



City of Smyrna

2800 King Street
Smyrna, Georgia 30080

Meeting Minutes - Final Committee of the Whole

Thursday, June 29, 2017

6:00 PM

City Hall

Roll Call

Council: Mayor Max Bacon, Teri Anulewicz, Andrea Blustein, Ron Fennel, Derek Norton, Corkey Welch, Doug Stoner, Susan Wilkinson

Staff: Tammi Saddler Jones (Interim City Administrator), Scott Cochran (City Attorney), Christiana Craddock (Executive Assistant to the City Administrator), Christy Ullman (Executive Assistant to Mayor and Council), Terri Graham (City Clerk), Ken Suddreth (Community Development Director), Richard Garland (Parks & Rec Director), Scott Stokes (Public Works Director), Chief David Lee, Rusty Martin (City Planner), Mary Moore (Library Director), and Maxwell Ruppensburg (Government Management Fellow).

Guests: Larry Terry (Croy Engineering), Jim Summerbell (Jacobs)

Call to Order

Mayor Bacon called the meeting to order at 6:00pm.

City Administrator Report

[2017-248](#)

Admin Report - 6/29/17

Attachments: [Admin Report 6.29.17 - FINAL.pptm](#)
[Admin Report 6.29.17 - FINAL.pptx](#)

City Administrator Tammi Saddler Jones began her administration report and showcased the new photo of the Market Village colonnade that is on the City website and a video of the new Market Village pedestrian crosswalk. Mr. Richard Garland spoke about the field improvements at Jonquil Park as well as the new turfplaning equipment being used at Chuck Camp Park. A video was shown to illustrate the advanced technology and he said the contractor is the only person in GA, SC, FL, AL, and TN who has the legal right to use the machine and mentioned that he also did work at Augusta National. He said the excess mulch would be added to the sand pile at Public Works to be used as fill dirt wherever needed. He said the field would be ready in about three weeks. There was brief discussion about synthetic turf versus real, and Mr. Richard Garland said given the proper resources, he could have all the fields in the City in exceptional condition with real sod in two years. Next, City Administrator Tammi Saddler Jones handed out the job description for the museum manager position for Council to review, and she said it would be posted soon and there had already been a lot of interest in the position.

[2017-249](#)

Ordinance Revisions/Updates

Attachments: [Sec. 6 2. Definitions - Wine Revision.pdf](#)
 [Sec. 6 77. Growler malt beverage shop tasting license.pdf](#)
 [No Parking Sign Ordinance.pdf](#)

City Attorney Scott Cochran said he had a few ordinance updates to review with Council, beginning with one regarding no parking areas called "How Vehicles Are to Be Parked." He said he and Chief Lee took what the state had and expanded upon it, with the main issue being that it states the City can designate, only by a vote of Council, areas as "no parking areas" by adopting a resolution that says the area is a dangerous parking area to those using the roadway. He said the same vote by Council would be required to take down "no parking" signs as well. There was also a citizen request option where citizens can present a petition to the City Engineer who will act on it and bring it to Council, giving them the final decision. He said there were exceptions in the ordinance for temporary reasons, such as festivals and construction zones, in which case staff can designate an area "no parking" for up to 30 days. He added that the citizen request/petition had to be supported by 70% of those affected and had to be the property owners and the petition would have to go through Staff first. However, any time Staff wants to initiate a no parking area, they can just bring it to Council. There was discussion about allowing discretion by the police department, and Mr. Scott Cochran said yes, just as with everything, the police officers have discretion when it comes to ticketing and enforcing the no parking areas. There was also discussion on how this could not be enforced on private streets.

The next ordinance was regarding the growler store in Market Village. He said the owner, Brandon, had approached Council and Administration numerous times to be able to operate his store the same way the wine store operates. He explained that the wine store is set up to allow people to purchase a glass of wine there, and the ordinance states that as long as the gross revenue received from the wine consumed on premise is less than 25% of the gross revenue, then it is okay. Councilmember Teri Anulewicz said the growler store was not allowed to sell pints of beer to its customers, only 5-2oz tastings. Mr. Scott Cochran said that was correct and this ordinance would allow for the growler store to sell a beer to a customer and operate under the same gross revenue stipulation. Mayor Bacon asked how this would be enforced, and Mr. Scott Cochran said that every quarter the store would be required to give the business license officer a report of their gross revenues to prove they meet these requirements. He said he added that stipulation to the wine store ordinance as well, because they currently did have the same reporting requirement. He also stated that the growler store sold lots of other things besides beer, such as green eggs, local food products, and grilling equipment. He said these ordinance revisions would put the growler store and wine store on equal footing. He said there was one other specification in the growler ordinance revision that said 40% of the gross revenue had to be obtained from beverages sold in growler containers, and this was to make sure other liquor stores do not qualify for the same on premise pouring privilege.

Mayor Bacon asked what their permit fee was, and Mr. Scott Cochran said both the wine specialty and growler permits were add-ons to the package license and were cheap. Councilmember Welch said they are licensed as package stores first and then they pay extra for the specialty permits, and said he did not have a problem with the ordinance revision. Mayor Bacon said as long as everyone was on the same playing field, he was fine with it. He asked about the request about open containers in the market village area, and Councilmember Teri Anulewicz said that had been brought up before, but was a separate issue. Mayor Bacon asked that Council get input and comments from the existing bar/restaurant owners in Market Village. Mr. Scott Cochran reiterated that the growler amendment now treats it and the wine store equally and to have two specialty shops in the same complex operating under

different stipulations was a problem. Mayor Bacon asked that these ordinances be put on the agenda for the July 17th meeting.

Comp Plan & Land Use Map Review - Ken Suddreth

[2017-237](#)

Jim Summerbell - Jacobs

Attachments: [2017-06-29 Guide Smyrna_Council Briefing_v2.pptx](#)
[Draft SCP 2040 FLUM 30x40 v7.pdf](#)

Mr. Jim Summerbell from Jacobs began the presentation and said he would be focusing on the Future Land Use Map. He said the map was a key tool used by Staff and Council for zoning decisions and helps the legal defensibility of zoning decisions and provides a clear indication of where the City sees itself being. He said the map and the Comp Plan integrated the findings and recommendations of previous studies, such as the LCI Study, Vision Plan, and S. Cobb Drive Corridor study. He said the process had input through stakeholder interviews, steering committee meetings, surveys, public hearings, and an open house. He said in July Council would be voting to transmit the preliminary study to ARC for their review and comments, and then the final vote and adoption would happen in October.

Mr. Summerbell explained that the Future Land Use Map was not a zoning map and did not dictate what someone can or cannot do on a property. He said it was a tool taken into consideration when rezoning parcels. He said there were some changes proposed for the new map, mainly a much greater level of specificity. He also said there were now 5 residential categories (instead of the previous 4) with the addition of medium high density (6-10 units/acre), a new regional activity center category (for developments around The Battery), a new Industrial Mixed Use category for certain industrial areas in the City primed for redevelopment (loft housing, maker spaces, commercial/retail), and a private recreation/conservation use category (land held by an HOA, flood plain areas). He said the map also updated zoning requirements to reflect the accurate residential densities and showed more public facilities.

Mr. Summerbell elaborated on six key areas where changes took place: added regional mixed use category to the Spring Road/SunTrust Park area; added the Spring Road Linear Park on both sides of Spring Road with a new industrial mixed use area down Jonquil Drive; Extended the Mixed Use area around Roswell Street; Updated densities around Market Village and added the Concord Road Linear Park; Widened Windy Hill Road, showed the linear Park, and also identified a possible new park area off Valley Oaks Drive (property mainly in flood plain); and Identified several areas as mixed use on South Cobb Drive, which came directly from the South Cobb Drive Corridor Study. Mayor Bacon asked how they came up with the Valley Oaks park idea, and Mr. Summerbell said it was a recommendation that came out of the Steering Committee because of the nature of the neighborhood and the property being undevelopable in flood plain. Mayor Bacon asked if the City would have to acquire the property, and he said yes. Councilmember Wilkinson asked for clarification between the pink and red parcels around the South Cobb Drive area, which were mixed use and commercial, and there was discussion about those two uses in that area. Councilmember Wilkinson made mention of the mixed use category and referenced the 4th concept in the South Cobb Corridor Study had more commercial and less residential. Mr. Ken Suddreth said the map would be emailed out to Council so they can review it further.

Review of July 5, 2017 Mayor and Council Agenda

Mayor Bacon asked who was going to be absent from the Council meeting next week, and Councilmember Doug Stoner and Councilmember Ron Fennel said they would not be able to attend.

Under Consent, there were three minutes items and a correction for the Perez Planning Master Plan dollar amount. There was also a bid award for the Church Road Storm Drain repair, and Mr. Scott Stokes explained where the work would be done (just below Surrey Park on Church Road).

Other Business

Councilmember Ron Fennel congratulated the Smyrna Sharks for an undefeated season.

Councilmember Teri Anulewicz said her son's Boy Scout troupe would be at the Council meeting, working on their Citizenship in the Nation badge, and Mayor Bacon said he would invite them to come help lead the Pledge of Allegiance. She also said she would be out of town July 6 – July 16.

Councilmember Wilkinson said she enjoyed her classes at GMA and suggested Council get together to discuss what they learned in their classes. She said she learned a lot in the bike-friendly communities class she took with Councilmember Stoner.

Councilmember Derek Norton thanked everyone for attending the dinner sponsored by his wife's company at GMA. He also mentioned briefly that Barb Allen, Chair of the Public Safety Foundation, needed some storage space for all of the things she has to keep for the foundation, and Chief David Lee said he would help find some storage space for her.

City Clerk Terri Graham said campaign disclosures were due tomorrow, June 30th, and their CCDR's were due next week.

Mayor Bacon mentioned that the temporary fire station was in need of curtains.

Mr. Scott Stokes gave an update on the asbestos abatement for the old Fire Station 2, and said the demolition of the Fire Station should be done around the end of July.

Councilmember Doug Stoner said Councilmember Teri Anulewicz did a wonderful job at the Council for Quality Growth on her presentation for Smyrna. She thanked Ken Suddreth, Tom Boland, and Jennifer Bennett for their assistance.

Excutive Session - Personnel

Councilmember Ron Fennel made a motion to go into Executive Session for the purpose of personnel; seconded by Councilmember Doug Stoner. The motion carried by a unanimous vote.

Councilmember Ron Fennel made a motion to exit out of Executive Session; seconded by Councilmember Doug Stoner. The motion carried by a unanimous vote.

Adjournment

Mayor Bacon declared the meeting adjourned at 7:30pm.

