

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

May 11, 2021

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

Also Present: City Manager Meg Kelsey; City Clerk Sue Olson; Assistant City Manager Bill Bulloch; City Attorney Jeff Todd; City Planner Mark Kostial

The meeting was called to order by Mayor Thornton, the invocation was given by Rev. Cody Turner of First Baptist Church on the Square, and Mayor Thornton led the Pledge of Allegiance to the Flag.

On a motion by Mr. McCamey seconded by Mr. Gaskin, Council unanimously approved the minutes of the regular Council meeting held on April 27, 2021.

A public hearing was held to receive comments on a request to rezone 103 Aaron Drive from R-5, A-1200 (Residential) to R-2 (Residential). No comments were received and Council heard the 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 THE ZONING MAP AND ORDINANCES OF THE CITY SO AS TO RECLASSIFY THE USE ZONE OF REAL ESTATE LOCATED ON AARON DRIVE AND OWNED BY WEST GEORGIA STAR, INC.; TO REPEAL CONFLICTING ORDINANCES; TO FIX AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

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A public hearing was held to receive comments on a request to rezone 1734 Whitesville Road from R-44 (Residential) to G-I (General Industrial). No comments were received and Council heard the 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 THE ZONING MAP AND ORDINANCES OF THE CITY SO AS TO RECLASSIFY THE USE ZONE OF REAL ESTATE LOCATED ON WHITESVILLE ROAD AND OWNED BY NATIONAL LAND GROUP, LLC; TO REPEAL CONFLICTING ORDINANCES; TO FIX AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

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Mr. Kostial presented information to the Council regarding a Board of Planning and Zoning Appeals recommendation to adopt the Unified Development Ordinance (UDO). On a motion by Mr. Edmondson seconded by Mr. McCamey, Council voted unanimously to call for a public hearing on June 8, 2021 at 5:30 p.m.

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

On a motion by Mr. Edmondson seconded by Mr. Arrington, Council voted unanimously to authorize the City Manager to execute a Water and Sewer Line Installation Agreement with Hillside Montessori. Ms. Kelsey informed the Council that Hillside Montessori will pay \$250,000 of the first \$1 million for the installation, and also that this water and sewer line is not only for this school, but will also benefit future development of this area.

On a motion by Mr. Gaskin seconded by Mr. Arrington, Council voted unanimously to authorize the Mayor and Clerk to execute a Third Amendment to Intergovernmental Contract regarding conveyance of industrial property adjacent to Upper Big Springs Road. Ms. Kelsey reminded the Council that this is an extension of 60 days, and that the purchaser has agreed to pay an additional \$100,000 deposit that will be non-refundable if this contract is not upheld.

On a motion by Mr. Gaskin seconded by Mr. Edmondson, Council voted unanimously to approve the following ordinance:

### AN ORDINANCE

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF LAGRANGE TO ANNEX TO THE CITY CONTIGUOUS REAL PROPERTY OWNED BY BUSCH DRIVE LLLP AND LOCATED ON BUSCH DRIVE; TO REPEAL CONFLICTING ORDINANCES; TO FIX AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, BUSCH DRIVE LLLP (hereafter “Owner”) is the owner of land herein referred to which is contiguous to the existing corporate limits of the City of LaGrange, Georgia, as defined by the laws of the State of Georgia, such land being described in Exhibit “A” attached hereto;

WHEREAS, Owner has filed with the City of LaGrange a written and signed application requesting that the land area described within Exhibit “A” be annexed to and made a part of the City of LaGrange, a copy of such request being attached hereto and made a part hereof as Exhibit “B”;

WHEREAS, upon such request the Mayor and Council of the City of LaGrange have determined such application meets the requirements of laws contained within O.C.G.A. §36-36-20 through §36-36-21, et seq.;

WHEREAS, the City of LaGrange upon accepting said application timely notified the Board of Commissioners of Troup County, Georgia, of the proposed annexation and attached hereto as Exhibit “C” is evidence that said body interposes no land use classification objection to the annexation pursuant to O.C.G.A. §36-36-11;

WHEREAS, the area proposed for annexation adjoins and is contiguous to the present corporate limits of the City of LaGrange as defined by the laws of this state;

WHEREAS, a complete survey of the area to be annexed has been prepared by a competent surveyor and has been filed with and reviewed by the Mayor and Council of the City of LaGrange, Georgia, with a copy of said plat of survey being attached to the ordinance as Exhibit “D” and by this reference made a part hereof;

NOW THEREFORE, the Mayor and Council of the City of LaGrange, Georgia, hereby ordain as follows:

**SECTION 1:**

That the application of BUSCH DRIVE LLLP for annexation of the areas contiguous to the City of LaGrange, as described in Exhibit “A” and as shown on the plat attached as Exhibit “D,” be and the same is hereby approved, and the contiguous area proposed for the annexation is hereby annexed to the City of LaGrange so that such land shall constitute a part of the land within the corporate limits of the City of LaGrange as fully and completely as if the limits had been marked and defined by a special act of the General Assembly of Georgia.

**SECTION 2:**

That a copy of this ordinance, together with a description of the area to be annexed thereto as Exhibit “A,” a copy of the written request for annexation attached thereto as Exhibit “B” and a copy of the plat of survey attached thereto as Exhibit “D,” all duly certified by the Clerk of the City of LaGrange, be forwarded to and filed with the Georgia Department of Community Affairs and be forwarded to the Board of Commissioners of Troup County, Georgia.

**SECTION 3:**

That the area annexed as described in Exhibit “A” shall for the purposes of electing members of the City Council be within and designated as District 1.

**SECTION 4:**

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

**SECTION 5:**

This ordinance, after adoption and upon approval by the Mayor and Council, shall become effective according to the terms of O.C.G.A. §36-36-2, on the 1<sup>st</sup> day of June, 2021.

INTRODUCED AND FIRST READING \_\_\_\_\_ April 13, 2021

SUBMITTED TO MAYOR AND ADOPTED \_\_\_\_\_ May 11, 2021

SUBMITTED TO MAYOR AND APPROVED \_\_\_\_\_ May 11, 2021

BY: /s/ James C. Thornton, Mayor

ATTEST: /s/ Sue Olson, City Clerk

**EXHIBIT “A”**

A parcel of land located in Land Lots 104,105,120, & 121 of the 6th Land District, Troup County, Georgia, said parcel being more particularly described as follows:

Commencing at a Point at the intersection of Centerlines of South Davis Road and Busch Drive,

THENCE North 22 degrees 06 minutes 28 seconds West for a distance of 925.23 feet to an Iron Pin Found on the Easterly Right of Way of Busch Drive, a paved road with a 60’ right of way, WHICH IS THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

THENCE continuing along said right of way North 03 degrees 15 minutes 34 seconds West for a distance of 414.03 feet to an Iron Pin Found;

THENCE continuing along said right of way along a curve to the left having a radius of 75.00 feet and an arc distance of 66.39 feet being subtended by a chord of North 29 degrees 00 minutes 53 seconds West for a distance of 64.24 feet to an Iron Pin Found;

THENCE continuing along said right of way along a curve to the left having a radius of 75.00 feet and an arc distance of 102.85 feet and being subtended by a chord of South 86 degrees 17 minutes 36 seconds West for a distance of 94.98 feet to a Point;

THENCE continuing along said right of way along a curve to the left having a radius of 75.00 feet and an arc distance of 198.29 feet and being subtended by a chord of South 29 degrees 03 minutes 45 seconds East for a distance of 145.38 feet to a Point;

THENCE continuing along said right of way South 03 degrees 15 minutes 45 seconds East for a distance of 373.92 feet to a Point;

THENCE continuing along said right of way South 03 degrees 15 minutes 36 seconds East for a distance of 36.36 feet to a Point;

THENCE continuing along said right of way along a curve to the left having a radius of 3400.00 feet and an arc distance of 302.56 feet and being subtended by a chord of South 05 degrees 52 minutes 36 seconds East for a distance of 302.46 feet to a Point;

THENCE continuing along said right of way South 08 degrees 29 minutes 36 seconds East for a distance of 164.45 feet to a Point;

THENCE leaving said right of way South 86 degrees 38 minutes 24 seconds West for a distance of 417.60 feet to a Point;

THENCE North 03 degrees 20 minutes 36 seconds West for a distance of 229.08 feet to a Point;

THENCE North 03 degrees 21 minutes 27 seconds West for a distance of 273.22 feet to a Point;

THENCE North 03 degrees 22 minutes 34 seconds West for a distance of 597.07 feet to an Iron Pin Found;

THENCE North 03 degrees 19 minutes 08 seconds West for a distance of 567.79 feet to an Iron Pin Found on the Southwesterly right of way of CSX Transportation Railroad Track, a track with a 100' right of way;

THENCE continuing along said Railroad right of way along a curve to the right having a radius of 2372.34 feet and an arc distance of 745.67 feet and being subtended by a chord of South 54 degrees 08 minutes 22 seconds East for a distance of 742.61 feet to an Iron Pin Found;

THENCE continuing along said Railroad right of way along a curve to the right having a radius of 2366.84 and an arc distance of 101.17 feet being subtended by a chord of South 44 degrees 20 minutes 58 seconds East for a distance of 101.16 feet to an Iron Pin Found;

THENCE continuing along said Railroad right of way South 42 degrees 38 minutes 01 seconds East for a distance of 387.13 feet to an Iron Pin Found;

THENCE leaving said Railroad right of way South 52 degrees 23 minutes 02 seconds West for a distance of 258.12 feet to an Iron Pin Found;

THENCE South 45 degrees 43 minutes 14 seconds West for a distance of 128.78 feet to an Iron Pin Found;

THENCE South 62 degrees 50 minutes 33 seconds West for a distance of 138.88 feet to an Iron Pin and the POINT OF BEGINNING.

TOGETHER WITH: Commencing at a Point at the intersection of Centerlines of South Davis Road and Busch Drive,

THENCE North 22 degrees 06 minutes 28 seconds West for a distance of 925.23 feet to an Iron Pin Found on the Easterly Right of Way of Busch Drive, a paved road with a 60' right of way, WHICH IS THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

THENCE continuing along said right of way North 03 degrees 15 minutes 34 seconds West for a distance of 414.03 feet to an Iron Pin Found;

THENCE continuing along said right of way along a curve to the left having a radius of 75.00 feet and an arc distance of 66.39 feet being subtended by a chord of North 29 degrees 00 minutes 53 seconds West for a distance of 64.24 feet to an Iron Pin Found;

THENCE continuing along said right of way along a curve to the left having a radius of 75.00 feet and an arc distance of 102.85 feet and being subtended by a chord of South 86 degrees 17 minutes 36 seconds West for a distance of 94.98 feet to a Point;

THENCE continuing along said right of way along a curve to the left having a radius of 75.00 feet and an arc distance of 198.29 feet and being subtended by a chord of South 29 degrees 03 minutes 45 seconds East for a distance of 145.38 feet to a Point;

THENCE continuing along said right of way South 03 degrees 15 minutes 45 seconds East for a distance of 373.92 feet to a Point;

THENCE continuing along said right of way South 03 degrees 15 minutes 36 seconds East for a distance of 36.36 feet to a Point;

THENCE continuing along said right of way along a curve to the left having a radius of 3400.00 feet and an arc distance of 302.56 feet and being subtended by a chord of South 05 degrees 52 minutes 36 seconds East for a distance of 302.46 feet to a Point;

THENCE continuing along said right of way South 08 degrees 29 minutes 36 seconds East for a distance of 164.45 feet to a Point;

THENCE leaving said right of way North 81 degrees 31 minutes 23 seconds East a distance of 58.50 feet to a point;

THENCE continuing along the East right of way of Busch Drive North 08 degrees 28 minutes 37 seconds West a distance of 164.34 feet to a point;

THENCE continuing along said right of way along a curve to the right having a radius of 3340.00 feet and an arc distance of 297.31 feet and being subtended by a chord of North 05 degrees 40 minutes 40 seconds West for a distance of 297.21 feet to a point;

THENCE continuing along said right of way North 03 degrees 15 minutes 34 seconds West a distance of 70 feet to an iron pin and the POINT OF BEGINNING.

Said property is more particularly shown on that tract of survey entitled "Plat for: Proposed Annexation for the City of LaGrange of the Property of: Al Zachary" dated May 4, 2021, prepared by Gregory Scott Hajek, Georgia Registered Land Surveyor No. 3214, which plat is incorporated herein for the purpose of a more complete description.

The above-described tract of land is contiguous to and adjoins the corporate limits of the City of LaGrange at the places and to the extent referred to and shown on the aforementioned plat of survey, all according to the definition of "contiguous real property" as set forth in Georgia law.

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On a motion by Mr. McCamey seconded by Mr. Gaskin, Council voted unanimously to approve 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 CLASSIFY THE USE ZONE OF REAL ESTATE TO BE ANNEXED INTO THE CITY LOCATED ON BUSCH DRIVE AND OWNED BY BUSCH DRIVE LLLP; 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 classify as G-I (general industrial) the following described real estate which is to be annexed into the corporate limits of the City of LaGrange, to wit:

Those tracts or parcels of land located on Busch Drive and known as Tax Map Parcel Numbers 039-3B-007-001, 039-3B-007-002, 039-3B-007-002A, and 039-3B-007-002B.

**SECTION 2:**

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

**SECTION 3:**

Pursuant to Official Code of Georgia Annotated §36-66-4(d)(4), this ordinance after adoption by the Council and upon approval by the Mayor, shall become effective upon the latter of the following dates: (1) the date the zoning is approved by the Mayor and Council; or (2) the date that the annexation of the above-referenced property becomes effective pursuant to Official Code of Georgia Annotated §36-36-2.

INTRODUCED AND FIRST READING \_\_\_\_\_ April 13, 2021

SUBMITTED TO MAYOR AND ADOPTED \_\_\_\_\_ May 11, 2021

SUBMITTED TO MAYOR AND APPROVED \_\_\_\_\_ May 11, 2021

BY: /s/ James C. Thornton, Mayor

ATTEST: /s/ Sue Olson, City Clerk

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In good news, closing comments, Ms. Kelsey reminded the Council that Sweetland was hosting a summer concert lineup announcement this evening, beginning at 6:30, and they were invited to attend.

There was no other business and the meeting was adjourned at 5:45 p.m. by Mayor Thornton.

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Mayor

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City Clerk