

## MINUTES

### REGULAR MEETING OF MAYOR AND COUNCIL OF NOVEMBER 16, 2015

- Call to Order: The Regular Meeting of Mayor and Council of November 16, 2015 was called to order by Mayor David Lockhart at 7:00 p.m.
- Invocation: The invocation was given by Councilwoman Lord followed by the Pledge of Allegiance to the American Flag.
- Roll Call: Mayor David Lockhart and Councilmembers Dabouze Antoine, Maudie McCord, Latresa Akins, Linda Lord and Tommy Smith.
- Also present were Interim City Manager Al Wiggins, Director of Public Works Jeff Eady, Major Chris Matson, Chief Eddie Buckholts, Director of Support Services Christine Terrell, Deputy Director of Planning and Zoning Johnathan Jones, Management Analyst Angela Redding and City Attorney Winston Denmark.
- Approval of Minutes: Ms. Akins made a motion to approve the minutes of the November 2, 2015 Work Session and Regular Meeting, seconded by Mr. Antoine. Voting for the motion was unanimous.
- Comment Period: Keisha Crockett – asked if the City had any plans to create programs for the youth between the hours of 4 pm and 7 pm. She also stated last year they were offering thanksgiving dinners for \$5 for seniors in the City but only if you were a member of the Senior Center. She felt it should be open to all the seniors in the City and asked Council to reconsider that policy.
- Derrick Manning – said one of the challenges they have to involve children after school is to make sure they are eligible. He said when kids are involved in meaningful activities, they tend to do better academically.
- Sandra Bagley - thanked everyone for the Veterans Day Celebration and also thanked Public Works for their efforts in cleaning up her neighborhood. She also stated that

campaign signs are being taken and if anyone sees this, please contact the candidate.

Gregory Hanes – stated there has been random gunfire from Cash Memorial to West Street and asked the police be more vigilant in this area.

Roy Lunsford – stated he felt the car lot in question would be a great addition to the Parkway.

Brandon Jones – indicated he was there as part of an assignment for Clayton State University. He commended the Mayor and Council for beginning the meeting with a prayer even though that might not be something that everyone would think was correct. He said there are people in this Country who do not believe that religion should be a part of any government meeting.

Eskender Getachew – stated he was the owner of JB Billiards and Bar in Forest Park and asked council to consider changing the hours he can stay open to 3 a.m. to compete with other cities in the area.

Recess:

Ms. Akins made a motion to recess the regular meeting for a public hearing, seconded by Ms. McCord. Voting for the motion was unanimous.

Ms. Lord made a motion to open the Public Hearing to receive comments on the on the request to rezone a parcel of property lying and being in Land Lot 50 of the 13<sup>th</sup> District, Clayton County Tax I.D. #13050D-C002, also known as 891 Forest Parkway, Forest Park, from its current zoning of C-3 Institutional Commercial District to C-3 Commercial District – Conditional Use, seconded by Ms. Akins. Voting for the motion was unanimous.

Public Hearing:

Mayor Lockhart opened the Public Hearing to receive comments.

Herb Hamilton – felt the car lot would not be a good addition to the Parkway. He said the property is .30 acres and that doesn't seem to be the vision of the City. He asked the Council to deny this request.

Mrs. Thomaston – said the City and its land use plan says a car lot has to have 2 acres and this lot is less than a third of

an acre. She said this is not the vision of the City and if we allow spot zoning, anyone can spot zone throughout the city. She asked this request be denied.

Mr. Antoine stated we have a business owner wishing to bring business in the City and we make it so complicated, they leave. If we make adjustments, they will be welcome.

Ms. Ann Keith - stated she is hoping for businesses that bring a better quality of life for our city and is not sure this is the right thing.

Mr. Christopher - stated he was trying to bring business into the city and some of the objections don't have merit. He said they will make adjustments and work with the City as far as size and space.

Mr. Wiggins spoke concerning the staff report submitted for this rezoning. He said it did not meet the overall plan in conjunction with the City's Comprehensive Plan, and there were concerns with spot rezoning.

Ms. Gaywell - asked if the special provisions go with the lot or the owner. Mr. Wiggins stated the conditions go with the lot indefinitely, unless that was one of the conditions the board put in place.

Mr. Antoine stated we approve thrift stores, gun shops and here is a business owner trying to bring cars in, and we are giving him a hard time.

Mr. Lunsford -stated most of the traffic going down the Parkway is just going through Forest Park and didn't see where the extra traffic would come from.

Mr. Haynes - stated there has been nothing done with the eyesore on Springdale Road where vehicles sit with no tires, and this is a business trying to upgrade the property.

Miriam White - felt the business would benefit Forest Park and we should support small businesses.

Ms. Lord stated we should take into account the citizens and spot zoning is not good.

Ms. Akins stated we need more businesses and should give him a chance since he is willing to work with the City.

Mr. Wiggins stated if it is the will of the Council to allow used cars, we should establish a standard. If we want to vary or eradicate that standard, we should have a template to do so. He advised the Council to not arbitrarily accept any particular business, but moving forward we need to know what the standard is. He said if we allow a car lot, we should establish a new standard moving forward.

Ms. McCord felt it was the wrong place for this type of business.

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

**Proclamation:** Mayor Lockhart presented Mr. Derrick Manning and Mr. Lee Boyd with a proclamation to the Kiwanis Club for its 65<sup>th</sup> anniversary.

**Renewal of Alcohol Licenses:** Request was made to consider the renewal of a retail alcohol license for beer only from OSS Business Corporation, Quick Stop Food Mart, 4962 Jonesboro Road, no exceptions noted.

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

***In N Out Group:*** Request was made to consider the renewal of a retail alcohol license for beer only from In N Out Group, LLC, In N Out food Mart, 4233 Thurmond Road, no exceptions noted.

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

***Zillion Concepts:*** Request was made to consider the renewal of an on-premises consumption alcohol license for liquor, beer and wine from Zillion Concepts, LLC, Rumors, 3950 Jonesboro Road, no exceptions noted.

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

***JB's Billiards:*** Request was made to consider the renewal of an on-premises consumption alcohol license for liquor, beer and wine from

JB's Billiards, LLC, JB's Billiards & Bar, 4148 Jonesboro Road, no exceptions noted.

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

*Golden Gate:* Request was made to consider Renewal of a Retail Alcohol License for Beer and Wine from All American Quality Foods, Inc. Food Depot, 792 Morrow Road, no exceptions noted.

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

*All American Quality Foods:* Request was made to consider Renewal of a Retail Alcohol License for Beer and Wine from All American Quality Foods, Inc. Food Depot, 792 Morrow Road, no exceptions noted.

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

*Holiday Bottle Shop:* Request was made to consider Renewal of a Retail Alcohol License for Liquor, Beer and Wine from Golden Bridge Enterprise, Inc., Holiday Bottle Shop, 791 Morrow Road, no exceptions noted.

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

*Rezoning:  
891 Forest  
Parkway:* Request was made to consider the rezoning request of 891 Forest Parkway (I.D. #13050D-C002) from C-3 Institutional Commercial District to C-3 Commercial District – Conditional Use.

Mr. Antoine made a motion to table this request, seconded by Ms. Akins. Voting for the motion were Mr. Antoine, Ms. Akins and Ms. McCord. Ms. Lord voted against the motion and Mr. Smith abstained. The motion carried.

*Resolution-  
Surplus property:* Request was made to consider a Resolution by the City Council of the City of Forest Park declaring certain City Property, Listed on Exhibit A, to be Surplus Property and to provide for its proper disposal either by auction or other methods pursuant to the City's Ordinances; and for other purposes.

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

Resolution-  
Appraisal  
Services:

Request was made to consider a Resolution Authorizing Contract with M. H. Biggers and Associates to provide Appraisal Services for the 2013 West Street Project.

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

Ordinance  
Minimum  
Distance  
Requirements-  
Alcoholic  
Beverages:

Request was made to consider an Ordinance to Amend Article A, General Provisions of Chapter 2, Alcoholic Beverages, of Title 9, Licensing and Regulation, of the Code of Ordinances of the City of Forest Park; to amend the minimum distances from certain types of Establishments in which Alcoholic Beverages may be sold; to amend the definition of "Grocery Store" with regard to the sale of Alcoholic Beverages; to repeal any conflicting Ordinances; to provide an Adoption Date; To provide an Effective Date; and for other purposes.

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

Adjournment:

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

