

City of Jenkinsburg
Regular Council Meeting
Monday, April 24, 2017

With a quorum present, Mayor Eddie Ford called the City of Jenkinsburg's Council meeting to order at 7:00 pm. Attending were Council Members: Mayor Pro-Tem Richard Weaver, Jason Watts, Joye England, Susan Barabas, Kenneth Rooks and Deputy City Clerk William Mullis.

Council Member Richard Weaver gave the invocation and Mayor Eddie Ford led the Pledge to the Flag.

Adopt Agenda - A motion was made by Richard Weaver to adopt the agenda as presented. The motion was seconded by Kenneth Rooks. Council voted: Richard Weaver - yes, Joye England - yes, Jason Watts – yes, Susan Barabas – yes, Kenneth Rooks - yes. The motion passed.

Approve Minutes from the March 13, 2017 Meeting - A motion was made by Jason Watts to approve the minutes as presented. The motion was seconded by Richard Weaver. Council voted: Richard Weaver - yes, Joye England - yes, Jason Watts – yes, Susan Barabas – yes, Kenneth Rooks - yes. The motion passed.

Financial Report – A motion was made by Kenneth Rooks to accept the financial report as presented. The motion was seconded by Jason Watts. Council voted: Richard Weaver - yes, Joye England - yes, Jason Watts – yes, Susan Barabas – yes, Kenneth Rooks - yes. The motion passed.

Public Hearing – 2018-2038 Comprehensive Plan – Mayor Eddie Ford called the Public Hearing to order. Mayor Ford noted that updating the Comprehensive Plan will be a lengthy process with tonight being simply the initial introduction and kick-off for the process. He emphasized that there will be a number of additional public meetings that will keep the citizens both informed and involved as the process moves forward to completion. He then introduced Kim Dutton, Planner, from Three Rivers Regional Commission who will take a lead role in facilitating the update. Dutton introduced the Comprehensive Plan requirements established by the State (1989), having evolved from the original 10-year window for updates to the current 5-year cycle, noting the following key items: assess existing conditions and future needs; establish community-based, long-term vision for the City's future; establish policy guidance for future actions based on a shared vision; and formalize a plan to leverage public and private investment. She emphasized that the final plan will include an initial 5-year Work Program element within a 20-year long-term Vision for the community.

Dutton next reviewed basic components of the Comprehensive Plan Team: City Staff, Three Rivers Regional Commission staff, a local Steering Committee, the Public and Elected Officials. Through a series of meetings over a 4-6 month period, the planning team will develop a framework for the plan which includes: Community Goals: Vision Statement, Goals & Policies; Needs & Opportunities: Community Priorities; Community Work Program: Five-year action plan, Long-term and on-going activities.

She then detailed a possible timeline for events beginning in April 2017 and concluding with an adopted plan in late fall ready for transmittal to the State for formal review and approval - well in advance of the February 2018 deadline.

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Mayor Ford then opened the hearing for comments from those in attendance.

Resident, David Massey provide comment regarding community goals, policies and priorities, as follows:

- Referenced a June 3, 2014 letter from the Georgia Department of Community Affairs (DCA) to Mr. David Massey in which the Department addressed Massey's concerns for "protecting important natural resources". The

Department's letter cited the appropriate existing law, rules and regulations which require local governments to "assess resource protection efforts and make necessary adjustments as they deem necessary" during the comprehensive planning process. Massey was assured that the Department would "work through the regional commission to ensure that the city has all the information it needs to make informed decisions about any new measures they could adopt locally."

- Expressed general concerns regarding the implementation and enforcement of existing zoning ordinances with regard to both the 20-year Vision & Policies and the 5-year Work Program. Would like to see these issues addressed and reflected in the updated Comprehensive Plan.
- Expressed specific concern that existing overlay district is not reflected on the existing zoning map. (Mayor Ford noted that the official zoning map indicates a total 500-ft buffer, 250-ft either side of centerline, which is continuous along US23/SR42 from City Limit to City Limit.)
- Expressed concerned that recent business license approved for Spieks property for auto sales is not allowed on a property zoned M-1 nor is a Post Office, for that matter.
- Expressed concern about the multiple businesses on John Cages property – Jodeco Auto Sales, Wheeler's Towing, Shorty's Tires, J&R Auto Repair and United Truck Source that should have required the parcel to be subdivided into individual lots.
- Expressed concern about the mobile home that currently straddles two parcels on and adjacent to the old Watermark Church property.
- Sign ordinance needs to be enforced, including removal of signs associated with closed businesses.
- Councilor Watts asked that Dutton provide a copy of the relevant guidance for Comprehensive Plan goals and policies, as established by DCA.

No other comments from Council or others in attendance. Mayor Ford stated that the Council will move forward to establish the required Steering Committee, hopefully concluding this activity at the next council meeting. Ford also clarified that any reference to State approval means approval by DCA (following approval by the Council and transmittal to DCA). In response to a question from Massey, Dutton clarified that there are only two prescribed participants for a steering committee, one being an elected official of the City, and a second being a business owner, but this individual is NOT required to reside in the City, only be selected to represent the City's business interests.

Mayor Eddie Ford closed the Public Hearing. ***No Action Required ***

Mayor's Report – Mayor Ford responded that the Council and City staff are aware of the zoning and sign issues. Many of these issues have occurred over a period of 20-30 years or more and will not be easily resolved overnight. The City is moving cautiously and judiciously in reviewing such issues, with respect to both original and existing ordinances, in order to effect a satisfactory and permanent resolution. ***No Action Required ***

Public Comments – No comments. *** No Action Required ***

Adjourn - Mayor adjourned the council meeting at 7:54 pm. Recorded by: William Mullis – Deputy City Clerk