

Present: COUNCIL: Mayor Robert W. Culpepper, Mayor Pro tem John Thigpen, Councilmember Daniel Bellavance, Councilmember Jennifer Bennett, and Councilmember Gregg Stokes; COUNCIL STAFF: City Manager Jason M. Rizner, City Clerk Debra E. Moore and City Attorney Barry Fleming; CITY STAFF: Public Works Director Robert Fields, Police Lieutenant Jim March, and Fire Chief Tripp Lonergan.

The meeting was called to order by Mayor Culpepper at 6:30 p.m.

The Invocation was given by City Attorney Fleming.

The Pledge of Allegiance was led by Mayor Culpepper.

Special Recognition-Georgia Cities Week: The following employees were recognized as Outstanding Employees; each received a plaque:

- Police Department: Sergeant Brian Williams (not in attendance)
- Community Development: Museum Volunteer Gary Russeth
- Fire Department: Volunteer Firefighter Jimbo Newman
- Public Works Department: Landscaper Tim Dorsey

UNFINISHED BUSINESS:

Ordinance – First Reading:

- **R355 Zoning Classification:** This item came from the January 2016 meeting. It went back to staff for revisions and to the Planning & Zoning Commission for review and recommendation. They met on April 12 and are recommending approval of the revised ordinance. The proposed amendment would adopt a new zoning classification for senior housing. This ordinance would not rezone any existing properties; it would make this zoning classification available for property owners looking to rezone a piece of property. Council had concerns with some of the conditional uses (child care centers, day nurseries, and day care centers), the building height for multi-family structures, and the lot size for single-family dwellings. The proposed ordinance eliminates the conditional uses for cemeteries, child care centers, day nurseries, day care centers and public and private schools. The minimum lot size for a single-family dwelling has been increased to 10,000 square feet and the maximum height for multi-family structures has been reduced to 40-feet. Two additional changes were made by staff for the sake of clarity. In the permitted uses section, language was added to make clear that all dwellings must be subject to the age restrictions outlined in §152.037(B). The other change was in §152.037(E); it seeks to clarify the meaning of the word “façade”. As to this ordinance, “façade” would include all outside walls, not just those visible from public points of view. This would ensure that the entire structure is made from brick, stone, stucco or fiber cement siding or some combination of those materials that meets the requirements outlined in the ordinance.

Councilmember Bennett commented that she felt that there was enough diverse housing already in the City. Council should not take the Ordinance lightly; more amendments are needed. The Ordinance should be completely specific to seniors.

UNFINISHED BUSINESS (cont'd):

Other: There was none at this time.

NEW BUSINESS:

Conditional Use – 320 E. Milledgeville Road: Received an application from Refuge in Zion Temple to operate a church. They have filed a letter stating that they are aware of the package store that is located two doors down from them and do not have an issue with it. It also states that if the church's presence ever presents licensing issues for the package store, the church agrees to move. This is due to the state and local laws that generally specify distances between package stores and churches. The Planning Commission has reviewed the application and is recommending it for approval with the two conditions that are outlined in their letter.

City Attorney Fleming reviewed some of the regulations. The package store is in the County; and the property in question is within the City boundaries. Our zoning and regulations allow a church at this property. Councilmember Bennett questioned if the package store owner had been contacted. He had. The initial approach was an agreement to be signed between the church and the package store owner. The owner did not want to sign, but had no issue with the church.

In order to proceed, Council would need a motion to approve the Conditional Use with the conditions of:

- The church is aware of the liquor store and does not have an issue with it
- If the church's presence ever causes licensing issues for the package store, the church agrees to move

Other: There was none at this time.

As there were no additional items for discussion, Councilmember Bennett made the motion to adjourn the meeting and to reconvene at 7:00 p.m. for the Regular meeting; 2nd by Councilmember Stokes. The meeting adjourned at 6:47 p.m.

Debra E. Moore
City Clerk

The City Council of the City of Harlem, Georgia met for their Regular meeting on Monday, April 25, 2016 following the Work Session that was held at 6:30 p.m. at the Public Safety Building with Mayor Robert W. Culpepper presiding.

Present: COUNCIL: Mayor Robert W. Culpepper, Mayor Pro tem John Thigpen, Councilmember Daniel Bellavance, Councilmember Jennifer Bennett, and Councilmember Gregg Stokes; COUNCIL STAFF: City Manager Jason M. Rizner, City Clerk Debra E. Moore and City Attorney Barry Fleming; CITY STAFF: Public Works Director Robert Fields, Police Lieutenant Jim March, and Fire Chief Tripp Lonergan.

The meeting was called to order by Mayor Culpepper at 7:00 p.m.

Approve Agenda: Councilmember Stokes made the motion to approve the agenda as written; 2nd by Councilmember Bellavance. Motion carried with Councilmembers Bellavance, Bennett, Stokes and Thigpen voting in the affirmative.

Approval of the Minutes: Mayor Pro tem Thigpen made the motion to approve the minutes for the month of March as written; 2nd by Councilmember Bennett. Motion carried with Councilmembers Bellavance, Bennett, Stokes and Thigpen in the affirmative.

Public Comment:

Gina Bennett: 829 Appling Harlem Highway - R355 Zoning: Spoke against the proposed R355 Zoning for senior developments.

Carol Zipperer (Harlem Woman's Club spokesperson): 170 W. Milledgeville Road – Trailer Park next to the Woman's Club: Referenced the condition of the trailer park located next to the Woman's Club property and the occupants coming onto the property when events are held there. Their major source of funding is the rental of the clubhouse. They are receiving complaints from their renters as well as their members. They are considering putting up fencing and will move forward with this if they cannot get some help from the City. The City owns the park; the Woman's Club owns the building. City Manager Rizner met with Ms. Zipperer. He is to review the property maintenance code to see what can be done.

UNFINISHED BUSINESS:

Ordinance – First Reading:

- **R355 Zoning Classification:** Councilmember Bennett made the motion to reject the first reading of the ordinance proposing the text amendment to add the R355 zoning classification for senior development; 2nd by Councilmember Bellavance. Discussion: Mayor Pro tem Thigpen commented about his thoughts previously on the benefit of having the zoning classification; he has since changed his mind and is now in agreement that there needs to be further review and no longer feels that it is a useful tool at this time. The City has been focusing on single family not multi-family developments and feels we should continue this way. Motion carried with Councilmembers Bellavance, Bennett, Stokes and Thigpen voting in the affirmative.

UNFINISHED BUSINESS (continued):

Other: There was none at this time.

NEW BUSINESS:

Conditional Use – 320 E. Milledgeville Road: Mayor Pro tem Thigpen made the motion to approve the Conditional Use application for a church by Refuge in Zion Temple with the stated conditions; 2nd by Councilmember Bennett. Discussion: The conditions are as follows:

- The church is aware of the package store and does not have an issue with it
- If the church's presence ever causes licensing issues for the package store, the church agrees to move

Motion carried with Councilmember Bellavance, Bennett, Stokes and Thigpen voting in the affirmative.

Other: There was none at this time.

Department Reports: The following departments gave reports for the month of March 2016:

Public Works Department	Robert Fields, Public Works Director
Police Department	Jim March, Lieutenant
Fire Department	Tripp Lonergan, Fire Chief
Administrative Department	Jason Rizner, City Manager

Announcements:

May 7	King of the Grill BBQ Competition; 10 a.m. to 4:00 p.m.; Harlem City Park
May 23	Work Session/Council Meeting; 6:30 p.m.; Public Safety Building

Executive Session: Executive Session was not held.

Items from Executive Session: There were none.

As there were no further items for discussion, Mayor Pro tem Thigpen made the motion to adjourn the meeting; 2nd by Councilmember Stokes. Motion carried with Councilmembers Bellavance, Bennett, Stokes and Thigpen voting in the affirmative. The meeting adjourned at 7:26 p.m.

Respectfully submitted,

Debra E. Moore
City Clerk