

**CITY OF PINE LAKE  
CITY COUNCIL MEETING MINUTES  
SEPTEMBER 10, 2018  
7:00 PM**

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**Call to order**

The meeting was called to order by Mayor Melanie Hammet at 7:00 pm. Present were Council Members Megan Pulsts, Augusta Woods, Brandy Hall and Kris Casariego. Council Member Jean Bordeaux, City Administrator Valerie Caldwell and Chief Saria Y'Huduh-Green were not present. Also present was Laurel Henderson, City Attorney.

**Pledge of Allegiance** was led by the Mayor.

**Announcements/Communication**

**Casariego:**

- The city is close to obtaining new lamp pole banners with the new logo design
- Communicated that she was putting out notice for a communications intern at Agnes Scott College to assist with internal city communications

**Hall**

- The Monarch Way Station will have volunteers to water the plants through October

**Hammet**

- That someone was donating milkweed for the Monarch Way Station
- That Hall will be taking the lead on the work session for the thought experiment topic
- That she and Bordeaux went through the necessary requirements for the work sessions and that they needed to be revisited to relate to reality
- The Georgia Conservancy did an experiment on foot traffic for Spruce Drive and will be doing one for Clubhouse Drive for pedestrian traffic flow results
- Communicated that Agnes Scott started a class and Pine Lake is the feature topic of bio-detention and its feasibility. Also, she met with eleven students at the college and hosted a class

**Adoption of Agenda**

The adoption of the agenda was motioned by Pulsts and seconded by Woods and was unanimously approved.

**Public Comments**

Moira Melligan, 509 Spruce Drive asked about a fee waiver for facility rental. She stated that the process was confusing and that she had started planning several months ago for an event; however, she completed the waiver form late and asked to be granted a rental with the fee waived for a community event. Hammet suggested she contact Municipal Arts Panel (M.A.P.) to coordinate the city event which will be a square dance of sorts.

Heidi Parlato, 495 Hemlock Drive, builder/consultant/investor stated that she has concerns that Pine Lake will be floating inside out and by squeezing a bunch of houses and by taking trees down as it relates to the requested subdivision of 4621 Dogwood Road property. She said that she understands

builder money flow but wants to preserve the values of the city and that sub-dividing lots will have a big impact. Parlato asked council to find a way to have balance for all.

Kathleen Terry, 464 Dogwood Road stated that she wants further information to subdivide the property at 4621 Dogwood Road and that citizens needs additional information. She also said that the city code needed to be revisited and to involve residents before doing a subdivision or a zoning variance. Terry concluded by asking council to discuss and not to vote on the subdivision tonight.

## **CONSENT AGENDA**

Minutes of meeting held August 28, 2018

The consent agenda was unanimously approved upon motion by Pulsts and seconded by Hall. 4-0

## **NEW BUSINESS**

Approval of Resolution Authorizing Mayor to Execute a Quitclaim Deed for property located at Authorization for Mayor to Execute a Quitclaim Deed for property 4630 Ridge Road

Henderson provided an explanation of the Quitclaim Deed. Casariego motioned to approve **Resolution # R-13-2018** and seconded by Pulsts. 4-0

### **Consideration of Request for Subdivision of 4621 Dogwood into two lots – Applicant J.D. Scott**

Henderson provided explanation of the 1986 survey followed by discussion. Scott's request is to make three lots into two lots of 6,000 square feet each. She also stated that Bill Johnston, Zoning Consultant prepared an analysis for the subdivision (see attached) and pointed out that the Georgia Plat Act requires that plats meet certain specifications; which the presented plat does not in order to be recorded at the county. Henderson recommendation a new plat and to have it recorded before moving forward.

Scott spoke regarding his request and said that one tree will have to be removed on Ridge Drive and possibly three large ones on Hemlock Drive. He said that he spoke with the neighbors for the shed on the property to remain but not about any house plans. Mr. Scott said that he does not currently have building plans for the houses because he is waiting council approval to subdivide. Scott also stated that he is not one to change existing property and has looked at the city rules and regulations and that his building standards will accentuate the city.

Hall talked about the stated that the Tree Ordinance which is currently being revisited for best practices. She also recommended a tree survey and potential location of the houses be on the plat.

Pulsts talked about the environmental impact of removing trees, building plans and the inquired about shed that is on the property. She questioned if Scott had spoken to the neighbors about this request.

Henderson recommended an advisory vote or not to take an advisory vote for the request. After discussion Council recommended Scott to obtain a new survey to replace the 1986 survey to include trees, impervious surface. The request will be revisited upon recordation at the county.

### **Agreement for Consulting Services with David B. Burt, Inc**

Pulsts motioned to approve the amended agreement and seconded by Woods. 4-0

### **Council Review of Art Wall Policy**

Hall motioned to approve the amended policy and seconded by Woods. 4-0

**Communications Plan**

Pulsts communicated that she will put information regarding Economic Development on Facebook from the official city site website link.

Casariego will place the art wall policy on the website.

**Public Comments**

Kathleen Terry commented that she had just met outside with the builders regarding the 4621 Dogwood Road property regarding a meeting at the Beach House with them and neighbors on their concept and for resident output. Terry will advise when the meeting will be held.

Heidi Parlato thanked the Mayor and Council for putting the subdivision matter on hold and offered to assist with building practices for the city.

**Mayor's Comments**

Commented about the teaching experience at Agnes Scott College and that the topic was community and public spaces. Hammet also talked about having affordable houses in the city and not to price residents out.

The Mayor commented about the tremendous number of roaming dogs over the summer and the leash law. She also said that many residents have spent a lot of money for vet bills resulting from being their dogs being attacked and that citations were issued, Hammet stated that Pine Lake Police is not the appropriate body to contact and advised residents to contact DeKalb County Animal Control on non-managed dogs thus creating a paper trail on the owners. The Mayor stated that the city is not a dog run free zone.

**Council Comment**

Casariego commented that she will put information about the leash law on the website.

Pulsts asked if public notice was needed for the subdividing request of the 4621 Dogwood Road property. Henderson stated that this matter needed to be discussed further because it is not a discretionary process.

Katherine Terry asked if Pine Lake could have higher standards for notice to the residents. The Mayor suggested that she, Henderson and Pulsts meet on this matter after adjournment.

**Adjournment** Hall motioned to adjourn at 8:16 pm and seconded by Woods. 4-0

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Missye Varner, Administrative Assistant