

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

June 13, 2017

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

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

The meeting was called to order by Mayor Pro Tem Mitchell, the invocation was given by Jimmy Pruitt Director of Reformers Unanimous of Grace Baptist Church and Mayor Pro Tem Mitchell led the Pledge of Allegiance to the Flag.

On a motion by Mr. McCamey seconded by Mr. Woodson, Council approved the minutes of the regular Council meeting held on May 23, 2017.

A public hearing was held to receive comments on the Fiscal Year 2017-2018 Budget. No comments were received and the Council heard a first reading of the following ordinance:

AN ORDINANCE

TO PROVIDE FOR THE ADOPTION OF A BUDGET CONTAINING ESTIMATES OF PROPOSED REVENUES AND EXPENDITURES FOR THE CITY OF LAGRANGE FOR THE 12-MONTH PERIOD BEGINNING JULY 1, 2017 AND ENDING JUNE 30, 2018; TO PROVIDE FOR SEPARABILITY; TO FIX AN EFFECTIVE DATE; TO REPEAL CONFLICTING ORDINANCES; AND FOR OTHER PURPOSES.

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Ms. Threadgill presented an application to rezone a portion of property located off of Corporate Park East from Mixed Use Development (MXD) to General Industrial (G-I). Ms. Threadgill stated that due to its location adjacent to two industrial zoned properties the Board of Planning Zoning recommended approval. On a motion by Ms. Tucker seconded by Mr. Woodson, Council voted unanimously to call for a public hearing on July 25, 2017.

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

On a motion by Ms. Tucker seconded by Mr. Edmondson, Council voted unanimously to cancel the Work Session and Regular Meeting scheduled for Tuesday, July 11, 2017.

On a motion by Mr. Edmondson seconded by Ms. Tucker, Council voted unanimously to endorse the following resolution:

**CITY OF LAGRANGE RESOLUTION  
IN SUPPORT OF A  
DOWNTOWN DEVELOPMENT REVOLVING LOAN FUND**

**WHEREAS**, the Georgia Department of Community Affairs' Downtown Development Revolving Loan Fund (DD RLF) Program is designed to assist cities, counties and development authorities in their efforts to revitalize and enhance downtown areas by providing below market rate financing to fund capital projects in core historic downtown areas; and

**WHEREAS**, Downtown LaGrange Development Authority’s plan to acquire and install certain brewing manufacturing equipment at 308 Main Street in downtown LaGrange, Georgia; and

**WHEREAS**, upon completion of the project the equipment will be used to manufacture craft beer; and

**WHEREAS**, the City has determined that the project will promote downtown development for the public good in the City; and

**WHEREAS**, in order to help finance the project, the Downtown Development Authority of LaGrange, GA has applied for a DD RLF loan from the Department of Community Affairs (DCA); and

**WHEREAS**, DCA requires evidence of municipal support for all projects that are the subject of a DD RLF application submitted by a downtown development authority.

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE CITY OF LAGRANGE, GEORGIA as follows:

That the City of LaGrange endorses the submission of the DD RLF application by the Downtown Development Authority of LaGrange for the downtown project at 308 Main Street.

**SO RESOLVED**, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**THE CITY OF** \_\_\_\_\_

**BY:** \_\_\_\_\_

**Printed Name:**  
**Title: Mayor**

**Attest:** \_\_\_\_\_

**Printed Name:**  
**Title: City Clerk**

**[Affix Seal Here]**

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Council heard the first reading of the following ordinance:

**AN ORDINANCE**

TO LEVY AN AD VALOREM TAX FOR THE CITY OF LAGRANGE FOR CALENDAR YEAR 2017; TO PROVIDE FOR SEPARABILITY; TO REPEAL CONFLICTING ORDINANCES; TO FIX AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

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On a motion by Mr. Edmondson seconded by Mr. McCamey, Council unanimously authorized the introduction of a substitute ordinance for an ordinance first read on May 9, 2017. The substitute ordinance no longer requires a children’s playground. Then, on a motion by Mr. Edmondson seconded by Mr. McCamey, Council unanimously adopted the following substitute ordinance:

**A SUBSTITUTE ORDINANCE**

A SUBSTITUTE 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 ADJACENT TO DAVIS ROAD AND OWNED BY MAGNOLIA NUTWOOD, LLC AND MARGARET MALLORY GREEN; 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 re-classify as R-3 (residential district) the following described real estate, to wit:

**TRACT 1:**

All that tract or parcel of land lying and being in Land Lots 121 and 136 of the 6<sup>th</sup> Land District of Troup County, Georgia, located on Davis Road, containing 27.19 acres, more or less, and known as Troup County Tax Map Parcel Number 039-3-000-056.

**TRACT 2:**

All that tract or parcel of land lying and being in Land Lots 121 and 136 of the 6<sup>th</sup> Land District of Troup County, Georgia, located on Davis Road, containing 2.479 acres, more or less, and constituting a portion of Troup County Tax Map Parcel Number 038-0-000-001C, more particularly described as follows:

Commencing at an iron pin found at the Northwesterly corner of Tract 3 as shown on a plat recorded in Plat Book 75, Page 204, of Troup County, Georgia, and the easterly right-of-way of South Davis Road, a/k/a Spur 14 and the POINT OF BEGINNING of the parcel herein described.

Thence leaving said right-of-way South 89° 51' 18" East for a distance of 326.23 feet to a point;

Thence along a curve to the right have a radius of 2339.86 feet and an arc distance of 341.88 feet, said arc being subtended by a chord of North 25° 59' 20" East for a distance of 341.57 feet to a point;

Thence South 30° 36' 54" West for a distance of 13.04 feet to a point;

Thence North 89° 46' 40" West for a distance of 347.72 feet to an iron pin set on the easterly right-of-way of South Davis Road;

Thence continuing along said right-of-way North 30° 36' 54" East for a distance of 187.47 feet to an iron pin set;

Thence continuing along said right-of-way on a curve to the left having a radius of 2243.36 feet and an arc of 176.77 feet, said arc being subtended by a chord of North 27° 52' 11" East for a distance of 176.73 feet to an iron pin and the POINT OF BEGINNING.

Together with and subject to covenants, easements and restrictions of record. Said property contains 2.49 acres, more or less.

**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 of the property 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 rezoning this property to R-3 and shall apply to any development to occur on said property, to wit:

- a) Exterior materials shall be constructed of or clad in either stone, wood, stucco, brick or hardiplank (vinyl may be incorporated around the soffit, gables, eaves and window area for trim). No exterior veneers or facades may be constructed of vinyl or aluminum.
- b) Roof materials shall be asphalt, fiberglass shingle, cedar, slate or standing seam metal.
- c) All utilities shall be underground.
- d) At least five percent (5%) of the project area shall be reserved and provided as public/community open space.

**SECTION 3:**

Pursuant to the police power of the City of LaGrange, and as required by City Code Section 25-35-62(9) and (10), the Mayor and Council hereby impose and establish further conditions as a requirement for the rezoning as referenced above in Section 1, 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:

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 4:**

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

**SECTION 5:**

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.

INTRODUCED AND FIRST READING \_\_\_\_\_ May 9, 2017 \_\_\_\_\_

SUBSTITUTE ACCEPTED \_\_\_\_\_ June 13, 2017 \_\_\_\_\_

SECOND READING AND ADOPTED \_\_\_\_\_ June 13, 2017 \_\_\_\_\_

SUBMITTED TO MAYOR AND APPROVED \_\_\_\_\_ June 13, 2017 \_\_\_\_\_

BY: /s/ James C. Thornton, Mayor \_\_\_\_\_

ATTEST: /s/ Teresa Taylor, Assistant City Manager \_\_\_\_\_

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On a motion by Ms. Tucker seconded by Mr. McCamey, Council voted to reappoint Alton West to a one year term on the Alpha Multi-Purpose Center Board.

On a motion by Mr. McCamey seconded by Mr. Gore, Council voted to reappoint Kyle Crawford and Mitch Key to four year terms on the Board of Planning and Zoning Appeals.

On a motion by Ms. Tucker seconded by Mr. Gore, Council voted to reappoint Louis Dekmar to a three year term on the LaGrange Gas Authority.

On a motion by Ms. Tucker seconded by Mr. Gore, Council voted to reappoint Joan Woodson to a one year term on the Troup Family Connection Board. Council Member Woodson abstained from voting.

On a motion by Mr. Edmondson seconded by Mr. McCamey, Council voted unanimously to appoint Mark Mitchell as the Voting Delegate and Nick Woodson, as the Alternate Delegate to the 2017 Annual GMA Convention.

Ms. Kendall Butler appeared before the Council and expressed her disappointment about the Magnolia project rezoning.

Ms. Carolyn Haamid appeared before the Council to announce that Community Action for Improvement is having their first annual Family-Fest Back to School Event on September 9, 2017 10am to 2pm at the Callaway Conference Center.

Tony Martin, a new resident to LaGrange, expressed concerns regarding traffic safety issues in the Homecoming Subdivision. Mr. Martin requested two speedbumps on Celebration Blvd. to slow traffic. Council referred the issue to city staff.

Ms. Kelsey stated that the Mayor and Council will be at the Georgia Municipal Association's annual conference from June 23, 2017 to June 27, 2017 and there will not be work session on June 27, 2017.

In good news closing comments, Ms. Kelsey stated that the roundabout project at the intersection of Broad Street and Country Club Road will begin in the near future and further noted that bids for the project were 30% lower than projected.

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

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Mayor

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Assistant City Manager