A to Pod F, modification of the parking structure and building elevations. Mr. Suddreth informed all present that Pod C would be designated from multifamily residential to fee simple retail office condominiums. He displayed the current approved plan including revisions of internal streets. Mr. Suddreth stated that staff recommended approval with stipulations as agreed upon in the later dated January 20, 2009 along with two additional conditions:

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1. The rezoning is subject to the stipulations agreed upon by the applicant in the letter submitted and dated January 20, 2009 by Kevin Moore with Moore, Ingram, Johnson and Steele, LLP.
2. The approval of the zoning amendment shall be in substantial conformity to the zoning plan submitted on August 10, 2012, titled Belmont Zoning Plan and created by Halpern Enterprises, Inc. (Replace stipulation #2 in the letter noted above.)
3. The approval of the zoning amendment shall be in substantial conformity to the road cross sections submitted on August 10, 2012, titled Belmont Road Sections and created by Halpern Enterprises, Inc. (Replace stipulation #A (4) in the letter above.)

Mayor Bacon recognized Kevin Moore, speaking on behalf of Halpern enterprises. Mr. Moore stated that the vision for the development remained the same and that the requested modifications were designed to enhance the project's economic viability. He noted that the construction of the new school impacted the layout of the pods. Mr. Moore stated that Pod F was the largest and would accommodate the multi-family portion. He also explained that the location of Pod F would provide a smooth transition from the existing adjacent apartment complex. The rearrangement would allow the retail portion to front Atlanta Rd. and that neither of these relocations required the approval for a new use. Mr. Moore noted that the principles and developers for the project were available that evening to respond to any questions.

Councilwoman Anulewicz inquired about the type of resident the units would attract. Mr. Bennett Sands of 3715 Northside Pkwy. responded that extensive demographic studies had been conducted and that the targeted applicant would be between 25 and 35 years old. He outlined the number of bedroom types with the majority being studios and 1 bedrooms. Councilwoman Anulewicz asked about rental rates and was informed that the expected opening price would be around \$1.15/sq. ft. with higher occupancy rates approaching 1.35-1.40/sq. ft. Councilwoman Blustein requested an explanation of why studios were preferred in area that was not densely urban. Mr. Sands replied that most residents are more interested in common areas than heavily furnished living space and there was discussion about the appeal of low maintenance living to the younger generations.

Councilman Welch asked for a timetable and was informed that the anticipated start date would be the 1<sup>st</sup> quarter of 2013. Councilmember Anulewicz inquired of the potential to convert to owner occupied was a possibility. Mr. Sands stated it was not anticipated but would be feasible and that units were individually metered. Councilman Lnenicka confirmed the developers' willingness to adhere to the stipulations presented. Councilmember Fennel expressed his gratitude for the diligence and perseverance to pursue the project. Councilwoman Anulewicz stated that during the Urban Design Commission meeting it was made clear that they would like to resolve additional streetscape issues and Mr. Sands concurred. Councilwoman Anulewicz expressed her appreciation for the team's commitment to the plan and the productive level of communication.

**MOTION:** Councilwoman Anulewicz moved to approve Zoning Request Z12-005 - Approval to amend the currently approved building elevations, zoning plan and road sections for the Belmont Redevelopment Project - 47.49 Acre Tract - Land Lots 447, 489, 490, 519 and 520 of the 17th District - Southwest Corner of Atlanta Road and Windy Hill Road - Halpern Enterprises, Inc. Motion was seconded by Councilman Fennel. Councilman Lnenicka confirmed that the stipulations were being included in the vote. Motion was approved 7-0.

Councilwoman Anulewicz stepped away from the Council platform.