

## MINUTES

### REGULAR MEETING OF MAYOR AND COUNCIL OF APRIL 7, 2014

Call to Order: The Regular Meeting of Mayor and Council of April 7, 2014 was called to order by Mayor Pro-tem Maudie McCord at 7:00 p.m.

Roll Call: Mayor Pro-tem Maudie McCord and Councilmembers Tommy Smith, Linda Lord, Dabouze Antoine and Latresa Akins.

Also present were City Manager Frank Brandon, Director of Finance Mike Blandenburg, Management Analyst Angela Redding, Director of Planning and Zoning Al Wiggins, Director of Recreation and Leisure Services Elaine Corley, Director of Public Works Jeff Eady, Chief Dwayne Hobbs, Director of Support Services Christine Terrell, Chief Eddie Buckholts and Mike Williams, City Attorney.

Approval of Minutes: Ms. Akins made a motion to approve the minutes of the Work Session of March 17<sup>th</sup>, the Regular Meeting of March 17<sup>th</sup>, and the Special Meeting of March 27<sup>th</sup>, seconded by Mr. Smith. Voting for the motion was unanimous.

Comment Period: Mr. Carl Evans stated there is a concern with the new radio system which he was told would be encoded so citizens could not hear it and could not be picked up with scanners. He said it is illegal to do that and cannot restrict public access to the airways and if this is true, to reverse this.

Edie Yongue – stated the next Clean Up is scheduled for April 26<sup>th</sup> and invited everyone to come out and help. She stated Amnesty Day is also April 26<sup>th</sup> at Flint River Road.

Kimberly James – congratulated the Council on hiring Frank Brandon and Jeff Eady. She questioned the \$600,000 grant that had been mentioned during the last ILRA Meeting.

Retail Alcohol License: Request was made to consider a retail alcohol license for beer and wine from Old Dixie Food & Gas, Inc. Quick Stop, 5428 Old Dixie Highway, no exceptions noted (Corporation name change).

Ms. Akins made a motion to approve the retail alcohol license for Old Dixie Food & Gas, seconded by Mr. Smith. Voting for the motion was unanimous.

Recess: Ms. Lord made a motion to recess for three public hearings, seconded by Ms. Akins. Voting for the motion was unanimous.

Public Hearing: Ms. McCord opened the Public Hearing to receive comments to consider amending Title 8, Planning and Development, and Chapter 8, Zoning of the City of Forest Park Code of Ordinances, to provide for codification, to repeal conflicting ordinances, to provide an adoption date, to provide an effective date and for other purposes allowed by law.

Mr. Wiggins stated anytime we change our zoning ordinances, it must first come before the Planning Commission. These recommendations were involving Fort Gillem, establishing a zoning classification in order to develop the site and to establish allowed uses. There was also language in our zoning code that could cause litigation possibly and that language was stricken and also changes were made to the landscape ordinance that he believed was unnecessary. There was also an exemption clause that exempted government organizations from having to follow the landscape ordinance which legally they aren't required to follow anyway. Additional language was placed in the ordinance that involves a project that has been reviewed by the URA, specifically for Fort Gillem. This helps us expedite the permitting process to show we are developer friendly and streamline our ordinances.

Mr. Wiggins stated the title of the Fort Gillem zoning district is Gillem Zoning and is a very generous zoning category. It has a heavy industrialized component.

Ms. Lord made a motion to close the Public Hearing, seconded by Mr. Smith. Voting for the motion was unanimous.

Public Hearing: Ms. Akins made a motion to open a Public Hearing, seconded by Mr. Smith. Voting for the motion was unanimous.

Ms. McCord opened the Public Hearing to receive comments with regard to the proposed conditional rezoning of a parcel of property which is a .89 acre tract, lying and being in Land

Lot 50 of the 13<sup>th</sup> District of Clayton County, Forest Park, Georgia, from its current zoning of RM-85 Residential District to RM-85 Residential District-Conditional.

Mr. Bruce McNeilage, partner and founder of Kenlock Homes, owner of the property, was present to speak. He stated he has agreed to do everything he was asked to do, and you will be very proud when you see the property in 60 to 90 days. It will have granite counter tops, hardwood floors and will be very nice. He stated traditionally he rents to single parents with children, working mothers, and many cannot afford a home, so we rent, and our goal is that they are able to own after a few years. He stated we hope we are here for many years to stay to bring quality projects that are aesthetically pleasing but also from a neighborhood prospective.

Mr. Wiggins stated this property has been vacant for 10 years and Mr. McNeilage has agreed to construct the building as the rendering indicates. The reason for the conditional zoning is that we want to broker the best deal possible so that this site would not be so imposing to the neighboring properties. Currently, the site has 20 individual dwelling units and the zoning ordinance only allows 8 dwelling units. Mr. McNeilage only owns the building to the back. We do not have a current zoning that would match the current configuration, so we are asking for a conditional zoning. The conditional zoning relates to the site as a whole and the conditions are exclusive to that building.

Mr. McNeilage stated this is not a Section 8 housing and felt his rent would be too high to qualify for Section 8.

Mr. Wiggins presented the following conditions for the rezoning which will provide the highest and best use of the property:

- Applicant must provide a recorded plat and legal description within 60 days of conditional zoning approval to the Planning, Building and Zoning Department that illustrates and describes the alleyway donated by the City of Forest Park as part of the 615 Georgia Avenue site.

- Applicant must note zoning conditions (if any) set forth by the Mayor and Council on the new plat of the 615 Georgia Avenue site
- Applicant must provide a boundary survey and legal description of the alleyway donated by the City of Forest Park from a land surveyor registered with the State of Georgia to the City of Forest Park Planning, Building and Zoning Department within the next 60 days of conditional zoning approval.
- Applicant provides a plat that delineates the existing 22 surface parking spaces and the five additional parking spaces offered by the petitioner.
- Construction work must commence within 60 days and be completed accordance with all applicable building and zoning codes within 12 months of the issuance of building permits or the property will result back to the original zoning classification.
- Applicant shall erect signage that reads “Fire Lane No Parking” posted on the private roadway situated between buildings A&B.
- Applicant must provide an interior/exterior storage location for each unit in the A building that shields the view of rolling trash containers.
- Applicant shall complete all improvements as submitted on the rendering labeled A901 provided by the Planning, Building and Zoning Staff.
- Applicant must receive approval from the Planning, Building and Zoning Director to use alternate materials if unable to locate or obtain any of the materials identified on rendering A901

Ms. Akins made a motion to close the public hearing, seconded by Mr. Smith. Voting for the motion was unanimous.

Public Hearing: Ms. Lord made a motion to open the public hearing, seconded by Mr. Smith. Voting for the motion was unanimous.

Ms. McCord opened the public hearing to receive comments with regard to the proposed zoning classification assignment of a tract of land 1458 acres, lying and being within the City of Forest Park, Clayton County, Georgia, also referred to as “ARMY” on the official City of Forest Park Zoning Map, to the Planned Industrial Zoning Classification.

Mr. Wiggins stated this is in reference to the rezoning of Fort Gillem previously discussed and if the rezoning classification assignment is approved, the official zoning map of the City of Forest Park would have to be amended.

Ms. Akins made a motion to close the public Hearing, seconded by Mr. Smith. Voting for the motion was unanimous.

Ms. Lord made a motion to reconvene the regular meeting, seconded by Mr. Smith. Voting for the motion was unanimous.

Public Hearing: Ms. McCord stated the Public Hearing to receive comments on the adoption of the Urban Redevelopment Plan has been rescheduled for the regular meeting of Mayor and Council of April 21, 2014.

Mr. Williams stated the developer is hoping the city can move more quickly and would like to schedule that meeting for the later part of next week.

Resolution: Request was made to consider a Resolution of the City Council of the City of Forest Park, authorizing the Mayor to execute a License Agreement with Forest Park Braves for the Use of Lockhart Field from April 9, 2014 through September 28, 2014, to conduct Baseball Games; to provide for severability; to provide an effective date; and for other purposes.

Ms. Akins made a motion to approve the Resolution, seconded by Ms. Lord. Voting for the motion were Ms. Lord, Ms. Akins and Mr. Smith. Mr. Antoine was opposed. The motion carried.

Chairperson-URA: Request was made to appoint a Chairperson and Vice-Chairperson to the Urban Redevelopment Agency.

Ms. Lord made a motion to accept the recommendation of the Urban Redevelopment Agency and appoint Frank Brandon as Chairperson and Lois Wright as Vice-chair of the Agency, seconded by Ms. Akins. Voting for the motion was unanimous.

Ordinance -  
Zoning Map  
Amendment:

Request was made to consider an Ordinance to amend the Official Zoning Map, City of Forest Park, Georgia, as amended, to provide for severability; to repeal conflicting Ordinances; to provide an effective date; and for other purposes (615 Georgia Avenue).

Ms. Lord made a motion to approve the Ordinance, seconded by Mr. Smith. Voting for the motion were Mr. Smith, Ms. Lord and Ms. Akins. Mr. Antoine opposed. The motion carried.

Ordinance -  
(Title 8):

Request was made to consider an Ordinance to amend Title 8, Planning and Development and for other lawful purposes.

Ms. Akins made a motion to accept the Ordinance, and to accept the changes the Director and owner have agreed to, seconded by Ms. Lord. Voting for the motion was unanimous.

Ordinance -  
Zoning Map:

Request was made to consider an Ordinance to amend the official Zoning Map, City of Forest Park, Georgia, as amended, to provide for severability; to repeal conflicting Ordinances; to provide an effective date; and for other purposes (Fort Gillem).

Mr. Smith made a motion to approve the Ordinance, seconded by Ms. Akins. Voting for the motion was unanimous.

Resolution -  
Ga. Cities  
Week:

Request was made to consider a Resolution of the City of Forest Park Recognizing Georgia Cities Week, April 13-19, 2014 and encouraging all citizens to support the celebration and corresponding activities.

Ms. Akins made a motion to approve the Resolution, seconded by Ms. Lord. Voting for the motion was unanimous.

Adjournment:

Ms. Lord made a motion to adjourn, seconded by Mr. Antoine. Voting for the motion was unanimous.

