

# MINUTES

## City Council Meeting

Monday, May 20, 2024 - 6:00 p.m.

**Call to Order:** Mayor Campbell welcomed everyone and called the meeting to order at 6:00 p.m.

**Opening:** Mayor Bruce Campbell, Pastor of the Oak Grove Missionary Baptist Church gave the invocation and invited everyone to join in the pledge of allegiance to the flag.

**Roll Call:** The roll call was conducted by James P. Gerard, substituting for the absent Clerk of Council, reflected the following:

**Council Members Present:** Mayor Bruce Campbell, Mayor Pro-Tem Marcia Daniel, Councilmember Richard Lassiter, Jr., Councilmember Natalyn Morris, Councilmember Debbie Ruiz, Councilmember Gwyn Hall; and, Councilmember Kim Tice.

**Council Members Absent:** None.

**Staff Present:** James P. Gerard, City Attorney; Gil Ballard, Police Chief; and, Katie Draeger, Finance Director

**Staff Absent:** Rhonda Ferrell Bowles, Clerk of Council, and all department heads other than Gil Ballard and Katie Draeger.

**Formal Public Comments:** Mayor Campbell announced that even though there had been made a formal request made by Shawnessey Cargile, the Family Engagement & Activities Coordinator for the Front Porch, to address City Council about the free services which the Front Porch makes available for youth's physical, mental, social, and educational needs, no one was present from the organization to make a presentation.

**Informal Public Comments:** Mayor Campbell then gave an opportunity for informal comments by anyone who wanted to speak informally about a subject concerning the City. No one came forth to speak.

### Public Hearings:

- (a) PC-3-24-1077 – Zoning Map Amendment Request to Rezone 5231 Ogeechee Road (PIN 60991 06004 from R-A to I-1; PIN 60991 06003 from C-2 to I-1; and PIN 60990D 01006 from C-2 to I-1).

The City Attorney announced that the zoning map amendment request to rezone

the subject property for the purpose of using the property as a general office/warehouse and cross-dock facility for SAIA LTL Freight with ancillary truck and trailer storage had been withdrawn by the rezoning petitioner (Robert L. McCorkle, III, Esq.) before the matter was to be considered by the Planning Commission on May 14, 2024.

- (b) PC-3-24-1078 – Zoning Text Amendment Request of Garden City to amend Chapter 90, Article VI, of the City Code pertaining to signs for the purpose of revising the provisions thereof regarding the limitations, safeguards, and controls for the location of outdoor advertising or separate use signs.

Upon the Mayor asking who was in favor of the text amendment, a representative from Lamar Advertising appeared stating that most of the existing signs within the City would be nonconforming with the new sign size and location requirements set forth in the ordinance. He did report that his company had been working with the City Attorney on making mutually acceptable changes to the text amendment including, but not limited to, the deletion of a cap on the number of billboards signs in the City. He stated that his company just wanted the new ordinance to conform with ordinances of neighboring cities as well as industry standards.

A representative of Renfroe Outdoor advertising also appeared requesting that the City leave the required spacing between billboards at 1,000 feet on federal and state highways and implement the newly proposed 1,500 feet spacing requirement on only city roads and streets. If the City were to increase the spacing requirement to 1,500 feet on federal and state highways, he requested that all billboard applications that had been in process since before the moratorium be exempted from such requirement. He indicated that his company had submitted development plans for three signs on one tract of land owned by William Grainger on Salt Creek Road prior to the implementation of the moratorium, but that only one of the applications had been accepted as complete prior to the implementation of the moratorium due to the City's requirement that only one sign could be placed on one lot. Even though the tract was subsequently subdivided to create three lots (one lot for each sign), the subdivision was approved after the implementation of the moratorium. The City's Planning and Zoning Department had informed the company that the applications for the second and third sign were not complete and acceptable until the property was subdivided which was after the implementation of the moratorium.

Councilperson Lassiter was sympathetic to the position of Renfroe Advertising and asked that it be addressed in the text amendment.

After going over most of the changes in the ordinance, the City Attorney provided a background for the introduction of the zoning text amendment to the City's sign ordinance, stating that it was intended to address several complaints and concerns over the recent proliferation of billboards all over the City, including residential areas, and that it was also intended to provide criteria for the Planning Commission to consider when passing on sign development plans. He indicated that the location and spacing

requirements in the ordinance were less strict than the ordinances of several municipalities in Chatham and Effingham Counties.

There being no questions or comments about the zoning text amendment, the public hearing thereon was closed by Mayor Campbell.

- (c) P-C-5-24-1084 – Zoning Map Amendment Request to Rezone 1580 Dean Forest Road (PIN 60988 02018) from P-C-2A to I-1 for the proposed development by Colonial Fuel & Lubricant Services, Inc., of a fueling station, office, and fleet maintenance facility.

The petitioner, Scott Allison of Coleman Company, Inc., described the subject property as a 3.85 acre tract located at 1580 Dean Forest Road which is currently zoned P-C-2A for use as a fleet fueling and office space. The property is bounded as follows: to the North by property zoned P-C-2A and used as a motorcycle repair shop and sign business; to the South by property zoned P-C-2A and used as an office, and by a parcel zoned I-1 and used as a shipping container storage yard; to the East by property zoned I-1 and used as a mobile home park; and to the West across Dean Forest Road by parcels zoned I-2 and C-2, and yet to be developed.

The petitioner indicated the purpose of the re-zoning request is to allow the property owner to provide maintenance services to its truck fleet while continuing to provide corporate fueling and maintain an on-site office on the western half of the property. He indicated that such a purpose could be accomplished by re-zoning to I-1 just the easternmost 250 feet of the property where the maintenance work will be performed. He stated that the split zoning of the property would blend well with the surrounding land uses and zoning, and that there was no indication that such rezoning would inhibit traffic and create congestion within the area. He argued that there was an imminent need for the rezoning to accommodate the property owner's business functionality, and that using the eastern half of the property for truck maintenance would not create an acceleration of a variety of adverse land use changes in the neighborhood.

Acknowledging that mobile home residents are located to the immediate East of the portion of the property being re-zoned to I-1, he agreed to condition the partial re-zoning of the property upon the property owner's maintenance of a fenced-in tree buffer running along and within the property's eastern boundary line, and further agreed to have the property rezoned to P-I-1 thereby requiring the property owner to submit to the Planning Commission a site development plan for the project.

There being no questions or comments about the zoning map amendment, the public hearing thereon was closed by Mayor Campbell.

### **City Council Minutes:**

Upon a motion by Councilmember Lassiter, and seconded by Councilmember Ruiz, City Council voted unanimously by roll call to approve (1) the May 6, 2024, Pre-Agenda Session Minutes, (2) the May 6, 2024, City Council Minutes (with Councilmember Tice abstaining due to her absence at the meeting), (3) the May 9, 2024, Special Called City Council Minutes, and (4) the May 13, 2024, City Council Workshop Minutes.

### **City Manager Updates:**

In the absence of the City Manager, the Mayor indicated that staff reports were being included with the agenda packet.

### **Items for Consideration:**

1. Resolution – Water Service Line Potholing & Inventory Services Proposal: A Resolution to accept the proposal from APS Recycle, Inc., for the amount of \$425,424.70 to perform an inventory of the City’s water service lines installed prior to June 1, 1990, in conjunction with the implementation of the Lead and Copper Revision Compliance Rules of the Lead Service Line Inventory and Replacement Program associated with the revised United States Environmental Protection Agency Lead and Copper Rules, and to authorize the City Manager to negotiate and execute on behalf of the City, a contract with APS Recycle, Inc., to perform the contract work.

Upon Councilmember Lassiter making a motion for the adoption of the resolution and Councilmember Tice seconding the motion, the resolution was offered for discussion and then voted on by roll call which resulted in the unanimous approval of same.

### **Closed Executive Session:**

Upon motion made by Councilmember Lassiter, and seconded by Councilmember Morris, for City Council to go into closed executive session to discuss pending and potential litigation, the motion was unanimously approved by roll call vote and the City Council proceeded to go into Council Chambers for the closed session.

**Adjournment:** Upon the return of the Mayor and Council from closed executive session, and there being no further business before Council, Mayor Campbell asked for a motion to adjourn the meeting. Upon motion being made by Councilmember Lassiter and seconded by Councilmember Daniel, City Council adjourned the meeting at 6:50 p.m. o’clock.