The City Council of the City of Harlem, Georgia met for their monthly Work Session on Thursday, May 18, 2023, at the Public Safety Building at 7:00 p.m. with Mayor Roxanne Whitaker presiding.

Present: Council: Mayor Roxanne Whitaker, Councilmember Al Reeves, and Councilmember John Thigpen; STAFF: City Manager Debra Moore, City Clerk Leona Holley, and City Atorney Barry Fleming; ABSENT: Mayor Pro tem Gregg Stokes, and Councilmember Daniel Bellavance; MEDIA: Stephanie Hill, The Augusta Press.

The Work Session was opened by Mayor Whitaker at 7:00 p.m.

The Invocation and Pledge of Allegiance was given and led by City Attorney Fleming.

**Special Presentation – Certificates of Recognition – Trey Macky & Travis Sims:** Mayor Whitaker awarded a Certificate of Recognition to Trey Macky for his exemplary service in going beyond in response and service to his neighbor, and to Travis Sims for his exemplary service in going above and beyond his duties as Assistant Principal of North Harlem Elementary School. On April 27, 2023, they both assisted the fire and police department with a house fire. Mayor Whitaker presented the Certificate of Recognition and thanked Mr. Sims. Mayor Whitaker stated Mr. Macky was unable to attend the meeting; he emailed his acceptance and gratitude to the city. Mayor Whitaker recognized and welcomed the newly appointed North Harlem Elementary School Principal, Mrs. Marlo Leatherwood.

**UNFINISHED BUSINESS:**

**Consider Ordinance 2305 An Ordinance to Annex Certain Properties – Luke Boatright, Stanley Martin Homes, LLC. – 2nd Reading & Action:** A request was received from Luke Boatright with Stanley Martin Homes, owners of Hickory Woods Subdivision. This is for four parcels that have a portion of each in the unincorporated area of the County. The property information is as follows:

<table>
<thead>
<tr>
<th>OWNER</th>
<th>ADDRESS</th>
<th>MAP &amp; PARCEL</th>
<th>ZONING</th>
<th>ACREAGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stanley Martin Companies LLC</td>
<td>342 Tupelo Pass</td>
<td>031 418</td>
<td>PUD</td>
<td>0.06 ac</td>
</tr>
<tr>
<td>Stanley Martin Companies LLC</td>
<td>344 Tupelo Pass</td>
<td>031 419</td>
<td>PUD</td>
<td>0.12 ac</td>
</tr>
<tr>
<td>Stanley Martin Companies LLC</td>
<td>346 Tupelo Pass</td>
<td>031 420</td>
<td>PUD</td>
<td>0.13 ac</td>
</tr>
<tr>
<td>Stanley Martin Companies LLC</td>
<td>348 Tupelo Pass</td>
<td>031 421</td>
<td>PUD</td>
<td>144 sq ft</td>
</tr>
</tbody>
</table>

The prior owner purchased these portions in order to square up the parcels within the subdivision but did not complete the annexation into the City. Information was provided to the County.

**Consider Ordinance 2306 An Ordinance to Amend Chapter 108 Land Use; Sec. 108-77 Authority to Grant Variances and Sec. 108-78 Appeals of Administrative Decisions – 2nd Reading & Action:** This Ordinance is for the correction of a grammatical error in Sec. 108-377 Authority to Grant Variances; the word “used” is being replaced with the word “use.” This Ordinance also amends Sec. 108-378 Appeals of Administrative Decisions, by removing the current items a – c in their entirety and replacing them with new items a – g that give more clarity in the procedures to be taken. This went before the Planning Commission at their May meeting with a recommendation of approval.
UNFINISHED BUSINESS (cont’d):

Consider MOU with Fort Gordon for Military Compatibility – Development Application Review – Action: At the April 24, 2023, Regular Council meeting, the MOU (Memorandum of Understanding) with Fort Gordon for Military Compatibility Development Application was tabled for City Attorney Fleming to further review the application. City Attorney Fleming has reviewed the MOU for any corrections or changes. The purpose of this MOU is to establish a mutually beneficial process for ensuring timely and consistent procedures for review of development applications between the City of Harlem and Fort Gordon.

NEW BUSINESS:

Consider Proclamation – Bishop C. M. Bailey 15 Year Anniversary – Action: Mayor Whitaker recognized Bishop C. M. Bailey with a Proclamation for 15-years of service, achievements, commitment, and dedication to the United House of Prayer for All People of the Church on the Rock of the Apostolic Faith on Keener Street. The Proclamation will be presented to Bishop Bailey in June.

Consider GMA District 7 Officer’s Ballot & Voting Delegate (GMA Convention) – Action: This is for the election of the GMA District 7 Officers for 2023-2024. The proposed ballot is for the following nominated Officer’s:

- President: Jordan Johnson, Commissioner, Augusta
- First Vice President: Danny Brown, Councilmember, Sandersville
- Second Vice President: Ceretta Smith, Councilmember, Grovetown
- Third Vice President: Catherine McKnight, Commissioner, Augusta

Nomination for Third Vice President was received:

Nathanial Cullars, Sr., Councilmember, Washington

On behalf of the city, Sherri Bailey, can be the delegate for the city.

Consider Cancellation of June 22, 2023 Council Work Session – Action: Due to the Mayor being out of town on vacation and two Councilmembers leaving to travel to the GMA Convention in Savannah, there will not be a quorum present for the June 22, 2023 Council Work Session.

Consider Rezoning Application RZ-2023-05-01 to Rezone A Portion of Map & Parcel 031 418; 0.06 acres; 342 Tupelo Pass Hickory Woods Subdivision; Rezoning from County – RA (Residential Agriculture) to City – PUD (Planned Unit Development) – Action: Rezoning Application RZ-2023-05-01 is for rezoning of a portion of Map & Parcel 031 418; 0.06 acres; 342 Tupelo Pass Hickory Woods Subdivision rezoning from County RA to City PUD. The rezoning request is associated with an annexation request from the property owner which included a rezoning to the City of Harlem PUD zoning classification. This went before the Planning Commission for approval. The recommendation was to approve the rezoning with conditions. The conditions are as follows:

- All zoning conditions that currently exist on the City of Harlem component of Parcel 031 418 are hereby applied to that portion of the parcel being annexed.
NEW BUSINESS (cont’d):

Consider Rezoning Application RZ-2023-05-02 to Rezone a Portion of Map & Parcel 031 419; 0.12 acres; 344 Tupelo Pass Hickory Woods Subdivision; Rezoning from County – RA (Residential Agriculture) to City – PUD (Planned Unit Development) – Action: Rezoning application RZ-2023-05-02 is for the rezoning of a portion of Map & Parcel 031 419, 0.12 acres, 344 Tupelo Pass Hickory Woods Subdivision from County RA to City PUD. The rezoning request is associated with an annexation request from the property owner which included a rezoning to the City of Harlem PUD zoning classification. This went before the Planning Commission for approval. The recommendation was to approve the rezoning with conditions. The conditions are as follows:

- All zoning conditions that currently exist on the City of Harlem component of Parcel 031 419 are hereby applied to that portion of the parcel being annexed.

Consider Rezoning Application RZ-2023-05-03 to Rezone a Portion of Map & Parcel 031 420; 0.13 acres; 346 Tupelo Pass Hickory Woods Subdivision; Rezoning from County – RA (Residential Agriculture) to City – PUD (Planned Unit Development) – Action: Rezoning application RZ-2023-05-03 is for the rezoning of a portion of Map & Parcel 031 420, 0.13 acres, 346 Tupelo Pass Hickory Woods Subdivision, rezoning from County RA to City PUD. The rezoning request is associated with an annexation request from the property owner which included a rezoning to the City of Harlem PUD zoning classification. This went before the Planning Commission for approval. The recommendation was to approve the rezoning with conditions. The conditions are as follows:

- All zoning conditions that currently exist on the City of Harlem component of parcel 031 420 are hereby applied to that portion of the parcel being annexed.

Consider Rezoning Application RZ-2023-05-04 to Rezone a Portion of Map & Parcel 031 421; 144 square feet; 348 Tupelo Pass Hickory Woods Subdivision; Rezoning from County – RA (Residential Agricultural) to City – PUD (Planned Unit Development) – Action: Rezoning application RZ-2023-05-04 is for the rezoning of a portion of Map & Parcel 031 421, 144 square feet, 348 Tupelo Pass Hickory Woods Subdivision, rezoning from County RA to City PUD. The rezoning requested is associated with an annexation request from the property owner which included a rezoning to the City of Harlem PUD zoning classification. This went before the Planning Commission for approval. The recommendation was to approve the rezoning with conditions. The conditions are as follows:

- All zoning conditions that currently exist on the City of Harlem component of Parcel 031 421 are hereby applied to that portion of the parcel being annexed.

Consider Ordinance 2307 An Ordinance to Amend Chapter 108 Land Use; Sec. 108-240 Permitting Requirements – 1st Reading & Action: Ordinance 2307 is an Ordinance to amend Chapter 108 Land Use, Article VII Sign Regulations, Sec. 108-240 Permitting Requirements, Paragraph (e) appeals. This amendment will make clear the current appeals process. Currently Sec. 108-240, paragraph (e) states appeals would go to the Community Development Director and the Board of Appeals; the City does not have a Board of Appeals. This amendment is removing “Board of Appeals” and replacing it with “City Council” and removing “Community Development Director” and replacing it with “City Clerk” for filing of appeals.
NEW BUSINESS (cont’d):

**Consider Ordinance 2308 An Ordinance to Amend Chapter 108 Land Use; Sec. 108-244 Violations, Inspections and Removal – 1st Reading & Action:** Ordinance 2308 is amending Chapter 108 Land Use, Sec. 108-244 Violations, Inspections, and Removal. Currently the appeal process is not clear to whom an appeal is filed with or what the full process for the filing of an appeal regarding the removal of a sign. This amendment will make it clear on the appeals process for filing an appeal with the City Clerk and the appeals process.

**Consider Ordinance 2309 An Ordinance to Amend Chapter 108 Land Use; Sec. 108-3 Definitions and Sec. 108-271 Exterior Walls – 1st Reading & Action:** Ordinance 2309 was originally Ordinance 2302; Council did not take any action on Ordinance 2302. Ordinance 2309 is adding the definition of “Virgin Brick” and is adding a new section to the Codes relating to the use of bricks within the city limits to establish a color palette for non-residential, commercial only, exterior walls. After discussion Councilmember Reeves and Councilmember Thigpen would like the wording changed from “shall utilize” to “shall consider utilizing” in Sec. 108-271 Exterior Walls (f).

**Consider Resolution No. 2023-08 A Resolution to Update the Development Fee Schedule as to Commercial Development, Text Amendments, and Stormwater Consulting Fees – Action:** The Community Development Department is requesting three new fees for development projects. The fees are as follows:

1. Single Lot Commercial Plan Review Fee for Land Disturbance/Soil Erosion/Stormwater – Staff is proposing a fee of $775.00 per acre which would be the PUD equivalent fee.
2. Citizen Initiated Text Amendments – Staff are proposing a fee for text amendments. This would help with the legal notice advertising cost.
3. State Waters Determination by a Contractor – Staff are proposing a fee to secure any necessary consultants to assist the city in determining state waters involved in a development.

**Consider Resolution No. 2023-09 A Resolution for the Surplus of City Equipment – Public Works Department – Action:** Resolution 2023-09 is for the surplus of the following Public Works Department equipment:

- One (1) 5 ¾” Fire Hydrant
- One (1) Godwin By-Pass Pump; Model Godwin HL-80M; Serial Number 20088519/08

Based on the information Public Works Director Robert Fields has provided, the equipment is no longer needed.

**Executive Session:** Councilmember Thigpen made the motion to go into Executive Session; 2nd by Councilmember Reeves. The motion was carried with Councilmembers Reeves, Thigpen, and Whitaker voting in the affirmative. Executive Session opened at 7:48 p.m.

Councilmember Thigpen made the motion to come out of Executive Session; 2nd by Councilmember Reeves. The motion carried with Councilmembers Reeves, Thigpen, and Whitaker voting in the affirmative.
Executive Session (cont'd): Executive Session closed at 8:21 p.m. City Attorney Fleming reported that there were two real estate matters and one personnel matter discussed and no final action was taken. Councilmember Thigpen made the motion to authorize the Mayor to sign the affidavit affirming this report; 2nd by Councilmember Reeves. The motion carried with Councilmembers Reeves, Thigpen, and Whitaker voting in the affirmative.

Other: Mayor Whitaker stated there was a meeting between Columbia County Commissioners and Gold Cross; there will only be two ambulances throughout the county because of personnel for most weekends and holidays.

With there being nothing further for discussion, Councilmember Thigpen made the motion to adjourn the meeting; 2nd by Councilmember Reeves. The motion carried with Councilmembers Reeves, Thigpen, and Whitaker voting in the affirmative. The meeting was adjourned at 8:24 p.m.

Respectfully submitted,

Leona H. Holley
City Clerk