

CITY OF EUHARLEE
CITY COUNCIL MEETING MINUTES
March 6, 2018

Mayor Steve Worthington called the meeting to order, followed by a prayer lead by Council Member Craig Guyton and then the Pledge of Allegiance.

City Clerk Carolyn Banks called the roll and the following were present: Mayor Steve Worthington, Council Members Craig Guyton, Tracy Queen, David Duncan, Joe Turner, City Manager James Stephens and City Attorney Boyd Pettit.

Approval of Minutes

Council Member David Duncan motioned to approve the minutes for the City Council meeting 02.06.18 and the Called City Council Meeting 02.20.18. Council Member Tracy Queen seconded the motion. The motion was carried with Council Members Guyton, Queen, Duncan, Turner and Mayor Worthington all voting in favor.

NEW BUSINESS

Easter Egg Hunt - James Stephens

City Manager James Stephens said he wanted to inform the council the city was preparing for an Easter Egg Hunt the Saturday before Easter. It will have to be moved from Frankie Harris Park because of the sewer construction. He is working with Don Varvel and he does have a tournament that day. He believes he can work the parking out to have the egg hunt at Joe Cowan Park. If he finds it is going to be more volume at the park, we possibly may have to move to Osborne Park. We will make that determination in plenty of time. We will post on Facebook and get the word out through the media as to the final location. Mayor Steve Worthington invited everyone out and welcomed volunteers.

Food Truck Friday - James Stephens

City Manager James Stephens said he found out today when speaking with the contractor for the sewer project, they will be working in the downtown area for the next six months which is longer than he had anticipated. He was glad to see the project ongoing. Based on the unavailability of the typical parking for Food Truck Friday, he wanted to know if council felt like if it was a benefit for participants to park at Joe Cowan Park and walk or consider bypassing the Food Truck Friday events this year enlightened of the construction.

Mayor Steve Worthington said his understanding of the sewer line, the touch base is going to be behind the library. It will follow the ditch and come through the park. If they considered it they will be walking in red mud.

Mr. Stephens said, he is very pro to that event. It is one of their citizen wide participation from children to senior citizens. He does not think it will be practical this year but is open for suggestions.

Council Member Tracy Queen asked if there was an alternative spot or any place to do it.

Mayor Worthington and Mr. Stephens said no.

Council Member Craig Guyton said nothing comes to mind unless, they built a temporary stage and that is probably too big. Council Member Joe Turner said, you will need electricity.

Council Member David Duncan said, they are digging the ditch behind the old library and they will have that covered back up in probably a month. Mr. Stephens said you got the pipes, the lift station and then the borders under Five Forks Road and across Covered Bridge Road. It will look like a war zone for a month and a half. They said 6 months perhaps longer.

Council Member Queen said to play it by ear. Council Member Craig Guyton said we can revisit later in the summer. Just do the second half of the year if that is feasible.

Mr. Stephens said, to communicate and forgo April and May, possibly June and we will revisit if they make better progress than anticipated and he would let them know. One of the citizens suggested a church a parking lot. Mayor Worthington said it would not work. You can't serve beer in the church parking lot. Mayor Worthington said they would take another look at it on June 1st.

Milam Bridge Development – Charles Reese

Planning and Zoning Director Charles Reese presented council with several documents to support his presentation for the Milam Bridge development. It included, Etowah Bend zoning map, development plan review from People's & Quigley's consulting engineer firm, variance request document from Tompkins Surveying and Mapping and the city's planning and zoning analysis from the planning and zoning commission. Mr. Reese shared that the rezoning case and the preliminary plat is the same development and the same applicant. It is located on Milam Bridge and is over 100 acres. They want to rezone from R-1 to RE-1. The 25 lots will be a part of the RE-1 portion. You can see on the plans the 3 lots will remain as R1. He said, subject property is currently single family residential. As confirmed as the City of Euharlee zoning map ordinance, the property is located on the southern portion of Milam Bridge Road and south of Euharlee Road. He is thankful for the rezone request so the city would not have to deal with 50 to 60 lots. These lots will be 3 acres or more. These will be rural estate lots. He read recommendations and approvals, included in the package, from the planning and zoning commission. Council Member Tracy Queen asked if there was a boat ramp they plan to put in. Clark Tompkins of Tompkins surveyors spoke on behalf of the owner, Josh McWhorter. He stated, it is still in the design phase and has not gone through the core of engineers.

Council Member Joe Turner said, back on the river, the septic tank, where are the smaller lots going to be. Mr. Reese said, the 3 lots fronting Milam Bridge, those lots are R1 and will be the smaller lots. Council Member Turner said, so the ones on the back are going to be the 3 acre lots. Mr. Reese said that is correct the remaining 25 lots. Council Member Turner said, so the septic tanks are not going to be a problem. Mr. Reese said no and they have already reached out to the health department. Mr. Reese said again, the request is for approval of the rezoning and the plat.

Council Member Craig Guyton asked if they would have the public hearings for the rezoning. Mr. Reese stated, it went through the recommendation of rezoning from planning and zoning and the recommendation goes to city council for approval, as well as, the preliminary plat. They cannot provide a land disturbance permit for newly constructed property until the preliminary plat is approved by Mayor and council.

Mayor Worthington referred to the city attorney, Boyd Pettit. He asked after looking over the document does he see anything that jumps out at him. Mr. Pettit said, he did not see anything that jumped out at him. He asked the City Manager, under our city zoning ordinance, provide it goes through planning and zoning committee and then it comes here for a 1st and 2nd reading for rezoning. He said, he had not looked at that side of it. Mayor Worthington said that is his understanding. Mr. Reese said, it can be one reading and it can be two if you desire. It has already gone through the planning and zoning commission for recommendation. Mr. Pettit asked if they conducted a public hearing. Mr. Reese said yes they did. He said proper notices have gone out and signage.

Mayor Worthington said, so we are at the point to take a vote to accept or not accept as submitted by the planning and zoning and Mr. Reese said yes.

Some of the residents of the city attended the meeting and had questions and concern which included:

- The buffer that is required to be maintained between properties. No one wants a building right up against their back parking lot. They would like to increase the 25 foot buffer to 35 to 50 feet.

- What engineering studies were done? Once they start moving trees and taking things down how is the runoff going to work. There are already some flood issues. Right now the plan is not to take any trees but at some point somebody will be taking some trees down to build a house and that is where she is concerned.
- The houses built are confined to a certain distance off the road.
- Euharlee is a very rural area and proud of the heritage and chose to live here for that reason. When they start building what does that do for the nature.
- A buffer that would not have people building in their back door.
- Is there an HOA policy written.

Mr. Tompkins and Mr. Reese responded to some of the questions.

- There is a 25 foot set back and a setback is not a buffer. It restricts the structure from going back a certain point so you are not crossing the property line or close to the property line. As far as the tree buffer they will need to talk to the owner to see if this is something he would like to do.
- As long as the structure is in the setback they can build anywhere they want and must comply with the HOA guidelines. The HOA is already written as required and must be maintained by law.
- Drainage studies have be conducted. The drainage drains into a particular retention pond near the river and complies with state and federal laws. They studied existing conditions and as if they have already built it. We will release less water than currently. Also they must maintain erosion controls per house basis. The EPA is very strict and all laws must be followed.
- Mr. Reese stated that the engineer approved the plans and the city spends a pretty penny for these documents. The owners must meet the requirements requested of the engineer. He stated, as he said to them during the public hearing, his doors are open Monday through Friday from 8:00 am to 6:00 pm or you may call him. He can bring the construction plans out again if they wanted.

Council Member David Duncan motioned to accept the recommendations from the planning and zoning and the zoning director and to accept the plans presented to them. Council Member Tracy Queen seconded the motion. The motion was carried with Council Members Guyton, Queen, Duncan, Turner and Mayor Worthington all voting in favor.

Executive Session – Personnel

Council Member Craig Guyton motioned to go into Executive Session for Personnel at 7:40 pm. Council Member Joe Turner seconded the motion. The motion was carried with Council Members Guyton, Queen, Duncan, Turner and Mayor Worthington all voting in favor.

Mayor and Council returned from Executive Session for Personnel at 8:30 pm. There was no action taken, no votes taken and nothing to be handled at this time.

Council Member Craig Guyton motioned to adjourn the meeting. Council Member David Duncan seconded the motion. The motion was carried with Council Members Guyton, Queen, Duncan, Turner and Mayor Worthington all voting in favor.

With no further discussion the meeting adjourned at 8:30 pm.