

MINUTES
City Council Meeting
Monday, July 18, 2022 – 6:00 p.m.

Call to Order: Mayor Bethune called the meeting to order at approximately 6:00 p.m.

Opening: Councilmember Daniel gave the invocation, and Mayor Bethune led the City Council in the pledge of allegiance to the flag.

Roll Call

Council Members: Mayor Don Bethune, Mayor Pro-tem Bruce Campbell, Councilmember Marcia Daniel, Councilmember Richard Lassiter, Councilmember Natalyn Morris, and Councilmember Debbie Ruiz. Absent: Councilmember Kim Tice.

Staff Members: Scott Robider, City Manager; James P. Gerard, City Attorney; Rhonda Ferrell Bowles, Finance Director/Clerk of Council; Yolanda Irizarry, HR Director; Cliff Ducey, Recreation Director; Mike Dick, Fire Chief; Captain Joe Papp, GCPD; and Chris Snider, Systems Administrator. Absent: Gil Ballard, Police Chief, and Jon Bayer, Public Works Director.

Public Hearings

PC2221, Zoning Map Amendment Request: Mayor Bethune opened the public hearing to receive public comment on a request by Donald C. Adams to rezone 2788 U.S. 80 West from C-2 to C-2/P-I-1 for proposed use as a trucking terminal. The City Manager gave an overview of the rezoning request. He stated that the Planning Commission recommended denial of the rezoning.

Don Adams, the property owner, gave an overview of his request via a PowerPoint presentation. He stated that currently, the property is used for my company, Kelly Tours. He said the truck terminal would be a backup division for my company. He stated he is requesting to rezone the back portion of the property to industrial for use as a truck terminal. He said that there would be a maximum of ten trucks entering and leaving between 6:00 a.m. and 6:00 p.m. He noted that there are wide open spaces between his property and the residential neighborhoods in the area. He said the front of the property would still be used for Kelly Tours.

Councilmember Morris said, so, these are your trucks. Mr. Adams replied yes. If something happens, the bus drivers could operate the trucks.

Councilmember Daniel said so you are adding a trucking division. Mr. Adams replied they would be my trucks and drivers.

Mayor Bethune stated that since you will be using crush and run for the ten spots for the trucks, you will need to have a plan for a retention pond due to your proximity to the canal. Mr. Adams said we went through this process a few years ago and built a retention plan.

Mayor Bethune stated I'm concerned about making this type of split zoning classification. If we approve, more and more will request this type of zoning.

Mr. Adams asked for the City Council's support for the rezoning. He encouraged the City Council to visit the property before making a decision.

After hearing comments from several speakers in favor of the rezoning, Mayor Bethune closed the public hearing. There were no speakers in opposition to the rezoning.

PC2222, Zoning Map Amendment Request: Mayor Bethune opened the public hearing to receive public comment on a request by Jason Ball to rezone 5195 Ogeechee Road from C-2 to C-2/P-I-1 for proposed use as a trucking terminal. The City Manager gave an overview of the rezoning request. He stated that the Planning Commission recommended approval of the rezoning.

Mr. Jason Ball stated that he represents the Kimker family. He noted that the Planning Commission recommended approval of the split zoning request. He said that the front of the property would be zoned C-2 and the back portion would be zoned P-I-1. He said the property was zoned C-2 and has always been assumed to be I-1 due to a clerical error that occurred on the zoning map, incorrectly indicating the zoning of the property as I-1. He stated that the Kimkers are developing the site for a truck terminal. The trucks and trailers would be dispatched from the proposed yard.

Mayor Bethune asked if there would be an approved deceleration lane by GDOT. Mr. Ball replied yes.

Mr. Joseph Kimker stated he is one of the three brothers involved in the project. He said that we have been paying industrial taxes since 2009. We were shocked to find out the property was zoned C-2. He stated that we need this project to go through because of financial reasons.

Councilmember Daniel stated that you could request that those taxes be refunded. Mr. Kimker noted that he was aware that he could get a refund.

Mr. Kimker stated that with the buffer, you would not be able to see it from Highway 17. He noted that the remaining property would be zoned C-2.

Mr. Gary Monroe, 100 Town Center Drive, stated that while there were factors about the clerical error on the zoning, the Planning Commission determined that this was an isolated property bordered by Savannah and Chatham County. We requested an additional 20 feet of buffer because of the commercial development.

After hearing comments from several speakers in favor of the rezoning, Mayor Bethune closed the public hearing. There were no speakers in opposition to the rezoning.

PC2225, Zoning Map Amendment Request: Mayor Bethune opened the public hearing to receive public comment on a request by Mark Wolverton to rezone 1811 Highway 80 and 1901 Highway 80 from R-2 to C-2 for proposed use as a residential contractor. The City Manager gave an overview of the rezoning request. He stated that the Planning Commission recommended approval of the rezoning.

A representative for T&T Management stated that they currently have 18 locations. He said that we plan to renovate the current structure on the property to use as office space, and the remaining property would be used for future storage and growth. He noted that there would be no heavy trucks unless there were a delivery. He said it would be standard-size trucks used for business. He pointed out that the service vehicles go home with the technicians. He noted that the company's logo is a giant giraffe that our owner came up with, which means "no order too tall."

After hearing comments from several speakers in favor of the rezoning, Mayor Bethune closed the public hearing. There were no speakers in opposition to the rezoning.

City Council Minutes: Councilmember Ruiz motioned to approve the minutes from the June 21st pre-agenda session and city council meeting, and the minutes from the July 11th called city council meeting and workshop. The motion was seconded by Councilmember Campbell and passed without opposition.

City Manager's Updates: The City Manager stated there are a lot of city projects going on and that he appreciated the City Council's support.

Items for Consideration

Resolution, Major Subdivision Preliminary Plan (2450 – 2505 Dean Forest Road): The Clerk of Council read the heading of a resolution by the Mayor and Council approving the preliminary plan for the subdivision of a 252.7-acre tract located at 2450-2505 Dean Forest Road, into eight proposed lots owned by CenterPoint Dean Forest LLC.

Councilmember Lassiter motioned to adopt the resolution. The motion was seconded by Councilmember Morris and passed without opposition.

Resolution, Haynes Elementary School Surplus Property: The Clerk of Council read the heading of a resolution by the Mayor and Council confirming its classification as surplus property and its intention to sell, its fee simple interest in certain property known as the Hayes Elementary School site on 5th Street in Garden City.

Councilmember Daniel motioned to adopt the resolution. The motion was seconded by Councilmember Campbell and passed without opposition.

Resolution, Public Works Lawnmowers: The Clerk of Council read the heading of a resolution to authorize the City Manager to sign the purchase order agreement for Andy's Lawn Machinery to sell the City two new eXmark Lazer Z, S-Series, Zero Turn, lawnmowers with a five-year warranty at the price of \$10,539 per mower.

Councilmember Lassiter motioned to adopt the resolution. The motion was seconded by Councilmember Daniel and passed without opposition.

Informal Public Comment: Mayor Bethune announced that no speakers signed up to address the City Council.

Adjournment: There being no other items to discuss, Mayor Bethune called for a motion to adjourn the meeting. Councilmember Lassiter motioned to adjourn the meeting at approximately 7:03 p.m. The motion was seconded by Councilmember Campbell and passed without opposition.

*Transcribed & submitted by: The Clerk of Council
Accepted & approved by: The City Council 8/15/22*