

# Committee of the Whole Minutes - Final MAYOR AND COUNCIL



Derek Norton, Mayor  
Tim Gould, Mayor Pro Tem (Ward 6)  
Glenn Pickens (Ward 1)  
Latonia P. Hines (Ward 2)  
Travis Lindley (Ward 3)  
Charles "Corkey" Welch (Ward 4)  
Susan Wilkinson (Ward 5)  
Rickey N. Oglesby, Jr. (Ward 7)

A. Max Bacon City Hall  
Human Resources Training Room  
2800 King Street SE  
Smyrna, GA 30080

City Attorney Scott Cochran  
City Administrator Joseph Bennett  
City Clerk Heather K. Peacon-Corn

**February 22, 2024  
6:30 PM**

## 1. Roll Call

**Present:** 6 – Mayor Derek Norton, Councilmember Glenn Pickens, Councilmember Latonia P. Hines, Councilmember Susan Wilkinson, Mayor Pro Tem / Councilmember Tim Gould, and Councilmember Rickey N. Oglesby, Jr.

**Also Present:** 1 – Scott Cochran

**Absent:** 2 – Councilmember Travis Lindley and Councilmember Charles "Corkey" Welch

**Staff:** 9 – Jennifer Bennett, Richard Garland, Bo Jones, Russell Martin, Paul Osburn, Heather Peacon-Corn, Kristin Robinson, Enoch Serna, and Joey Staubes

## Call to Order

Mayor Derek Norton called to order the February 22, 2024 Committee of the Whole meeting held at A. Max Bacon City Hall in the HR Training Room at 6:32 PM.

## 2. Staff M&C Agenda Items to Review

## 3. Formal Business and Presentations

### A. COW2024-011 Georgia Power Presentation

Green Energy Projects for the City of Smyrna

Presented by:

Ken Mitchell, CEM, CEA, LEED AP

Steven Faulkner, CEM, CEA

Topics of Discussion

- Georgia Power MSA
- HVAC Equipment Replacement
- Facility Evaluation Example
- Importance of Implementing Program Now
- Program Summary

- Financial Proforma
- Funding Term Options
- Decarbonization
- Call to Action

Georgia Power MSA (Master Service Agreement)  
Great News

**City of Smyrna Qualifies for Georgia Power’s MSA Program**

Reduce Risk, Avoid Emergency Costs, Save by Implementing Now  
No CapEX Needed, GPC Provides Upfront Capital  
Off-Book Funding with No Balance Sheet Financing  
Use OpEX Budget with On-Bill Monthly Services Fee  
Generate Savings while Improving the Environment  
Decarbonize with CO2 Reductions  
Excellent Partnership

- ✓ Coauthor Solutions
- ✓ Single Source Responsibility
- ✓ No Upfront Capital Needed
- ✓ Reduce Cost by Eliminating Risk
- ✓ Savings Help Pay for Upgrades
- ✓ Implement Program Now
- ✓ Decarbonization CO2 Reduction
- ✓ Environmental Stewardship

**Together We’re Improving the Environment for Citizens, Stakeholders and Staff**

Importance of Implementing Program Now

- Critical Systems at Risk of Failure with High Cost of Emergency Replacement
- Safety Risk to Employees because Data & Call Centers are not on Backup Generator
- Maintenance Cost Continue to Rise due to Old Inefficient Equipment
- HVAC Systems are Beyond Useful Life (some >26 years)
- R22 Refrigerant not Manufactured and is very Expensive
- Equipment has long lead time of 24-to-66 weeks for HVAC, Generators, Etc.
- Cost Increase due to Need for Temporary Heating, Cooling and Power
- Downtime could be Extended due to Supply Chain Issues
- Lost Savings Every month Systems are not Replaced
- Replacing Equipment on an Add Hock Basis Causes Disparate Systems

**4. Review of Current M&C Agenda**

- A. COW2024-010 Review of the February 26, 2024 Mayor and Council Meeting Notice and Agenda.**

Mayor Norton reviewed the February 26, 2024 Mayor and Council agenda.

- Russell Martin, Community Development Director, provided the following background:

The subject property is occupied with a church and accessory facilities on 2.2 acres in the R-15 zoning district. Churches are allowed in residential zoning districts, however, their location requires approval by Mayor & Council. The applicant is proposing a site plan

revision and a 19,980 sq. ft. addition to the existing church. Therefore, approval by Mayor & Council is required for the proposed church expansion.

There are currently two buildings on the property as well as other smaller accessory structures. The existing church sanctuary building will remain and the second building will be demolished. The application proposes to build a 19,980 sq. ft. addition along the eastern boundary of the property. The addition consists of three sections: an 8,800 sq. ft. sanctuary, a 4,050 sq. ft. atrium, and a 7,140 sq. ft. children's ministry. The building is a pre-engineered metal building with brick exterior. The new building will face the access drive and the side of the building will face Powder Springs Street. The applicant is proposing street trees to provide a visual buffer along Powder Springs Street. Additionally, the applicant will provide a 10' landscape buffer around the sides and rear of the property to screen from the existing uses. The building height will be below the maximum height allowed in R-15 of 35 feet, and the proposed building location is below the grade of the adjacent subdivision. Therefore, height should not have a negative impact on the adjacent properties.

The proposed addition and existing facilities require a minimum of 153 parking spaces. The applicant is providing 68 spaces within the subject property. The applicant has secured a parking agreement with Cobb County Schools to provide the remaining spaces at Campbell High School.

The subject property has a stream along the western portion of the site from the northern boundary to the southern boundary. The church building addition is proposed along the eastern boundary of the site so as not to interfere with the stream. The applicant is proposing to utilize the western half of the property for the access drive, parking lot, and underground stormwater detention. A bottomless stream culvert will run under the parking lot to pipe the stream between headwalls at the northern and southern ends of the property. The Army Corps of Engineers will make a formal determination if a permit is required, and whether city and state buffer variances are required. If the Corps determines that the city buffers apply the city supports stream buffer variances provided buffer mitigation is provided as required by the City Engineer. Due to the institutional use in the R-15 zoning district an impervious coverage from 35% to 62% is requested.

Community Development has reviewed the proposed development against the requirements of the Zoning Ordinance with respect to the use as a church facility. Churches are permitted in the R-15 zoning district provided they are approved by Mayor & Council. This is not a rezoning. The proposed development meets the zoning requirements for a church facility and requires the following variances:

1. Reduce church and accessory facilities setback from 75' to 10' from the side property line. (Staff Supports)
2. Reduce church and accessory facilities setback from 75' to 30' for the rear property line. (Staff Supports)
3. Allow encroachment into City 50' Undisturbed Stream Buffer. (Staff Supports)
4. Allow encroachment into City 75' Impervious Surface Setback. (Staff Supports)
5. Allow increase in impervious coverage from 35% to 62% (Staff Supports)

This is an opportunity for them to stay in their existing location. Parking will be all concrete while the current parking is all gravel. The parking agreement with the high school is renewed every year.

- Paul Osburn, Assistant Public Works Director, explained for item CHOR2024-001 that when this project was being performed, they ran into a vein of Stone Mountain granite.

They are too far into the project to stop or reroute. \$50,000.00 of the change order is just rock removal. There is a \$75,000.00 cushion so they do not have to come before council again should something happen, though this may not even be used.

## 5. Other Business / Staff Comment

Kristin Robinson, Deputy City Administrator/CFO, updated the Mayor and Council on the following:

- The shade swings are complete, and the fencing should be coming down tomorrow.
- Had a 489 meeting today with the other cities and the county and some elected officials. It was a tense environment. No ground was made up. There will be another meeting in March. The cities are going to move forward with an intergovernmental agreement because the county has not given the cities a number. Mayor Norton added that there is an upcoming vote on a 30-year transportation tax, and that is the environment these discussions are taking place in. Ms. Robinson explained that if this agreement is not done by the deadline, cities will not receive state funding and other funding. Unfortunately, the county attorney has questioned whether the 489 agreement is even legal which.
- North Cooper Lake Park bathroom is nearing completion.
- River Line Park turf is down.
- Batting cages install at Chuck Camp Park is underway.
- Batting cage project at Ward Park is nearing completion as well.
- Still waiting on engineering price from Winter for the downtown park drainage project at the playground.
- LDP was submitted for Stillfire.
- Bid opening for downtown water feature. Pre-bid opening last Friday. Bid opening is on March 1.
- Budget kick off took place this week. Finance has asked departments to keep their budgets flat this year. Discussion took place about Black History Month and Juneteenth budgets and which departments those budgets should fall under.

Councilmember Pickens stated that someone called and complained about Jonquil Park and all the people that use it as a dog park. He wondered if there are ordinances that address this and if there are signs in place. Richard Garland, Parks & Recreation Director, stated ordinances and signage are all as they should be, but managing individuals is the issue.

Councilmember Hines mentioned the renderings of the Fanny Williams project. Women's History Month is coming up. The library is starting their Women's History Month series Sunday, and Councilmember Wilkinson and Ms. Hines will be issuing a Women's History Month proclamation at the next council meeting. She also announced that the Black History Month event is tomorrow, and it is sold out.

Mayor Pro Tem Gould stated that they have had a call with David Wilson, the artist for the Fanny Williams project, that there will be a delay.

Councilmember Wilkinson stated that she does have someone for the Parks & Recreation Commission, she just needs to confirm.

Mayor Norton stated that Peter from Good Kitchen has agreed to serve on the church planning committee.

## 6. Executive Session (As Needed)

## 7. Adjournment

Mayor Derek Norton adjourned the February 22, 2024 Committee of the Whole meeting at 7:43 PM.

Facilities are provided throughout City Hall for convenience of persons with disabilities.

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**THIS MEETING WAS PROPERLY NOTICED AND POSTED AT THE FOLLOWING LOCATIONS IN ACCORDANCE WITH THE NOTICING STANDARDS AS OUTLINED IN O.C.G.A. 50-14-3:  
The City of Smyrna website – [www.smyrnaga.gov](http://www.smyrnaga.gov)  
City Hall, 2800 King Street SE, Notice Boards**