

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

February 23, 2016

Present: Mayor Pro Tem Norma Tucker; Council Members Willie Edmondson, Tom Gore, LeGree McCamey, Mark Mitchell and Nick Woodson

Also Present: Interim City Manager Meg Kelsey; City Attorney Jeff Todd; Community Development Director Alton West; Senior Planner Leigh Threadgill

Absent: Mayor Jim Thornton

The meeting was called to order by Mayor Pro Tem Tucker the invocation was given by Reverend Adam Camp, Rosemont Baptist Church, Council Member and Mayor Pro Tem Tucker led the Pledge of Allegiance to the Flag.

On a motion by Mr. Edmondson seconded by Mr. Woodson, Council approved the minutes of the regular Council meeting held on February 9, 2016.

Bobby Carmichael, Executive Director of the Downtown Development Authority, and Becca Eiland, appeared before the Council and discussed upcoming events at the SweetLand Amphitheater. No action was taken.

Chief of Public Safety Lou Dekmar presented the 2015 Annual Report for the police and fire departments. A copy of the report is on file in the City Manager's office.

Ms. Kelsey discussed a request from area residents of Macon and Motley Streets to install a three way stop at the intersection of Macon and Motley. On a motion by Mr. Edmondson seconded by Mr. McCamey, Council voted unanimously to establish the three way stop.

On a motion by Mr. Edmondson seconded by Mr. McCamey, Council unanimously adopted 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 MOOTY BRIDGE ROAD AND OWNED BY PAUL L. KNOX AND RACHEL M. KNOX; 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 reclassify from use zone PUD (planned unit development district) to R-44 (residential district) the following described real estate, to wit:

All that tract or parcel of land located on Mooty Bridge Road in the City of LaGrange, known by the street numbering system of the City as 2241 Mooty Bridge Road, and also as Troup County Tax Map Parcel Number 062-2-000-010.

SECTION 2:

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 3:

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

INTRODUCED AND FIRST READING _____ February 9, 2016

SECOND READING AND ADOPTED _____ February 23, 2016

SUBMITTED TO MAYOR AND APPROVED _____ February 23, 2016

BY: /s/ James C. Thornton, Mayor

ATTEST: /s/ Meg Kelsey, Deputy City Manager – Administration and Finance

On a motion by Mr. McCamey seconded by Mr. Edmondson, Council unanimously adopted 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 WITH CERTAIN CONDITIONS THE USE ZONE OF REAL ESTATE LOCATED ON WHITESVILLE ROAD AND OWNED BY SELIG ENTERPRISES, INC.; TO REPEAL CONFLICTING ORDINANCES; TO FIX AN EFFECTIVE DATE; TO PROVIDE FOR SEVERABILITY; 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 reclassify from R-44 (residential district) to C-3 (general commercial district), with the conditions as more fully set forth within Section 2, the following described real estate, to wit:

All that tract or parcel of land located adjacent to Whitesville Road in the City of LaGrange, Troup County, Georgia, designated as Parcel I within the attached **Exhibit “A,”** and described within the attached **Exhibit “A-1,”** which exhibits are incorporated herein for the purposes 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 as 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 the rezoning of this property to C-3 and shall apply to any development to occur on said property, to wit:

1. Billboards.

Existing billboards on the subject property shall be removed no later than upon the expiration of the current lease agreements which is March 31, 2019.

2. Curbs, sidewalks and handicap access.

- a. Curbs. All new streets, whether public, private or internal parking lot driveways, shall be curbed with 24 inches in width vertical curb and gutter.
- b. Sidewalks and handicap access. A sidewalk at least five feet wide is required along all adjacent streets R.O.W., with the exception of the I-85 R.O.W. Handicapped access and ramps shall be located at the corner of all intersections, at any designated pedestrian crossing of any street at mid-block, and at any parking lot adjacent to any public or private use. Internal sidewalks, pedestrian paths and handicap access shall also be provided within the development.

3. Service stations with or without gas pumps and automobile repair facilities.

- a. Service stations and automobile repair facilities shall adequately screen areas designed for the outdoor storage of vehicles in need of repair or awaiting pick up after repair. The storage area shall be located in the rear of the building. No junk or abandoned vehicles or parts of vehicles will be stored on site.
- b. Automobile repair facilities, car washes and service bays shall be located at least 40 feet from the front property line and all garage/car wash/service bay openings shall be oriented at not less than right angles to the primary public street frontage.

4. Lighting.

Lighting shall be designed to prevent lighting spillover onto adjacent residential lots. The use of LED lighting is encouraged.

5. Landscaping requirements.

Landscaping shall be provided in accordance with the city's buffer, landscape and tree ordinance and according to the following standard: a minimum 25-foot landscape strip shall be provided between any development contiguous to I-85 and

the I-85 right-of-way. One tree and ten shrubs shall be provided for every 40 linear feet of strip length. The remaining areas shall be sodded, seeded, planted with ground cover, or covered with other landscape material. Trees planted to meet the requirements in this section shall be selected from the city's approved tree list.

6. Exterior.

Exterior materials, roofing and awnings shall be governed by the standards of the Pegasus Parkway Corridor Overlay, except regarding the proposed multi-family development which shall be subject the following:

- a. Exterior materials shall be constructed or clad in either stone, wood, stucco, brick or hardy plank (vinyl may be incorporated around the soffit, gables, eaves and window area for trim).
- b. Roof materials shall be asphalt, fiberglass shingle, cedar, slate or standing seam metal.

The conditions as referenced herein will be applicable to Owner and all successors-in-title, unless and until such conditions are modified pursuant to a subsequent action of the governing authority in accordance with its procedures for zoning amendments.

SECTION 3:

That the zoning map and ordinances of the City of LaGrange be amended so as to reclassify the conditions under which the following described real estate is currently zoned, to wit:

All that tract or parcel of land located adjacent to Whitesville Road in the City of LaGrange, Troup County, Georgia, designated as Parcel II and Parcel IV within the attached **Exhibit "A,"** and described within the attached **Exhibits "A-2" and "A-3,"** which exhibits are incorporated herein for the purposes of a more complete description.

Said real estate is reclassified as C-3 subject to the conditions more fully set forth within Section 4.

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 as 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 the rezoning of this property and shall apply to any development to occur on said property, to wit:

1. Billboards.

Existing billboards on the subject property shall be removed no later than upon the expiration of the current lease agreements which is March 31, 2019.

2. Curbs, sidewalks and handicap access.

- a. Curbs. All new streets, whether public, private or internal parking lot driveways, shall be curbed with 24 inches in width vertical curb and gutter.
- b. Sidewalks and handicap access. A sidewalk at least five feet wide is required along all adjacent streets R.O.W., with the exception of the I-85 R.O.W. Handicapped access and ramps shall be located at the corner of all intersections, at any designated pedestrian crossing of any street at mid-block, and at any parking lot adjacent to any public or private use. Internal sidewalks, pedestrian paths and handicap access shall also be provided within the development.

3. Service stations with or without gas pumps and automobile repair facilities.

- a. Service stations and automobile repair facilities shall adequately screen areas designed for the outdoor storage of vehicles in need of repair or awaiting pick up after repair. The storage area shall be located in the rear of the building. No junk or abandoned vehicles or parts of vehicles will be stored on site.
- b. Automobile repair facilities, car washes and service bays shall be located at least 40 feet from the front property line and all garage/car wash/service bay openings shall be oriented at not less than right angles to the primary public street frontage.

4. Lighting.

Lighting shall be designed to prevent lighting spillover onto adjacent residential lots. The use of LED lighting is encouraged.

5. Landscaping requirements.

Landscaping shall be provided in accordance with the city's buffer, landscape and tree ordinance and according to the following standard: a minimum 25-foot landscape strip shall be provided between any development contiguous to I-85 and the I-85 right-of-way. One tree and ten shrubs shall be provided for every 40 linear feet of strip length. The remaining areas shall be sodded, seeded, planted with ground cover, or covered with other landscape material. Trees planted to meet the requirements in this section shall be selected from the city's approved tree list.

6. Exterior.

Exterior materials, roofing and awnings shall be governed by the standards of the Pegasus Parkway Corridor Overlay, except regarding the proposed multi-family development which shall be subject the following:

- a. Exterior materials shall be constructed or clad in either stone, wood, stucco, brick or hardy plank (vinyl may be incorporated around the soffit, gables, eaves and window area for trim).

- b. Roof materials shall be asphalt, fiberglass shingle, cedar, slate or standing seam metal.

The conditions as referenced herein will be applicable to Owner and all successors-in-title, unless and until such conditions are modified pursuant to a subsequent action of the governing authority in accordance with its procedures for zoning amendments.

SECTION 5:

Pursuant to the police power of the City of LaGrange, and as required by City Code Section 25-35-65(9) and (10), the Mayor and Council hereby impose and establish further conditions as a requirement for the rezoning as referenced above in Sections 1 and 3, said conditions being more fully set forth on the site plan attached hereto as **Exhibit "A."** More specifically, the following information as set forth in the site plan are conditions as a requirement for the rezoning as referenced herein, to wit:

- d. Boundaries of the subject property, all existing and proposed streets, including right-of-way and street pavement widths, buildings, water courses, parking and loading areas, building setbacks, buffers, landscape strips, green space areas to be retained, and other physical characteristics of the property and proposed development as shown on said exhibit.

SECTION 6:

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

SECTION 7:

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.

SECTION 8:

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

INTRODUCED AND FIRST READING _____ February 9, 2016

SECOND READING AND ADOPTED _____ February 23, 2016

SUBMITTED TO MAYOR AND APPROVED _____ February 23, 2016

BY: /s/ James C. Thornton, Mayor

ATTEST: /s/ Meg Kelsey, Deputy City Manager – Administration and Finance

In good news closing comments, Ms. Kelsey reported that the Georgia Department of Transportation had approved the City's application to perform work within the right of way limits of State Route 219. This will allow for the extension of Pegasus Parkway from Whitesville Road to Davis Road.

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

Mayor

Deputy City Manager, Administration/Finance