

**CITY OF ACWORTH, GEORGIA
MAYOR AND BOARD OF ALDERMEN
PUBLIC HEARING/BUDGET WORK SESSION MEETING
6:30 P.M. – BOARD ROOM
MONDAY, AUGUST 2, 2010**

Present: Mayor Tommy Allegood, Aldermen Tim Houston, Tim Richardson, Gene Pugliese, Bob Weatherford, City Attorney Doug Haynie, City Manager Brian Bulthuis, and Deputy City Clerk JoAn Cox

1. Call to Order

Mayor Allegood called the meeting to order at 6:30 p.m.

- 2. Public Hearing: Chapman Coyle Chapman Architects, on behalf of North Cobb Christian School, request to rezone approximately 12.6 acres from R-2 (single family residential) to OP (Office Professional). The properties are located at 3571, 3581, 3591, 3601, 3611, 3621, 3631, 3641, 3651, 3659, 3663, 3671, 3675 and 3679 McPhail Dr., and 3720 Lakeview Drive.**

Todd Clingman, Head of North Cobb Christian School, commented on the benefit to North Cobb Christian School and asked that the rezoning request be granted. Request was made to rezone so that the school will be contiguous with the rest of the school property being in OP zoning. Mayor Allegood called on Christine Dobbs, Community Development Department Director for the City, for comments. Ms. Dobbs commented that as the applicant has stated, they would like to rezone to make the property contiguous with the rest of the school campus. The Planning and Zoning Commission has met and recommended approval of this request. Mayor Allegood asked for comments from Mr. Bulthuis.

Mr. Bulthuis gave further discussion for future development of North Cobb Christian School. There was no further discussion. Mayor Allegood asked that this item be placed on the Consent Agenda for Thursday with approval from the Board.

Mayor Allegood closed this Public Hearing at 6:40.

- 3. Public Hearing: Racetrac Petroleum, Inc. variance request to allow for additional monument signage for a new Racetrac development. Also, consideration for conceptual site plan approval to allow for the construction of a 4,997 square foot Racetrac Petroleum store for the property located at 5001 Cherokee Street and is currently zoned C-2 (Community Retail Commercial).**

Melissa Hastey with Sams, Larkin and Huff, LLC, commented on the request for the variance for additional monument signage and the conceptual site plan. The site plan was approved by staff. The site plan was submitted and staff is satisfied with the site plan and is asking for approval as submitted. Ms. Hastey commented that this undeveloped tract is located at the northwest intersection of Cherokee Street and Lake Acworth Drive. The commercial portion has changed to three separate tracts from individual commercial tracts. Accordingly, there was a stipulation that stated one sign per parcel per road frontage. Now that the tract is divided into three separate parcels, Racetrac is asking for one sign per parcel so that each business may have one sign. Racetrac is asking for revision of the zoning ordinance so that future businesses will be able to place signs.

Mr. Bulthuis commented that Racetrac has been in touch with the DOT. The DOT is looking to widening Highway 92 in the future. The DOT has reviewed and approved the site plan. Planning Commission reviewed and recommended approval. Mayor Allegood asked Ms. Dobbs for comment.

Ms. Dobbs stated that Staff combined the variance request and conceptual site plan as requested so that there would not be two presentations. The stipulation dates back to 2002 and was zoned mixed use, but the market has changed and now there is the five-acre tract that is being developed. Applicant is requesting one sign per parcel. Staff did recommend denial only because it was felt that the decision should be made by the Planning Commission and the Mayor and Board. Planning Commission did review and recommend approval. The sign submitted does meet all standards and codes and staff recommends approval.

Alderman Richardson asked, under the previous plan, for the total amount of square footage allotted for signage? Ms. Dobbs commented that she would need to review the final plat before it was subdivided, but one square foot per linear foot for road frontage is the allotment for signage. Mr. Bulthuis asked when the sign ordinance was changed. Ms. Dobbs stated that the sign ordinance has been changed several times since 2008, once or twice a year. Mr. Richardson asked that Ms. Dobbs research and advise the answer to the square footage question by Thursday night. Mayor Allegood asked if there was anything addressing lighting. Ms. Dobbs stated that there was not, and she will notify when the lighting plan is established and approved by staff. Mayor Allegood asked that the Board be advised. Further discussion followed.

Mr. Richardson asked that this be put on the Thursday night agenda for discussion. There was no further discussion.

Mayor Allegood closed this Public Hearing at 6:50.

4. Public Hearing: True Life Church Fellowship, Inc. Special Land Use Permit request to allow for a religious institution located at 4494 Acworth Industrial Drive, Suite 103. The property is zoned LI (Light Industrial).

Glenn Hart, pastor of True Life Church Fellowship, Inc., 413 Chickawau Drive, Acworth, GA, requested the approval of 4494 Acworth Industrial Drive, Suite 103, for his church location. The church began in September 2009. Mayor Allegood asked for comments from Mr. Dobbs. She stated applicant is seeking a land use permit. She also mentioned that there would be no problem with parking, as there are only two other businesses in the strip business area and the businesses are closed on Sundays. She also stated that there have been other religious organizations that held meetings/services at this location. Planning Commission and Staff did hear and recommend approval.

Alderman Richardson had no objection to this going on the Consent Agenda for Thursday night, but asked that this be considered as an administrative procedure in future instead of wasting the time of all concerned in coming before the Mayor and Board. There was no further discussion.

Mayor Allegood asked that this be placed on the Consent agenda for Thursday night.

Mayor Allegood closed this Public Hearing at 6:52.

5. Public Hearing: Review and recommendation of Draft 2010 annual update to the Comprehensive Plan's Short-Term Work Program (STWP) and Capital Improvement Element (CIE).

Brandon Douglas, Assistant City Manager and Director of Economic Development for the City, commented that this update is required annually by the DCA. He also stated that the Planning & Zoning Commission had a public hearing on the matter. A draft copy will be submitted to the Atlanta Regional Commission and the Commission will advise the adoption of the resolution. Mr. Bulhuis stated that this is the last year on the current plan. We will be going to a five-year plan. This will be done in-house so as to save money rather than hiring a consultant.

Mayor Allegood asked that this item be placed on the Consent Agenda for Thursday night.

Mayor Allegood closed this Public Hearing at 6:54.

6. Public Hearing: Consideration for Adoption of 2010 Mileage Rate.

Mr. Bulthuis advised that ads have been placed twice in the paper. He stated that Beverly Burns, Accountant for the City, has done an excellent job in getting the notices out to the citizens concerning the upcoming tax bills. The letter was explaining that the City would be collecting local property taxes instead of Cobb County. He further commented that Ms. Burns has been setting up her area downstairs in order to collect the taxes. She will be working in both locations.

Mayor Allegood closed the Public Hearing at 7:00 p. m.

7. Adjournment

Mayor Allegood called for a motion to adjourn. Alderman Houston moved for adjournment of the Public Hearing. Alderman Weatherford seconded. The motion approved unanimously. Mayor Allegood adjourned the Public Hearing at 7:01 p.m.

SPECIAL CALLED MEETING

Present: Mayor Tommy Allegood, Aldermen Tim Houston, Bob Weatherford, Tim Richardson, and Gene Pugliese, City Attorney Doug Haynie, City Manager Brian Bulthuis, and Deputy City Clerk JoAn Cox

1. Call to Order

Mayor Allegood called the Special Called Meeting to order at 7:02 p.m.

2. Approval of Ordinance No. 2010-18 for Adoption of 2010 Mileage Rate of 7.6 mills for the Tax Digest.

Mayor Allegood asked for comments from the Board. There being none, Alderman Pugliese moved to approve a motion to accept and Alderman Weatherford seconded the motion. Mayor Allegood asked for discussion from the Board.

Alderman Richardson asked the City to be extra careful with money this year, as well as the aldermen, with the economy such that it is, and he hopes that the mileage rate will be cut next year.

Mayor Allegood reaffirmed that a motion had been made and approved and asked for affirmation by the Board. The motion approved unanimously.

Mayor Allegood asked that the minutes reflect a unanimous vote to approve Ordinance No. 2010-18 for Adoption of 2010 Mileage Rate of 7.6 mills for the Tax Digest.

3. Adjournment

Mayor Allegood called for a motion to adjourn the Special Meeting. Alderman Weatherford moved for adjournment. Alderman Richardson seconded. The motion was approved unanimously. Mayor Allegood adjourned the Special Called Meeting at 7:05 p.m.

Thomas W. Allegood, Mayor

JoAn J. Cox, Deputy City Clerk