

CITY OF LAGRANGE, GEORGIA
REGULAR MEETING OF THE MAYOR AND COUNCIL

December 13, 2022

Present: Mayor Pro-Tem Willie Edmondson; Council Members Nathan Gaskin, Tom Gore, Mark Mitchell, Leon Childs and Jim Arrington

Also Present: City Manager Meg Kelsey; City Clerk Sue Olson; Assistant City Manager Bill Bulloch; City Attorney Jeff Todd; Communications Manager Katie Van Schoor; City Planner Mark Kostial; Police Chief Lou Dekmar

The meeting was called to order by Mayor Pro-Tem Edmondson, the invocation was given by Rev. Mike Reeves, Open Range Cowboy Church, and Mayor Pro-Tem Edmondson led the Pledge of Allegiance to the Flag.

City Attorney Jeff Todd swore in Council Member Leon Childs.

On a motion by Mr. Gaskin seconded by Mr. Arrington, Council unanimously approved the minutes of the regular Council meeting held on November 22, 2022.

Chief Dekmar, along with Lt. Robert Kirby, presented multiple life-saving awards to members of the LaGrange Police Department. These awards were given for their prompt action and professional engagement consistent with the high standards of the LaGrange Police Department and the City of LaGrange. Those receiving awards were Corporal William Jones, Officer Brent Storey, Officer Josh Noles, Detective Stephen Spivey, Corporal Mike Barton, Corporal Erik Vaughn, Officer Unricky Parks, Officer Joshua Clower, and Corporal Curtis Spivey. Mayor Pro-Tem Edmondson thanked each of them as he presented their awards.

A public hearing was held to receive comments on a Board of Planning and Zoning Appeals recommendation on a request to rezone four parcels on Bryant Lake Boulevard from Traditional Neighborhood Residential (TN-R) to Traditional Neighborhood Residential (TN-R), Corridor Medium Density Residential (CR-MR) to Corridor Medium Density Residential (CR-MR) and Corridor Mixed Use (CR-MX) to Corridor Mixed Use (CR-MX). Bryant Lake residents Matthew Meredith, Tom Conway, Missy Kirkland, Robin Lattimore, Mary Glowocki, Paige Clifton and Dr. Joy Baker, and Kendall Butler all spoke in opposition of the rezoning, stating reasons of affecting the value of their homes, a burden on local schools and higher density. The residents asked the Council to do their due diligence, and asked that they vote against the rezoning. Developer Keith Newberry with Keystone Homes explained to the Council that he wants to be treated like any other developer and allow them to build under the current UDO. No further comments were received and Council heard the first reading of the following ordinance:

AN ORDINANCE

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF LAGRANGE TO AMEND THE CODE OF THE CITY; TO AMEND THE ZONING MAP AND ORDINANCES OF THE CITY SO AS TO RECLASSIFY THE USE ZONE OF REAL ESTATE LOCATED ON BRYANT LAKE BOULEVARD AND OWNED BY KEYSTONE CUSTOMER HOMES, LLC; TO REPEAL CONFLICTING ORDINANCES; TO FIX AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

A Public hearing was held to receive comments on a Board of Planning and Zoning Appeals recommendation to increase window sign coverage. No comments were received and Council heard the first reading of the following ordinance:

AN ORDINANCE

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF LAGRANGE TO AMEND THE ZONING ORDINANCE OF THE CITY; TO AMEND THE SIGN ORDINANCE SO AS TO MODIFY PROVISIONS RELATING TO WINDOW SIGNS WITHIN NON-RESIDENTIAL

DISTRICTS; TO REPEAL CONFLICTING ORDINANCES; TO
FIX AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Mayor Pro-Tem Edmondson recognized the 2022 class of LaGrange 101 and presented certificates to each of them for completing the six week course. The class was designed to give citizens an opportunity to learn about the LaGrange City government.

On a motion by Mr. Mitchell seconded by Mr. Gore, Council voted unanimously to deny Notices of Claim for Damages filed on behalf of Jason L. Hunter and Marie Brady-Friedman and referred them to the City's insurance company for handling.

Mr. Kostial presented information to the Council regarding a Board of Planning and Zoning Appeals recommendation to rezone 703 Lincoln Street from Traditional Neighborhood Residential (TN-R) to Traditional Neighborhood Mixed Use (TN-MX). On a motion by Mr. Gaskin seconded by Mr. Kostial, Council voted unanimously to call for a public hearing to be held on January 10, 2023 at 5:30 p.m.

Mr. Arrington congratulated and welcomed newly sworn Council Member Leon Childs.

Ms. Kelsey presented copies of the November 2022 financial statements and payment of bills over \$2,000 for Council's information.

On a motion by Mr. Gaskin seconded by Mr. Gore, Council voted unanimously to approve the proposed LaGrange Logistics Redevelopment Plan and the creation of a Tax Allocation District (TAD).

On a motion by Mr. Gaskin seconded by Mr. Gore, Council voted unanimously to authorize the Mayor and Clerk to enter into an Intergovernmental Agreement with Troup County and the Troup County Board of Education regarding the Tax Allocation District (TAD).

On a motion by Mr. Gaskin seconded by Mr. Arrington, Council voted unanimously to authorize the Mayor and Clerk to execute a First Amendment to the Power Purchase Contract.

On a motion by Mr. Mitchell seconded by Mr. Arrington, Council voted unanimously to call for a Special Election to be held on March 21, 2023 to fill the vacant Office of Mayor. Qualifying will open on January 23, 2023 at 8:30 a.m. and will close on January 25, 2023 at 1:00 p.m.

On a motion by Mr. Gaskin seconded by Mr. Mitchell, Council voted unanimously to authorize the Mayor and Clerk to enter into an Intergovernmental Agreement with the City of Hogansville for Mutual Aid and Assistance.

Council heard the first reading of the following ordinance:

AN ORDINANCE

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF LAGRANGE TO AMEND THE CODE OF THE CITY; TO AMEND THE CODE OF ORDINANCES SO AS TO DELETE SECTION 30-5-5 REGARDING SHOOTING GALLERIES; TO REPEAL CONFLICTING ORDINANCES; TO FIX AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Council heard the first reading of the following ordinance:

AN ORDINANCE

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF LAGRANGE TO AMEND THE RETIREMENT PLAN FOR THE EMPLOYEES OF THE CITY OF LAGRANGE IN ACCORDANCE WITH AND SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN THE ATTACHE ADOPTION AGREEMENT, THE GENERAL MUNICIPAL EMPLOYEES BENEFIT SYSTEM (GMEBS) MASTER PLAN DOCUMENT

AND ANY AMENDMENTS THERETO; TO MODIFY THE PLAN AS TO THE CITY MANAGER; TO REPEAL CONFLICTING ORDINANCES; TO FIX AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

On a motion by Mr. Gaskin seconded by Mr. Arrington, Council voted unanimously to approve the following ordinance:

AN ORDINANCE

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF LAGRANGE TO AMEND THE CODE OF THE CITY; TO AMEND THE ZONING ORDINANCE OF THE CITY; TO ALLOW COMMERCIAL GARDENS WITHIN THE TN-R ZONING DISTRICT AS A PERMITTED USE; TO ALLOW COTTAGE DEVELOPMENTS WITHIN MIXED USE ZONING DISTRICTS AND TO PROVIDE A MINIMUM FLOOR AREA THEREFOR; TO CLARIFY DWELLING MINIMUM FLOOR AREA IN ALL OTHER DISTRICTS; TO ALLOW UNIFIED DEVELOPMENT PLANS FOR CERTAIN PROPERTIES UNDER COMMON OWNERSHIP; TO ALLOW SOLAR FARMS AS A PERMITTED USE WITHIN THE CP-GI DISTRICT; TO MODIFY FRONT PORCH DIMENSIONAL REQUIREMENTS FOR CERTAIN BUILDING TYPES; TO AMEND GARAGE ORIENTATION REQUIREMENTS FOR TOWNHOME DWELLINGS; TO REPEAL CONFLICTING ORDINANCES; TO FIX AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

THE MAYOR AND COUNCIL OF THE CITY OF LAGRANGE, GEORGIA HEREBY ORDAIN AS FOLLOWS:

SECTION 1:

That the Table of Permitted and Prohibited Uses within Section 25B-25-1 of the zoning ordinance of the City of LaGrange be amended such that the agricultural use of “Commercial Community Garden” shall be permitted as a Principle Use in the TN-R zoning district. The current designation for Commercial Community Garden within the TN-R zoning classification is “SUP” which will be replaced with “P” (the designation for “permitted use”).

SECTION 2:

That Section 25B-15-1 of the zoning ordinance of the City of LaGrange be amended by deleting therefrom Note (11), inserting in lieu thereof a new Note (11) to read as follows:

“(11) Residential uses in designated MX districts. Single-family attached dwellings, single-family detached dwellings, and two-family dwellings within such designated MX districts shall have a minimum floor area requirement of 750 square feet for such structures. Other than this exemption of minimum floor area, such structures shall be required to be built in accordance with the space dimension standards and all other UDO regulations applicable to the ES-R, SU-R, or TN-R zoning district. Such uses are permitted to choose from the ES-R, SU-R, or TN-R zoning districts for purposes of meeting this regulation.”

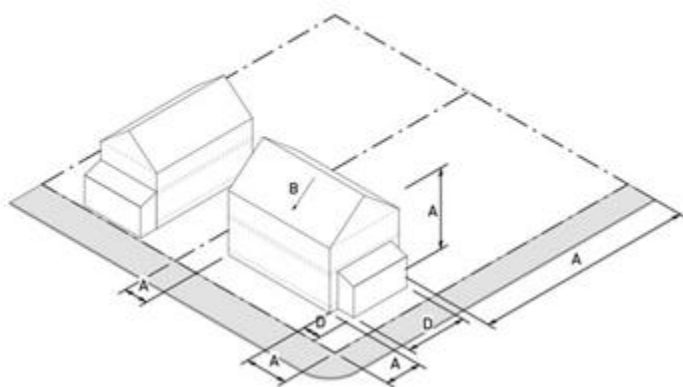
SECTION 3:

That Section 25B-20-2 of the zoning ordinance of the City of LaGrange, regarding building typology, be amended by removing the Table and Illustration entry for Detached House, inserting in

lieu thereof a new entry and illustration for Detached House as follows:

Detached House	
A building type designed to accommodate 1 dwelling unit on an individual lot with yards on all sides.	
Minimum floor area shall be 1,200 square feet per dwelling.	
Uses allowed in this building type: Accessory Dwellings, Single-Family Detached Dwellings.	
See section 25B-20-3 for additional architectural regulations.	
A	See the Space Dimensions Table in section 25B-15-1 for maximum number of primary dwellings, building coverage, impervious surface area, lot size, building height, side yard, street side yard, rear yard, and front yard requirements.
B	Roof pitch for the primary roof structure shall be a minimum of 6:12. Roof materials shall be asphalt, fiberglass shingle, cedar, slate or standing seam metal. Gables, dormers, cornices, chimneys, and other design features shall be provided.
	Minimum floor area shall be 1,200 square feet per dwelling when located in ES-R, SU-R, TN-R, TN-MR, and CR-MR zoning districts. When located in MX districts the minimum floor area shall be 750 square feet per dwelling.
D	Front porches and/or stoops on the façade of the principal structure shall be required when such treatments are established by a majority of the dwellings on the block face. Front porches, when required, shall: <ol style="list-style-type: none"> 1. Be a minimum of 96 square feet; 2. Contain roofs, a minimum of 6-inch wide porch roof supports, and steps; and 3. For parcels with more than 1 street frontage, the front porch requirements of this section shall only be required to be applied to the primary building façade.

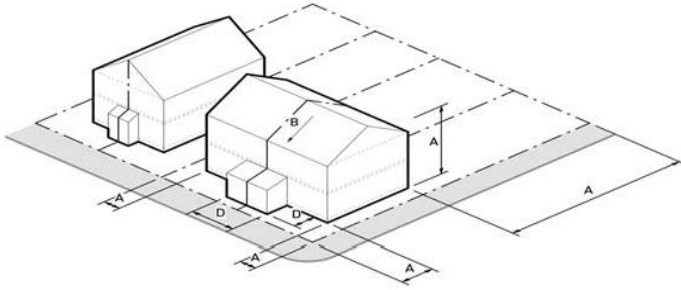
Detached House



SECTION 4:

That Section 25B-20-2 of the zoning ordinance of the City of LaGrange, regarding building typology, be amended by removing the Table and Illustration entry for Attached House, inserting in lieu thereof a new entry and illustration for Attached House as follows:

Attached House

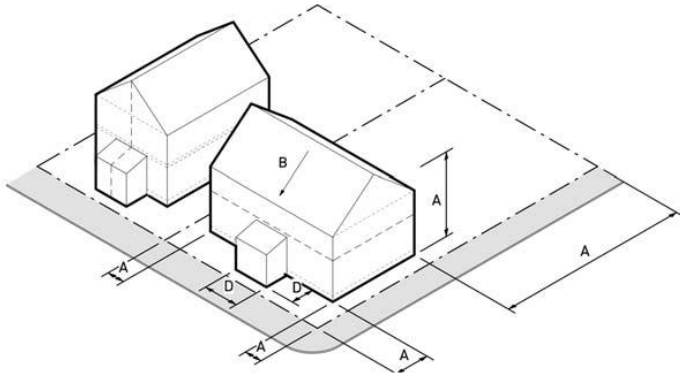


SECTION 5:

That Section 25B-20-2 of the zoning ordinance of the City of LaGrange, regarding building typology, be amended by removing the Table and Illustration entry for Two-Family Dwelling, inserting in lieu thereof a new entry and illustration for Two-Family Dwelling as follows:

Attached House	
A building type that accommodates 2 dwelling units that share a common wall along the lot line between 2 lots.	
Uses allowed in this building type: Accessory dwellings, single-family attached dwellings.	
See section 25B-20-3 for additional architectural regulations.	
A	See the Space Dimensions Table in section 25B-15-1 for maximum number of primary dwellings, building coverage, impervious surface area, lot size, building height, side yard, street side yard, rear yard, and front yard requirements. Side yard requirements do not apply to common walls permitted as part of this building type.
B	Roof pitch for the primary roof structure shall be a minimum of 6:12. Roof materials shall be asphalt, fiberglass shingle, cedar, slate or standing seam metal. Gables, dormers, cornices, chimneys, and other design features shall be provided.
	Minimum floor area shall be 1,200 square feet per dwelling when located in ES-R, SU-R, TN-R, TN-MR, and CR-MR zoning districts. When located in MX districts the minimum floor area shall be 750 square feet per dwelling.
D	Front porches and/or stoops on the façade of the principal structure shall be required when such treatments are established by a majority of the dwellings on the block face. Front porches, when required, shall: <ol style="list-style-type: none"> <u>1.</u> Be a minimum of 96 square feet; <u>2.</u> Contain roofs, a minimum of 6-inch wide porch roof supports, and steps; and <u>3.</u> For parcels with more than 1 street frontage, the front porch requirements of this section shall only be required to be applied to the primary building façade.

Two-Family Dwelling



SECTION 6:

Two-Family Dwelling	
A building type designed to accommodate 2 dwelling units that share a common wall or floor/ceiling on a single individual lot.	
Uses allowed in this building type: Accessory dwellings, two-family dwellings.	
See section 25B-20-3 for additional architectural regulations.	
A	See the Space Dimensions Table in section 25B-15-1 for maximum number of primary dwellings, building coverage, impervious surface area, lot size, building height, side yard, street side yard, rear yard, and front yard requirements. Side yard requirements do not apply to common walls permitted as part of this building type.
B	Roof pitch for the primary roof structure shall be a minimum of 6:12. Roof materials shall be asphalt, fiberglass shingle, cedar, slate or standing seam metal. Gables, dormers, cornices, chimneys, and other design features shall be provided.
	Minimum floor area shall be 1,200 square feet per dwelling when located in ES-R, SU-R, TN-R, TN-MR, and CR-MR zoning districts. When located in MX districts the minimum floor area shall be 750 square feet per dwelling.
D	Front porches and/or stoops on the façade of the principal structure shall be required when such treatments are established by a majority of the dwellings on the block face. Front porches, when required, shall: <ol style="list-style-type: none"> 1. Be a minimum of 96 square feet; 2. Contain roofs, a minimum of 6-inch wide porch roof supports, and steps; and 3. For parcels with more than 1 street frontage, the front porch requirements of this section shall only be required to be applied to the primary building façade.

That Section 25B-20-2 of the zoning ordinance of the City of LaGrange be amended by modifying the building type chart as follows: currently, the building type of Cottage House is allowed as a permitted use within the CR-MX and AC-MX zones with the restriction that such shall only be permitted within a cottage court development. The code is hereby amended to remove this restriction as to the CR-MX and AC-MX zones, and thus the table entry for cottage house as to each zone shall be modified by removing the reference to Note (1).

SECTION 7:

That Section 25B-15-9 of the zoning ordinance of the City of LaGrange be amended by inserting therein a new subsection (g), to read as follows:

- “(g) Unified development plans shall be permitted to be utilized to enable residential developments to build multiple residential dwelling structures upon one or more properties that are held in common ownership. This application will enable residential developments with multiple detached units to be built without the need to create individually platted and owned parcels for each individual dwelling or structure. Unified development plans used for this purpose shall submit the clear delineation of conceptual lot boundaries for all individual buildings or structures for the sole purpose of enabling the City to regulate and apply all applicable UDO standards. Developments utilizing this mechanism are not required to legally subdivide the property to create new lots of record for each proposed new structure built upon the property.”

SECTION 8:

That the Table of the Permitted and Prohibited Uses within Section 25B-25-1 of the zoning ordinance of the City of LaGrange be amended by inserting the use of “Solar Farms” in proper alphabetical order under “Industrial Uses.” Said Table is also modified to provide that the use of solar farms is only allowed with CP-GI upon the issuance of a Special Use Permit (SUP).

SECTION 9:

That Section 25B-20-7 of the zoning ordinance of the City of LaGrange be amended by inserting a new subsection (j) to read as follows:

- “(j) Townhome dwellings shall be prohibited from having front-facing garages when individual townhome dwelling units are less than 50 feet in width.”

SECTION 10:

That Section 25A-5-6 of the zoning ordinance of the City of LaGrange be amended by deleting the reference within said code section to 25A-5-11(3), replacing such reference to “Section 25A-5-1(c)”.

SECTION 11:

All parts, portions, sections, paragraphs, sentences, clauses, and phrases of this Ordinance are each hereby declared to be severable and if any such part, portion, section, paragraph, sentence, clause, or phrase of this Ordinance shall be declared unconstitutional or otherwise invalid by a court of competent jurisdiction, such invalidity shall not affect any remaining parts, portions, sections, paragraphs, sentences, clauses, or phrases thereof and the Mayor and Council of the City of LaGrange hereby declare that had they known that any such provision was or would be invalid, they would not have adopted that portion or part of the Ordinance but would have nevertheless adopted the remaining portions thereof.

SECTION 12:

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 13:

This ordinance after adoption by the Council and upon approval by the Mayor shall become effective immediately.

INTRODUCED AND FIRST READING _____ November 22, 2022

SECOND READING AND ADOPTED _____ December 13, 2022

SUBMITTED TO MAYOR AND APPROVED _____ December 13, 2022

BY: /s/ /Willie T. Edmondson, Mayor Pro-Tem _____

ATTEST: /s/ Sue Olson, City Clerk _____

Mr. Mitchell stated that he would like to resign from the Parks and Recreation Board that he currently serves on, due to the fact that he was recently appointed to the Development Authority of the City of LaGrange. On a motion by Mr. Mitchell seconded by Mr. Gaskin, Council voted unanimously to appoint Mr. Childs to fill Mr. Mitchell's unexpired term.

In good news, closing comments, Ms. Van Schoor reported that we want to congratulate and welcome our new City Councilman Leon Childs. She also showed a video of the 2022 LaGrange 101 Class, and thanked them for their dedication in being a part of this citizen class. Congratulations!

There was no other business and the meeting was adjourned at 6:50 p.m. by Mayor Pro-Tem Edmondson.

Mayor Pro-Tem

City Clerk