



**CITY OF EUHARLEE
REVISED
CALLED CITY COUNCIL MEETING AGENDA
MAY 24, 2022
7:00 pm**

**CALL TO ORDER
PLEDGE OF ALLEGIANCE
ROLL CALL**

PUBLIC HEARING – *1st Reading - Rezoning 933 & 937 Euharlee Road*

ADJOURN

**CITY OF EUHARLEE
CALLED CITY COUNCIL MEETING MINUTES
MAY 24, 2022**

Mayor Craig Guyton called the meeting to order, led prayer, followed with the Pledge of Allegiance.

The following were present: Mayor Craig Guyton, Council Members, Greg Free, David Duncan, Joe Turner, and City Manager James Stephens. Council Member Tim Abbott was not present.

PUBLIC HEARING – 1st Reading – Rezoning 933 & 937 Euharlee Road

Mayor Craig Guyton opened the Public Hearing for the 1st Reading for the rezoning of 933 and 937 Euharlee Road.

Jonathan Jones with Elite Engineering represented Pak Eagle for the request to rezone the property from a current R6 to commercial C 1 along with the frontage, and a R3 zoning on the back part of the property. The address is 937 Euharlee Road. The proposed development is proposing two entrances into the property with a left turn lane, and the acceleration lane coming from the left: over two acres of commercial along the frontage. Also, proposing to enter the parking lot of the adjacent development so patriots can travel from one parcel to the next. The property will have to install a regional lift station that will pump sewage to Euharlee Road to the east, where it will dump into the existing Bartow County gravity manhole. It has been discussed with Bartow County and is not an issue. The settling station will be located at the southwest lower part of the property. He stated he was available for questions.

Council Member David Duncan asked about the turning lanes and the two entrances. Mr. Jones stated they are aware a turning lane is required.

Resident Nicole McCarver - Ms. McCarver stated she received a letter and wanted to know what their property had to do with 937 Euharlee Road, and the other part of the trailer park. She lives at 965 Euharlee Road.

Mayor Craig Guyton stated whenever there is rezoning in your vicinity, the city requirements are to notify all local homeowners so if they have questions or against the rezoning, they can do so by attending the public hearing.

Ms. McCarver also asked about the septic pump and the location. Mayor Craig Guyton stated, currently the county has a septic line that runs on the road, and the drawing will show where the underground lift station will be placed and will meet the county's existing line.

Resident Roderick Burch - Mr. Burch stated he pondered which sheet to sign up on. He and his wife moved there from Henry County that had changed, and moved to Bartow County, Euharlee and was a breath of fresh air, a great place to live and a great place to be. He was not against or for the apartments or the trailer park. He was concerned about the high density, and (by definition), apartments are high density. The occupants are single family households and by nature renters not owners. Those are things to consider and in general, apartments coming to Euharlee. He shared he was the CFO for the Henry County Water Authority and has been for 21 years. In his lifetime, he has never seen a time with such a perforation of new apartment complexes built around the metro area. In Henry County they have developmental impact fees; the water sewer fees alone for an apartment complex with 230 units will be over one-half million dollars, which used to be a deterrent or considered, when apartments are built in

Henry County. Now they just write the check and think nothing about it. They are building apartments and houses all over the place. The commissioners took the lid off the box with rezoning and variances and now cannot put it back on. He does not want that to happen in Euharlee.

Mayor Craig Guyton concluded the public hearing. The 2nd Reading will be on June 7, 2022, at the regular city council meeting.

Council Member Joe Turner asked if it would be possible for the City Manager, James Stephens to place a moratorium for about three months so they can adjust the ordinances for safety factors.

Council Member Craig Guyton said it was not outside the authority of the city council. The next council meeting and his decision, he could motion, get a seconded, and get the council to vote in favor.

Council Member Turner said he would like to see the layout for entrances and exits dealing with safety and add to the ordinances.

Council Member Joe Turner motioned to adjourn. Council Member David Duncan seconded the motion. The motion passed with all voting in favor.