

Council Meeting
May 2, 2016

Members Present: Mayor Buddy Duke, members Butch Fausett, Greg Paige, Michael Purvis, Chandler Hill and Jody Greene.

Others Present: John Flythe, Rhonda Rowe, Tim Tanner, Jon Blake and members of the public and press.

Invocation was given by Councilman Hill.

Pledge of Allegiance

Approval of Minutes: Councilman Fausett made a motion to approve the minutes of April 18, 2016 as presented. Councilman Hill seconded. All were in favor.

Public Hearing: Councilman Hill made a motion, followed by a second from Councilman Purvis, to enter into a public hearing to gain input on a rezoning application filed by George Horne for property located at 404 S. MLK Jr. Drive to change the zoning from R8M (Residential) to GB (General Business). All members voted in favor to enter the public hearing. The applicants intend to move a modular classroom on the lot and have a commercial daycare. According to the planning staff's recommendation, the property is surrounded by residential homes. There is no commercial zoning in the area. There is some property north of this lot zoned neighborhood shopping, in which a person could use their home for business. The planning staff's opinion is that this is spot zoning, which has not been approved in the past. Based on past actions of the council, staff recommended denial of the request. The planning commission board voted 3-2 in favor to approve the request. The board also included in their motion for approval the restriction that only a daycare could be located on the property. Christopher Horne spoke in favor of the application stating there is nothing positive about the street for the proposed daycare but stated the council has the opportunity to change this. His father owns three pieces of property in this area that he has remodeled and rebuilt. Andre Durden also owns property up the street that he is in the process of remodeling, trying to beautify this area. Mr. Horne asked the council to allow this trend to continue. Others who spoke in favor of the application included Jessica Wilson, Shateria Walton, Marion Jones, Chenelle Hawk, Cassandra Sims and Andre Durden. A letter of support was also sent by Shamika Turner. In total, there were 24 present at the meeting who were in favor of the proposed zoning change. There was no one present to speak against the application and the public hearing was then declared closed.

Ord. #16- 01: This ordinance, amending the zoning map and rezoning property located at 404 S. MLK Jr. Drive from R8M to GB, was presented to the council. City attorney Tanner read Section 12-2.8(2) of the zoning ordinance and stated that although traditionally we read an ordinance twice before a vote is taken, the zoning ordinance allows a vote to be taken after the conclusion of the public hearing. Councilman Hill made a motion to approve the ordinance. Councilman Purvis seconded. All were in favor with the exception of Councilman Paige who abstained.

Street Closing (East End of 1st Street): Terry Tillman was here to speak to the council on behalf of his grandmother, Janie Caldwell, who resides at 416 E. 1st Street. He asked for consideration to close the east end of the street due to traffic coming down there late at night parking, items being stolen from house and other issues. She owns seven lots at the end of this street, five which are fronting 1st Street and the other two being on an adjoining road. She has no problem with the city coming down there as far as emergency vehicles and such are concerned. It is mostly a safety concern at this point. Councilman Purvis made a motion to close East 1st Street from the intersection of 1st St and Folsom Avenue in an easterly direction to the dead end. Councilman Greene seconded. It was noted that there are no other property owners on either side of the road so notice to other property owners is not an issue. When asked about maintaining utility easements, etc. the attorney noted that the City would maintain those because we would be keeping possession of the street, only closing it for public use. After a call for votes, all members voted in favor of closing the street.

Variance Request (McCastle): This item, requesting a variance on front setback requirements for property of Vicki McCastle located at 405 Talley Street, was brought back before the council. There was no motion made by the council; therefore, the lack of action is considered a no vote and the variance is denied.

Gas Project Change Order: The council was advised of a change order related to the gas main extension project in the amount of \$62,817.10. This change order is a result of the relocation of the pipeline from going under the Georgia Florida Railroad and moving over under the Norfolk Southern Railroad along with the additional labor costs. Councilman Fausett made a motion to approve the change order. Councilman Greene seconded. The decision was unanimous.

Beer/Wine License (Quick Change #6): Shree Verai Mata, LLC d/b/a Quick Change #6 located at 101 W. 1st Street, has applied for a license for the retail sale of beer and wine. Councilman Fausett made a motion to approve the license. Councilman Purvis seconded. All were in favor.

Cemetery Board Appointment: Due to the passing of Wayne Giddens, the board has requested the appointment of a committee member to fill the vacancy and has recommended Michael Folsom. There were no other nominations and Councilman Fausett made a motion to approve appointing Michael Folsom to the board. Councilman Purvis seconded. There were no opposing votes.

GMA Convention Delegate: Councilman Paige nominated Councilman Fausett as the delegate for the annual GMA convention to be held in June. Councilman Hill seconded. Councilman Purvis volunteered to serve as alternate if needed. All members voted in favor.

SPLOST Negotiations: City manager John Flythe gave the council a copy of the projects identified in the 2010 referendum and reminded the council they needed to begin preparing for the upcoming negotiations.

There was no further business and the meeting was adjourned.

Rhonda P. Rowe, City Clerk

Buddy Duke, Mayor
