

MINUTES
City Council Meeting
Monday, January 17, 2023 – 6:00 p.m.

Call for Order: Mayor Campbell called the meeting to order at approximately 6:00 p.m. Councilmember Hall gave the invocation, and Mayor Campbell led the City Council in the pledge of allegiance to the flag.

Roll Call:

Council Members: Mayor Bruce Campbell, Mayor Pro-tem Marcia Daniel, Councilmember Gwyn Hall, Councilmember Richard Lassiter, Councilmember Natalyn Morris, Councilmember Debbie Ruiz, and 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; Chris Snider, Systems Administrator; Cliff Ducey, Recreation Director; Mike Dick, Fire Chief, Jon Bayer, Water Operations Manager; Cliff Davis, Public Works Manager; Gil Ballard, Police Chief; Veronica Enoch, Executive Assistant, and Denise Grabowski, Planning Consultant.

Informal Public Comment: Mayor Campbell opened the floor to receive public comment from the audience.

Gary Monroe, 100 Town Center Drive, played a brief recording of comments he said were made by former Mayor Don Bethune and the current City Manager about him, Councilmember Morris, and others. He said he participated in a zoom call meeting with former Mayor Bethune and the current City Manager, and after the zoom call finished, you could hear them making comments about him and the City Manager calling members of the council and others clowns.

Mr. Monroe stated that he had yet to receive any calls regarding the Planning Commission meeting. The City Manager informed Mr. Monroe that his three minutes were up.

Senator Derek Mallow stated that he had received numerous calls from residents concerned about industrial encroachment onto residential. He said I look at the effects of industrial zoning on residential and what the future is for the residents. He said I'm asking you to consider the comments made by those residents who will be impacted by industrial zoning. He said we should first see how we can best serve our citizens. He said that the industries didn't vote for me. The residents did. I'm here to speak for those who live here and voted for me.

Donna Williams, 59 Varnadoe Avenue, expressed concerns about the standing water issue in the Chatham Villa area due to the installation of the speed bumps. She said that the water is still settling where the speed bumps are. She asked the City to look into the problem. She said the City Manager said he would have the engineer look into it and asked if the engineer had looked at it.

MonaLisa Monroe, 100 Town Center Drive, invited the City Council to attend the Taste of Culture event hosted by the Garden City Housing Team celebrating Black History month. She said the event would be held on February 11th at the Farmer's Market. She said this fundraiser supports the Housing Team's Ramps & Roofs project. She said she would send more information closer to the event and looked forward to seeing the City Council there.

Public Hearing:

PC2244 – Zoning Text Amendments: The Clerk of Council read the heading of an ordinance to amend the zoning ordinance of Garden City, Georgia, as amended, to amend Section 90-5. Definitions; Section 90-17. Screening for commercial or industrial uses adjacent to residential districts; Section 90-18. Temporary business offices; Section 90-43. Designation of P districts; Section 90-47. Permitted Uses; Section 90-96. Walls and fences; Section 90-261. Planting strips; Section 90-262. Buffers and other Sections of Chapter 90 as related; to repeal all ordinances in conflict therewith; to provide an effective date; and for other purposes.

Mayor Campbell opened the public hearing to receive public comments. There were no speakers for or against the zoning text amendment. Therefore, Mayor Campbell closed the public hearing.

City Council Minutes: Councilmember Daniel motioned to approve the minutes from the December 19, 2022, pre-agenda session, city council meeting, and the January 9th workshop and executive session.

Councilmember Daniel motioned to approve the minutes. The motion was seconded by Councilmember Tice and passed without opposition.

City Manager’s Report: The City Manager stated that the zoning ordinance changes are on the agenda for consideration and that the Planning Commission recommended approval of the changes.

Ordinance – Amendment to Code Sections 90-5(B) & 90-47(B) (Definitions & Permitted Uses): The Clerk of Council read the first reading of the heading of an ordinance to amend the Zoning Ordinance of Garden City, Georgia, as amended, to amend Code Section 90-5(B) to provide definitions for the terms “Container Yard,” “Intensive Industrial Use,” “Storage Yard,” and “Truck Parking Lot;” to amend Code Section 90-47(B) to change the zoning districts where certain uses are permitted within the City and the conditions which must be satisfied for locating certain permitted uses in one or more zoning districts.

Councilmember Daniel motioned to approve the ordinance on the first reading. Councilmember Ruiz seconded the motion. Councilmember Daniel, Councilmember Hall, Councilmember Ruiz, Councilmember Tice, and Mayor Campbell voted in favor, with Councilmember Lassiter and Councilmember Morris opposed.

Mayor Campbell stated that the ordinance was approved on the first reading by a vote of five to two. He said the second reading of the ordinance would be at the next council meeting on February 6th.

First Reading - Ordinance Amendment to Code Section 90-43 (Designation to P Districts): The Clerk of Council read the first reading of the heading of an ordinance to amend Code Section 90-43 of the Zoning Ordinance of Garden City, Georgia (Chapter 90 of the City Code of Ordinances), as amended, entitled “Designation of P Districts” for the purpose of requiring the submission and approval of a conceptual development plan for all proposed P districts as well as general development plans which shall indicate in detail the layout of proposed streets and curb cuts, parking areas, buffers, and other significant details as may be reasonably required by the Planning Commission.

Councilmember Daniel motioned to approve the ordinance on the first reading. The motion was seconded by Councilmember Ruiz and passed without opposition.

Councilmember Daniel motioned to suspend the rules of council and hold the second reading of the ordinance. The motion was seconded by Councilmember Ruiz and passed without opposition.

Second Reading - Ordinance Amendment to Code Section 90-43 (Designation to P Districts): The Clerk of Council read the second reading of the heading of an ordinance to amend Code Section 90-43 of the Zoning Ordinance of Garden City, Georgia (Chapter 90 of the City Code of Ordinances), as amended, entitled “Designation of P Districts” for the purpose of requiring the submission and approval of a conceptual development plan for all proposed P districts as well as general development plans which shall indicate in detail the layout of proposed streets and curb cuts, parking areas, buffers, and other significant details as may be reasonably required by the Planning Commission.

Councilmember Daniel motioned to adopt the ordinance on the second reading. The motion was seconded by Councilmember Hall and passed without opposition.

First Reading - Ordinance Amendment to Code Sections 90-5(b) & 90-18 (Modular Structures): The Clerk of Council read the first reading of the heading of an ordinance to amend the Zoning Ordinance of Garden City, Georgia (Chapter 90 of the City of Code of Ordinances), as amended, to (1) amend Code Section 90-5(b) to rename the permitted use of “Modular Home” to “Modular Structure” and provide a definition thereof; and (2) amend Code Section 90-18 relating to temporary business offices by permitting modular structures instead of trailers or mobile structures for use as temporary business offices for a period of six months, allowing such permits to be extended for up to eighteen months upon approval of the Building Official, and requiring a holder of a permit for a temporary business office to submit detailed plans and specifications and a plot plan for the structure(s) constituting the permanent business facilities in conformance with Code Section 90-75.

Councilmember Hall motioned to approve the ordinance on the first reading. The motion was seconded by Councilmember Daniel and passed without opposition.

Councilmember Ruiz motioned to suspend the rules of council and hold the second reading of the ordinance. The motion was seconded by Councilmember Daniel and passed without opposition.

Second Reading - Ordinance Amendment to Code Sections 90-5(b) & 90-18 (Modular Structures): The Clerk of Council read the second reading of the heading of an ordinance to amend the Zoning Ordinance of Garden City, Georgia (Chapter 90 of the City of Code of Ordinances), as amended, to (1) amend Code Section 90-5(b) to rename the permitted use of “Modular Home” to “Modular Structure” and provide a definition thereof; and (2) amend Code Section 90-18 relating to temporary business offices by permitting modular structures instead of trailers or mobile structures for use as temporary business offices for a period of six months, allowing such permits to be extended for up to eighteen months upon approval of the Building Official, and requiring a holder of a permit for a temporary business office to submit detailed plans and specifications and a plot plan for the structure(s) constituting the permanent business facilities in conformance with Code Section 90-75.

Councilmember Daniel motioned to adopt the ordinance on the second reading. The motion was seconded by Councilmember Hall and passed without opposition.

First Reading - Ordinance Amendment to Code Section 90-75 (Building Standards): The Clerk of Council read the first reading of the heading of an Ordinance to amend the Zoning Ordinance of Garden City, Georgia (Chapter 90 of the City Code of Ordinances), as amended, by adding Code Section 90-75 to Article III thereof for the purpose of establishing building standards for the façade of nonresidential primary structures.

Councilmember Daniel motioned to approve the ordinance on the first reading. The motion was seconded by Councilmember Tice and passed without opposition.

Councilmember Daniel motioned to suspend the rules of council and hold the second reading of the ordinance. The motion was seconded by Councilmember Hall and passed without opposition.

Second Reading - Ordinance Amendment to Code Section 90-75 (Building Standards): The Clerk of Council read the second reading of the heading of an Ordinance to amend the Zoning Ordinance of Garden City, Georgia (Chapter 90 of the City Code of Ordinances), as amended, by adding Code Section 90-75 to Article III thereof for the purpose of establishing building standards for the façade of nonresidential primary structures.

Councilmember Daniel motioned to adopt the ordinance on the second reading. The motion was seconded by Councilmember Tice and passed without opposition.

First Reading - Ordinance Amendment to Code Section 90-262 (Buffer Zone Requirements): The Clerk of Council read the first reading of the heading of an ordinance to amend the Zoning Ordinance of Garden City, Georgia, as amended, for the purpose of modifying buffer zone requirements set forth in Chapter 90, Article VII, Code Section 90-262 to achieve a better visual barrier between properties of different uses; to authorize the Planning Commission to modify buffer requirements at the time of development plan review.

Councilmember Ruiz motioned to approve the ordinance on the first reading. The motion was seconded by Councilmember Daniel and passed without opposition.

Councilmember Hall motioned to suspend the rules of council and hold the second reading of the ordinance. The motion was seconded by Councilmember Daniel and passed without opposition.

Second Reading - Ordinance Amendment to Code Section 90-262 (Buffer Zone Requirements): The Clerk of Council read the first reading of the heading of an ordinance to amend the Zoning Ordinance of Garden City, Georgia, as amended, for the purpose of modifying buffer zone requirements set forth in Chapter 90, Article VII, Code Section 90-262 to achieve a better visual barrier between properties of different uses; to authorize the Planning Commission to modify buffer requirements at the time of development plan review.

Councilmember Ruiz motioned to adopt the ordinance on the second reading. The motion was seconded by Councilmember Daniel and passed without opposition.

First Reading - Ordinance Amendment to Code Section 90-202 (Zoning Petition & Application Filing Fee): The Clerk of Council read the first reading of an ordinance to amend the Code of Ordinances for Garden City, Georgia, as amended, by amending Chapter 90, Article VII, Division 1, Section 90-202, of the Zoning Ordinance relating to fees for petitions and applications for amendments to the zoning ordinance and map for the purpose of setting a filing fee which is specified in the City's current official annual fee schedule.

Councilmember Ruiz motioned to approve the ordinance on the first reading. The motion was seconded by Councilmember Daniel and passed without opposition.

Councilmember Daniel motioned to suspend the rules of council and hold the second reading of the ordinance. The motion was seconded by Councilmember Tice and passed without opposition.

Second Reading - Ordinance Amendment to Code Section 90-202 (Zoning Petition & Application Filing Fee): The Clerk of Council read the second reading of an ordinance to amend the Code of Ordinances for Garden City, Georgia, as amended, by amending Chapter 90, Article VII, Division 1, Section 90-202, of the Zoning Ordinance relating to fees for petitions and applications for amendments to the zoning ordinance and map for the purpose of setting a filing fee which is specified in the City's current official annual fee schedule.

Councilmember Daniel motioned to adopt the ordinance on the second reading. The motion was seconded by Councilmember Hall and passed without opposition.

Resolution – 2023 Municipal Election Candidate Qualifying Fee(s): The Clerk of Council read the heading of a resolution to set the qualifying fee for the Office of Mayor at \$288 and the Office of City Council Member at \$180.00 for the general election in November 2023.

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

Resolution – 2023 Designation of Municipal Election Duties: The Clerk of Council read the heading of a resolution to authorize the Board of Elections of Chatham County, Georgia, to perform all duties as the municipal superintendent of elections with the exception of the qualifying of candidates, which shall be the responsibility of the Clerk of Council and to authorize the Chatham County Board of Registration to perform the duties of absentee ballot clerk. Qualifying for City Council will take place at City Hall commencing on Monday, August 21, 2023, at 8:30 a.m. and ending Thursday, August 24, 2023, at 4:00 p.m.

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

Resolution - Ethics Committee Appointment: The Clerk of Council read the heading of a resolution to approve the selection made by the Ethics Committee members to appoint Theresa Robinson, a resident of Garden City, to serve as the third member of the City's Ethics Committee for a two-year term running from the effective date of this resolution until her successor is appointed.

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

Resolution - Surplus Vehicles: The Clerk of Council read the heading of a resolution to classify as surplus vehicles certain Water/Sewer Operations and Public Works vehicles that have exceeded their useful life and to authorize the department to dispose of said vehicles.

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

Resolution - FY23 Staffing Level Amendment(s): The Clerk of Council read the heading of a resolution to amend the FY2023 staffing level chart of the City of Garden City, Georgia, to establish a full-time Court Administrator position in the Municipal Court through the elimination of a full-time Public Works Technician position in the Public Works Department and the elimination of the full-time Administrative Assistant position in the Planning and Zoning Department.

Councilmember Ruiz motioned to adopt the resolution. Councilmember Daniel seconded the motion. Councilmember Daniel, Councilmember Hall, Councilmember Ruiz, Councilmember Tice, and Mayor Campbell voted to adopt the resolution, with Councilmember Lassiter and Councilmember Morris opposed.

Councilmember Morris stated that regarding the comments about me, I felt very disrespected, and to hear something of that caliber coming from leadership. She told Mr. Monroe that she wanted to listen to the recording.

Councilmember Lassiter stated that at the Planning Commission meeting, an issue arose regarding the zoning of the Fawcett property. He said I would like us to reconsider rezoning the property to residential instead of industrial. He said we can't be scared of the ramifications of being sued. He noted that Jim's job was to handle lawsuits. Our job is to represent the districts.

Councilmember Lassiter motioned to consider rezoning the property. Councilmember Morris seconded the motion.

The City Attorney stated that the motion to rezone the property was out of order. He said you first have to vote to amend the agenda to add an item.

Councilmember Lassiter motioned to amend the agenda to consider rezoning the property. Councilmember Morris seconded the motion.

The City Attorney said this would have to go before the Planning Commission in order to rezone the property because it has to be posted.

Mayor Campbell said we have a motion and a second to amend the agenda. Councilmember Lassiter and Councilmember Morris voted in favor of amending the agenda, with Councilmember Daniel, Councilmember Hall, Councilmember Ruiz, Councilmember Tice, and Mayor Campbell opposed.

Adjournment: Mayor Campbell called for a motion to adjourn the meeting. Councilmember Daniel motioned to adjourn the meeting at approximately 7:00 p.m. The motion was seconded by Councilmember Ruiz and passed without opposition.

Transcribed & submitted by the Clerk of Council

Accepted & approved by the City Council 2/6/23