

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

June 12, 2018

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

Absent: Mayor Jim Thornton

Also Present: City Manager Meg Kelsey; Assistant City Manager Teresa Taylor; City Attorney Jeff Todd; Senior Planner Leigh Threadgill; Communications Manager Katie Van Schoor

The meeting was called to order by Mayor Pro Tem McCamey, the invocation was given by Reverend Tom Farr of First Baptist Church on the Square and Mayor Pro Tem McCamey led the Pledge of Allegiance to the Flag.

On a motion by Mr. Edmondson seconded by Mr. Mitchell, Council unanimously to approve the minutes of the regular Council meeting held on May 22, 2018

Mr. Edmondson excused himself from the meeting at 6:00 p.m.

On a motion by Mr. Gore, seconded by Mr. Edmondson, Council unanimously authorized the introduction of a substitute ordinance for an ordinance first read May 8, 2018. The substitute ordinance added an additional section that clarifies the total number of residential units that may be developed under the Development Agreement between Bryant Lake Partners and the City of LaGrange shall remain entitled to 974 residential dwellings. On a motion by Mr. Edmondson, seconded by Mr. Gore, Council voted unanimously to adopt the substitute ordinance to rezone property along Bryant Lake Blvd.

At a point later in the meeting, Council Member Gore questioned why the Council had not voted on the Bryant Lake rezoning request. Members stated their understanding that they had only approved the introduction of the substitute, but had not voted on the rezoning request. After discussion, on a motion by Mr. Mitchell seconded by Mr. Gore, council voted unanimously to rescind the previous vote to rezone the property on Bryant Lake Blvd as the rezoning was granted in error. On a motion by Mr. Mitchell seconded by Mr. Arrington, council voted to deny the substitute ordinance rezoning property on Bryant Lake Blvd with Mr. Mitchell, Mr. Gaskin and Mr. Arrington voting in favor and Mr. Gore voting in opposition to the following ordinance:

A SUBSTITUTE ORDINANCE

A SUBSTITUTE 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 WITH CERTAIN CONDITIONS THE USE ZONE OF REAL ESTATE LOCATED ADJACENT TO HAMILTON ROAD AND BRYANT LAKE BOULEVARD AND OWNED BY GREG ROGERS; 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 zoning map and ordinances of the City of LaGrange be amended so as to re-classify as C-3 (general commercial district) the following described real estate, to wit:

All that tract or parcel of land lying and being in Land Lots 182 and 183 and 202 of the 6th Land District of Troup County, Georgia,

containing 21.3 acres, more or less, and more particularly shown as Parcels A, B, C, D, E, F, G, H, I and J on the drawing entitled “Zoning Exhibit Long Cane Creek” prepared by INTEGRATED Science & Engineering, dated April 18, 2018, a true and correct copy of which is attached hereto as Exhibit “A” and incorporated herein for the purpose of a more complete description.

SECTION 2:

Pursuant to the police power of the City of LaGrange, the Mayor and Council hereby impose and establish certain conditions as a requirement for the rezoning of the property referenced above in Section 1. The following conditions are imposed for the protection or benefit of neighboring landowners in order to ameliorate the effects of rezoning this property to C-3 and shall apply to any development to occur on said property, to wit:

- a) Freestanding signage shall be restricted to monument style. Materials for sign support and frame shall be masonry. The maximum height shall be 15 feet and the maximum area shall be 100 square feet for single-tenant parcels and 150 square feet for multi-tenant parcels;
- b) Box lighting shall be required for all parking lots;
- c) Wall cladding materials shall be brick, stone, stucco or siding. Vinyl or metal siding is prohibited;
- d) The rear of buildings not facing public areas may be stucco or lap siding;
- e) Roofing materials shall consist of architectural shingles, standing metal seam or awnings. Flat roofs are permitted;
- f) The following uses are specifically prohibited within the development:
 - i) Adult entertainment establishments;
 - ii) Sexually oriented businesses;
 - iii) Manufacturer;
 - iv) Compounding or processing of goods and articles;
 - v) Drive-in theater;
 - vi) Automobile paint and body repair shops;
 - vii) Any use identified in a G-I or H-I zone; and
 - viii) Any agricultural use that includes the keeping or selling of animals except domestic animals such as dogs, cats and birds.
- g) All commercial or unlicensed vehicles shall be parked within a garage. Except in connection with construction activities, no boats, trailers, campers, buses, recreational vehicles, rigs, including grounds maintenance equipment may be parked or stored permanently or semi-permanently on any portion of the common open areas, any public or private street right-of-way or on any lot; and
- h) An eight-foot wide sidewalk shall be provided along one side of Bryant Lake Boulevard adjacent to the property rezoned herein.

SECTION 3:

That the zoning map and ordinances of the City of LaGrange be amended so as to re-classify as R-3 (residential district) the following described real estate, to wit:

All that tract or parcel of land lying and being in Land Lot 183 of the 6th Land District of Troup County, Georgia, containing 38.96 acres, more or less, and more particularly shown as Parcels L and M on the drawing entitled “Zoning Exhibit Long Cane Creek” prepared by INTEGRATED Science & Engineering, dated April 18, 2018, a true and correct copy of which is attached hereto as Exhibit “A” and incorporated herein for the purpose of a more complete description.

SECTION 4:

Pursuant to the police power of the City of LaGrange, the Mayor and Council hereby impose and establish certain conditions as a requirement for the rezoning of the property referenced

above in Section 3. The following conditions are imposed for the protection or benefit of neighboring landowners in order to ameliorate the effects of rezoning this property to R-3 and shall apply to any development to occur on said property, to wit:

- a) The maximum density of the property rezoned to R-3 and referenced above in Section 3 shall be in accordance with the submitted concept plan (attached hereto and incorporated herewith as Exhibit “B”) and limited to no more than 250 apartment units and 108 villas.
- b) At least 5% of the development shall be reserved and developed as active recreation area;
- c) Within the multi-family apartment development of the property rezoned to R-3 and described in Section 3 above, the minimum apartment area shall be 600 square feet per dwelling unit;
- d) Maximum construction of three stories;
- e) All exterior facades shall consist of siding, stone, brick, wood or stucco as the predominant material, with the use of vinyl or aluminum prohibited;
- f) Roof pitch shall be a minimum 6/12 pitch;
- g) All utilities shall be underground;
- h) Street lights shall be provided;
- i) All fencing shall consist of wood, stone, brick, stucco or metal. Chain link fencing is prohibited, although black chain link may be used for detention facilities;
- i) Within the villa development of the property rezoned herein to R-3 and described in Section 3 above, the minimum dwelling unit areas shall be 1,000 square feet;
- k) On-street parking shall be prohibited;
- l) All commercial or unlicensed vehicles shall be parked within a garage. Except in connection with construction activities, no boats, trailers, campers, buses, recreational vehicles, rigs, including grounds maintenance equipment may be parked or stored permanently or semi-permanently on any portion of the common open areas, any public or private street right-of-way or on any lot;
- m) An eight-foot wide sidewalk shall be provided along one side of Bryant Lake Boulevard adjacent to the property rezoned herein.

SECTION 5:

That the zoning map and ordinances of the City of LaGrange be amended so as to re-classify as HDR-LU (high density residential – limited use) the following described real estate, to wit:

All that tract or parcel of land lying and being in Land Lots 182 and 183 and 202 of the 6th Land District of Troup County, Georgia, containing 73.8 acres, more or less, and more particularly shown as Parcels K on the drawing entitled “Zoning Exhibit Long Cane Creek” prepared by INTEGRATED Science & Engineering, dated April 18, 2018, a true and correct copy of which is attached hereto as Exhibit “A” and incorporated herein for the purpose of a more complete description.

SECTION 6:

Pursuant to the police power of the City of LaGrange, the Mayor and Council hereby impose and establish certain conditions as a requirement for the rezoning of the property referenced above in Section 5. The following conditions are imposed for the protection or benefit of neighboring landowners in order to ameliorate the effects of rezoning this property to HDR-LU and shall apply to any development to occur on said property, to wit:

- a) Maximum density shall be in accordance with the submitted concept plan and limited to no more than 148 lots;
- b) Minimum living area square footage shall be 1,500 square feet per dwelling unit;
- c) All dwelling units shall have a minimum two-car garage;
- d) All exterior facades shall consist of siding, stone, brick, wood or stucco as the predominant material, with the use of vinyl or aluminum prohibited;
- e) Roofing materials shall be asphalt or fiberglass shingles, cedar, slate or standing seam metal roofing;
- f) All utilities shall be underground;
- g) Street lights shall be provided;
- h) All fencing shall consist of wood, stone, brick, stucco or metal. Chain link fencing is prohibited on all residential lots, although black chain may be used for detention facilities;
- i) All commercial or unlicensed vehicles shall be parked within a garage. Except in connection with construction activities, no boats, trailers, campers, buses, recreational vehicles, rigs, including grounds maintenance equipment may be parked or stored permanently or semi-permanently on any portion of the common open areas, any public or private street right-of-way or on any lot; and
- (j) An eight-foot wide sidewalk shall be provided along one side of Bryant Lake Boulevard adjacent to the property rezoned herein.

SECTION 7:

Nothing contained in this ordinance shall be construed to modify the total number of residential units which may be developed under the Development Agreement between Bryant Lake Partners, LLC, PEC/Bryant Lake Associates, LLC and the City of LaGrange, Georgia, dated November 26, 2007, as amended (hereafter “Agreement”). The real property subject to the Agreement at its inception, minus the real property rezoned in this ordinance, shall remain entitled for development of 974 residential dwelling units as per the terms of the Agreement.

SECTION 8:

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

SECTION 9:

All parts, portions, sections, paragraphs, sentences, clauses, and phrases of this Ordinance are each hereby declared to be severable from each other 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.

A public hearing was held to receive comments on the Fiscal Year 2018-2019 Budget. A number of representatives from local non-profit agencies appeared before the council and expressed concerns about reduction in agency funding in the 2018-2019 budget. The Council heard a first reading of the following ordinance:

AN ORDINANCE

TO PROVIDE FOR THE ADOPTION OF A BUDGET CONTAINING ESTIMATES OF PROPOSED REVENUES AND EXPENDITURES FOR THE CITY OF LAGRANGE FOR THE 12-MONTH PERIOD BEGINNING JULY 1, 2018 AND ENDING JUNE 30, 2019; TO PROVIDE FOR SEPARABILITY; TO FIX AN EFFECTIVE DATE; TO REPEAL CONFLICTING ORDINANCES; AND FOR OTHER PURPOSES.

A public hearing was held to receive comments on the sign ordinance. Darrell Traylor came before the council and expressed concern about how the new ordinance would affect his ability to use a changing sign on his building. Ms. Threadgill clarified that a changing sign on a building wall is not allowed in the C-3 district even in the current ordinance. Staff recommended Mr. Traylor apply for a rezoning request. The Council heard a first reading of the following ordinance:

AN ORDINANCE

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF LAGRANGE, GEORGIA TO AMEND THE CODE OF THE CITY; TO AMEND THE CODE BY DELETING THEREFROM CHAPTER 25-10, THE "SIGN ORDINANCE"; TO ADOPT A NEW "SIGN ORDINANCE" WHICH PROVIDES FOR AUTHORIZATION AND INTENT, FOR REGULATIONS, DEFINITIONS, EXEMPTIONS, AND FOR PROHIBITED, ABANDONED, AND NONCONFORMING SIGNS; TO ESTABLISH GENERAL SIGN REQUIREMENTS AND SPECIFIC SIGN REQUIREMENTS BY ZONING DISTRICTS WITHIN IN THE CITY; TO PROVIDE FOR ADMINISTRATION AND ENFORCEMENT OF THE ORDINANCE; TO PROVIDE VIOLATIONS AND PENALTIES; TO PROVIDE FOR SEPARABILITY; TO REPEAL CONFLICTING ORDINANCES; TO FIX AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Leon Childs and Travis Carter appeared before the Council and discussed the ongoing operations of the Adaptive Growth and Cultural Advancement program. This program offers mentoring and tutoring services to at-risk youth in the community. Mr. Childs requested the Council to reconsider its denial of funding for the organization. No action was taken.

A public hearing was held to receive comments on a sign variance for Great Wolf Lodge located at 150 Tom Hall Parkway. No comments were received. On a motion by Mr. Mitchell, seconded by Mr. Gore, Council unanimously approved the variances to allow for two additional wall signs totaling at 150 square foot increase in wall sign area.

A public hearing was held to receive comments on a sign variance for Wal-Mart located 803 New Franklin Road. No comments were received. On a motion by Mr. Mitchell, seconded by Mr. Gaskin, Council unanimously approved the variance to allow an additional wall sign.

Ms. Threadgill presented a request to rezone 102 Fort Drive from R-3, Multi-Family Residential to C-3, General Commercial. The Board of Planning Zoning and Appeals recommended approval with conditions. On a motion by Mr. Mitchell seconded by Mr. Gore, council voted unanimously to call for a public hearing on July 10, 2018.

Ms. Threadgill presented a request for a sign variance for the Sock Shoppe, being rebranded as B. Turners, located at 1501 Lafayette Parkway. The Board of Planning Zoning and Appeals recommended approval. On a motion by Mr. Mitchell seconded by Mr. Gore, council voted unanimously to call for a public hearing on July 10, 2018.

Mayor Pro Tem McCamey praised Ms. Kelsey and staff for the work they did to make the Great Wolf development a reality.

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

On a motion by Mr. Mitchell seconded by Mr. Arrington, Council voted unanimously to approve the following resolution declaring certain items as surplus:

<u>Case #</u>	<u>Model and Year</u>	<u>VIN#</u>
2017111599	88 Chevy S-10	1HGCD7206VA029559
2017022200	98 Ford Expedition	1FMPU181LXWLB36047
2017044024	01 Mercury Grand Marquis	2MEFM75WX1X713767

On a motion by Mr. Mitchell seconded by Mr. Gore, Council voted unanimously authorize the guarantee of a Development Authority loan.

On a motion by Mr. Mitchell seconded by Mr. Gore, Council voted unanimously authorize the Mayor and City Attorney to verify and answer a MEAG Refunding Validation.

Council heard a first reading of the following ordinance:

AN ORDINANCE

TO LEVY AN AD VALOREM TAX FOR THE CITY OF LAGRANGE FOR CALENDAR YEAR 2018; TO PROVIDE FOR SEPARABILITY; TO REPEAL CONFLICTING ORDINANCES; TO FIX AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Council heard a 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 SECTION 20-5-4 REGARDING ELECTRIC RATE SCHEDULES; TO MODIFY THE ELECTRIC SERVICE RATE SCHEDULES FOR RESIDENTIAL ELECTRIC SERVICE, COMMERCIAL ELECTRIC SERVICE, GENERAL ELECTRIC SERVICE AND ECONOMIC DEVELOPMENT ELECTRIC SERVICE; TO REPEAL CONFLICTING ORDINANCES; TO FIX AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Council heard a 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 SECTION 20-10-3 OF THE CODE IN ORDER TO MODIFY SCHEDULES 40, 41, 42, AND 48 OF THE GAS SERVICE RATE ORDINANCE; TO REPEAL CONFLICTING ORDINANCES; TO FIX AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

On a motion by Mr. Gore seconded by Mr. Arrington, Council voted unanimously to appoint Alton West to a one year term on the Alpha Multi-Purpose Center Board.

On a motion by Mr. Gore seconded by Mr. Mitchell Council voted unanimously to appoint Meg Kelsey and Patrick Bowie to a three year term on the LaGrange Gas Authority Board.

On a motion by Mr. Gore seconded by Mr. Mitchell Council voted unanimously to appoint Joan Woodson to a one year term on the Troup Family Connection.

In good news closing comments, Ms. Van Schoor announced that LaGrange 101, the inaugural Citizens Academy for the City of LaGrange, will begin Monday, October 1, 2018.

There was no other business and the meeting was adjourned by Mayor Pro Tem McCamey.

Mayor

Assistant City Manager