City of Eatonton Public Hearing  
July 18, 2016  
Putnam County Commissioners’ Meeting Room, #203  
117 Putnam Drive  
Eatonton, Georgia 31024  
(706) 485-3311

Proposed Amendments to Chapter 75 (Zoning) of the Code of Ordinances

Elected Officials Present:
   Mayor Pro-Tem Harvey (Chip) Walker, Jr.
   Councilman Alvin Butts
   Councilwoman Teresa Doster
   Councilman Charles R. Haley
   Councilman William Mangum, Jr.

Elected Officials Absent:
   Mayor Walter C. Rocker, Jr.
   Councilman James A. Gorley
   Councilwoman Alma Stokes

Staff Members Present:
   City Administrator, Gary Sanders
   City Attorney, Christopher Huskins
   City Clerk, Sarah Abrams

Mayor Pro-Tem Chip Walker called the public hearing to order at 6:30 PM.

Mayor Pro-Tem Walker advised this public hearing is for the purpose of hearing comments on amending Chapter 75 (Zoning), of the City of Eatonton Code of Ordinances.

We asked the Zoning Board to review the proposed amendments and provide Council with their recommendations. The Zoning Board met on July 11, 2016 and has presented us with their recommendations. A copy of the Planning and Zoning Commission minutes are at your seat from that meeting.

Mayor Pro-Tem Walker asked if anyone signed in to speak. No one signed in to speak.

Mayor Pro-Tem Walker closed the Public Hearing at 6:45 PM

ATTEST:

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Harvey (Chip) Walker, Jr., Mayor Pro-Tem
Mayor Pro-Tem Chip Walker called the Council meeting to order at 7:00 PM.

Invocation was given by Councilman Charles R. Haley.

Motion was made by Haley and seconded by Mangum to approve the minutes of the June 20, 2016 Council meeting. Motion carried by a vote of 3-0. Councilman Alvin Butts abstained.

**Public Comments:** Shelagh Fagan - Historic Preservation Commission Update

Motion was made by Doster and seconded by Mangum to hear from Ms. Shelagh Fagan. Motion carried by a unanimous vote of 4-0.

**Reading of Rules for Public Comments:** Omitted

Ms. Shelagh Fagan advised Council that she submitted her resignation today as the Chairperson of the Historic Preservation Commission and Ms. Lynn Romine is now the new Chairperson, Ms. Nancy Marshall is the Vice Chair, and Larry Folk is Secretary. Fagan asked if the amendment made to Chapter 2, Section 213 (Board Appointments)
Old Business: None

New Business:

Andrew Simpson, Main Street Director presented the following report:

Organization
The Main Street Board is reviewing applications from the Pilot Club and Uncle Remus Library.

The Community Vision Meeting, "There is no Community without Unity" occurred on July 14.

Promotion
Main Street Director was interviewed by Fox 24 Macon about downtown Eatonton.

Main Street is in the planning stages of a Valentines Event and Community Dinner event for 2017.

The water tower project is on hold.

Design
The Design Committee has two facade grant applications distributed to Merchants, awaiting return.

Main Street is partnering with various City Departments on enhancing downtown decorations.

Main Street Director is in contact with the High School regarding the painting of merchant windows.

Economic Vitality
The Eatonton Cotton Warehouse and the Pex Theater has a work hold order on them.

Eatonton Main Street is seeing an increase in office space inquiries.

There is a merchant/business going next to Shoppers Pharmacy but I do not know what that is.

There are a number of rumors pertaining to a Sandwich Shop and an Art Gallery but I have not had any first hand conversation with the people involved to confirm both rumors.

Summary
The good news is that we have a variety of store front opportunities in the downtown.

Code Enforcement is involved with a number of buildings that would be very beneficial for our business inventory once fixed.
At both community vision meetings the public has respectfully requested that they would like to see more elected officials there. I do understand that scheduling can be somewhat of an issue so I am trying to arrange a time when more community members and elected officials could attend.

I am looking into organizing a Community Information meeting. So organizations that are in the downtown can do presentations about who they are rather than be in the audience talking about what they do in the meetings. I believe this would be beneficial for the community to know what we have in the downtown area, or what organizations outside the downtown, could contribute to downtown.

Councilman Haley asked Main Street Director, Andrew Simpson to send an e-mail reminder to all elected officials when the next community vision meeting will take place. Haley also advised Jim Marshall wished to donate the old Big Chick building on Sumter Street to the City of Eatonton. The purpose would be for green space, if the City would accept and demolish.

**Proclamation recognizing August 2016 as Vial of Life Month**  
Attachment #6B

Ms. Jennifer Rainey and Ms. Ariel Covington spoke in support of this Vial of Life project which provides a medical information storage system in which vital medical facts are contained in a vial that is stored in the participants refrigerator in case of medical emergency. The vial containers are free and can be picked up from the doctors’ offices or the City of Eatonton Fire Department and Putnam County Fire-Rescue.

Motion was made by Doster and seconded by Butts to affirm the action of the Mayor in signing the Vial of Life Month Proclamation. Motion carried by a unanimous vote of 4-0.

**Presentation by the Middle Georgia Regional Commission on the Comprehensive Plan update process**

Ms. Laura Mathis, Executive Director of the Middle Georgia Regional Commission introduced her staff to Council and allowed staff member Greg Boike to make the presentation on the time line for updating the Comprehensive Plan. This plan allows the City to set goals for the future over the next five years. It has been 10 years since the last update and the Regional Commission will assist with these updates at no charge to the City. Mr. Boike asked that the City have a steering committee in place by September with a total of about 20-25 members. One half of these members should be elected officials and staff and one half from the community. The plan can be done jointly with the county or done separately. Also, Mr. Boike advised the deadline to update the Service Delivery Strategy Plan is October 31, 2017.

**Proposed Resolution to ratify the action of the Mayor in requesting Technical Assistance from the Middle Georgia Regional Commission to update the Comprehensive Plan and service Delivery Strategy**  
Attachment #6D

Motion was made by Doster and seconded by Haley to adopt the proposed Resolution ratifying the action taken by the Mayor in requesting Technical Assistance from Middle Georgia Regional Commission to update the Comprehensive Plan and Service Delivery Strategy. Additionally, it is the desire of the Council to prepare the Comprehensive Plan.
Proposed Resolution to authorize the Mayor to sign a contract with the Area Agency on Aging for SFY 2017  Attachment #6E

Motion was made by Haley and seconded by Doster to adopt the proposed Resolution and authorize the Mayor to sign the contract between the Middle Georgia Regional Commission Area Agency Aging and the City of Eatonton for SFY 2017 and other such supporting material as shall be necessary for the execution of the contract. Motion carried by a unanimous vote of 4-0.

Budget Fund Summary area agency on Aging SFY 2016

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<th>Federal amount</th>
<th>State amount</th>
<th>Local amount</th>
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<tbody>
<tr>
<td>$112,967</td>
<td>$73,003</td>
<td>$13,290</td>
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Total Funds this contract $199,260

Councilman Haley asked if the Director of the Senior Citizens could present a report on the program. Administrator Sanders advised Ms. Maddox, Director of Senior Services, is scheduled to present a report at the first meeting in August.

Proposed Resolution to accept a bid response for the Local Maintenance and Improvement Grant resurfacing project  Attachment#6F

Motion was made by Doster and seconded by Butts to approve the proposed Resolution in accepting a bid response from Southern Asphalt, LLC for the Local Maintenance and Improvement Grant Resurfacing Project (LMIG) and authorize Mayor Rocker to sign contracts, letters and other supporting and related documents as may be necessary to accomplish the goal of this resolution. Motion carried by a unanimous vote of 4-0.

Proposed Resolution to Authorize the Disposal of Surplus Property  Attachment #6G

Motion was made by Haley and seconded by Doster to approve the proposed Resolution authorizing the Mayor to dispose of the personal property owned by the City of Eatonton, Georgia as described in a manner consistent with Georgia Law and authorizing Mayor Rocker to sign the resolution. Motion carried by a unanimous vote of 4-0.

Surplus Item Description:

- 1 Ford Tractor with Motrim Side Boom Mower
- 1 Ditch Witch Trencher
- 1 1983 International Dump Truck
Zoning:

Discussion and possible action on changes to Section 75-4 (Definitions) of Chapter 75 of the Code of Ordinances Attachment #7A

Motion was made by Doster and seconded by Butts to approve the proposed Resolution amending changes to Section 75-4 (Definitions) of Article I of Chapter 75 of the Code of Ordinances by adding the definition: “Banquet / reception hall means an establishment which is rented by individuals or groups to accommodate private functions including, but not limited to, banquets, weddings, anniversaries, religious services, and other such gatherings. Such a use may or may not include kitchen facilities for the preparation or catering of food. In some cases, a restaurant may be associated with a banquet/reception hall.” Also, authorize the Mayor to sign the Resolution. Motion carried by a unanimous vote of 4-0.

Discussion and possible action on proposed changes to Section 75-342 (Uses allowed) of Chapter 75 of the Code of Ordinances Attachment #7B

Motion was made by Doster and seconded by Haley to approve the Resolution amending changes to Section 75-342 (Uses allowed) of Article III of Chapter 75 of the Code of Ordinances by adding banquet/reception hall as a permitted use in the Downtown Business overlay. Motion carried by a unanimous vote of 4-0.

Those uses allowed in the DB Zoning District as a matter of right are as follows, as are the district requirements applicable to the district. However, additional restrictions may apply as well. Article VI of this chapter also must be consulted to determine whether a given use is subject to any additional requirement or is otherwise further defined or clarified. Any use not specified below will be considered by conditional use only.

Accessory uses and structures: Accessory uses and structures customarily incidental to any permitted use.

- Appliances/electronics
- Antiques and collectible
- Arts and crafts
- Bakery
- Banquet/reception hall
- Barber
- Beautician
- Bookstore
- Business office, general
- Clothing, general
- Coffee shop
- Drug store
- Family grocery store
- Family restaurant
- Financial services
- Florist/garden shop
- Furniture store
- Gift shop
- House wares
Councilman Walker advised it is budget time again and we will be reviewing personnel policies and travel policies currently in use and look at how they are enforced.

Motion was made by Doster and seconded by Haley to pay the bills if and when funds become available. Motion carried by a unanimous vote of 4-0.

City Administrator Gary Sanders reported a gas leak occurred on Redbud Drive today, which was cause by the Eatonton-Putnam Water Authority repairing a water leak. The Gas and Fire Department responded to the site.

The Public Service Commission inspection went very well last week; the City Gas Department Superintendent and staff received a good report. We value the efforts and hard work of the Superintendent and his staff.

Councilman Butts reported New Life Outreach Christian Center Church would be holding a community cleanup day on August 27, starting at 8:00 AM.

Councilman Mangum had nothing to bring before Council.

Councilwoman Doster advised Ms. Sheila Fagan is selling her home and is making preparation to move. She has started to let go of some of her responsibilities.

Councilman Haley advised Advance Disposal promised to get back on track with the garbage service.

Haley reiterated that Mr. Jim Marshall wanted to give the City a quick claim deed for the old Big Chick property if the City would demolish.

Police Chief William Lawrence advised the video with his officer dancing has had over 25,000 hits, and the community is rallying behind the police department.

**City Administrator Sanders report to City Council:**

There will be public hearings prior to the August 2nd Council meeting at 6:30 PM and 6:45 PM to receive comments on proposed Budget Amendment #1 for 2016 and on the proposed 2017 Budget. The hearings will be held here in the Commissioners’ Meeting Room.
Administrator Sanders advised attending a GMA workshop in Cornelia all day tomorrow.

Administrator Sanders advised Council to remember Tri-County’s solar project commissioning event this Thursday, July 21 at 10:30 AM. Parking will be provided at the Tri-County EMC office and you will be shuttled to the site via golf carts.

In the public safety department, we will advertise a firefighter position. Fireman Brandon Neff resigned from his job position effected July 25, 2016.

Mayor Pro-Tem Walker asked if there was any other business to be conducted for the good of the City; there being no further business, a motion was made by Haley and seconded by Doster to adjourn. Motion carried by a unanimous vote of 4-0.

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Harvey C. Walker, Jr. Mayor Pro-Tem

ATTEST:

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Sarah E. Abrams City Clerk