

Pre-Council Meeting - Final
October 1, 2018
6:00 PM

*Present: Mayor Max Bacon Charles "Corkey" Welch Tim Gould
Maryline Blackburn Ron Fennel Derek Norton
Andrea Blustein Susan Wilkinson*

Also Present: Tammi Saddler Jones (City Administrator), Scott Cochran (City Attorney), Terri Graham (City Clerk), Scott Andrews (Assistant City Administrator), Ken Suddreth (Director of Community Development), Rusty Martin (Senior Planner), Richard Garland (Director of Parks and Rec), Ashley Youmans (Management Fellow), and Tina Monaghan (Deputy City Clerk)

Mayor Max Bacon called the Pre-Council Meeting to Order at 6:00 PM.

Presentation of Future Land Use Map Regarding Ward 3

Mr. Ken Suddreth, Director of Community Development, introduced two new staff members Mr. Herman Hunter and Mr. William Parker. Mr. Hunter is the City Marshall for Ward 5 and has been with the City about a month. His position is funded through CDBG. Mr. Parker is the Economic Development Coordinator and brings with him a lot of valuable experience.

Councilmember Maryline Blackburn, Mr. Suddreth and Mr. Rusty Martin (Senior Planner) led the presentation regarding Ward 3 Future Land Use Map.

Based upon the comprehensive plan that was done last year, there were some changes that people wanted made in Ward 3. The areas affected are Foster Street, Alexander Street, and Spring Street which acts as the northern boundary. At this point nothing is formal but Community Development wanted to take it through the review process and then receive some direction from Mayor and Council.

Ms. Blackburn said that people in the area want less mixed use and more moderate density to prevent overbuilding which the roads in the area are not able to handle.

Councilmember Andrea Blustein wanted to know what people were not pleased with about the current map.

Councilmember Ron Fennel wanted to know if there was anything pending in the affected area at this time. Mr. Suddreth explained that there was nothing pending at this time.

Mayor Bacon wanted to know if there was enough change to warrant having a public hearing on the matter. Mr. Martin answered that there is no need to a public hearing and that the process would be to take it through the Planning Commission and then back to the Council.

Ms. Blustein stated that she was getting calls complaining about the proposed changes. She is concerned that perhaps people do not understand what the changes call for and mean.

Councilmember Charles “Corky” Welch reiterated what had been said earlier by Community Development which is that the changes do not effect anything right now but pertain to future land use and that the zoning is not changing.

Ms. Blustein mentioned again that she is receiving complaints regarding the change.

Ms. Blackburn asked that complaints be forwarded to her since these changes affect her Ward and she would love to speak to them about their concerns.

City Administrator Report

City Administrator Tammi Saddler Jones spoke about the Grand Reopening of the Smyrna Sensory Garden which will take place Saturday, October 6, 2018 @ 10am. She acknowledged that the Smyrna Jonquil Garden Club has done an amazing job of rehabilitating the garden.

She also mentioned that she had met with Leonard about Sustainable Smyrna and that there is a Resolution pertaining to it in the works which should be covered at a meeting in November.

Assistant City Administrator Scott Andrews with the help of Ms. Ashley Youmans have filled the positions of the Youth Council. There are eleven students representing three different schools. He would like to invite them to a future meeting so that they can meet with elected officials and see how the meetings work.

Ms. Saddler Jones concluded her time by providing an update regarding the hiring of a Public Works Director. There are currently three qualified candidates whom have interviewed with the Mayor. No final decision had been made.

Review of the Agenda for the October 1, 2018 Council Meeting

Mayor Bacon summarized that two City Employees would be recognized during the Mayoral Report and that Item 4B was going to be table at the request of staff.

Ms. Wilkinson expressed concern over the removal of a paragraph per Item 4C. Mr. Suddreth stated that to date, that paragraph had never been used. City Attorney Scott Cochran said that there is no reason not to remove the paragraph.

Mr. Suddreth went through the other items relating to Zoning Amendments and explained that the changes arose from recommendations and others came from work done on the Future Land Use section of the Comprehensive Plan.

Ms. Wilkinson spoke of her concerns relating to density under Item 4F. The rear setbacks for the two new proposed categories are at 25 feet while the ones already in place have a rear setback of 30 feet. She remembered a concern about rear setbacks that happened in the Bennett Woods

Subdivision and felt strongly that all of the rear setbacks should be 30 feet. City Attorney Cochran stated that rear setbacks can be a condition set at the time that someone requests that zoning category.

Mr. Suddreth said in summary that the zoning map does not change and that no one will have these new classifications until they formally request them. All of the amendments on the agenda are a result of requests and suggestions that zoning ordinances be reviewed and if necessary, updated. Rather than create all new ordinances which was not recommended, the best and most viable option was to make amendments to what was already in place.

Mayor Bacon clarified that the work on the zoning ordinance started at the retreat and he agreed that doing things in small steps is the right direction.

There was discussion as to how to best present all of the changes at the Council Meeting. It was agreed upon that the items would be presented together and then discussed and voted on individually.

Mayor Bacon asked if Mr. George Davis would be present at the meeting since he was being reappointed to the Civil Service Board. Ms. Blustein explained that he was out of town and therefore was unable to attend.

In regards to the Zagster Contract extension, Mayor Bacon wanted to see the bikes and the areas where they are stored better maintained.

Assistant City Administrator Scott Andrews advised everyone that the extension of the contract is saving the City a substantial amount of money.

Jason McClure and Ben Petway from Wade's Fine Eatery Good Time Emporium came to speak about their request regarding the "Seeing Red Chili Cook-off" which will take place on October 20, 2018 from 1pm to 6pm. They were requesting the use of linear park on Concord Road for the event as well as extension of alcohol sales to parking spaces in front of the restaurant.

Mayor Bacon expressed concern about parking which was a problem at the last event.

The gentleman assured the Mayor and Council that the parking issues have been resolved and that there will be valet parking in place as well as overflow parking at the church. They stated that the cook off will benefit the Fire Department. They also talked about how they would like to work on some possibilities that they feel will make future events even better and how they hope that Mayor and Council would get involved and maybe even serve as a judge at the cook off.

Mayor Bacon adjourned the Pre-Council Meeting at 6:53 PM.