



City of Smyrna

2800 King Street
Smyrna, Georgia 30080

Meeting Minutes - Final City Council

Monday, March 20, 2017

7:00 PM

Council Chambers

Roll Call

Present: 8 - Councilmember Derek Norton, Mayor Max Bacon, Councilmember Andrea Blustein, Councilmember Teri Anulewicz, Councilmember Charles Welch, Councilmember Susan Wilkinson, Councilmember Doug Stoner and Councilmember Ron Fennel

Also Present: 12 - Scott Cochran, Mike L Jones, David Lee, Louis Defense, Eric Randall, Scott Stokes, Terri Graham, Heather Corn, Ken Suddreth, Russell Martin, Jennifer Bennett and Jon Carter

Call to Order

Mayor Max Bacon called the March 20, 2017 meeting of the Mayor and Council to order at 7:00 PM.

1. Invocation and Pledge:

The Invocation and Pledge of Allegiance was led by Pastor Kerrick Butler of Faith Christian Center, located at 3059 South Cobb Drive. Pastor Butler also serves as The City of Smyrna's Senior Chaplain for Public Safety.

2. Agenda Changes:

Mayor Bacon noted that item 6B would be tabled.

3. Mayoral Report:

A. Citizen's Police Academy Graduating Class Ceremony and Presentation of Certificates

Sponsors: Norton

MPO Louis Defense and Major Jon Carter presented the fifth class of the Smyrna Police Departments Citizen's Police Academy to the Mayor and Council and gave them their graduation certificates.

Students from Campbell High School were present and spoke about the vote for the Education SPLOST and encouraged all to vote on Tuesday March 21. They also directed the public to their video at <https://www.vimeo.com>, Campbell High School SPLOST Support

Ms. Susan Thayer came forward and thanked the Mayor and Council for their support of City schools and also spoke about the SPLOST vote and education.

4. Land Issues/Zonings/Annexations:

A.

Public Hearing - Zoning Request Z16-002 - Rezoning from GC to RTD-Conditional for the construction of 68 townhome units - 7.25 Acre Tract - Land Lot 606 - 4710, 4730, 4750, 4760, 4770 & 4780 Camp Highland Road - Prime Interest, Inc.

Sponsors: Fennel

City Administrator Mike Jones read the following background for this item:

This is a zoning request (Z16-002) for the rezoning from GC to RTD-Conditional for the construction of 68 townhome units - 7.25 Acre Tract - Land Lot 606 - 4710, 4730, 4750, 4760, 4770 & 4780 Camp Highland Road - Prime Interest, Inc.

Prime Interest, Inc. is requesting the rezoning of the subject property from GC to RTD-Conditional for the development of a 68-unit townhome subdivision at a density of 9.37 units per acre.

This zoning request was recommended for approval by the Planning and Zoning Board at the October 10, 2016 meeting by a vote of 6-0. This zoning request was tabled by the Mayor and Council from the November 21, 2016 meeting to the December 19, 2016 meeting. This zoning request was tabled by the Mayor and Council from the December 19, 2016 meeting to the January 17, 2017 meeting. This zoning request was tabled by the Mayor and Council from the January 17, 2017 meeting to the February 20, 2017 meeting. This rezoning request was tabled by the Mayor and City Council from the February 20, 2017 meeting to the March 20, 2017 meeting at the request of the applicant.

Mayor Bacon called the public Hearing and several attendees came forward to be sworn in to speak by City Attorney, Scott Cochran.

Senior Planner Rusty Martin was invited to the podium by Councilmember Ron Fennel to review the the proposed site plan, future land use map, the proposed home elevations shown and front home elevations. Pictures of the site were shown as well as the adjacent properties.

Community Development recommends approval of the request rezoning from GC to RTD-Conditional with the following conditions:

Standard Conditions

(Requirement #16 from Section 1201 of the Zoning Code is not applicable)

1. The composition of the homes in a residential subdivision shall include a mixture of elements including; but not limited to: brick, stone, shake, hardy plank and stucco. No elevation shall be comprised of 100% hardy plank siding. The residences whose lots abut external roadways shall not be permitted to utilize hardy plank for any elevation facing these roads.

2. The developer shall provide an undisturbed buffer with a minimum width of 20 feet parallel to any right-of-way external to the development (except along Camp Highland Road and where the discharge from the detention facility cross the buffer along East/West Connector as shown on the submitted site plan).

3. There shall be protective covenants on all lots. These protective covenants shall be supplied to the city prior to the issuance of a building permit.

4. The developer shall provide at least 200 square feet of common space per lot. This common space shall be developed with improvements for the residential subdivision such as: gazebos, fountains, recreational/playground equipment or walking trails. The common space shall be controlled and maintained by the Homeowners Association.

5. The detention pond shall be placed and screened appropriately to be unobtrusive to homes inside and outside the development. The storm water detention plan shall be designed to create at least a 10% reduction in a 2- year to 100-year storm event.

The City Engineer shall approve all plans.

6. All utilities within the development shall be underground.
7. The developer shall be responsible for any traffic improvements (including additional right-of-way dedications) deemed necessary by the City during construction plan review. Sidewalks shall be provided by the developer inside the subdivision and outside the subdivision adjacent to any public right-of-way consistent with City's requirements for the extent of the development. A grass buffer with a minimum width of 2' shall be provided between the back of curb and sidewalk.
8. The developer shall install a deceleration lane at the entrance for the subdivision. The deceleration lane shall have a minimum length of 150 feet with a 50-foot taper.
9. A strip of brick pavers or stamped concrete shall be installed on the street at the subdivision entrance for a minimum distance of 20 feet.
10. The development of any streets (including private) shall conform to the city's standards for public right-of-ways.
11. No debris may be buried on any lot or common area.
12. The developer will install decorative streetlights within the development, subject to approval by the city engineer. Utilization of low intensity, environmental type lighting, the illumination of which shall be confined within the perimeter of the subject property through the use of "full-cutoff lighting".
13. The developer will comply with the City's current tree ordinance (unless noted elsewhere). All required tree protection measures shall be adhered to by the developer during construction.
14. All landscape plans must be prepared, stamped, and signed by a Georgia Registered Landscape Architect for any common areas or entrances.
15. All yards and common areas are to be sodded, and landscaped. Irrigate as appropriate.
16. A Level I Archeological Study shall be provided for the development. The developer shall verify to the city that any historical or archeological features (including civil war trench lines or evidence of encampments) identified in the study will be protected from development prior to the issuance of a permit for any land disturbance activities.

Special Conditions

17. The development shall maintain the following setbacks:

Exterior Setbacks

Front - 15'

Side - 25'

Rear - 40'

Interior Setbacks

Front - 10'

Street Side - 0'

Rear - 10'

8. The buildings within the development shall maintain the following building separations:

Front to Front- 50'

Rear to Rear - 40'

Side to Front/Rear - 30'

Side to Side - 30'

19. Each townhome building shall be limited to no more than six units per building.
20. Driveway - 22' minimum length from building face to back of sidewalk or back of curb if no sidewalk is present.
21. Each home shall have a fire sprinkler system approved by the City's Fire Marshal.
22. The right-of-way along Camp Highland Road shall be increased to 50 feet. Therefore, a small dedication is required along the right-of-way.
23. The developer shall provide a 5' sidewalk with a 2' grass buffer along Camp Highland Road for the length of the development and a 5' sidewalk within the subdivision.
24. The developer shall provide a four-way stop at the entrance of the subdivision

and the intersection with Camp Highland Road and Claybrooke Drive. The City Engineer must review and approve all plans.

25. The developer shall provide a crosswalk (with associated signage and notification devices) across Camp Highland Road at the bridge. High intensity LED's shall be incorporated in the crosswalk signage. The City Engineer must review and approve all plans.

26. The developer shall provide a minimum 10' landscape buffer per Section 503 of the Zoning Ordinance along the western property line.

27. No storm water management facility or portion thereof shall be located on any portion of the proposed lots. The storm water management facilities shall be solely located on the HOA's property.

28. All trees within the limits of disturbance and not located within a tree protection area must be removed during the land clearing and grading phase of the development.

29. Approval of the subject property for the RTD zoning district shall be conditioned upon the development of the property in substantial compliance with the site plan submitted 9/30/2016 created by Planners and Engineers Collaborative and all zoning stipulations above.

30. The applicant shall build the townhomes in substantial compliance to the building elevations submitted and dated 9/30/2016. Building fronts shall have a staggered appearance. Approval of any change to the elevations must be obtained from the Director of Community Development.

31. The additional stipulations agreed upon by the applicant in the letter submitted and dated on September 30, 2016 by Kevin Moore. If there should be a discrepancy between the stipulations in the September 30, 2016 letter and the stipulations stated above, the stipulations stated above shall apply.

32. Infrastructure decision on whether to be public or private will be made by the city after the submittal of civil site design.

Representing the applicant, Mr. Kevin Moore came forward to speak regarding this item.

Mr. Moore remarked that the proposed site plan was a result of many meetings with staff as well as citizens. This project was a mix of townhomes and single family detached residential.

Public Hearing:

Katherine is a resident in a neighboring subdivision. She is representing her neighborhood and although they do not have a problem with the development they do have concerns regarding the safety. Claybrook is used as a shortcut and she spoke about a proposal sent to City Engineer Eric Randall regarding the entrance and exit for the subdivision. They feel it will quadruple the traffic on this one road if left the way it is currently designed. The bridge and the railroad is a concern and they would like more information regarding the mentioned crosswalks. Additionally, townhomes bring a demographic that bring students and that would be a significant growth to the local school systems.

Steve K. is on the Weatherbrook Subdivision Board and is also representing his subdivision. He spoke regarding public safety and sewer tapping as well as improvements to Camp Highland Road.

Councilmember Fennel invited City Engineer Eric Randall to the podium to answer some of the concerns raised.

He noted that he had met with the HOA on February 28, 2017 and had received the proposed entrance / exit plan submitted by the subdivision. He also noted that Camp Highland at the East West Connector was controlled by Cobb County DOT. It was not his recommendation to have a right in only and right out only for the proposed subdivision.

Councilmember Wilkinson wanted clarification as to the crosswalk being an LED lighted crosswalk.

Public Works Director Scott Stokes came to the podium as well and gave some

clarification regarding the tapping into the sewer of the Weatherbrook Subdivision for the proposed project.

He stated that once the City was happy with the lines, the developer would give the City an easement through the property and we would assume portions of the lines to be public. The new development will be public sewer and public water.

A motion was made by Councilmember Ron Fennel to approve item 2016-40 for zoning request Z16-002 a rezoning from GC to RTD-Conditional for the construction of 68 townhome units - 7.25 Acre Tract - Land Lot 606 - 4710, 4730, 4750, 4760, 4770 & 4780 Camp Highland Road - Prime Interest, Inc., a second was made by Councilmember Doug Stoner. The motion carried by the following vote:

Aye: 7 - Councilmember Norton, Councilmember Blustein, Councilmember Anulewicz, Councilmember Welch, Councilmember Wilkinson, Councilmember Stoner and Councilmember Fennel

B.

Public Hearing - Zoning Request Z17-002 - Rezoning from NS to OI-Conditional for the development of a 17,500 sq. ft. church - 5.5 Acres - Land Lot 700 - Southeast corner of the intersection of Atlanta Road & Campbell Road - Covenant United Methodist Church, Inc.

Sponsors: Norton

City Administrator Mike Jones gave the following background for this item:

This was a zoning request (Z17-002) for the rezoning from NS to OI-Conditional for the development of a 17,500 sq. ft. church - 5.5 Acres - Land Lot 700 - Southeast corner of the intersection of Atlanta Road & Campbell Road - Covenant United Methodist Church, Inc.

Covenant United Methodist Church is requesting to rezone 5.5 acres of a 7.53 acre site from NS to OI-Conditional for the development of a new church. The remaining 2.034 acres will remain zoned NS and will be developed in the future. The subject property under consideration for rezoning is currently zoned NS and undeveloped. The applicant is proposing to construct a 17,500 sq. building with a 350 seat sanctuary, a kitchen, administrative offices and adult education classrooms. The building will be orientated towards Atlanta Road with a majority of the parking located behind the building.

The Planning and Zoning Board heard the zoning request at the February 13, 2017 meeting and made a recommendation for approval with staff conditions by a vote of 5-1.

Mayor Bacon called the public hearing and one person came forward to be sworn in by City Attorney Scott Cochran.

Senior Planner Rusty Martin was invited to the podium by Councilmember Derek Norton.

He reviewed the future land use, the proposed site plan and reviewed the density. He also reviewed the buffer variance requests. He noted that staff was not supportive of reducing the buffer towards the residential side of the development.

The landscape buffer cross-section was shown and discussed.

Community Development recommends approval rezoning the subject property from NS to OI-Conditional for the development of a 17,500 sq. ft. church with the following conditions:

Standard Conditions

(Requirement #2, 3, 4, 9, 10, 12 and 16 from Section 1201 of the Zoning Code is not applicable)

1. The composition of the building in the development shall include a mixture of elements including; but not limited to: brick, stone, shake, hardy plank and stucco. No elevation shall be comprised of 100 percent hardy plank siding. The building elevations along external roadways shall not be permitted to utilize hardy plank for any elevation facing these roads

2. The retention pond shall be placed and screened appropriately to be unobtrusive to homes inside and outside the development. The storm water detention plan shall be designed to create at least a ten percent reduction in a 100-year storm event. The city engineer shall approve all plans.
3. All utilities within the development shall be underground.
4. The developer shall be responsible for any traffic improvements (including additional right-of-way dedications) deemed necessary by either the City or the County during construction plan review. Sidewalks shall be provided by the developer inside the subdivision and outside the subdivision adjacent to any public right-of-way consistent with City's requirements for the extent of the development. A grass buffer with a minimum width of 2' shall be provided between the back of curb and sidewalk. The grass buffer may be waived if it is deemed unnecessary by the City Engineer.
5. The developer shall install a deceleration lane at the entrance for the subdivision. The deceleration lane shall have a minimum length of 150 feet with a 50-foot taper.
6. No debris may be buried on any lot or common area.
7. The developer will comply with the City's current tree ordinance. All required tree protection measures shall be adhered to by the developer during construction.
8. All landscape plans must be prepared, stamped, and signed by a Georgia Registered Landscape Architect for any common areas or entrances.
9. All yards and common areas are to be sodded, and landscaped. Irrigate as appropriate.
10. A Level I Archeological Study shall be provided for the development. The developer shall verify to the city that any historical or archeological features (including civil war trench lines or evidence of encampments) identified in the study will be protected from development prior to the issuance of a permit for any land disturbance activities.

Special Conditions

11. The development shall maintain the following minimum setbacks:

Front - 50'

Side - 15'

Rear - 50'

12. Any proposed dumpsters shall be surrounded by a three-sided brick or stucco enclosure with an opaque gate in the front. The lid of the dumpster shall be made of rubber.
13. Any utility boxes, HVAC components, or accessory components to the commercial building shall be screened from the public right-of-ways and adjoining property owners.
14. The building shall have entry doors along Atlanta Road.
15. The subject property shall be limited to one right-in/right-out driveway on Atlanta Road. The developer shall provide inter-parcel access from the proposed driveway to the property at the intersection of Atlanta Road and Campbell Road.
16. The developer shall provide signage directing south bound Atlanta Road traffic to use the Campbell Road entrance to access the traffic light to head south on Atlanta Road.
17. The developer shall be responsible for any water and sanitary sewer improvements deemed necessary by the Public Works Director during construction plan review.
18. The developer shall provide a straight access from the Campbell Road entrance to the site. The proposed dog-leg in the access drive reflected on the zoning plan shall be removed during the plan review and permitting process.
19. The developer shall provide storm water management for the entire 7.53 acres on-site in one detention facility in accordance with the requirements of the City's Storm water Management Ordinance.
20. The developer shall provide a 50' landscape buffer in accordance with Section 503 of the Zoning Ordinance along eastern property line that abuts single-family residential.

21. The developer shall provide a 10' landscape buffer in accordance with Section 503 of the Zoning Ordinance along southern property line that abuts multi-family residential.

22. Approval of the subject property for the Office Institutional (OI) zoning district shall be conditioned upon the development of the property in substantial compliance with the submitted site plan dated 1/13/2017 created by Acme American. All listed recommendations above shall be addressed during the plan review process.

23. The applicant shall be bound to the building material and architectural features illustrated on the elevations submitted 1/13/2017. If there is any change to the elevations, it must be approved by the Director of Community Development.

Mr. Kevin Moore is present and representing the applicant and property owner, Pastor David Moore. This rezoning was a downzoning project on the corner of Atlanta Road and Campbell Road.

He reviewed that even though a 50' buffer was asked for by the neighbors, a 30' buffer was the churches preference.

Councilmember Welch asked the applicant if they would consider moving the fence to within 20' of the property line and they stated yes they would. It was currently located 10' within the property line.

Public Hearing:

Eileen came to the podium and spoke about the Methodist church being built in her backyard. She had no aversion to a church but did have trouble with its proximity to her home. She does not understand the request for variances since the ordinances are there for a reason. She presented signed sheets by other residents on Argyle to the Mayor and Council requesting the 50' buffer as well as a higher fence.

Councilmember Norton stated he was very pleased to see a church locate to this property and it was his recommendation to stay with the 50' buffer.

A motion was made by Councilmember Derek Norton to approve item 2017-70 zoning request Z17-002 for a rezoning from NS to OI-Conditional for the development of a 17,500 sq. ft. church - 5.5 Acres - Land Lot 700 - Southeast corner of the intersection of Atlanta Road & Campbell Road - Covenant United Methodist Church, Inc. with the conditions recommended by Community Development and following the 50 ft buffer required by the ordinance, the second was made by Councilmember Doug Stoner. The motion carried by the following vote:

Aye: 7 - Councilmember Norton, Councilmember Blustein, Councilmember Anulewicz, Councilmember Welch, Councilmember Wilkinson, Councilmember Stoner and Councilmember Fennel

C.

Public Hearing - Zoning Request Z17-003 - Modification of the site plan and building elevations - 82 Acres - Land Lots 61, 171, 172, 174, 175, 176 & 284 - Riverview Road from Nichols Drive to Dickerson Drive - The Ardent Companies, LLC

Sponsors: Fennel

City Administrator Mike Jones read the following background for this item:

This is a zoning request (Z17-003) for the modification of the site plan and building elevations - 82 Acres - Land Lots 61, 171, 172, 174, 175, 176 & 284 - Riverview Road from Nichols Drive to Dickerson Drive - The Ardent Companies, LLC

The applicant is requesting a zoning amendment to modify the site plan and building elevations of the 82-acre mixed use development off Riverview Road and Nichols Drive. The currently approved mixed use development (Z13-015) consisted of 155 single-family residences, 332 townhomes, 165 condominium flats, 200 residential senior housing units; and, 850 apartment units. Overall, the development consisted of 1702 new residential units and 190,000 square feet of commercial space for a total square footage of 2,345,550 square feet for the entire development. The density for the site was 19.42 units per acre or 26,772 square feet per acre. The zoning proposal

under consideration will reduce the commercial space down to 3,000 sq. ft. and the residential units down to 65 single-family units, 233 townhome units and 310 multi-family units. The proposed development will result in 608 residential units and 3,000 sq. ft. of commercial space. The zoning proposal will result in a net change of 1094 residential units and 187,000 sq. ft. of commercial space.

The applicant is requesting a zoning amendment to modify the site plan and building elevations of the 82-acre mixed use development off Riverview Road and Nichols Drive. The development was approved by the Cobb County Board of Commissioners (BOC) on March 15, 2011 by a vote of 4-1. Prior to rezoning, the project received positive findings on the required Development of Regional Impact (DRI) review from the Atlanta Regional Commission (ARC) and the Georgia Regional Transportation Authority (GRTA). As part of the rezoning of the property, the County BOC added zoning stipulations that required the development to meet the recommendations outlined by GRTA and ARC in the DRI review. Between the rezoning in Cobb and the annexation into Smyrna, the applicant demolished the existing buildings, removed all debris and partially graded the site. The subject property was annexed and rezoned into Smyrna on November 18, 2013 by a vote of 7-0 (Zoning Case Z13-015) with the zoning conditions carried over from the County. The previous property owner began construction on the Riverview Road improvements and should be complete by the end of 2017.

Mayor Bacon called the public hearing and Scott Cochran swore in those who wished to speak.

Community Development Director Ken Suddreth came to the podium and review the following:

The original zoning consisted of 1700 residential units with a variety of housing. In addition there was over 190,000 of commercial retail space that has since been removed. The property was sold to new developer and they propose to downzone the property and building elevations. They have eliminated commercial use and significantly reduced total housing down to 608 units. This is in Ward 7 along the Chattahoochee River and currently the site is vacant. There is also 12 acres of park to be along the river and donated to the City as a public park.

Community Development recommends approval of a zoning amendment to modify the currently approved site plan and building elevations with the following conditions carried over from Zoning Case Z13-015 (changes to these stipulations are highlighted in yellow in the staff memo which is an attachment to this item):

1. Approval of the rezoning shall be conditioned upon the all the zoning stipulations agreed upon and approved in the March 15, 2011 Cobb County Board Commissioner's Meeting Minutes. All parts of the of meeting minutes which reference Cobb County Codes or Ordinances have been modified below to reference City of Smyrna Codes and Ordinances.
2. Approval of the zoning amendment shall be conditioned upon the Rezoning Plan.
3. Approval of the rezoning shall be conditioned upon the Industrial Buffer Plan submitted 2/13/2017 as part of the Planning and Zoning Board Meeting.
4. A permanent public ingress/egress from Dickerson Drive shall be provided above the 100-year flood plain elevation (El. 766 effective March 4, 2013), with access to and through the northern portion of the project prior to the issuance of the first Certificate of Occupancy.

Zoning Stipulations from the February 10, 2011 Letter created by Mr. Garvis Sams

General Stipulations Applicable to the Overall Development

5. *The revised stipulations and conditions set forth herein shall replace and supercede in full any and all prior stipulations and conditions in whatsoever form which are currently in place concerning the property which constitutes the subject matter of the above-captioned application for rezoning ("subject property").*

6. *The total site area of the subject property consists of 81.95 acres which shall be developed as a Mixed Use Development including the following: Single-Family Residential, Townhomes, Apartments, Retail, and Community Facilities.*

7. *As part of the future development of the subject property, there shall be Protective Covenants which will be incorporated and expanded as each phase of the proposed community is permitted and platted and which will run with the subject property for the maximum time frame allowed by law, which will include all phases of the proposed community. Concurrently therewith, Property Owner Associations will be formed which will include all components of the proposed development on a phased development basis. The Association(s) shall be responsible for the oversight, up keep and maintenance of the entrance areas, common areas, community buildings and structures, open space areas and similar features contained within the overall community (i.e. walking trails, bike paths, sidewalks, etc.).*

8. *The Associations to be formed shall have Architectural Design Regulations which shall control such items as signage and other usual and necessary covenants and restrictions to protect the quality and integrity of the overall development.*

9. *Consistent with GRTA recommendations, the various entrances to the proposed community shall include, with potential modifications, the following: Six (6) intersection locations along Riverview Road; eight (8) intersection locations along Nichols Drive; twelve (12) intersection locations along Armstrong Place; and one (1) intersection location on Dickerson Drive.*

10. *All entrance signage shall be ground-based, monument-style signage with finish, materials and colors being insubstantial conformity to the architectural style embodied in the mixed-use development. There shall be no billboard signs, no roof signs unless architecturally integrated into an approved building design and no exterior, temporary signs excepting only grand opening signage and signage indicating the coming development. Freestanding signage, including sandwich-style retail boards and other signage shall be permitted in accordance with the terms and provisions of the City of Smyrna Sign Ordinance.*

11. *Consistent with ARC and GRTA recommendations, at full build-out, there shall be a network of walking trails and bicycle paths located within the proposed community which shall link the various components of the development. In addition, at full build-out, the Developer shall construct an eight foot to twelve foot (8' to 12') wide trail along the Chattahoochee River frontage unless prohibited by City of Smyrna's regulations or where environmental features prohibit cost-effective connections to be built. The trail may be constructed of gravel or other pervious material with input from the City Engineer and the Upper Chattahoochee River Keeper.*

12. *Lighting within the proposed mixed-use community shall be chosen by the Developer and shall be environmentally sensitive, appropriately spaced for safe lighting purposes (i.e. per the Photometric Plan) and whenever possible shall be themed to the architectural style of the buildings and residences to be constructed and shall be utilized throughout the community. Effort shall be made to make all lighting as unobtrusive as possible.*

13. *Compliance with the recommendations and conclusions contained within that certain Archaeological Reconnaissance Report prepared by R.S. Webb & Associates. Additionally, compliance with Cobb County Historic Preservation comments and recommendations as provided in the Cobb County Staff Review completed for Z-28.*

14. *Minor Modifications to Minor Modification to the stipulations/conditions, Master Plan, lighting, landscaping, architecture, site features and the like may be approved by the District Councilperson as needed or necessary.*

15. *All setbacks and buffer areas may be penetrated for purposed of detention, utilities and stormwater management as long as such encroachments satisfy City of Smyrna and MRPA regulations.*

16. *An agreement to comply with City of Smyrna Development Standards and Ordinances related to project improvements except as approved herein by the Board of Commissioners, the Cobb County Department of Transportation or the Cobb County Community Development Agency, as their respective authority may allow.*

17. *Compliance with written recommendations from Cobb County Stormwater Management Division with respect to the location, configuration and methodology of water quality and on-site detention (if any). Additionally, an agreement to the following:*

a. To design and adhere to the Best Management Practices in the construction of detention and water quality areas on site with such design and installation based upon City of Smyrna Development Standards. To the extent that such infrastructure exceeds these standards, they may be installed in lieu of contributions to the Cobb County Off-Site Detention Fund.

b. All above-ground detention areas shall be landscaped and/or fenced in accordance with City of Smyrna Development Standards.

c. In order to improve water quality, reduce target contaminant loads and to maintain higher water quality standards by addressing run-off and pollution for non-point sources, the Developer and Cobb County have jointly applied for an EPA 319 Grant which proposed improvements, if jointly funded by the Developer and EPA, will be completed in accordance with the submitted grant application.

d. To the extent City of Smyrna and the ARC concur with the same, compliance with the comments of the Chattahoochee River Keeper, dated November 30, 2010.

e. Compliance with provisions of the Metropolitan River Protection Act ("MRPA").

f. Compliance with the Letter of Map Revision issued by FEMA on February 26, 2010 for this segment of the Chattahoochee River.

g. All proposed structures must meet the elevation freeboard and venting cod requirements.

h. Any field placement within the floodplain must be compensated by an equal volume of cut which must be field verified and as-built certification provided.

i. Subject to FEMA and City of Smyrna, consideration to be given to raising the grade of the intersection of Riverview Road and Dickerson Drive to allow access of

emergency and any other vehicles to the development during the flood conditions on the Chattahoochee River with the Developer agreeing to participate with respect to the incurrence of cost concerning the same.

j. Subject to the letter to David Breaden, dated February 9, 2011, from ARC Planner Jim Santo.

18. Compliance with the recommendations of the Cobb County Water System with respect to availability and acquisition of water and sewer to service the subject property. Additionally, compliance with the recommendations of the Cobb County–Marietta Water Authority.

19. An agreement to comply with on-site system improvements mandated by GRTA, Cobb County DOT and the recommendations contained within the Transportation Analysis prepared by Kimley-Horn & Associates and submitted to GRTA on November 5, 2010, as may be modified through negotiations and agreements with Mayor and City Council of Smyrna and/or with the Cobb County Department of Transportation. However, an agreement has been reached with CBIA that “roundabouts” will not be constructed within the proposed development and that the radii currently in place at existing street intersections will be designed to accommodate tractor trailer trucks and industrial vehicles. Other design options, including widened medians and landscape zones, may be considered where not in conflict with normal movement of commercial and industrial traffic.

As part of the foregoing, the Developer agrees to participate with respect to the design, signalization and improvements to the intersection of Riverview Road and Veterans Memorial Highway, if warranted.

20. Prior to the issuance of building permits, Staff shall review and approve all landscaping and architecture not otherwise herein approved as depicted in the renderings/elevations and plans.

21. The Open Space under the MU district shall comply with the regulations contained therein. At present, the overall total Open Space consists of 30.5 acres which translates into 37.2% of the total site area.

22. There will be no occupied buildings within the ultimately reconfigured flood plain except for accessory structures such as pavilions, gazebos, barns, boat houses, etc.

Stipulations Applicable to the Non-Residential Components

23. The front building façades and other facades which face streets or important connecting ways to community spaces shall be a mixture of brick, stone, cedar shake, articulated stucco, hardi-board, wood siding or other compatible materials. The architectural style and composition shall be reasonably consistent with the renderings/elevations which were submitted under separate cover on January 13, 2017 & 2/13/2017 as may be approved during the Plan Review process and which shall be consistent with the Architectural Guidelines established by the Developer.

24. The proposed non-residential components shall contain a maximum of 3,000 sq. ft. which will include a flexible mix of commercial space including retail/restaurants, office space.

25. Parking area lighting shall be a maximum height of thirty feet (30') and shall be environmentally sensitive, energy efficient, horizontal cut-off luminaires so as to eliminate light pollution and prevent illumination from penetrating outside boundaries

of the subject property.

26. The developer agrees to install and construct site lighting pursuant to a Site Lighting/Photometric Plan which shall be submitted to staff for review and approval.

27. Every effort will be made so that dumpsters will be positioned to prevent visual intrusion from major streets, connection points to community spaces and wherever possible from any trail or green space along the Chattahoochee River with screening by berms, landscaping, walls and/or vegetation. Dumpsters shall have rubber lids and bumpers to minimize noise during emptying.

28. An agreement that there shall be no outside storage facilities except for community garden and recreation equipment, including small tractors, storage ancillary to multi-family bikes, kayaks, canoes, etc. as such terms are used and defined in the City of Smyrna Zoning Ordinance.

29. The non-residential components will include pedestrian walkways between the proposed buildings and throughout the parking areas subject to approval pursuant to the Landscape Plan submitted during the Plan Review process. Additionally, there will be pedestrian connectivity between the non-residential and the residential components.

Stipulations Applicable to the Residential Components

30. Within residential areas there shall be a total maximum number of sixty-five (65) single-family residences; two-hundred thirty-three (233) townhomes; and, three-hundred ten (310) apartment units.

31. The architectural style and composition of the various residential components shall be reasonably consistent with the renderings/elevations which were submitted under separate cover on January 13, 2017 & 2/13/2017 or as otherwise approved during the Plan Review process in accordance with the Architectural Design Regulations established in advance by the Developer.

32. All residential components of the subject property which are located contiguous to industrially utilized properties (not including Freeman Pond) shall have either an existing natural buffer of at least one-hundred feet (100') in width or a fifty-foot (50') landscaped buffer containing a berm of not less than eight-feet (8') in height. Referenced landscaping shall include landscaping on the sides and top of the berm. However, should such industrial properties cease being used or zoned in an industrial classification, the Developer shall have the option to remove/ reconfigure said buffers and berms.

Where space is especially limited, an alternative buffer composed of a solid, architecturally appealing wall, at least eight-feet (8') in height as may be reduced when placed on a raised berm or existing raised topography, may be constructed with a minimum of twenty-feet (20') of landscaped area remaining on the proposed development site for landscape materials.

In order to protect and/or enhance residential views, the buffer on the Highland District (A-1) shall be a minimum of forty-feet (40') in width with an adequate berm and landscaping.

33. The following recital shall be contained within all marketing documents, all contractual documents concerning the conveyance of property from the Developer, all deeds of conveyance including, but not limited to warranty deeds and quitclaim

deeds and all leases, Covenants, Conditions and Restrictions ("CCRs"):

"The property contained and referenced in this document is located in close proximity to a Heavy Industrial area which, may at times, produce loud noises, noxious odors and sounds. Owner and/or Lessee acknowledges and accepts that the Heavy Industrial land uses, including their necessary ancillary activities, are recognized and acceptable conditions concerning which the parties herein have any control over the use of such industrial properties."

In addition to the foregoing, the Developer will utilize sound attenuation devices and construction materials on homes directly abutting industrial property boundaries in order to ameliorate adverse impacts.

34. The establishment of one or more mandatory Property Owners Association(s) which shall include architectural controls (Architectural Review Board), oversights and the submission of Declaration of Covenants, Conditions and Restrictions or, in the case of the condominium component, said units shall comply in all respects to the State of Georgia Condominium Act.

35. A third-party management company and/or the Developer shall manage the day to day operations of the Property Owners Association(s), including the responsibility of all commonly owned properties and all amenities within the proposed community. They shall also be responsible for the management of all association monies as well as ensuring that any association is properly insured.

36. The submission of a landscape plan during the Plan and Review Process which shall be subject to staff review and approval and which shall include the following:

- a. Sodded or otherwise landscaped front, side and rear yards.*
- b. The installation of underground utilities.*
- c. Ground-based, monument-style signage which shall be landscaped and irrigated as appropriate.*
- d. Landscaping throughout the community which shall be irrigated as appropriate.*

37. As recommended by ARC and GRTA, a network of sidewalks and bike paths throughout the residential community which shall be designed to promote a pedestrian and bicycle friendly atmosphere and which shall be designed in order to provide meaningful connectivity to adjacent retail and office areas. All buildings shall have sidewalks on their respective road frontages. Alleys are not required to have sidewalks. All required sidewalks shall be interconnected with sidewalks or trails.

Master Plan Districts and Miscellaneous Stipulations and Conditions

38. With respect to on-street parking on or immediately adjacent to Riverview Road, parallel parking spaces shall be a minimum of eight-feet (8') in width and shall be a minimum of twenty-feet (20') in length or twenty-two feet (22') wherever the additional length is practical. Angled parking spaces shall be a minimum of eight-feet (8') in width and a minimum of twenty-feet (20') in length. Special loading zones which are intermittently located to serve commercial areas of the development may exceed these maximum lengths as may be required by the City of Smyrna Development Regulations.

39. Trees shall be planted on all streets and shall be a minimum of two and one-half inches (2 1/2") in caliper. Said trees shall have a minimum of twenty-four (24) square feet of planting area and shall be spaced an average of forty-five feet (45') apart and a maximum of fifty-five feet (55'). Smaller, ornamental trees may be spaced an

average of twenty-five feet (25') apart. Trees shall be permitted within two-feet (2') of the face of curb at the time of planting. A landscape plan shall be subject to the City's Arborist's review and approval.

40. Street lighting will consist of light fixtures which shall be utilized on all roadways within the development. Street lighting will be chosen by the Developer and shall be located on a landscape plan subject to the City's professional staff's review and approval. Lamps shall be either metal halide, high pressure sodium, or other approved high-efficiency type lamps. The Developer shall determine the type of posts and fixtures subject to review and approval by the City's professional staff.

41. Pedestrian crossings shall be standard painted markings on Riverview Road only. Pedestrian crossings will also be provided at key parking and community facilities. No other pedestrian markings shall be required within the proposed development.

42. With respect to street signage, standard street signage shall be utilized. A "topper" may be installed on the top of the sign indicating the name of the development which shall make reference to the River Line Historic Area.

43. Posted street speed shall be thirty-five (35) miles per hour on Riverview Road. Internal streets shall have a maximum posted speed of twenty-five ((25) miles per hour. Alleys may restrict speeds to ten (10) miles per hour.

44. All public street widths, including parking lane widths, travel lane widths and bike lane widths shall be built according to the City of Smyrna Development Standards, subject to modifications approved by the Ward Representative and/or City of Smyrna professional staff.

Zoning Stipulations from the March 14, 2011 Letter created by Mr. Garvis Sams

45. The Developer agrees to comply with the system improvements recommended by GRTA and the City of Smyrna Engineer as may be modified through negotiations and agreements with the City Council of Smyrna and the City Engineer. Additionally, the Developer agrees to fund those certain system improvements delineated in Attachment "A" (General Conditions) of GRTA's Notice of Decision, dated February 5, 2017 while not being precluded from obtaining available funding, and agrees to post a bond or equivalent form of security with the City of Smyrna in an amount commensurate with the projected cost of the system improvements for which the Developer is responsible. Such bond shall be posted in a manner and in an amount consistent with the phased development of the project and its related system improvements. As a part of the Plan Review process and consistent with the manner in which such plans are presently reviewed by the City of Smyrna's professional staff, the Developer shall incrementally submit phased construction plans and, simultaneously with the approval of those plans, shall be responsible for the funding of the system improvements and the construction of the transportation infrastructure contained within those phased submissions. The Developer will continue to submit and fund plans accordingly during the phased development and build-out of the project. The funding and construction of said system improvements will be required no sooner than the approval of the phase construction plans. No transportation system improvements will be required until the commencement of major construction activities per the phased construction plans. Specifically, if the Developer proposes minor clean-up construction, including any EPA 319 Grant funded construction or similar riverfront improvement activities, or the construction of any accessory structures consistent with the open space programming anticipated to be an early phase project, such initiatives shall not require transportation system improvements.

46. An agreement that nineteen (19) townhome units within the Highland District (as shown on the revised Concept Master Plan attached hereto) will not initially be built during the estimated seven to ten (7 – 10) year phased project in order to temporarily meet the one-hundred foot (100') buffer distancing between adjacent industrial properties. These units may be built as an earlier phase if, prior to the construction of said units, the Developer shall either submit evidence of a change in the zoning of the adjacent parcels to a non-Heavy Industrial classification or submit a written agreement with the adjacent property owner allowing for a reduction in the temporary buffer. The Developer shall file a Zoning Amendment Application for the construction of these units so that the full City Council can review the circumstances at that time.

47. Reference to all other buffers less than one-hundred feet (100'), contained in paragraph 4, page 12 (Stipulations applicable to the Residential Components) of the February 10, 2011 stipulation letter, shall be superseded and replaced with the agreement that all buffers shall one-hundred feet (100') or greater as more fully demonstrated by the Industrial Buffer Plan (Riverview on the Chattahoochee) exhibit submitted as an attachment to a recent letter to Commissioner Helen Goreham, dated February 28, 2011, said Buffer Plan being attached hereto. In addition, in certain locations as indicated on the attached Buffer Plan exhibit, a fifty-foot (50') landscaped buffer containing a berm of not less than eight-feet (8') in height is acceptable. Referenced landscaping shall include landscaping on all sides and top of the berm. Finally, a solid, architecturally appealing wall, at least eight-feet (8') in height and placed on a raised berm with a minimum of twenty-feet (20') of landscaped area remaining on the proposed development site for landscaping materials, shall be constructed in the Highlands District (A-1) directly adjacent to the Heavy Industrial property located at 1650 Armstrong Place (Land District 18; Land Lot 176; Parcel 10). However, in general, should any adjoining industrial properties no longer be zoned in an industrial classification, the Developer shall have the option to remove/reconfigure the above referenced buffers and berms, following the approval by the Smyrna City Council as a Zoning Amendment.

48. The Developer agrees to the positioning of a landscape buffer between the Seagraves' "Pallet" site and the Developer's parcel along Riverview Road which is currently shown on the site plan as "open Space". Should this adjoining industrial property no longer be zoned in an industrial classification, the Developer shall have the option to remove/reconfigure this landscape buffer, following the approval by the Smyrna City Council as a Zoning Amendment.

49. The following revised recital shall be contained within all marketing documents, all contractual documents concerning the conveyance of property from the Developer, all deeds of Conveyance from the Developer including, but not limited to warranty deeds and quitclaim deeds and all leases, covenants, conditions & restrictions from the Developer:

"The property contained and referenced in this document is located in close proximity to a Heavy Industrial area which, may at times, house dangerous equipment, materials and terrain, trespass upon which could cause serious injuries. Also, said properties may produce loud noises, noxious odors and sounds. Owner and/or Lessee acknowledges and accepts that the Heavy Industrial land uses, including their necessary ancillary activities, are recognized and acceptable conditions concerning which the parties herein have no control over the use of such industrial properties. Owner and/or Lessee hereby waive any right to file a cause of action for nuisance that may arise out of the lawful use of the above referenced current heavy industrial properties."

50. Major modifications or revisions to the zoning proposal shall come back for review by the Smyrna City Council in the form of the filing of a Zoning Amendment Application.

Cobb County Stormwater Management Comments & Recommendations

51. It is understood that the current proposal plan may be somewhat conceptual at this time. However, any proposed plan will have to be consistent with all of the Metropolitan River Protection Act (MRPA) guidelines (i.e. impervious setbacks, undisturbed stream buffers, building height restrictions within the 500-year floodplain, impervious and disturbed area coverage limits, etc.) No buildings are to be located within the 150-foot river setback other than public access points.

52. The proposed plan must comply with City of Smyrna Flood Damage Prevention Ordinance. The proposed plan is consistent with the Letter of Map Revision issued by FEMA for this segment of the Chattahoochee River. All proposed structures must meet the elevation freeboard and venting code requirements. Any fill placed within the floodplain must be compensated by an equal volume of cut which must be field verified and as-built certification provided.

53. Based on discussions during the applicants meetings, it is anticipated that innovative water quality and stormwater management measures will be utilized for this development. Since these designs are highly dependent on the final proposed site layout, these issues will need to be addressed during the plan review process.

54. The existing lake located in the center of the site does not have adequate spillway capacity. The proposed plan will include dam modifications required to meet the current City spillway design requirements.

55. Since the existing grade of the Riverview Road is below the 100-year flood elevation, emergency ingress and egress for this development will be limited during severe flood conditions. Consideration should be given to at least raising the grade of the intersection at Riverview Road and Dickerson Drive to allow access to a majority of the development during flood conditions on the Chattahoochee River.

Cobb County Department of Transportation Comments & Recommendations

56. Riverview road is classified as a major collector and according to the available information; the existing right-of-way does not meet the minimum requirements for this classification. Recommend applicant consider entering into a development agreement pursuant of O.C.G.A. 36-71-13 for dedication of the following system improvements to mitigate traffic concerns: a) donation of right-of-way on both sides of Riverview Road , a minimum of 40' from the roadway centerline.

57. Recommend installing curb, gutter, and sidewalk along all the road frontages.

58. Recommend applicant verify that the minimum sight distance is available for Dickerson Drive at Riverview Road and if it is not, implement remedial measures, subject to the County's approval, to achieve the minimum requirement of 390'.

59. Recommend the Developer comply with the requirements of GRTA's Notice of Decision recommendations.

60. Recommend applicant be required to meet all Cobb County & City of Smyrna Development Standards and Ordinances related to project improvements.

Zoning Stipulations from the February 2, 2017 Letter created by Mr. Garvis Sams

61. The additional stipulations agreed upon by the applicant in the letter submitted and dated on February 2, 2017. If there should be a discrepancy between the stipulations in the February 2, 2017 letter and the stipulations stated above, the stipulations stated above shall apply.

***CLERKS NOTE- All conditions are posted in the attached Staff Memo to the minutes for accurate review of the changes made due to limited transferability of the strike-through and highlighting in Granicus Legistar. The sixty-one stipulations and conditions are accepted by the applicant and voted on by the council as approved. The staff memo has 80 stipulations and conditions which are marked through, changed and highlighted.*

Mr. Garvis Sams represents the applicant and came to the podium to review the conditions as well as the site plan and the changes made since the Planning and Zoning Board meeting.

Councilmember Wilkinson asked if the previous zoning had included condominium flats and it was noted those had been removed.

Mr. Sams noted that there had been numerous meetings with neighbors as well as Council to review any questions or concerns that were had of this project.

The managing Director of the Ardent Companies came to the podium and presented several pictures of the intended look of the development.

Councilmember Fennel asked about the price points for the development and it was replied that the townhomes would be in the \$200,000+ range and the single family homes would range for \$400,000+.

Public Hearing:

Ray T. Chairman of Legacy Advisory Board welcomed this project and the investment into the community. He wanted to bring to developers attention and Council's attention as indicated the plans did not address the intersection of Veterans Memorial and Riverview Road He had many questions about that currently dangerous intersection as well as about the linear park.

City Engineer Eric Randall came to the podium to speak about what he knew about the Cobb DOT's plan for that intersection.

Mayor Pro Tem Teri Anulewicz remarked that although she was disappointed to see the downsizing she still thinks it will be transformative to the City.

A motion was made by Councilmember Ron Fennel to approve item 2017-71 for a zoning request Z17-003 - modification of the site plan and building elevations - 82 Acres - Land Lots 61, 171, 172, 174, 175, 176 & 284 - Riverview Road from Nichols Drive to Dickerson Drive - The Ardent Companies, LLC with stipulations set forth by Community Development, a second was made by Councilmember Derek Norton. The motion carried by the following vote:

Aye: 7 - Councilmember Norton, Councilmember Blustein, Councilmember Anulewicz, Councilmember Welch, Councilmember Wilkinson, Councilmember Stoner and Councilmember Fennel

5. Privilege Licenses:

- A.** Public Hearing - Privilege Licenses Request 2017-103 - Beer, Wine, Liquor Package - 2264 Atlanta Road - Ray's Five Star LLC dba Ray's Liquor Store with Sirak G. Kassa as agent.

Sponsors: Anulewicz

This is an application for privilege licenses for Rays Five Star Inc. dba Ray's Liquor Store for the sale of beer, wine and liquor (retail package). The current owner/agent is Sirak G. Kassa. This application is for a change of current location from 1003 Windy Hill Road to 2264 Atlanta Road.

Sirak G. Kassa will continue to be the registered agent responsible for the sale of alcohol at the referenced location. Sirak G. Kassa has a copy of the Alcoholic Beverage Ordinance and has maintained his certification for Alcohol Management. (Certificate attached)

A background investigation conducted by the Smyrna Police Department failed to reveal information that would preclude issuance of this license. Sirak G Kassa has agreed to abide by the guidelines set forth by the City of Smyrna ordinance governing the sale of alcohol. Approval of privilege licenses for the sale of beer, wine, and liquor (retail package) for Rays Five Star Inc dba Ray's Liquor Store at 2264 Atlanta Road with Sirak G. Kassa as the registered agent

Mayor Bacon called the Public Hearing and no one came forward.

Mayor Pro Tem Teri Anulewicz noted the applicant had a current privilege license at his current location and since he did not plan on operating two locations Council would tie this privilege license to the Certificate of Occupancy for the new business so as not to overlap.

A motion was made by Councilmember Teri Anulewicz to approve item 2017-103 for a Privilege Licenses Request for Beer, Wine, Liquor Package - 2264 Atlanta Road - Ray's Five Star LLC dba Ray's Liquor Store with Sirak G. Kassa as agent. There will be no sales until the new building receives a certificate of occupancy, a second was made by Councilmember Derek Norton. The motion carried by the following vote:

Aye: 6 - Councilmember Norton, Councilmember Blustein, Councilmember Anulewicz, Councilmember Welch, Councilmember Stoner and Councilmember Fennel

Nay: 1 - Councilmember Wilkinson

6. Formal Business:

- A.** Public Hearing - Application for a name change for Lexington Park LLC dba Lexington Park Apartments. The previous owner/agent was S & S Property Management dba Cumberland Run Apartments.

Sponsors: Wilkinson

City Administrator Mike Jones read the following background for this item:

This is an application for a name change for Lexington Park LLC dba Lexington Park Apartments. The previous owner/agent was S & S Property Management dba Cumberland Run Apartments.

Cumberland Run Apartments was recently purchased by Lexington Park LLC dba Lexington Park Apartments.

The proper Name Change Application (attached) has been reviewed and approved by the Fire Marshal, Building Inspector, City Engineer, and Housing Authority as well as reported to the Business License Officer and staff recommends approval of the name change.

The public hearing was called and no one came forward.

A motion was made by Councilmember Susan Wilkinson to approve item 2017-104 the application for a name change for Lexington Park LLC dba Lexington Park Apartments. The previous owner/agent was S & S Property Management dba Cumberland Run Apartments, a second was made by Charles (Corkey) Welch. The motion carried by the following vote:

Aye: 7 - Councilmember Norton, Councilmember Blustein, Councilmember Anulewicz, Councilmember Welch, Councilmember Wilkinson, Councilmember Stoner and Councilmember Fennel

- B.** Request for approval to award RFP 17-021 to the lowest bidder, BM&K Construction, Inc., in the amount of \$2,720,871.73 for the construction of Fire Station 2, located at 642 Concord Rd, and authorize the Mayor to sign any related documents.

Sponsors: Norton

A motion was made to table item 2017-108 to April 3, 2017 for a request to award RFP 17-021 to the lowest bidder, BM&K Construction, Inc., in the amount of \$2,720,871.73 for the construction of Fire Station 2, located at 642 Concord Rd, and authorize the Mayor to sign any related documents, a second was made by Councilmember Ron Fennel. The motion carried by the following vote:

Aye: 7 - Councilmember Norton, Councilmember Blustein, Councilmember Anulewicz, Councilmember Welch, Councilmember Wilkinson, Councilmember Stoner and Councilmember Fennel

7. Commercial Building Permits:

There were no Building Permits

8. Consent Agenda:

The consent agenda items B and C were read aloud for Council approval. Item A was removed at this time.

A motion was made by Councilmember Teri Anulewicz to approve consent agenda items B and C, a second was made by Councilmember Derek Norton. The motion carried by the following vote:

Clerk's Note: 8 A. Approval of the March 6, 2017 Mayor and Council Meeting Minutes will be added to the April 3, 2017 agenda due to a duplicate set of Pre Council meeting minutes being attached where the Mayor and Council Minutes should have been which prevented the Mayor and Council from reading the minutes prior to the meeting.

Aye: 7 - Councilmember Norton, Councilmember Blustein, Councilmember Anulewicz, Councilmember Welch, Councilmember Wilkinson, Councilmember Stoner and Councilmember Fennel

- A.** Approval of the March 6, 2017 Mayor and Council Meeting Minutes
- B.** Approval of the March 6, 2017 Pre-Council Meeting Minutes
- C.** Award RFQ 17-025 Two 25 Yard Leach 2R-III Garbage Truck Bodies to the lowest bidder CDS Aquisitions for \$149,400.00 and authorize the Mayor to execute any related documents.

Sponsors: Welch

9. Committee Reports:

Councilmember Ron Fennel - Ward 7 - The City's finances were improving and there was opportunity to discuss long term needs for the City. He wished everyone a happy spring.

Councilmember Doug Stoner - Ward 6 - As the Community Development Chairperson he reminded everyone of the ongoing comprehensive plan and noted a public workshop at Brawner Hall.

Councilmember Susan Wilkinson - Ward 5 - Spoke about anyone interested in attending the first game at Suntrust Park for the University of Georgia on Saturday April 8, 2017, tickets benefitting Children's Healthcare of Atlanta could be purchased online at CHOA.org/firstgame.

Councilmember Corkey Welch - Ward 4 - Will not be in attendance at the April 3 Council Meeting. He gave the information for the March 25th shredding event held by Keep Smyrna Beautiful.

Councilmember Teri Anulewicz - Ward 3 - noted the newest issue of vision newsletter was available at smyrnavision.com

Councilmember Andrea Blustein - Ward 2 - thanked those who came to her recent Ward meeting

Councilmember Derek Norton - Ward 1 Commented about the upcoming HOA meeting with the residents of Galleria Manor. He also spoke about the benches and landscaping along Spring Road.

10. Show Cause Hearings:

There were no Show Cause Hearings

11. Citizen Input:

Alex Backry planned to vote no for SPLOST. He does not think an employee of the City should be voted as Citizen of the year. There is no flyer in the utility bills recently, he thinks they are necessary for residents that don't use computers to know whats going on in the city.

He wants five minutes for citizens input to speak. Cobb County gives five minutes and he thinks Smyrna should offer the same. He also commented on the parking signs inappropriately removed and should be replaced. Town Hall meetings should be for the entire Ward, he wants his Council Member to communicate with them for his Ward. He asked the council to consider voting on replacing the signs.

12. Adjournment:

9:32 PM