

**CITY OF EUHARLEE
CITY COUNCIL MEETING MINUTES
OCTOBER 4, 2022**

Mayor Craig Guyton called the meeting to order, led prayer, and 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 - 93 Cliff Nelson Road and Parcel No. 0034-0622-003

Mayor Craig Guyton opened the Public Hearing and allowed applicant Adam Baker to share his information for said property at 93 Cliff Nelson Road.

Mr. Baker stated that he is employed by SA Land Group, a residential property company that takes raw land to turn into residential communities across the state of Georgia which will help support local shops and restaurants in Euharlee. The people he had spoken with in Euharlee, and the surrounding area said they would like more shops and restaurants. Mr. Baker shared the results from the September 13, 2022, Planning and Zoning Commission meeting where they approved the rezoning with a 3-1 vote. He appreciated their support and would appreciate the council and resident's support. He opened the floor for questions.

Mayor Guyton used the sign in sheets for those that signed up to speak. There were seventeen people who signed up to speak. They spoke in detail and below are the summarized comments, concerns and questions from the individuals that signed up to speak.

There were concerns about the property and the request for rezoning said property; the decision to move from R-1 to PUD with conditions; the PUD minimum lot size being 10,000 square feet and the request to change to 7500 square feet. The calculation for the 2.99 homes per acre exceeded the total green space. The total number of houses, the setback, the lot sizes, density, and the effect on infrastructure. The property being in a Historic District, the process to remove, and if not removed will they be able to develop on the said property. The water draining to an impaired stream segment, will it require more development, and if there was a drainage plan.

There were also concerns about the total of number houses in this subdivision and the setback. There will be houses sitting on top of each other and described as a big subdivision with a bunch of wooden fences and the subdivision right in their back yards. Also mentioned in great concern were the trees removed between Misty Ridge and the proposed property.

Traffic concerns were a huge issue for the city and the roads not able to manage the traffic due to the increased homes and the traffic nightmare due to the six hundred homes from Stile's development that would impact Euharlee Road. The two-lane bridge was mentioned and would they widen Euharlee Road. The development would also cause increased school traffic. There was a concern about the ability for buses to turn around in the subdivision, and the safety on the children on Cliff Nelson Road. They discussed over-crowded schools, and the influx of children in the school system, and the ability for teachers to handle them; they asked about issues with traffic during the construction, detours and the entrance and exit for Cliff Nelson Road.

It was asked if the city was making the right decision for change, growth and had the ability to manage the overall increase. The quality of life, versus growth and developing revenue. This could increase crime and the assurance of public safety for the police and fire to manage. The question was asked, how many residents are needed to say no before the project would be put away. There were also questions relating to the builder, bids for the development, the record of the builder and the time-period for the

project including start and finish dates if approved. The city was asked if they would have a third-party contractor, a civil engineer to address issues.

The citizens were heard, and minimal feedback was provided during the discussion.

Mayor Guyton stated the public hearing was considered the first reading for rezoning. The next hearing would be on October 18th. Mr. Baker asked if he could respond and provide feedback on the comments and issues heard from the residents.

Mr. Baker addressed earlier in the discussion the reason for moving from R-1 was due to the size and the design for a septic tank community according to the ordinance.

Mr. Baker stated about the schools, there were three with a capacity issue, and the kids from the proposed subdivision would be attending schools that do not have a capacity issue per the school board.

Mr. Baker addressed the topic of crime and safety. The fire department was located directly across from the proposed property. He would not associate the said community as one to attract crime, typically with a mandated homeowners association where they maintain covenants and standards is where you would see a lower potential for crime.

Mr. Baker said the community would have a loop for school buses to turn around to address the concern of a cul-de-sac. He addressed the noise and the property being located next to Joe Cowan Park. There would be no additional noise beyond the park.

The right-of-way on Cliff Nelson is a public dedicated right-of-way, and he did not anticipate the need to expand. But if so, it would be discussed in the review process. Mr. Baker also shared there should not be a reason for a detour, but if so, it would be minimal. They were not bringing sewer or water across Cliff Nelson and would not need a road closure. Possibly, a temporary lane for ingress and digress for traffic improvements.

Mr. Baker agreed there is a lack of affordable housing and would love to see more in Bartow County. Of course, it would not be appropriate for that location in Euharlee, but apartments are affordable. He did not think it was approachable for that site.

Mr. Baker shared, it appeared, traffic was a big concern. However, Mr. Evans who is a member of the Planning and Zoning Commission, as well as, employed with DOT for 30 years stated, a community like that one would only generate seven to nine trips per day per home. He did not say that to be disingenuous because it matters. He said Mr. Evans shared in the September 13 meeting, that it was really a drop in the bucket. Mr. Baker said most people in that area are traveling to Rome, Georgia and the area is extremely attractive for those retiring fifty-five and over. Also, pre-covid to post covid a huge amount of people is working from home which is a flexible option, and not a huge influx of people that are following the typical things. They have no control over the Styles huge development on the south side.

Mr. Baker said he was promoting to Euharlee, he has a good product, but some may not like it. However, the marketplace speaks loud and clear that says they want it. Are they willing to roll the dice on a 40-million-dollar investment? They believe there is a market, people want it, desire it, and they think Euharlee is the perfect place to do it. When you have access to the amenities to Joe Cowan Park, as referenced earlier, the shopping center that was vacant, this will help with the problem.

Mr. Baker also addressed parking on the street. The homes will have a two-car garage and two additional spaces in the driveway.

Mr. Baker said he wanted to address a few concerns. He knew he did it quickly, but he appreciated the time to do so.

Mayor Craig Guyton said there would be a second hearing two weeks from that night, on October 18th and concluded the public hearing.

Approval of Minutes

Council Member David Duncan motioned to approve the minutes for the City Council Meeting, September 6, 2022, and City Council Work Session September 20, 2022. Council Member Greg Free seconded the motion. The motion carried with all voting in favor.

UNFINISHED BUSINESS

Building Inspection Fee Increase – Katie Gobbi

Katie Gobbi, Community Development Director said the council had before them the same fees presented at the work session and requested approval for fee changes. Council Member Greg Free motioned to approve the fee increases. Council Member David Duncan asked why the fence and the electrical permit fees were not the same. Ms. Gobbi explained the restore power on the electrical permit was a new fee. They did not previously have the fee charge until a client in the clock towers had to have power restored. After reviewing the cost for the inspection, the \$25 covers the building inspection and the same with the fence permit. The rate for the inspector has not increased in 14 years. David Duncan seconded the motion. The motion carried with all voting in favor.

Christmas Parade – Katie Gobbi

Katie Gobbi, Community Development Director said as discussed in the previous work session she requested \$1000 for the float competition in the Christmas Parade that will be on November 28th. The amount is broken down in smaller increments with hopes to expand the amount by partnering with local businesses. Joe Turner motioned to approve the \$1000. Greg Free seconded the motion. The motion carried with all voting in favor.

PUBLIC COMMENTS

There were several public comments and concerns from residents that are summarized below:

- The city charging \$25 for mandatory trash service and whose idea was it. The funds would be to build the amphitheater. Also, Mayor Craig Guyton shared it was discussed but had not been brought back up. He will ensure that if it does, they will be informed. Mayor Guyton said that he brought it up years ago as a point of conversation and looking at numbers. He explained it would alleviate the number of trucks on the road and it would be a decrease in cost for the residents that currently pay for trash services. Mayor Guyton explained that Osborne Park is being redeveloped with an outdoor amphitheater. The gentleman also asked what if he chooses not to pay and carry his own trash. Mayor Guyton said it was not on the table for discussion and he did not know what a penalty would be.
- Resident asked about different minimum lot sizes. The issue of growth was not going away and wanted to know how to get involved. Mayor Guyton said a week from that evening there would be a Planning and Zoning meeting on October 11th with an agenda item to reduce lot size that would connect to the sewer.
- Development for Mobile Home Park and Apartments – James Stephens, City Manager added the owner of Eagle View has his property marketed to sell to another entity. The gentleman asked if the council would be the decision makers for rezoning and Mayor Guyton answered yes.
- Improvements made to sewer and when will they offer to those not on sewer. Mayor Guyton explained it was a good question, but he did not have the answer. He asked Bartow County Water about the number of homes, the tap fee to sign up, the route, and plans for expansion. It currently runs down Euharlee Road, behind the school to the bridge area, up Covered Bridge

Road across the church property and with a manhole down-town. They would love to expand for all citizens. In Shaw Woods it would take 50% of the houses willing to tap on for \$10,000. No specific plans.

- Public safety mentioned earlier about the fire station being directly across from the new development. It is not about the location but the fire station capacity. It will be a substantial number of houses to what the fire station can manage.
- Resident mentioned code enforcement issue with her livestock. Mayor Guyton asked her to call the city manager to discuss and if there is a process to appeal.
- Asked about plans to hire more police officers and add bus transportation for children. Mayor Guyton said that he was not aware at that time about hiring more officers.
- It was asked if the city owned property that was requesting to be developed. Mayor Guyton said 4.43 acres; The Milam Bridge development was a different development.
- Resident asked about the fire department jurisdiction, and the city planned events on the website. Katie Gobbi said the events are posted, but she would double check.
- Proactive plans from the city on issues discussed from concerned citizens for safety and infrastructure down the road.
- Date to update the bridge. Mayor Guyton said the proposed date is 2026. He also added a pedestrian access has always been needed and Euharlee will be able to walk across the bridge, and sidewalks on the other side of the river for kids who walk to school.
- Citizen said thank you to the council for making them feel comfortable to ask questions.

Council Member Joe Turner added normally there are only a few people at the council meetings which is a problem in the city. They need to attend meetings to let the council know their thoughts.

Mayor Guyton said the council will do their best to answer all the questions. They live in the city as well. They have the same questions, and they look for the best answer. The citizen's input is valuable to the council. He appreciated them being there.

Council Member David Duncan thanked the citizens for showing up. The council needs their input to help make decisions.

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

With no further discussion the meeting adjourned at 8:47 pm.