

MINUTES

City Council

Monday, October 20, 2008 – 7:00 p.m.

Members Present: Mayor Andy Quinney presided. Council Members: Gwyn Hall, Tennyson Holder, Bowen Jones, Bessie Kicklighter, Durward Motes, Misty Selph and Judy Shuman.

Staff Present: Brian Johnson, City Administrator; Rhonda Ferrell-Bowles, Clerk of Council; James P. Gerard, City Attorney; Pam Franklin, Human Resources Director; Clara Rouse, Finance Director; David Lyons, Chief of Police; Charles Draeger, Water/Sewer Director; Randall Griffin, Public Works Director; Cliff Ducey, Recreation Director and Jimmy Crosby, Fire Chief.

Staff Absent: Nathan Mai-Lombardo, Planning Director

Visitors: See attached sign-in sheets.

Opening: Mayor Quinney welcomed everyone to the meeting. Councilmember Selph offered the opening prayer and Mayor Quinney led City Council in the pledge to the flag.

Mayor Quinney said City Council held a pre-agenda session prior to tonight's meeting. He said no decisions were made during the pre-agenda session.

Mayor Quinney introduced Mr. David Lock.

Mr. Lock gave an overview of his qualifications for District Attorney in the upcoming November Election. He asked everyone for their support and thanked city council.

Councilmember Kicklighter said we appreciate everything you do and the fact that you put people in jail and I agree that we need a new jail to house the prisoners.

Mayor Quinney introduced Ms. Patricia Jaudon.

Ms. Jaudon said we will Kick-off the 2009 Relay season on October 23rd from 6:00 p.m. to 7:00 p.m. at the Pooler Recreation Department. She said the 2009 Relay For Life of West Chatham will be held April 3rd and April 4th. She invited everyone to come and hear about the new and exciting things that are coming to the upcoming Relay For Life of West Chatham.

Mayor Quinney thanked Ms. Jaudon.

2

City Council Minutes
October 20, 2008
Page 2

Presentation by Garden City Seniors to Chief David Lyons:

Mr. Ronnie Edwards presented a plaque to Chief Lyons recognizing his efforts and dedication to the Senior Citizens of Garden City.

Mayor Quinney presented a resolution to Chief Lyons recognizing his pro-active efforts and dedication to the Senior Citizens of Garden City. He thanked Chief Lyons for all he does for the community.

Chief Lyons thanked the Senior Citizens and City Council. He said the Garden City Senior Center was one of the main reasons he and his wife chose to come to Garden City. He said he enjoys the time he spends with the seniors.

Public Hearings:

Impact Fees:

Mayor Quinney opened the public hearing to receive comment on the implementation of impact fees. He introduced Mr. Dewayne Guthrie of Tischler Bise to conduct the public hearing.

Mr. Guthrie said this is the second required public hearing on the City's implementation of impact fees. He said this is a one-time fee that covers new development's proportionate share of capital costs for system improvements. He said this is not a revenue raising mechanism but a way to help pay for growth-related infrastructure. He gave an overview of implementing the impact fees.

Mr. Don Bethune asked about the timeframe for implementing the fees.

Mr. Guthrie said City Council has to set the fees and DCA has 60 days to review the plan. He said there will have to be another round of public hearings on the ordinance before adoption. He said it will be approximately three months.

Mr. Ricky Rogers expressed several concerns regarding the potential growth of the City relating to implementing the impact fees.

City Administrator said our planning is in the form of our comprehensive plan. He said we have plenty of capacity for growth and the City operates flush so we can expand our infrastructure without having to take out loans.

Mayor Quinney said we anticipate a slow steady growth rate for the City. He said we are planning for our future growth and expansion of our infrastructure to meet our needs.

Mayor Quinney closed the public hearing on the impact fees.

PC0854, Zoning Text Amendment:

Mayor Quinney opened the public hearing to receive public comment on an ordinance to amend the Code of Ordinances for the erection of fences and walls to change from eight feet to six feet the maximum height for side and backyard walls and fences on residentially zoned properties.

3

City Council Minutes
October 20, 2008
Page 3

City Administrator said the Planning Commission recommends approval. He said this is basically a housekeeping item. We are changing our present ordinance to lower the height of fences and walls from eight feet to six feet.

There being no further questions or comments, Mayor Quinney closed the public hearing on PC0854.

PC0855, Zoning Map Amendment:

Mayor Quinney opened the public hearing to receive public comment on rezoning the following parcels from its existing land use zoning district of commercial, residential, and undeveloped to a desired land use zoning classification of an "M" or Mixed-Use zoning classification in order to facilitate the development and growth of the area. The parcels are as follows: 0 Dean Forest Road, 1486 Dean Forest Road, 0 Dean Forest Road, 1470 Dean Forest Road, 0 Dean Forest Road, 1448 Dean Forest Road, 1436 Dean Forest Road, 1400 Dean Forest Road, 1404 Dean Forest Road, 1436 Massey Road, 41 Constantine Road, 1410 Dean Forest Road, 1416 Dean Forest Road, 1422 Dean Forest Road, 1424 Dean Forest Road, 1430 Dean Forest Road, and 1462 Dean Forest Road. He stated the Planning Commission recommends approval.

City Administrator said the rezoning applies to the New Town Center on Dean Forest Road. He said a market study was performed to determine the best location for the New City Hall /Town Center. It was determined that the best site was located on Dean Forest Road south of I-16. He said we have re-wrote the zoning ordinance to create a "M" (Mixed-use) zoning classification. He said the ordinance puts restrictions in place to protect the area. He said the properties before you at tonight's public hearing are the ones located on the east side of Dean Forest from Sunshine Road to I-16 and back to Mr. Constantine's property. He said we eliminated the properties on the west side pending a meeting with me.

Mr. Ricky Rogers said I like proposal, but I would want something to protect myself. He said we were told that we would be grandfathered in. He said I own and operate a nursery which is family oriented. He said if anything happened to me I would want to know that my family would still fall under the grandfather clause.

City Attorney said they would, but they cannot abandon the property for more than one year and can't expand the nursery any larger.

Mr. Rogers said then I am not for the proposal, because I have plans and improvements I would like to make.

Mayor Quinney asked if Mr. Rogers owned the property.

Mr. Rogers said no, Mr. Constantine owns the property.

Mayor Quinney said the owner of the property is the one that this will affect.

Mayor Quinney said you can maintain what you have now, but you cannot expand.

City Council Minutes
October 20, 2008
Page 4

Mr. Rogers said are you telling Food Lion that they cannot grow.

City Administrator said you can grow as long as you are under the mixed-use zoning.

Mayor Quinney said we will put Mr. Rogers on record as opposing the rezoning. He said as long as you maintain your business you can stay. He said we will try to work with you. He said that is as fair as I can be.

There being no further questions or comments, Mayor Quinney closed the public hearing on PC0855.

PC0856, Zoning Text Amendment:

Mayor Quinney opened a public hearing on an ordinance to amend the code of ordinances of Garden City, Georgia as amended, by amending the tree protection and landscaping ordinance of Article V in Chapter 90 of said code for the purpose of clarifying the requirements for obtaining a tree removal permit and for paying a fee therefor. He said the Planning Commission recommends approval.

City Administrator said this amendment is in response to questions we have had from individuals asking for clarification on the requirements. He said the amendment will make the language clearer and easier for everyone to understand.

There being no questions or comments, Mayor Quinney closed the public hearing.

City Council Minutes: Upon motion by Councilmember Holder, seconded by Councilmember Jones, City Council voted unanimously to approve the minutes from the October 6, 2008, city council meeting.

Zoning & Building Committee Report:

Resolution: Councilmember Hall said we have for consideration a resolution to adopt the Community Agenda document as part of the 20-year Comprehensive Plan Update.

Upon motion by Councilmember Hall, seconded by Councilmember Kicklighter, City Council voted unanimously to adopt the resolution.

Resolution: Councilmember Hall said we have for consideration a resolution to adopt the Solid Waste Management Plan 2008 – 2018.

Upon motion by Councilmember Hall, seconded by Councilmember Holder, City Council voted unanimously to adopt the resolution.

Personnel, Finance & Administration Committee Report: Councilmember Shuman gave a routine report. She reminded everyone that the Employee Picnic will be held on Saturday, November 1st from 12:00 p.m. to 4:00 p.m. at Tom Triplet Park.

Parks & Recreation Committee Report: Councilmember Bethune gave a routine report. She reminded everyone that the City's Annual Fall Festival will be held on Saturday, October 25th from 11:00 a.m. to

5

City Council Minutes
October 20, 2008
Page 5

3:00 p.m. at the Garden City Stadium. She said we have 18 churches participating in this year's Fall Festival. She said the Rebel Bowl will be held November 10th – November 15th.

Fire Committee Report: Councilmember Motes gave a routine report.

Police Committee Report: Councilmember Kicklighter gave a routine report. She invited everyone to attend this year's Fall Festival and said the admission is free.

Public Works Committee Report: Councilmember Holder gave a routine report. He said DOT has been given a notice to proceed with paving Chatham Villa Drive.

Water/Sewer Committee Report: Councilmember Jones said everything is going well in the water/sewer department. He said the average monthly water usage is 1.01 million gallons per day. He said this is below our permitted usage.

City Administrator Report:

Petition for Annexation: City Administrator said we have the consideration of accepting a petition requesting the City to annex unincorporated properties located on Ogeechee Road owned by Mr. John Kimker. (Property Identification Nos. 1-0991-06-004Y, 1-0991-06-004Z, 1-0990D-01-001, 1-0990D-01-002, 1-0990D-01-003, 1-0990D-01-004, & 1-0991-05-001). He said staff recommends the petition be accepted by Council for processing purposes.

Upon motion by Councilmember Holder, seconded by Councilmember Selph, City Council voted unanimously to accept Mr. John Kimker's annexation petition for processing purposes.

Petition for Annexation: City Administrator said we have the consideration of accepting a petition requesting the City to annex unincorporated properties located at 23 Maddox Road owned by Bonnie R. Maddox, Jr., and Bessie Boatright Maddox. (Property Identification Nos. 1-0956-02-008). He said staff recommends the petition be accepted by Council for processing purposes.

Upon motion by Councilmember Selph, seconded by Councilmember Kicklighter, City Council voted unanimously to accept Bonnie R. Maddox, Jr., and Bessie Maddox's annexation petition for processing purposes.

City Attorney Report: City Attorney said I have nothing new to report tonight.

Mayor Report: Mayor Quinney said the Executive Session is canceled.

Mayor Quinney offered the closing prayer.

Adjournment: Upon motion by Councilmember Holder, seconded by Councilmember Hall, City Council voted unanimously to adjourn at 8:20 p.m.

City Council Minutes
October 20, 2008
Page 6

Andy Quinney, Mayor

Judy Shuman, President of Council

Bowen Jones, Councilmember

Durward Motes, Councilmember

Tennyson Holder, Mayor Pro-tem

Gwyn Hall, Councilmember

Bessie Kicklighter, Councilmember

Misty Selph, Councilmember

Rhonda Ferrell-Bowles
Clerk of Council