

CITY OF METTER
PUBLIC HEARING
PROPOSED ZONING AMENDMENT
Monday, August 11, 2025
5:00 p.m.

1. CALL TO ORDER
2. WELCOME
3. PURPOSE

The purpose of the hearing is to allow for public comments on the request to rezone property located on East Hiawatha Street, east of the intersection with South Terrell Street (Tax Parcel ID: M56-001) from R-4 (Multi-Family Residential) to a Residential Planned Unit Development (PUD). The project consists of no more than 202 residential units (a combination of single family detached and townhouses). There will be a 0.97 AC amenity site and a centralized mail kiosk. The overall open space/green space will exceed 25% of the overall property. The project will likely be phased with phasing designations to be provided.

4. COMMENTS
5. ADJOURN

Please download the form and open it with **ADOBE READER** in order to submit it via email! An active email account is required.

CITY OF METTER
APPLICATION FOR AMENDMENT TO THE METTER
ZONING ORDINANCE
PURSUANT TO SECTION 13.02

A. Applicant Name: Kern & Co., LLC - Chad Zittrouer

Applicant Phone Number: [REDACTED]

Applicant Email Address: [REDACTED]

Applicant Address: [REDACTED]

Representative of Applicant (if corporation or other business):

Laurel Grove Development, LLC - Property Owner

Interested persons in application and their respective interest:

Dave Burns (Owner); Joseph Burns (Owner)

Ben Johnson (Real Estate Agent)

- B. Extent of area to be rezoned (Specify streets bounding and intersecting the area, a plan showing the extent of the area to be rezoned, the land use, and the zone classification of abutting districts. Attach photographs of the area to be rezoned and the abutting areas).

Property is currently R-4. Residential R-2 to the west along S. Terrell Street.

Access to East Pine to the North. Property to the North is zoned CR: Neighborhood/General Commercial.

Access to E. Hiawatha to the South. Property to the South is R-3. Property to the West is L-1 and buffered by a natural wetland.

- C. Statement of circumstances in the proposed district to be rezoned and the abutting districts and any other factors on which the applicant relies as reasons for supporting the proposed rezoning. (The applicant's statement should address issues identified in the cities adopted: "Standards for Zoning Decisions", copy attached).

The PUD zoning is similar to the existing R-4 Multi-Family Residential Zoning District.

D. Approximate time schedule for the beginning and completion of the development in the area: Begin - Fall 2025; Complete all Phases of Development (202 Units) - Spring 2029

E. Attach hereto a site plan to scale, indicating the locations of all structures, their uses, and areas for all off-street parking and loading.

Chad Zittrouer Digitally signed by Chad Zittrouer
Date: 2025.06.02 09:40:20-04'00'

Applicant Signature

7.23.25

Date

SUBMIT

**** A \$150.00 NON-REFUNDABLE APPLICATION FEE IS REQUIRED****

TO BE COMPLETED BY CITY HALL

Date Fee Paid

Amount Paid

Collected by (Signature)

ADMINISTRATIVE REVIEW

Building Official Review and Signature

Date

Date Planning Commission Meeting Advertised: 07/23/25

Date Planning Commission Meeting Held: 08/05/25

Decision of Planning Commission and Reason:

Planning Commission voted not
to recommend the rezoning of
this property.

Signed: _____

Chairman of Board

Angie Corbett

Clerk

Date Public Hearing Advertised: _____

Date Public Hearing Held: _____

Date City Council Meeting Held: _____

Decision of Mayor and City Council and Reason:

Mayor's Signature

Date

City Clerk's Signature

Date



Business Development and Land Use Report

ZONING MAP AMENDMENT

Meeting Date:	Planning Commission-August 5, 2025 City Council meeting-August 11, 2025		
Application Type:	Rezoning	Applicant / Property Owner:	Chad Zittrouer as agent for Laurel Grove Development.
Tax Parcel ID:	M56 001	Property Address / Location:	E. Hiawatha St.
Existing Zoning:	R-4 Multiple Unit Residential	Acreage:	43.87 acres
Requested Zoning:	(PUD) Planned Unit Development	Council District:	02
Request:	Rezone from Multiple Unit Residential (R-4) to Planned Unit Development (PUD) for the purpose of constructing fee-simple single-family homes and townhouse, not to exceed 202 units.		

BACKGROUND:

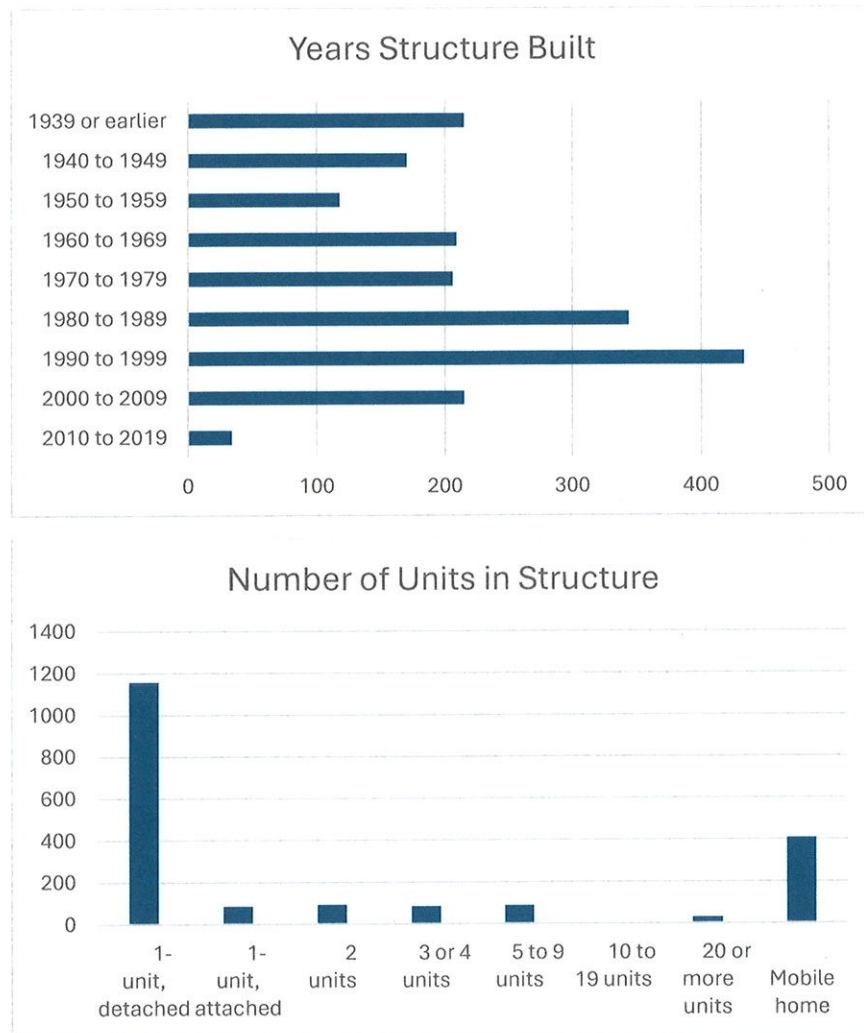
- The request for a zoning amendment is a requirement of *Article XIII. Amendments*.
- R-4** is defined as a medium/high-density, multiple family residential zoning district, which is designed to accommodate a wide variety of housing options, including manufactured home parks, fee-simple and rental single-family, duplex, townhouses, and apartment developments. Based on **R-4** minimum lot area requirements, the 43.87-acre property could be designed to accommodate 375 - 400 multi-family units or fee-simple townhouses.

R-4 Minimum Requirements: Lot Area and Width		
Multifamily (rental)	5,000 sf + 5,000 per unit	200' lot width
Duplex development	15,000sf (7,500 sf per unit)	100' lot width
Single-family development	10,000 sf per unit	800' lot width

- The proposed single-family lot sizes (5,500 sf and larger) are smaller than the R-4 requirements, so rezoning to Planned Unit Development (PUD) is requested.
- The property is located on E. Hiawatha Street, adjacent to existing city water and sewer infrastructure. The proposed 202 households would increase the residential water-sewer customer base by ~13.7%. Approximately half of the city's permitted wastewater treatment capacity is available for new development.
- The proposed fee-simple development includes up to 64 townhouse units and 138 single-family dwellings and features an amenity area with centralized mail kiosk. Off-street and guest parking spaces will be provided for each residence, and common areas will be maintained by an HOA. All utility lines will be placed underground. The development will be surrounded by an undisturbed buffer.
- Single-family homes will be built on the west side of the property, next to residential development on S. Terrell Street. Townhouses are planned for the east side of the property, adjacent to land zoned L-I Industrial.
- The Heart of Georgia-Altamaha Regional Commission reviewed the proposal as a Development of Regional Impact (DRI #4491), and issued a *Final Comments and Findings Report* on July 3, 2025.
 - Economic impact:** value at build-out projected to be \$56,250,000; estimated county and city property tax revenue at build-out projected to be \$990,765 (for original 250 units).
 - Regional Considerations:** Residential developments such as this are vital to regional efforts to support and sustain the continued growth and development that is encouraged by the region as well as the region's workforce.
 - Comments:** GA Department of Natural Resources indicates the project is not located in the special flood hazard area. The U.S. Army Corps of Engineers indicates that no permit is required when wetlands are not present.

	ZONING:	LAND USE:
NORTH:	CR (Neighborhood/General Commercial)	Storage of insurance salvaged vehicles
SOUTH:	R-3 (Two-Family Residential)	Undeveloped
EAST:	L-1 (Industrial)	Undeveloped; Commercial; Institutional
WEST:	R-2 (Single Family Residential)	Residential area
Description of surrounding land uses: Traditional neighborhoods are located west of the property. The property to the south is undeveloped; to the north is a car salvage yard; to the east there are businesses, the county detention center, and county government offices. The city-owned portion of E. Hiawatha Street is paved, and the county-owned portion is scheduled for paving.		

City of Metter Housing Characteristics



U.S. Census Bureau, U.S. Department of Commerce. "Selected Housing Characteristics." *American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP04*, <https://data.census.gov/table/ACSDP5Y2023.DP04?q=DP04+metter+ga>.

Home construction in Metter 2021 – 2024

<i>Number built</i>	<i>Average Sales Price</i>	<i>Average Size</i>	<i>Average Metter Property Tax</i>
17	\$262,673	1,555 sq. ft.	\$1,195

- Homeownership rates: Metter: 49.5%; Candler County: 62.5%; Georgia: 66%; U.S.: 65%.

CONSISTENCY WITH COMPREHENSIVE PLAN:

The future land use map in the *2022 Candler County / Metter Comprehensive Plan* anticipates the property's use as Agriculture. The property is not currently developed.

Neighborhood / Suburban Residential Development Character Area implementation measures:

- Accommodate infill development that complements the scale, setback and style of existing adjacent homes.
- Encourage new residential development to blend with existing housing through appropriate open space and buffering requirements.

ANALYSIS / ZONING STANDARDS OF REVIEW:

Article XVI of the Metter Zoning Ordinance provides standards to consider when adopting, changing, or amending the zoning ordinance or the zoning map. Those standards, and any relevant information known to staff, are as follows:

1. *Assure that the proposed change is reasonable and consistent with the spirit, purpose, and intent of the zoning ordinance;*
 - **The proposed development is consistent with the zoning ordinance and map, which designate the property for medium/high-density residential use, at a lower density than permitted in R-4.**
2. *Consider the changes in community characteristics, which may take place because of the proposed change, and consider the consistency with and effect of the change on current public growth and development policies and plans;*
 - **Rezoning to PUD will permit single-family dwellings on smaller lots than permitted in R-4 but will result in fewer dwellings / lower density overall than is permitted in R-4.**
3. *Consider the relative effectiveness or ineffectiveness of the present wording or districting of the ordinance, and whether a justification for change exists because of special reasons or change in conditions;*
 - **R-4 requires 10,000 sf single-family lots. Residential construction and infrastructure costs have led to a demand for smaller lots. The applicant proposes 202 total units, representing a gross density of 4.6 units per acre. An R-4 multi-family development on this property would yield up to 380 units (8.6 units/acre).**
4. *Consider the effect upon the public interest of granting or denying the proposed change and determine that the change will serve the best interests of the City, as compared to any hardship imposed upon the individual property owner;*
 - **Rezoning from R-4 to PUD will result in the development of fee-simple dwellings that increase homeownership opportunities for Metter residents. An R-4 multifamily development would be for rent.**
5. *Consider the existing land use pattern, and specifically the presence or absence in the adjacent surrounding area of conditions and uses which are the same or similar in character to any proposed change or use, and the possible creation of an isolated district unrelated to adjacent districts;*
 - **Rezoning from R-4 to PUD will create a fee-simple medium-density transition between R-2 residential development to the west, CR-high intensity commercial uses to the north, and L-1 industrial and government / institutional uses to the east.**
6. *Determine that the proposed change will not substantially injure or detract from the use or value of neighboring property, or from the general character of adjacent and nearby property in the surrounding area;*
 - **Rezoning from R-4 to PUD will result in a fee-simple medium-density residential development that is compatible with nearby permitted uses. An R-4 multifamily development would be for rent.**
7. *Consider the unique characteristics of the property involved, and whether the property to be affected by the zoning proposal has some reasonable economic use as currently zoned or whether there are substantial reasons why the property cannot be used in accordance with existing zoning;*
 - **The property is zoned for medium/high-density residential development and can be developed with up to 380 multi-family units. The proposed fee-simple development represents will result in fewer units / lower density than permitted in R-4. All units are on individual lots, providing new opportunities for home ownership.**

8. *Consider the effect of the proposed change upon the logical, efficient, and economical extensions of public services and facilities, or possible overtaxing or burdening of existing public services or facilities, including but not limited to utilities, streets, schools, and public safety services, and also the associated costs to the local government in providing, improving, increasing, or maintain such facilities and services;*
 - **Water and sewer infrastructure is available at the project site. E. Hiawatha Street is scheduled for paving. Each dwelling will produce property tax revenue, and new residents will pay for water, sewer, and sanitation services. The project will be built in phases and will serve current residents and newcomers. Staff have contacted GDOT regarding impacts to Hwy 129 / S. Leroy Street.**
9. *Consider the impact of the change with respect to probable effects upon highway traffic and safety, and especially access near intersections;*

At full build-out (202 units), the development can be expected to generate up to 105 AM peak hour trips and 159 PM peak hour trips. GDOT has been notified of the proposed development.
10. *Consider the impact of the proposed change upon the environment, including but not limited to drainage, soil erosion and sedimentation, flooding, noise, air quality, and water quality and quantity;*
 - **The proposed development will include stormwater infrastructure. The property is not located in the special flood hazard area (SFHA) and does not contain jurisdictional wetlands.**
11. *Determine that the zoning proposal will permit suitable use or uses in view of the subject property's physical characteristics, the use and development of adjacent and nearby properties, existing zoning patterns, existing or proposed public facilities or services, environmental impacts, and current public growth and development policies and plans of the city;*
 - **Rezoning from R-4 to PUD will provide a medium-density transition between residential development to the west and higher intensity industrial / institutional uses to the north and east. The PUD is consistent with the zoning ordinance and Comprehensive Plan.**
12. *Consider whether the change is designed to correct an improper situation or would merely result in the granting of special privileges not available to adjacent or surrounding properties;*
 - **The PUD will have smaller single-family lots, but a lower density overall than permitted in R-4**
13. *Consider any other factors relevant to balancing the city's interest in promoting and protecting the public health, safety, morality, or general welfare against a right to unrestricted use of property.*
 - **The property's current R-4 zoning could yield up to 380 multi-family rental units. The proposed rezoning will place a 202-unit cap on the total number of units permitted and increase homeownership opportunities.**

STAFF DETERMINATION:

Staff have reviewed the application and determined that the request to **Rezone** from **Multiple Unit Residential (R-4)** to **Planned Unit Development (PUD)** for the purpose of constructing up to 202-unit fee-simple residential development is in compliance with the Zoning ordinance. The proposed fee-simple development is compatible with the implementation measures of the *Neighborhood / Suburban Residential Development Character Area* of the *2022 Comprehensive Plan*.

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission voted unanimously on August 5, 2025, to recommend DENIAL of the request to Rezone from Multiple Unit Residential (R-4) to Planned Unit Development (PUD) for the purpose of constructing a 202-unit residential development.

Concept Plan

PRODUCT SUMMARY

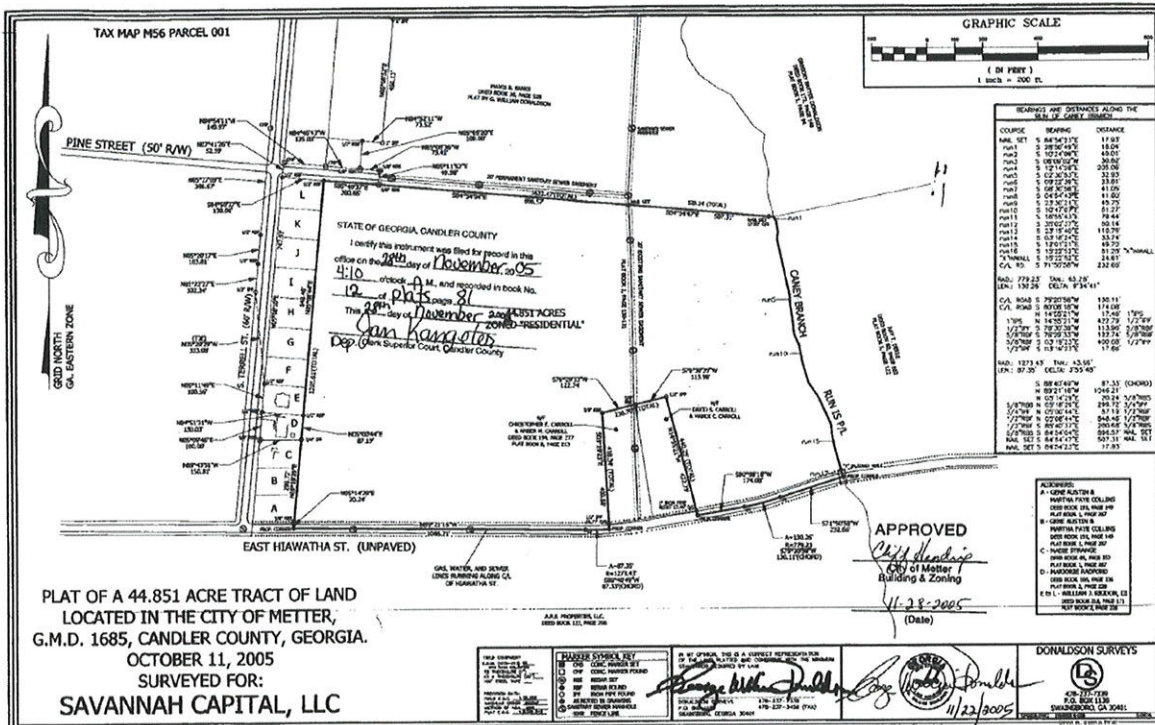
SINGLE-FAMILY DETACHED	MIN 19' x 100'	MIN 5,500 SF
SINGLE-FAMILY ATTACHED	MIN 29' x 100'	MAX 4 UNITS/BLDG
TOTAL:		

ACREAGE SUMMARY

TOTAL ACREAGE:	43.87 AC
TOWNHOUSE:	4.02 AC
SINGLE-FAMILY DETACHED:	15.74 AC
ROAD R/W:	10.08 AC
OPENSPACE/GREENSPACE:	
AMENITY SITE:	0.97 AC
POND AREA:	2.40 AC
PRESERVED WETLAND AREA:	1.91 AC
BUFFERS/COMMON AREA:	5.75 AC
TOTAL GREENSPACE:	11.03 AC



Recorded Plat



View from E. Hiawatha Street





EAST HIAWATHA PUD

CITY OF METTER

PREPARED FOR: LAUREL GROVE DEVELOPMENT, LLC

JULY 3, 2025

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1. PROPERTY INFORMATION –

43.87 AC Parcel known as 0 Trapnell Street, Metter, GA. Parcel #M56 001.
Same property as conveyed as Parcel 1 in Deed Book 318 PG 622-623 in the
Candler County Courthouse.

2. PROJECT NARRATIVE-

The project consists of approximately 202 residential units (a combination of single family attached and townhouse units. There will be a 0.97 AC amenity site that will include an amenity package to be determined and a centralized mail kiosk. The overall openspace/greenspace will exceed 25% of the overall property. The project will likely be phased with phasing designations to be provided.

3. ALLOWABLE USES-

- Single Family Dwelling
- Townhouse
- Athletic Field
- Association (Clubs, lodges)
- Swimming pool, private
- Park and playground
- Mail Kiosk

4. DEVELOPMENT STANDARDS

- Single Family Dwelling

Lot Area:	5,500 SF
Lot Width:	55'
Front Yard Setback:	25'
Side Yard Setback:	10'
Corner Yard Setback:	15'
Rear Yard Setback:	20'
Off-Street Parking:	2 off-street spaces per unit.

- Townhome

Max 6 Units per Building	
Lot Area:	2,000 SF
Lot Width:	20'
Front Yard Setback:	25'
Side Yard Setback:	10'
Corner Yard Setback:	15'
Rear Yard Setback:	20'
Off-Street Parking:	2 off-street spaces per unit + 1 space/2 units

- Open Space Requirements:

25% of overall property (I/C Amenity Site, Buffers/Common Area, Preserved Wetlands, Stormwater Detention. Does Not I/C Road R/W). A mandatory homeowner's association (or non-owner occupied equivalent) is required and is responsible for owning, maintaining and insuring amenity space and other common areas. When provided, any homeowner's association must include an affirmative declaration to be governed by the "Georgia Property Owners' Association Act" (POA) and the applicable provisions of O.C.G.A. §44-3-20 et seq. Any association must annually assess each property owner an amount sufficient to maintain and replace infrastructure, as necessary. The association or equivalent is responsible for all repair, maintenance, operation and management of private infrastructure including roads, stormwater infrastructure, shared wastewater infrastructure, and required open space, as applicable. The association must also provide that the covenants automatically renew at the end of the 20-year term, unless 100 percent of the owners at that time vote that the covenants should not renew.

5. ROADWAYS

- Right-of-Way Width – 60'
- Pavement Width – 28'
 Pavement Width Exception – Pavement width can be reduced to 22' with the caveat the single family detached units have 3 off-street spaces per unit and the townhomes have 2.5 off-street spaces per unit.
- Maximum Street Grade – 10%
- Minimum Street Grade – 1%
- Minimum Radius of Centerline Curves, Horizontal – 100'

- Street Intersections – As nearly at right angles as possible, no intersection less than 60 degrees.
- Curb-line radius at street intersection (Minimum) – 15'
- Sidewalks - 5' minimum. Required to be installed along lot frontage prior to C.O. for residential structure. All Common Area sidewalks to be installed prior to acceptance of public R/W.

6. UTILITIES

- Public Water and Public Sewer connections required for all dwelling units within the PUD.
- Each dwelling unit must be metered separately. Each electricity meter, natural gas meter, and water meter must measure the delivery of utility service to no more than one dwelling unit.
- All electrical, cable and other utility lines within the PUD shall be placed underground.

7. BUFFERS

- 25' Buffer around perimeter of property. (Undisturbed or Planted)
- 50' Buffer around Parcel M57 001 and M57 001 001. (Undisturbed or Planted)

After Recording Return To:
The Newberry Law Firm, P.C.
129 North Laurel Street
Springfield, GA 31329

File No.: 2024-36

eFiled and eRecorded
DATE: 06/03/2024 4:58 PM
DEED BOOK: 318
PAGE: 622 - 623
FILING FEES: \$25.00
TRANSFER TAX: \$525.00
INTANGIBLE TAX: \$0.00
PARTICIPANT ID: 8914712675
PT61: 021-2024-000237
CLERK: Jenny Grimes
Candler County, GA

LIMITED WARRANTY DEED

STATE OF HAWAII
COUNTY OF KAUAI

THIS INDENTURE, made this 30th day of May, 2024, between **Market Street Group, LLC a South Carolina limited liability company**, as party or parties of the first part, hereinafter called Grantor, and **Laurel Grove Development, LLC**, as party or parties of the second part, hereinafter called Grantee.

The words "Grantor" and "Grantee" whenever used herein shall include all individuals, corporations, and any other persons or entities, and all the respective heirs, executors, administrators, legal representatives, successors and assigns of the parties hereto, and all those holding under either of them, and the pronouns used herein shall include, when appropriate, either gender and both singular and plural, and the grammatical construction of sentences shall conform thereto.

WITNESSETH that: Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following property:

PARCEL 1:

All that certain lot, tract or parcel of land situate, lying and being in the 1685th G.M. District, Candler County, Georgia, City of Metter, containing 44.851 acres, more or less, as shown and more particularly described on that certain map or plat made by Donaldson Surveys, G. William Donaldson, GRLS No. 1970, dated October 11, 2005, recorded in Plat Book 12, Page 81, in the records of the Clerk of Superior Court of Candler County, Georgia. For a more particular description reference is hereby made to the aforesaid plat, which is specifically incorporated herein and made a part hereof.

Subject, however, to all valid restrictions, easements, and rights of way of record.

LESS AND EXCEPT:

All that certain tract or parcel of land situate, lying and being in the 1685th G.M. District of Candler County, Georgia, being in the City of Metter, containing 0.982 acres, more or less, together with all improvements thereon as shown on that certain plat of survey dated January 20, 2022, prepared for City of Metter, by Wesley P. Weitman, Georgia Registered Land Surveyor, and recorded in Plat Book 30, Page 91, Candler County Records. Said plat and the reference thereof are incorporated herein for a more complete and accurate description. The within described tract is bounded, now or formerly, according to the aforementioned plat as follows: North by lands of Savannah Capital, LLC; East by lands of Christopher E. and Amber M. Carroll; South by the right of way of Hiawatha Road; and West by lands of Regina Sutton.

This being the same property conveyed by Limited Warranty Deed from Savannah Capital, LLC to Market Street Group, LLC, dated February 9, 2023, recorded in Deed Book 310, Page 32 aforesaid records.

KNOWN AS: 0 TRAPNELL STREET, METTER, GA 30439

PARCEL #M56 001

CITY OF METTER
REGULAR MEETING
AGENDA
MONDAY, AUGUST 11, 2025
5:30 p.m.

1. CALL TO ORDER
2. WELCOME
3. PLEDGE OF ALLEGIANCE
4. INVOCATION
5. MOTION TO APPROVE THE AGENDA
6. MOTION TO APPROVE THE MINUTES OF THE FOLLOWING MEETING:
 - a) Public Hearing, Monday, July 14, 2025, 5:15 p.m.
 - b) Regular Meeting, Monday, July 14, 2025, 5:30 p.m.
7. PRESENTATIONS
8. PUBLIC COMMENTS (AGENDA ITEMS)
9. OLD BUSINESS
 - a) Discussion and motion to approve the agreement between the City of Metter, Georgia and the Board of Commissioners of Candler County, Georgia to conduct elections for the City of Metter, Georgia.
 - b) Set date and time for zoning ordinance workshop:

Tuesday, August 26, 2025 (afternoon)
Friday, September 5, 2025
Tuesday, September 9, 2025
Friday, September 12, 2025
Tuesday, September 16, 2025
Friday, September 19, 2025
10. NEW BUSINESS
 - a) Consideration of a motion to approve or deny a request to rezone property located on East Hiawatha Street, east of the intersection with South Terrell Street (Tax Parcel ID: M56-001) from R-4 (Multi-Family Residential) to a Residential Planned Unit Development (PUD). The project consists of no more than 202 residential units (a combination of single family detached and townhouses).
 - b) First reading of an ordinance amending the City of Metter, Georgia's Short-Term Rentals.

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5:30 p.m.

- c) First reading of an ordinance amending the City of Metter's Municipal Code Title 12 Streets, Sidewalks and Public Places to include Chapter 12.18 Urban Camping and Improper Use of Public Spaces.
- d) First reading of an ordinance amending the City of Metter's Refuse Collection and Disposal.
- e) Schedule a workshop for discussion of O.C.G.A. 3-3-11 Sale of mixed drinks for off-premises consumption and City of Metter 5.08.730 Removal of beverages prohibited.
- f) Consideration of a motion to approve the bid from Sikes Brothers, Inc. in the amount of \$1,395,211.75 for the 10 streets for second round TIA Band 1 projects and the 2024 LRA Road projects which include resurfacing, utility improvements and drainage improvements. These projects will be funded by TIA, 2024 SPLOST, and R&R Water & Sewer.
- g) Consideration of a Resolution to surplus and sell the following vehicles and equipment:
 - 1. A 2007 Freightliner M2106 Garbage Truck VIN# 1FVACXCSO7HY18104.
 - 2. A 2017 Freightliner M2106 Garbage Truck VIN# 1FVACYCY6HHHY4524.
 - 3. A 2020 International HV607 SBA (Knuckle Boom Truck) VIN# 3HAEJTAN2LL424622.
 - 4. A 2001 International Navistar Street Sweeper VIN# 1HTCSABN81H351212. The sweeper's engine unit is bad, and the cost of repair is \$46,000.00. Too old to repair.
 - 5. A Vermeer 1800XL Brush Chipper VIN# 1VRY131ZOH1002633.
- h) Consideration of a motion to approve the following as the 2026 LMIG Program submission:
 - 1. High St. from W. Lillian St. to Central Avenue. Resurface 24' width roadway, adding centerline and edge line stripping and stop bars for an estimated cost of \$38,592.00
 - 2. Daniel St. from N. Lewis St. to Cedar St. Resurfacing 24' width roadway, adding centerline and edge line stripping and stop bar. Estimated cost \$88,780.00.

The city will receive \$89,080.84 in GDOT funds and with our 10% match we will have around \$97,988.93 for LMIG funding. We can use additional funds from our monthly TIA amount that we receive.

- i) Consideration of a motion to approve a bid from Southern Turf Management Services in the amount of \$5,490.00 annually for landscaping at the Metter Welcome Center.

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This is a budgeted expense in the FY2026 Welcome Center budget (\$9,440.00 budgeted).

- j) Consideration of a motion to approve a request to close South Rountree Street from S. Broad St. to N. Broad St. as requested by Communities in Schools for the Harvest Festival, October 18, 2025, 8:00 a.m. – 5:00 p.m.
- k) Consideration of a motion to approve or deny an application for retail alcoholic beverage license, package sales for off premise consumption of beer and wine submitted by Na-Lea Gregory on behalf of RaceTrac, Inc. DBA RaceTrac #2650 located at 1302 S. Lewis Street, Metter, GA contingent upon meeting all legal requirements and passing all Fire and Life Safety Codes.

11. OTHER BUSINESS FROM COUNCIL

12. CITY MANAGER'S REPORT

13. DEPARTMENTAL REPORTS

14. MAYOR'S REPORT

15. ADJOURNMENT

**CITY OF METTER
PUBLIC HEARING
PROPOSED ZONING AMENDMENT
MONDAY, JULY 14, 2025
5:15 P.M.**

A public hearing was held on Monday, July 14, 2025, at 5:15 p.m. in the council chambers at city hall.

Attending the hearing were the following officials:

Mayor Edwin O. Boyd
Councilman Gregg Stewart
Councilman James McKie
Councilwoman Chyrileen Kilcrease
Councilwoman Rashida Taylor
Councilwoman Victoria Gaitten
City Manager Scott Wood
City Attorney Brent Carter
City Clerk Angie Conner
Planning Director Teresa Concannon
Public Works Director Cliff Hendrix
Police Chief McKinley Lewis
Director of Economic Development Heidi Jeffers
Taylor Crosby, Metter Advertiser

GUESTS ATTENDING

Ashley & Shayla Donaldson
Ben Johnson
Chad Zittrouer
Beau Beasley
Cortney King
Audra Lee
Jamie & Regina Sutton
Cynthia Jarrell
Ronnie Alvin
Gregg & Jerri Wolff
Carson Fortner
Melinda Swint

CALL TO ORDER AND WELCOME

Mayor Boyd called the hearing to order and welcomed everyone.

PURPOSE

The purpose of the hearing is to allow for public comments on the request to rezone property located on East Hiawatha Street, east of the intersection with South Terrell Street (Tax Parcel ID: M56-001) from R-4 (Multi-Family Residential) to a Residential Planned

Unit Development (PUD). The project consists of 250 residential units (a combination of single family detached and townhouses).

Ms. Concannon gave a brief update. The property is located on E. Hiawatha Street. It has been rezoned for multi-family for about 30 years. The project submitted to us initially was townhome single family unit subdivision located on forty-three acres on E. Hiawatha Street with 250 units proposed.

The Planning Commission meeting was held and there were a lot of concerns from the board and citizens. The Regional review was favorable. After the Planning Commission meeting the development team modified their plan by shifting the townhomes to the East side of the property. Single family detached homes will now be on the west side next to the existing neighborhood and those lot sizes were increased to 6,500 sq. ft. This change includes 138 single-family homes and sixty-four town homes for a total of 202 units.

The City is asked to change the R-4 zone on this property to PUD to accommodate a mixed housing type development. There is currently water and sewer available to this property. No new utilities will need to be run.

Mr. Zittrouer stated that after the Planning Commission meeting the plan was modified to meet some of the concerns presented at that meeting. The number of units were modified from 250 to 202. We reduced the percentage of town homes from 65 % to 35 %. The townhomes have been shifted to the east side of the property away from some of the existing residents. The minimum lot size was adjusted from 5,000 sq. ft. to 5,500 sq. ft. However, we have also restricted the west bound lots to 6,500 sq. ft., which is even larger than the minimum standards. Based upon timing when these adjustments were presented to staff and the board, this modified plan that has been presented cannot have action taken on it tonight. We are requesting that the initial plan that was filed be withdrawn for a vote tonight and then come back in August and have another Public Hearing on the modified plan. It is the same property with modifications. The actual rezoning vote can be heard at that time if Mayor and Council are suitable for that recommendation.

COMMENTS

Mayor Boyd opened the floor for comments and asked each guest to keep their comments to 3 minutes.

Jamie Sutton, 1015 Brannen St., said his wife's parents live at 323 S. Terrell St. which also corners Hiawatha St. Mr. Sutton questioned the timeline of the project. Since there have been modifications will this project start all over again by being presented to the Planning Commission. Mr. Sutton said that he is not here for the following concerns:

1. Lot sizes verse existing lots in the area.
2. Overcrowding of people will lead to a lack of peace and enjoyment.
3. Increase in traffic.
4. Loud music and pets being a nuisance.

Mr. Sutton said that he is here for the following concerns:

1. A nice way of life for current and future residents, taxpayers of Metter where everything is better.

2. Commercial and residential growth with space. Investors and Developers are here for one reason, to make a profit and then be gone.
3. Ordinances for special protection from our neighbors are needed.

Mr. Sutton asked for a no vote as we seek space and peace in the City of Metter.

Mrs. Courtney King, 314 S. Terrell St., was concerned about the amount of greenspace.

Councilman Stewart had concerns regarding the parking spaces. Mr. Zittrouer commented that plans are for wider streets or three parking spaces per unit. The townhomes requirement is one additional space per every five units.

Councilwoman Taylor was concerned about the number of cars on Hiawatha Street and Terrell Street. What steps are being taken to address additional cars and noise in this area? The Heart of Georgia Regional Impact mentions that there are no roadway improvements necessary. Mr. Zittrouer said that there is a variation in number of parking requirements and what the state looks at as a whole from a trip generation standpoint. You do not indicate or assume that every parking space will have a car coming out at the same time. In the Regional Development Impact, the traffic scenarios are in a.m. peak hour would be 142 trips and in p.m. peak hour increasing to around 180 which is one every 20 seconds. The state goes by the International Transportation Engineering (ITE).

Councilwoman Taylor was concerned about the congestion already in that area with the school traffic and also concerned that Hiawatha Street is the only access street. Councilman Stewart wanted to know if an official traffic study will be done for this project. Mr. Zittrouer said not at this time. Councilman McKie wanted to know what the project was designed for, families, workers? Mr. Zittrouer said that it is kind of like the workforce housing scenario. Councilman McKie was concerned over most every car having to make a left turn onto South Leroy Street. This could be a major issue.

Councilwoman Gaitten likes the new concept with less townhomes. She appreciated the developer making some modifications to address some of the concerns of the citizens living in the area. She would like to see all of the lots larger than the 5,500 sq. ft. She would like to see them at least 6,500 sq. ft. She said as a city we are going to have to figure out how to reroute some of this traffic. Councilman Stewart said that is why we need a traffic study. Councilman McKie said that South Leroy Street is a state highway which makes this an issue.

Councilwoman Taylor asked if the Regional Commission did a traffic study? Ms. Concannon said that we did not request them to. The Regional Commission assumed that a traffic study was not needed based on the information provided to them. Councilwoman Kilcrease asked if we request a traffic study, what kind of delay would be put on this project? Mr. Zittrouer said he would guess about 4 to 6 months if done before taking any zoning action. Once the east end of Hiawatha Street is completed, then the traffic patterns potentially could change somewhat. Mr. Zittrouer said that he is eager to get started on this project but open to discussions and feedback. As the property is zoned today, we have two options that we could move forward with as I understand from a development/permit standpoint. We want to be a good community member. We are listening and have made modifications accordingly.

Councilwoman Taylor asked the estimated cost of the homes? Mr. Zittrouer said that the single family detached homes would probably be in the \$220,000.00 to \$280,000.00 range and the townhomes a little less. Councilwoman Taylor asked if the annual income of Metter would

support the \$220,000.00 to \$280,000.00 range for a single-family home? Mr. Zittrouer said that with the new industries in and around Metter, this indicates that annual incomes in Metter will increase based upon market studies.

Mrs. King commented that her main concern is traffic. She asked if there was an option to continue the beautiful streets on down the road. South Terrell is the last street in that area. You could continue and do bigger lots and ask for more money. Mr. Zittrouer said that he looked at some of those scenarios but when you start talking larger lots and put that much tree frontage, that much utility infrastructure the cost of the lots could potentially be \$70,000.00 then you would be getting into \$400,000.00 for the houses.

Miss Crosby indicated that there are already traffic problems on South Leroy Street due to school traffic and big truck traffic on the street. City Council needs to consider ways to fix this problem due to the expected school growth.

Mayor Boyd confirmed that the developer is withdrawing the proposal that council was to vote on tonight. Mr. Zittrouer said that he is requesting to withdraw the application that included the 250 units. Mayor Boyd said that this means the process will start all over by going back through the Planning Commission.

ADJOURNMENT

After hearing no further public comments, Mayor Boyd closed the hearing at 6:01 p.m.

Angie Conner, City Clerk

City of Metter
Public Hearing
Zoning Amendment
Sign in Sheet

Monday, July 14, 2025, 5:15 p.m.

Please provide your name and address.

1. Cliff Hendrix
2. James McKie
3. Ashley & Shayla Donaldson
4. McKinley Lewis
5. Angie Cochran
6. Taylor Crosby
7. Rashida Taylor
8. Ben Johnson
9. Chad Zitrow
10. Brian Brasley
11. Courtney King
12. Audra Lee
13. Regina Sutton
14. Jamie Sutton
15. Cynthia Jamell
16. Bonnie Arvin
17. Jeri Wolff
18. Sherry Voss
19. CP Kilcrease
20. Victoria Gaitten

Please provide your name and address.

City of Metter
Public Hearing
Zoning Amendment
Sign in Sheet

Monday, July 14, 2025, 5:15 p.m.

21. Brent Carter
22. Carson Fortner
23. Greg Stewart
24. Melinda Swint
25. Teresa Cee
26. Edwin D. Boyd
27. Scott Wood
28. Heidi Jeffers
29. _____
30. _____
31. _____
32. _____
33. _____
34. _____
35. _____
36. _____
37. _____
38. _____
39. _____
40. _____

**CITY OF METTER
REGULAR MEETING
MONDAY, July 14, 2025
6:11 P.M.**

A regular meeting of the city council was scheduled for Monday, June 16, 2025, at 5:30 p.m. but the meeting was delayed until 6:11 p.m. due to the overrun of the public hearing prior to the council meeting. The meeting was held in the council chambers at city hall.

Attending the meeting were the following officials:

Mayor Edwin O. Boyd
Councilwoman Victoria Gaitten
Councilwoman Rashida Taylor
Councilman Gregg Stewart
Councilman James D. McKie
Councilwoman Chyrileen Kilcrease
City Manager Scott Wood
City Attorney Brent Carter
City Clerk Angie Conner
Public Works Director Cliff Hendrix
Planning Director Teresa Concannon
Police Chief McKinley Lewis
Director of Economic Development Heidi Jeffers

Attending the meeting were the following guests:

Ashley & Shayla Donaldson
Ben Johnson
Chad Zittrouer
Beau Beasley
Cortney King
Audra Lee
Jamie & Regina Sutton
Cynthia Jarrell
Ronnie Alvin
Gregg & Jerri Wolff
Carson Fortner
Melinda Swint
Taylor Crosby – Metter Advertiser

CALL TO ORDER AND WELCOME

Mayor Boyd called the meeting to order and welcomed everyone.

PLEDGE OF ALLEGIANCE

Councilwoman Gaitten led the Pledge of Allegiance.

INVOCATION

Councilwoman Kilcrease gave the invocation.

APPROVAL OF AGENDA

Councilwoman Kilcrease made a motion to approve the agenda, changing Item C to read as follows:

Consideration of a motion to approve a public hearing for August 11, 2025, 5:00 p.m. to rezone property located on E. Hiawatha Street east of intersection of S. Terrell St. (Tax Parcel ID: M56-001) from R-4 (Multi-Family Residential) to a Residential Planned Unit (PUD).

Councilman McKie seconded the motion, and the vote was unanimous.

APPROVAL OF MINUTES

Councilwoman Kilcrease made a motion to approve the following minutes:

- a) Public Hearing, Wednesday, May 28, 2025, 5:30 p.m.
- b) Called Meeting, Wednesday, June 4, 2025, 8:30 a.m.
- c) Public Hearing, Monday, June 9, 2025, 5:15 p.m.
- d) Regular Meeting, Monday, June 16, 2025, 5:30 p.m.

Councilman McKie seconded the motion, and the vote was unanimous.

PRESENTATIONS

There were no presentations.

Guest Comments

There were no comments from the guests.

OLD BUSINESS

Short-Term Rental Ordinance

Mayor Boyd explained that the present ordinance says you have to be a resident of Metter or Candler County to obtain a short-term rental permit. Mr. Fortner has requested that city council amend this to allow him to get a permit. Mr. Fortner lives in the neighboring community, Register, Georgia. He owns property in Metter and Candler County but claims homestead in Bulloch County. He has a short-term rental in the City of Metter.

Council would like staff to verify the homestead every year on all applicants. They also liked the idea of using homestead in the surrounding counties that touched Candler County.

City Attorney Brent Carter was asked to draft an amendment to the short-term rental ordinance expanding the homestead exemption portion to include the surrounding counties (which included the counties that touch Candler County).

NEW BUSINESS

Urban Camping and Improper Use of Public Spaces

Chief of Police McKinley Lewis expressed the need for this ordinance. The City Council agreed and asked City Attorney Brent Carter to draw up the ordinance.

Updating Zoning Designations and Maps

Councilwoman Taylor stated that updating our zoning designations and maps has come to her attention due to the recent issues and concerns of our constituents. It has been 30 years since our zoning map has been looked at other than being modified or tweaked a little bit.

At the GMA meeting and sessions housing density was a hot topic. Where do you put dense population? Where do you put single family units? This has become a hot topic all over state of Georgia. We need to figure out what is best for our city. Councilwoman Taylor proposed to get groups of people together such as realtors, bankers, construction workers, zoning board, economic development, industrial authority, and everyone that has something to do with zoning or could possibly have something to do with zoning to look at where we want dense population for the City of Metter and where do you want single family units because we got to have this. Our current zoning is 30 years prior to Covid and to the Hyundai Plant.

Councilman McKie agreed that we need to get groups together to look at the entire zoning map.

Councilwoman Gaitten said that she does not personally like the idea of changing zoning from something more restrictive because somebody may have bought that piece of property as an investment years on down the road. She does not want to change zoning to something stricter. She also said that she did not know if we could legally do that. Councilwoman Taylor said that it might not open it up to be stricter but more lenient.

Mayor Boyd reminded the council that we have a new zoning proposed plan done by Weitz & Associates. We need to look at that to see what he has recommended. We need a zoning workshop and public hearings. Ms. Concannon reported that Weitz was not going to change the zoning map. A zoning change would require discussion with property owners. We can schedule a workshop to discuss the proposed new zoning ordinance and also discuss the future land use map.

Council agreed to set up a workshop to review the proposed new zoning ordinance.

Public Hearing Set for Zoning Amendment – E. Hiawatha Street

Councilwoman Kilcrease made a motion to set a public hearing on Monday August 11, 2025, at 5:00 p.m. for public input on a request for a zoning amendment submitted by Kern & Co., LLC- Chad Zittrouer as agent for Laurel Grove Development, LLC, to rezone property (parcel ID: M56 001) located on E. Hiawatha Street from R-4 (Multi-Family Residential) to a Residential Planned Unit Development (PUD) for a proposed residential development. Councilwoman Taylor seconded the motion, and the vote was unanimous.

Intergovernmental Agreement – Candler County – Floating Homestead Local Option Sales Tax (FLOST)

Councilman McKie made a motion to approve an intergovernmental agreement between the City of Metter and Candler County for imposition of the Floating Homestead Local Option Sales Tax (FLOST). Councilwoman Taylor seconded the motion, and the vote was unanimous.

New Fee Structure for Building Permits

Councilwoman Kilcrease made a motion to approve a new fee structure for building permits based on a cost per square foot and increasing some inspection fees. Councilwoman Gaitten seconded the motion, and the vote was unanimous.

Resolution Appointing Election Superintendent and Absentee Ballot Clerk

Councilman McKie made a motion to approve a Resolution establishing the Election Superintendent as Candler County Board of Elections and the Absentee Ballot Clerk as Kristen Pressley for the November 4, 2025 municipal election. Councilwoman Kilcrease seconded the motion, and the vote was unanimous.

Resolution Appointing Jasmine Sandifer-Lee to the Library Board

Councilman McKie made a motion to approve a Resolution appointing Jasmine Sandifer-Lee to the L.C. Anderson Memorial Library Board for a three-year term beginning July 1, 2025 and ending June 30, 2028. Councilwoman Taylor seconded the motion, and the vote was unanimous.

Contract for Dispatch Services

Councilwoman Kilcrease made a motion to enter into a contract between the City of Metter and the Candler County Sheriff John Miles for dispatch services. In equal monthly installments, the City shall pay the County \$165,000.00 per year with a five (5) percent escalator, beginning in year two of this contract, to fund law enforcement dispatch communication services from Candler County Sheriff's Office to the Metter Police Department. Councilman McKie seconded the motion, and the vote was unanimous. This contract expires on December 31, 2028.

Mayor Boyd said that he thinks \$165,000.00 is fair but thinks the city should have some knowledge of what the total cost of the dispatching is and how it is funded because the funding sources for 911 are through cell phone taxes. What we are supposed to be paying for here is non-emergency dispatch.

Contract for Jail Services

Councilwoman Kilcrease made a motion to enter into a contract between the City of Metter and the Candler County Sheriff John Miles for jail services. Councilwoman Taylor seconded the motion, and the vote was unanimous. The term of this contract shall expire on December 31, 2028.

Increase Zoning Fees for Variances, Appeals, Conditional Uses, and Amendments

Councilwoman Kilcrease made a motion to increase zoning fees for variances, appeals, conditional uses, and amendments as follows:

Variance/Special Exception/Conditional Use	
Single-Family Residential Districts	\$250.00
Multi-Family Districts	\$300.00
Commercial and Industrial Districts	\$350.00
Zoning Amendments/Annexation:	
Single-Family Residential Districts	\$300.00
Multi-Family Districts	\$350.00 plus \$2.00 per acre
Commercial and Industrial Districts	\$400.00 plus \$2.00 per acre

Multi-Family defined as: (townhomes, duplexes, apartments, and PUD developments)

Councilman McKie seconded the motion, and the vote was unanimous.

Downtown Farmers Market

Councilwoman Kilcrease made a motion to approve a request from the Downtown Development Authority to allow a Farmers Market (food sales only: produce and baked goods) in the downtown central park once a month for the months of September, October, November 2025 and April, May and June 2026; hours 7:30 a.m. to 12:00 p.m. Councilman McKie seconded the motion.

Councilwoman Gaitten asked if the DDA will need city staff to put out dumpsters, and what will that cost the city? Ms. Jeffers explained that this event will not be as big as the Bloomin Festival. We are looking at about twenty vendors and no more than three food trucks. The hours will be 7:30 a.m. to 12:00 p.m. on a Saturday morning. The proceeds will go to the DDA not the city. We do not think that it will be exceptionally large in the beginning but could turn out to be something great for the city by bringing people to town. It would not require city staff to be there. This is a great project for the DDA to take on. We have a grant to pay for part of the salary of someone to manage the project. We are also looking at a Farmers Market grant. The grant is for one year. We already have a grant for Jasmine to help manage that. We also applied for a farmers market grant for this year.

After the discussion was complete, Mayor Boyd called for the vote. The council voted unanimously to approve the motion as stated.

OTHER BUSINESS FROM CITY COUNCIL

Councilwoman Gaitten commented that the Tree Board had concerns about some cleanup still with trees from Helene damage. Are we doing anything about this? Mr. Hendrix said that the storm damage in the city has been cleaned up. Mayor Boyd said that they could be talking about tree damage on private property which we still have a lot of.

CITY MANAGER'S REPORT

Mr. Wood reported on the following:

1. All five sanitation employees have gone with Allgreen.
2. Luncheon for sanitation employees on August 30th.
3. It has been a smooth transition from city provided sanitation to a private service.
4. Fire hydrant has been replaced at Rountree and Hiawatha. Waiting on a riser to lift it up.
5. Fire Department has relocated to Lillian St.

6. Since I have been here, I have been told that the county agreed to raise the old fire department building and cleaners. I have been working under that assumption but now I am told the county has backed up on that and they are not going to tear down the primary fire building and dry cleaners. They will tear down the Quonset hut and haul it off. There is no significant salvage value to the Quonset hut.
7. Cliff and Jason have been working on an asbestos assessment to be sure we do not have any asbestos in any of those buildings. Once we get assurance and confirmation on that we will be issuing an RFP to tear down the two big buildings.
8. Want to hold a strategy meeting on new fire station project with Brent, Cliff, Jason, and Gregg to look at what our ongoing obligations are, and the role will be of and from Lavendar and the architect. I want to help keep this project moving.

DEPARTMENTAL REPORTS

The departmental reports were included in the agenda packet for the council's review.

EXECUTIVE SESSION

Councilman McKie made a motion to go into executive session at 7:16 p.m. for personnel and real estate. Councilwoman Taylor seconded the motion, and the vote was unanimous.

Councilwoman Kilcrease made a motion to close executive session and reopen the regular meeting at 7:21 p.m. Councilman McKie seconded the motion, and the vote was unanimous.

No votes were taken during the executive session.

MAYOR'S REPORT

Mayor Boyd reported on the following:

1. Complimented Councilwoman Taylor on running the District 9 meeting at GMA Convention. He was immensely proud of her.
2. Thanked Fire Department for the way they handled the house fire in Aline. They had to call for mutual aid from other fire departments.
3. Thanked Police Department for the way they handled a shooting in the city which resulted in a death.

ADJOURNMENT

After no further discussion, Councilwoman Kilcrease made a motion to adjourn the meeting at 7:22 p.m. Councilwoman Gaitten seconded the motion, and the vote was unanimous.

Angie Conner, City Clerk

**AGREEMENT BETWEEN THE CITY OF METTER, CANDLER COUNTY,
GEORGIA AND THE BOARD OF COMMISSIONERS OF CANDLER COUNTY,
GEORGIA TO CONDUCT ELECTIONS FOR THE CITY OF METTER, GEORGIA**

THIS AGREEMENT made and entered into this _____ day of _____, 2025, by and between the **CITY OF METTER, GEORGIA**, an incorporated municipality of the State of Georgia (hereinafter referred to as the City), and the **BOARD OF COMMISSIONERS OF CANDLER COUNTY, GEORGIA**, (hereinafter referred to as the County or Board of Commissioners).

WITNESSETH THAT:

WHEREAS, the City considers it in its best interest to authorize the Board of Commissioners to conduct all City elections and to perform certain functions related thereto; and

WHEREAS, the Board of Commissioners have the resources and qualified personnel available for handling of such elections; and

WHEREAS, Candler County will incur additional expenses as a result of the Board of Commissioners handling said City elections for which the City must compensate the County; and

WHEREAS, cities and counties may enter into contracts for services under the Constitution of the State of Georgia, Article IX, Section 3, Paragraph 1; and

NOW THEREFORE, for and in consideration of the mutual covenants contained herein, the parties hereto agree as follows:

1. The City agrees to perform the following services related to City elections:
 - a) Prepare and send in all State Ethics forms as required by the State Election Division.
 - b) Handle qualifying candidates for office.
 - c) Prepare and advertise all call for election and qualifying notices.
2. The City agrees to be responsible for 100% of costs incurred by the County for holding the City's election including, but not limited to the following:
 - a) Cost of Dominion compiling the ballots for the machines, doing L & A Testing and during actual election, setting up the machines, and coming in the day after election to run reports.
 - b) Cost of Easy Vote software for early voting.

- c) Cost for mailing of absentee ballots.
 - d) Cost of absentee ballots ordered.
 - e) Cost related to certifying the election results.
 - f) Cost of runoff, if necessary.
 - g) Cost of election supervisor, poll workers, staff assisting in election, runoff, early voting, absentee balloting, etc.
 - h) Cost for early voting.
 - i) Cost for any additional training required for holding municipal elections.
 - j) If the State requires a rental charge for the County's use of the voting machine, the County will charge the amount required by the State and nothing more for the use of the voting machines.
3. The City shall be responsible for 40% of expenses incurred in conducting its municipal election in conjunction with a countywide or statewide election including but not limited to the following:
- a) Cost of Dominion compiling the ballots for the machines, doing L & A Testing and during actual election, setting up the machines, and coming in the day after election to run reports.
 - b) Cost of Easy Vote software for early voting.
 - c) Cost for mailing of absentee ballots.
 - d) Cost of absentee ballots ordered.
 - e) Cost related to certifying the election results.
 - f) Cost of runoff, if necessary.
 - g) Cost of election supervisor, poll workers, staff assisting in election, runoff, early voting, absentee balloting, etc.
 - h) Cost for early voting.
 - i) Cost for any additional training required for holding municipal elections.

- j) If the State requires a rental charge for the County's use of the voting machine, the County will charge the amount required by the State and nothing more for the use of the voting machines.
4. In exchange for payment of the above costs to the County, the County shall do the following:
- a) Hire and train all election workers.
 - b) Provide facilities and equipment.
 - c) Set up and hold City elections.
 - d) Pay election workers.
 - e) Maintain proper certifications to hold City elections.
 - f) Secure adequate number of poll workers for City election.
 - g) Handle L & A Testing of Ballot Marking Devices and Ballot Scanner machines.
 - h) Prepare final results of the City election required to be sent to Secretary of State's office.
 - i) Work with Dominion to make ready machines (ballot marking devices, ballot scanners, card readers, etc.) for election.
 - j) Secure absentee ballots (applications, mailing, data entry in State of Georgia database).
 - k) Handle early voting as required by law.
 - l) Provide to the City such financial data as deemed necessary by the City to document the expenditures made by the Elections Board and/or County in performing this Agreement.
5. The County agrees it will not charge the City for any costs over and above the County's actual out-of-pocket expenses incurred as a result of holding City elections.

IN WITNESS WHEREOF, the parties hereto set their hands and seals this day, and year first above written.

County

_____(Seal)

Authorized Representative of
Candler County, Georgia

Attest

City

_____(Seal)

Authorized Representative of the
City of Metter, Georgia

Attest

Elections Board

_____(Seal)

Authorized Representative of
Elections Board

Attest

Please download the form and open it with **ADOBE READER** in order to submit it via email! An active email account is required.

CITY OF METTER
APPLICATION FOR AMENDMENT TO THE METTER
ZONING ORDINANCE
PURSUANT TO SECTION 13.02

A. Applicant Name: Kern & Co., LLC - Chad Zittrouer

Applicant Phone Number: [REDACTED]

Applicant Email Address: [REDACTED]

Applicant Address: [REDACTED]

Representative of Applicant (if corporation or other business):

Laurel Grove Development, LLC - Property Owner

Interested persons in application and their respective interest:

Dave Burns (Owner); Joseph Burns (Owner)

Ben Johnson (Real Estate Agent)

- B. Extent of area to be rezoned (Specify streets bounding and intersecting the area, a plan showing the extent of the area to be rezoned, the land use, and the zone classification of abutting districts. Attach photographs of the area to be rezoned and the abutting areas).

Property is currently R-4. Residential R-2 to the west along S. Terrell Street.

Access to East Pine to the North. Property to the North is zoned CR: Neighborhood/General Commercial.

Access to E. Hiawatha to the South. Property to the South is R-3. Property to the West is L-1 and buffered by a natural wetland.

- C. Statement of circumstances in the proposed district to be rezoned and the abutting districts and any other factors on which the applicant relies as reasons for supporting the proposed rezoning. (The applicant's statement should address issues identified in the cities adopted: "Standards for Zoning Decisions", copy attached).

The PUD zoning is similar to the existing R-4 Multi-Family Residential Zoning District.

D. Approximate time schedule for the beginning and completion of the development in the area: Begin - Fall 2025; Complete all Phases of Development (202 Units) - Spring 2029

E. Attach hereto a site plan to scale, indicating the locations of all structures, their uses, and areas for all off-street parking and loading.

Chad Zittrouer

Digitally signed by Chad Zittrouer
Date: 2025.06.02 09:40:20-04'00'

Applicant Signature

7.23.25

Date

SUBMIT

**** A \$150.00 NON-REFUNDABLE APPLICATION FEE IS REQUIRED****

TO BE COMPLETED BY CITY HALL

Date Fee Paid

Amount Paid

Collected by (Signature)

ADMINISTRATIVE REVIEW

Building Official Review and Signature

Date

Date Planning Commission Meeting Advertised: 07/23/25

Date Planning Commission Meeting Held: 08/05/25

Decision of Planning Commission and Reason:

Planning Commission voted not
to recommend the rezoning of
this property.

Signed: _____

Chairman of Board

Angie Conner

Clerk

Date Public Hearing Advertised: _____

Date Public Hearing Held: _____

Date City Council Meeting Held: _____

Decision of Mayor and City Council and Reason:

Mayor's Signature

Date

City Clerk's Signature

Date

(Rev.07/22)

AN ORDINANCE AMENDING THE CITY OF METTER, GEORGIA'S
SHORT-TERM RENTALS

THAT WHEREAS, it is the intent of the City of Metter, Georgia to protect the public health, safety and welfare; and

WHEREAS, it is the intent of the City of Metter, Georgia desires to clarify these regulations to further define applicant qualifications; and

WHEREAS, the Mayor and City Council find it in the best interest of the health, safety, morals, and welfare of the public to amend the same; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Metter, Georgia that the Short-Term Rental Ordinance of the City of Metter, Georgia is hereby amended as follows:

Section 1: That the Code of Ordinances City of Metter, Georgia **Title 3. Revenue and Finance, 3.18.010(b) Short-Term Rental.** be amended by adding the underscored portions as follows:

(1) Applicants shall be limited to owner-occupiers receiving a current homestead exemption through Candler County and/or counties adjoining Candler County.

Section 2: This Ordinances shall be and remain in full force and effect from and after its date and adoption on two separate readings:

First Reading: _____

Second Reading: _____

CITY OF METTER, GEORGIA.

BY:

Edwin O. Boyd, Mayor

Chyrileen Kilcrease, Council Member

Victoria Gaitten, Council Member

James McKie, Council Member

Gregg Stewart, Council Member

Rashida Taylor, Council Member

ATTEST:

Angie O. Conner, City Clerk

**ORDINANCE AMENDING THE CITY OF METTER'S MUNICIPAL
CODE TITLE 12 STREETS, SIDEWALKS AND PUBLIC PLACES TO
INCLUDE CHAPTER 12.18 URBAN CAMPING**

THAT WHEREAS, it is the intent of the City Council to protect the public health, safety and welfare; and

WHEREAS, municipalities may, under their police powers, enact reasonable regulations to promote the health, safety and welfare of citizens; and

WHEREAS, the Mayor and Council have reviewed a proposed ordinance and desire to adopt an ordinance that governs urban camping and improper use of public spaces within the corporate limits of Metter;

NOW THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Metter, Georgia in regular session assembled as follows:

Section 1. That the Code of Ordinances City of Metter, Georgia Title 12. Streets, Sidewalks and Public Places, be amended by adding a new chapter 12.18 to read as follows:

Chapter 12.18 - Urban Camping and Improper use of Public Spaces

12.18.010. Definitions.

For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

Camp or camping: Occupying or using a public park, public area, square, or parking area servicing a public park/area/square/building as defined herein for living accommodation purposes such as sleeping activities or making preparations to sleep (including the laying down of bedding for the purpose of sleeping), or storing personal property or storing other belongings, making a fire, carrying on cooking activities, or using a tent, or other structure for habitation. These activities constitute camping if, in light of all the circumstances, it reasonably appears that in conducting one (1) or more of these activities, the person is in fact using the area as a living accommodation, regardless of the intent of the person or the nature of any other activities in which the person may also be engaging.

Inappropriate use of public area: The use of public areas, or the improvements located thereon, for any personal or otherwise unlawful use not otherwise authorized by this section or any ordinance of the City of Metter. This shall include, but is not limited to, the use of public parks, fountains, and/or utilities for bathing, hygienic care, or elimination.

Interference with ingress or egress: Camping, storing personal property, standing, sitting, lying down, using personal property, or performing any other activity where such activity:

1. Materially interferes with the ingress into or egress from buildings, driveways, streets, sidewalks, alleys, or any other real property that has a limited number of entrances or exits, regardless of whether the property is owned in whole or in part by the city, a private owner, or another public entity, unless having received the prior express written permission of the property owner; or

2. Reasonably appears, in light of all of the circumstances, to have the purpose or effect of blocking ingress into or egress from buildings, driveways, streets, sidewalks, alleys, or any other real property that has a limited number of entrances or exits, regardless of whether the property is owned in whole or in part by the city, a private owner, or another public entity, unless having received the prior express written permission of the property owner.

Public area(s): An area to which the public or a substantial group of persons has access, including, but not limited to, streets, highways, roadways (including shoulders and medians), bridges, the area above and below any bridge, sidewalks, alleys, parking lots and decks, plazas, parks, public greenspace areas, playgrounds, schools, transportation facilities, within a public-transportation vehicle, an area owned in whole or in part by, operated by, for, or under the custody and control of the City of Metter, Georgia, and other public property, including all areas in the immediate vicinity of public buildings and any other property where public gatherings occur on a regular basis, and any other property where public meetings are conducted.

Storing personal property: Leaving one's personal effects, such as, but not limited to, clothing, bedrolls, cookware, sleeping bags, luggage, knapsacks, or backpacks, unattended for any substantial prolonged length of time. This term shall not include parking a bicycle or other mode of transportation.

12.18.020. Prohibited Acts.

Unless acting under a valid permit issued by the City of Metter, Georgia or otherwise authorized by the City of Metter through its agencies or authorities, it shall be unlawful for any person within the corporate limits of the city to commit any of the following acts:

- (1) No person shall camp in a public area.
- (2) No person shall interfere with ingress or egress of any building, private property, or public area.
- (3) No person shall inappropriately use a public area as defined herein.

12.18.030. Prohibited use of private property.

It shall be unlawful for anyone other than the owner of a private property, a leaseholder of such private property, or other rightful occupant of such private property to camp,

sleep, reside, store personal property, or lie upon, any private property without the owner's or leaseholder's permission. Any such use of private property authorized by and consented to by the owner or leaseholder of such private property must be in conformity with the provisions of the Code of Ordinances of the City of Metter, including, but not limited to, the zoning and land use provisions of said Code of Ordinances which are applicable to such private property, and if such use is a violation of said Code of Ordinances, an authorization of such use by the landowner or leaseholder shall not nullify a violation of any provision of this section.

12.18.040. Warning.

No person may be arrested for violating this section until such person has received a verbal or written warning to cease the unlawful conduct. If the violator fails to promptly comply with the warning issued, then that person may be issued a citation or arrested.

12.18.050. Exceptions.

This section shall not be construed to prohibit any of the following behaviors:

(1) Uses of public parks or public streets authorized by the Mayor and City Council of the City of Metter or an authority delegated to authorize such use;

(2) A person or persons sitting or lying down as a result of a medical emergency; and

(3) A person or persons, sitting, or resting in a public park, public street, or private property where such activity does not constitute camping as herein defined, and such activity does not interfere with ingress and egress as defined herein.

12.18.060. Abandoned Personal Property.

Any personal property used to camp, in which a citation was issued, or being stored, as defined above, may be deemed abandoned by the City of Metter Police Department or the City of Metter Code Enforcement Department and may be confiscated by the same after proper notice is given by verbal warning and/or posting of the property for three (3) days. This Code section shall apply to the confiscation of abandoned personal property regardless of whether the personal property relates to the issuance of a citation or arrest as a result of a violation of this section. The City of Metter Police Department shall retain the property in a manner consistent with the handling of confiscated or abandoned property. The City of Metter Police Department shall not be liable for the disposal of abandoned personal property as defined herein.

12.18.070. Violation; Penalty.

Refer to section 1-8 of the City of Metter Code of Ordinances

BE IT FURTHER ORDAINED that said ordinance shall otherwise remain in full force and effect.

First Reading: _____

Second Reading: _____

APPROVED AND ADOPTED

CITY OF METTER, GEORGIA

BY:

Edwin O. Boyd, Mayor

Chyrileen Kilcrease, Council Member

Victoria Gaitten, Council Member

James McKie, Council Member

Gregg Stewart, Council Member

Rashida Taylor, Council Member

ATTESTED BY:

Angie Conner, City Clerk

**ORDINANCE AMENDING THE CITY OF METTER'S
REFUSE COLLECTION AND DISPOSAL**

THAT WHEREAS, the City of Metter, Georgia provides for the uniform and proper collection and disposal of common household and commercial waste within its jurisdiction; and

WHEREAS, the Mayor, City Clerk, and City Council have identified language in the present ordinances identified as Chapter 13.16 that need to be clarified and expanded for the best interest of the health, safety, morals, and welfare of the public; and

NOW THEREFORE BE IT ORDAINED, by the Mayor and Council of the City of Metter, Georgia that the Refuse Collection and Disposal of the City of Metter, Georgia is hereby amended as follows:

Section 1: That section "**13.16.010 Definitions**" shall be amended to add the following:

"Designee Representative" means any person, firm, or corporation that engages in the business of collecting, transporting, or disposing of any refuse within the city.

"Refuse container" means one of the containers owned by the city **or designee** and consigned to the owner, tenant or occupant of a private dwelling house or commercial apartment located within the city for the purpose of containing and removing household waste from the consignee;

Section 2: That section "**13.16.015 Collections by City or Designee**, shall be amended as follows:

A. Generally. All solid waste and recyclable materials accumulated in the city shall be collected, conveyed, and disposed of by the city **or designee**, except as otherwise expressly authorized herein or approved by the mayor and city council.

Section 3: That a new section entitled "**13.16.020 Refuse containers to be provided by city or designee responsibility of consignee.**" shall be amended as follows:

The city **or designee** shall cosign one refuse container to each owner, tenant or occupant of a private dwelling house or commercial business or apartment located in the city; however, only one refuse container shall be issued per family unit or group of persons occupying a private dwelling house, one refuse container shall be issued for each occupied apartment in a duplex or multiple family dwelling.

The city **or designee** shall initially provide and bear the cost of the first cart for each single-family residence.

Section 4: That section "**13.16.030 Placing of refuse and commercial containers for collection**" shall be amended as follows:

On the day designated by the city **or designee** as being the pickup day for refuse, each consignee shall be responsible for placing the refuse container adjacent to the street nearest the private dwelling house and used by the city **or designee** refuse collection vehicle to remove the accumulated refuse. The refuse container shall be placed not less than two nor more than five feet from the curb or road pavement of the street or thoroughfare being used by the city **or**

designee refuse collection vehicle. After the refuse container has been emptied by the city or designee sanitation department, the refuse container shall be removed by each consignee from such street or thoroughfare at the earliest convenience of the consignee; however, under no circumstances shall a refuse container be left adjacent to the street or thoroughfare for more than twelve (12) hours after pickup by the city or designee sanitation department. (Ord. of 12-10-18)

Section 5: That section “**13.16.040 Charges for collection Uses of system required.**” shall be amended as follows:

The charge shall be assessed on a monthly basis against each occupied residence and place of business regardless of whether said residence or place of business utilizes the garbage collection service provided by the city or designee. All residences and businesses are prohibited from disposing of garbage and refuse within the city limits except by way of utilizing the authorized garbage disposal containers provided by the city or designee or by using a private disposal service which has been approved by the city.

Section 6: That section “**13.16.050 Frequency of collection Disposal of refuse**” shall be amended as follows:

- A. The employees of the city or designee sanitation department shall collect the refuse and dispose of it in the approved landfill not less often than once a week, with the exception of holidays or in times when such collection is impossible, such as in the event of natural disasters.
- B. All such refuse shall be taken to and deposited in such landfill by the employees of the city or designee sanitation department, and it is unlawful to otherwise dispose of such refuse.
- E. Yard trimmings/inert waste shall be collected by the city or designee contractor once every week if placed at curbside for collection. (Ord. of 12-10-18)

Section 7: That section “**13.16.060 Burning of trash in city or designee containers prohibited**” shall be amended as follows:

It is unlawful for any person to burn trash in city or designee containers. (Ord. of 12-10-18)

Section 8: That section “**13.16.070 Residential garbage collection**” shall be amended as follows:

Such persons shall provide to the city or designee a written statement from a physician which validates the existence of such a handicap and shall include their physical address.

Section 9: That section “**13.16.080 Waste generated by contractors, tree surgeons and landscapers**” shall be amended by deleting the struck through portion as follows:

Contractors, tree surgeons, and landscapers providing services and work within the city limits shall be requires to haul away and dispose of their own debris, ~~which is larger than eight inches in diameter, in the public landfill provided for use by the city~~ and to pay whatever fees are required for disposal of their own debris and garbage related to this business activity. (Ord. 02-02: Ord. 97-7 & 12-77 (Ord. of 12-10-18)

Section 10: That section “**13.16.090 Yard trash, tree and shrubbery trimmings**” shall be amended by deleting as follows:

No tree trunks, branches, limbs, or shrubbery larger than six inches in diameter, longer than six feet in length, or heavier than sixty (60) pounds shall be collected. ~~by the city.~~

Section 11: That section “**13.16.140 Household furniture and appliances**” shall be amended by deleting the struck through portion and adding the underscored portions as follows:

~~The city shall collect normal and intact household furniture and appliances, including sofas, chairs, beds, refrigerators, washers, dryers, hot water heaters and similar items, but not including furnaces, from single-family and duplex (two-family) residential structures only.~~ Bulk goods shall include up to four items and defined as large non-household waste items such as appliances and furniture not to exceed 200 lbs from single-family and duplex (two family) residential structures only.

This Ordinance shall be and remain in full force and effect from and after its date and adoption on two separate readings.

FIRST READING: _____

SECOND READING: _____

CITY OF METTER, GEORGIA

BY:

Edwin O. Boyd, Mayor

Chyrileen Kilcrease, Council Member

Rashida Taylor, Council Member

Victoria Gaitten, Council Member

James Mckie, Council Member

Gregg Stewart, Council Member

ATTESTED TO BY:

Angie Conner, City Clerk

O.C.G.A. § 3-3-11

Copy Citation

Current through the 2025 Regular Session of the General Assembly.

Official Code of Georgia Annotated TITLE 3 Alcoholic Beverages (Chs. 1 – 15) CHAPTER 3 Regulation of Alcoholic Beverages Generally (Arts. 1 – 3) Article 1 General Provisions
(§§ 3-3-1 – 3-3-11)

3-3-11. Sale of mixed drinks for off premises consumption.

(a) For purposes of this Code section, the term:

(1) "Approved container" means a tamper evident container that:

(A) Does not contain openings or straw holes;

(B) Is sealed in a manner that is visibly apparent if the container has been subsequently opened or tampered with; and

(C) Has an affixed label or marking that identifies the licensee that prepared and sold the mixed drink.

(2) "Curbside pick-up" means when a licensee furnishes purchased goods to a customer's vehicle within a clearly designated pick-up area located within a paved parking area adjacent to the licensed premises.

(3) "Food service establishment" means any establishment holding a valid food service permit from its respective county health department.

(4) "Mixed drink" means a beverage prepared by combining distilled spirits with nonalcoholic liquid or liquids and that:

(A) Is prepared on the day of sale by an employee of the licensee;

(B) Contains no more than 3 ounces of distilled spirits; and

(C) Is sealed in an approved container.

(b) Notwithstanding any other contrary provision of law and unless otherwise prohibited by local ordinance or resolution, any food service establishment which is licensed to sell distilled spirits for consumption on the premises may sell mixed drinks for off-premises consumption in approved

containers, provided that such mixed drinks are:

- (1)** Sold to an individual 21 years of age or older who shall be limited to two mixed drinks per entree ordered;
 - (2)** Accompanied by a food order and a sales receipt with a time stamp that indicates the date and time of such purchases;
 - (3)** Sold for personal use and not for resale and picked up in person by the same individual customer to whom the mixed drinks and entrees were sold and from whom the food service establishment received payment; provided, however, that such individual customer shall not include a delivery service or third-party agent; and
 - (4)** Furnished with the accompanying food order to the customer on the premises or by way of curbside pick-up.
- (c)** If transported in a motor vehicle, the customer shall place the mixed drink in a locked glove compartment, a locked trunk, or the area behind the last upright seat of a motor vehicle that is not equipped with a trunk.
- (d)** Sales of mixed drinks for off-premises consumption shall be taxed in accordance with Code Sections 3-4-130 through 3-4-133.
- (e)** The commissioner shall promulgate and enforce such rules and regulations as he or she may deem reasonable and necessary to effectuate the provisions of this Code section.

History

Code 1981, § 3-3-11, enacted by Ga. L. 2021, p. 498, § 1/SB 236.

▼ Annotations

Notes

Effective date. —

This Code section became effective May 5, 2021.

Research References & Practice Aids

Hierarchy Notes:

O.C.G.A. Title 3

O.C.G.A. Title 3, Ch. 3

O.C.G.A. Title 3, Ch. 3, Art. 1

Official Code of Georgia Annotated

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Content Type:

Terms:

Narrow By: -None-

Date and Time: Aug 04, 2025 04:48:58 p.m. EDT



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[Terms & Conditions](#)

2. Saturday 6:00 a.m. to 12:00 a.m.
(Midnight)
3. Sunday 12:30 p.m. to 11:30 p.m.
(Ord. 02-04 (part); Ord. of 12-12-16)

**5.08.720 Dancing on premises
prohibited.**

Patron dancing shall be permitted at facilities licensed for consumption on-the-premises sales only where:

1. Adequate space exists;
2. All fire and safety regulations are met. (Ord. 02-04 (part))

**5.08.730 Removal of beverages
prohibited.**

All alcoholic beverages sold by consumption on-the-premises licensees shall be consumed only on the licensed premises. It shall be unlawful for any person to remove from the licensed premises any alcoholic beverages sold for consumption on the premises to a public street or public area.
(Ord. 02-04 (part))

**5.08.740 Prohibition of certain types
of entertainment, attire and
conduct.**

A. "Findings; public purpose." Based on the experience of other urban counties and municipalities, including, but not limited to, Atlanta and Fulton County, Georgia; Dekalb County, Georgia; Richmond County, Georgia;

Shauna Goodman

From: Brent Carter <brent@carterfranklin.com>
Sent: Tuesday, August 5, 2025 9:18 AM
To: Shauna Goodman
Cc: Angie Conner
Subject: RE: Alcohol Question - Mixed Drinks to Go

That is not allowed under our ordinance.

BRENT CARTER
CARTER FRANKLIN, LLP
POST OFFICE BOX 27
METTER, GEORGIA 30439
(912) 685-5500 (PHONE)
(912) 685-5030 (FAX)
WWW.CARTERFRANKLIN.COM



THIS E-MAIL MESSAGE IS FROM A LAW FIRM AND IS INTENDED SOLELY FOR THE USE OF THE INDIVIDUAL OR ENTITY TO WHOM IT IS ADDRESSED AND MAY CONTAIN INFORMATION THAT IS PRIVILEGED, CONFIDENTIAL AND EXEMPT FROM DISCLOSURE UNDER APPLICABLE LAW. IF YOU BELIEVE YOU RECEIVED THIS E-MAIL IN ERROR, PLEASE NOTIFY THE SENDER IMMEDIATELY, DELETE THE E-MAIL FROM YOUR COMPUTER AND DO NOT COPY OR DISCLOSE IT TO ANYONE ELSE. IF YOU ARE NOT AN EXISTING CLIENT OF OURS, DO NOT CONSTRUCT ANYTHING IN THIS E-MAIL TO MAKE YOU A CLIENT UNLESS IT CONTAINS A SPECIFIC STATEMENT TO THAT EFFECT AND DO NOT DISCLOSE ANYTHING TO US IN REPLY THAT YOU WOULD EXPECT US TO HOLD IN CONFIDENCE. IF YOU PROPERLY RECEIVED THIS E-MAIL AS A CLIENT, CO-COUNSEL OR RETAINED EXPERT OF OURS, YOU SHOULD MAINTAIN ITS CONTENTS IN CONFIDENCE IN ORDER TO PRESERVE THE ATTORNEY-CLIENT PRIVILEGE OR WORK PRODUCT PRIVILEGE THAT MAY BE AVAILABLE TO PROTECT CONFIDENTIALITY.

From: Shauna Goodman [mailto:sgoodman@cityofmetterga.gov]
Sent: Tuesday, August 5, 2025 8:59 AM
To: Brent Carter <brent@carterfranklin.com>
Cc: Angie Conner <aconner@cityofmetterga.gov>
Subject: Alcohol Question - Mixed Drinks to Go

Good morning Brent,

El Mariachi Mexican Restaurant came by yesterday to inquire about selling mixed drinks to go. I've attached the State law concerning it and one section of our local ordinance. Can you give us your interpretation of both to see if this is something allowed or not in the city? This is the only section I found that might relate to it.

Thanks!

Shauna Goodman
City of Metter
Administrative Assistant
49 S. Rountree Street
P.O. Box 74
Metter, GA 30439

FROM THE DESK OF CLIFF HENDRIX
PUBLIC WORKS DIRECTOR

City of Metter
P.O. Box 74
Metter, Georgia 30439

Telephone: 912-685-7845 Fax: 912-685-2648 e-mail- chendrix@cityofmetterga.gov

To: Scott Wood, City Manager
From: Cliff Hendrix, ACPWP-M
Date: July 30, 2025
Subject: Recommendation of bid for the 10 streets for second round TIA Band 1 Projects
and the 2024 LRA Road Projects.

There were 2 bids received for the 10 TIA Projects and the 2024 LRA Road Projects on July 9, 2025, at 2:00 PM. There is an attachment list showing the bids. These projects include resurfacing, utility improvements and drainage improvements. Funding sources for these projects will come from TIA, 2024 SPLOST and R&R Water/sewer funds.

It is our recommendation to award this project to Sikes Brothers, Inc. for a bid price of \$1,395,211.75.

- | | |
|-----------------------------------|----------------|
| 1. Sikes Brothers, Inc..... | \$1,395,211.75 |
| 2. McLendon Enterprises, Inc..... | \$1,900,170.60 |

Cc: Angie Conner, City Clerk
Missy Edenfield, Purchasing



1211 Merchant Way
Suite 201
Statesboro, GA 30458
Phone: (912) 764-7022
Fax: (912) 233-4580
www.emc-eng.com

July 12, 2025

Mr. Cliff Hendrix
City of Metter Public Works Director
700 Washington Street
Metter, GA 30439

RE: **EMC PROJECT NO. 24-2099 / 24-2088**
METTER 2024 TIA & LRA ROAD IMPROVEMENT PROJECT

Dear Mr. Hendrix,

Proposals for the **Metter 2024 TIA & LRA Roadway Improvement Project** were opened July 9th, 2025, at 2:00PM at the Metter Public Works Facility at 700 Washington Street. There were two eligible bidders, McLendon Enterprises, INC and Sikes Brothers, INC. The results are as follows:

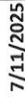
TIA - PROJECT SUMMARY - GRAND TOTAL BY ROAD - INCLUDING ALL ADD ALTERNATES					
McLendon Enterprises, INC			Sikes Brothers, INC		
BASE BID - RESURFACING	ADD ALT - UTILITIES	GRAND TOTAL BY RD	BASE BID - RESURFACING	ADD ALT - UTILITIES	GRAND TOTAL BY RD
\$ 1,026,077.50	\$ 718,211.10	\$ 1,744,288.60	\$ 645,660.75	\$ 629,542.90	\$ 1,275,203.65
LRA - PROJECT SUMMARY - GRAND TOTAL BY ROAD - INCLUDING ALL ADD ALTERNATES					
BASE BID - RESURFACING	ADD ALT - UTILITIES	GRAND TOTAL BY RD	BASE BID - RESURFACING	ADD ALT - UTILITIES	GRAND TOTAL BY RD
\$ 131,963.50	\$ 23,918.50	\$ 155,882.00	\$ 80,789.60	\$ 39,218.50	\$ 120,008.10
TIA/LRA CONTRACT GRAND TOTAL:		\$ 1,900,170.60			\$ 1,395,211.75

The low bidder was Sikes Brothers, INC. at **\$1,395,211.75** for the grand total of all work for the TIA and LRA project. The TIA Base Resurfacing Bid from Sikes Brothers was **\$645,660.75**, which is eligible for TIA Reimbursement. A full bid tabulation is attached to this letter. Based on the bid tabulations, EMC Engineering Services recommends Sikes Brothers, INC as the contractor to complete the work. Please be aware that with their current work load, we anticipate Sikes Brothers may not complete this project within the contract time.

Please let us know if you have any questions or need anything else at this time.

Thank you.

Daniel Chicola, Sr. Construction Manager
EMC Engineering Services, Inc.



TIA - PROJECT SUMMARY - GRAND TOTAL BY ROAD - INCLUDING ALL ADD ALTERNATES						
McLendon Enterprises, INC				Sikes Brothers, INC		
ROAD NAME	BASE BID - RESURFACING	ADD ALT - UTILITIES	GRAND TOTAL BY RD	BASE BID - RESURFACING	ADD ALT - UTILITIES	GRAND TOTAL BY RD
PRESTON STREET	\$ 138,520.10	\$ 190,567.10	\$ 329,087.20	\$ 68,195.00	\$ 126,690.05	\$ 194,885.05
MOFFIT & EDWARDS STREET	\$ 133,182.00	\$ 21,727.00	\$ 154,909.00	\$ 80,225.00	\$ 20,912.30	\$ 101,137.30
HICKORY STREET	\$ 87,594.14	\$ 33,352.00	\$ 120,946.14	\$ 46,182.00	\$ 59,628.00	\$ 105,810.00
BRAGDON STREET	\$ 29,296.44	\$ -	\$ 29,296.44	\$ 18,078.25	\$ -	\$ 18,078.25
DOCTORS STREET	\$ 58,771.70	\$ 44,577.50	\$ 103,349.20	\$ 25,578.75	\$ 45,863.00	\$ 71,441.75
HOLLY DRIVE	\$ 81,941.25	\$ 110,137.50	\$ 192,078.75	\$ 48,776.25	\$ 92,778.19	\$ 141,554.44
HOPE ROAD	\$ 100,964.40	\$ 127,127.00	\$ 228,091.40	\$ 39,610.25	\$ 100,522.67	\$ 140,132.92
BRANNEN STREET	\$ 138,919.20	\$ 61,878.00	\$ 200,797.20	\$ 124,747.75	\$ 76,460.69	\$ 201,208.44
NORTH KENNEDY STREET	\$ 190,740.87	\$ 80,934.00	\$ 271,674.87	\$ 164,732.75	\$ 78,953.00	\$ 243,685.75
EAST TURNER STREET	\$ 66,147.40	\$ 47,911.00	\$ 114,058.40	\$ 29,534.75	\$ 27,735.00	\$ 57,269.75
TIA CONSTRUCTION GRAND TOTAL ALL ROADS:	\$ 1,026,077.50	\$ 718,211.10	\$ 1,744,288.60	\$ 645,660.75	\$ 629,542.90	\$ 1,275,203.65
			McLendon Enterprises, INC	TIA FUNDED Sikes Brothers, INC		
LRA - PROJECT SUMMARY - GRAND TOTAL BY ROAD - INCLUDING ALL ADD ALTERNATES						
ROAD NAME	BASE BID - RESURFACING	ADD ALT - UTILITIES	GRAND TOTAL BY RD	BASE BID - RESURFACING	ADD ALT - UTILITIES	GRAND TOTAL BY RD
LILIAN STREET	\$ 63,439.00	\$ 8,674.50	\$ 72,113.50	\$ 37,723.50	\$ 20,658.50	\$ 58,382.00
NORTH ROUNDTREE STREET	\$ 28,486.00	\$ -	\$ 28,486.00	\$ 21,883.25	\$ -	\$ 21,883.25
BAY STREET	\$ 40,038.50	\$ 15,244.00	\$ 55,282.50	\$ 21,182.85	\$ 18,560.00	\$ 39,742.85
LRA CONSTRUCTION GRAND TOTAL ALL ROADS:	\$ 131,963.50	\$ 23,918.50	\$ 155,882.00	\$ 131,963.50	\$ 23,918.50	\$ 120,008.10
			McLendon Enterprises, INC	Sikes Brothers, INC		
TIA/LRA CONTRACT GRAND TOTAL: \$ 1,900,170.60 \$ 1,395,211.75						

A RESOLUTION DECLARING CERTAIN PERSONAL PROPERTY OF THE CITY AS
SURPLUS AND AUTHORIZING ITS DISPOSAL

THAT WHEREAS, from time to time the City will have personal property that becomes obsolete, broken, or worn out, and is replaced by newer equipment, or is seized due to criminal activity; and

WHEREAS, said personal property must be disposed of according to OCGA 36-37-6, in order to free up space for the newer equipment and/or to recoup any salvage value; and

WHEREAS, the Public Works Department has submitted a request to dispose of such personal property, and the Mayor and City Council wish to dispose of it;

NOW THEREFORE BE IT RESOLVED by the Mayor and City Council of the City of Metter, Georgia this 11th day of August 2025, as follows:

Section 1. That the property listed below is hereby declared surplus and authorized to be disposed.:

- a) A 2007 Freightliner M2106 Garbage Truck VIN# 1FVACXCSO7HY18104.
- b) A 2017 Freightliner M2106 Garbage Truck VIN# 1FVACYCY6HHHY4524.
- c) A 2020 International HV607 SBA (Knuckle Boom Truck) VIN# 3HAEJTAN2LL424622
- d) A 2001 International Navistar Street Sweeper VIN# 1HTCSABN81H351212.
- e) A Vermeer 1800 XL Brush Chipper VIN# 1VRY131ZOH1002633.

Section 2. That the HR/Purchasing Manager is hereby authorized to have said surplus property advertised in the legal organ of Candler County, the *Metter Advertiser*, and placed on the Govdeal.com website for this disposal.

Section 3. That this Resolution shall be and remain in full force and effect from and after its date of adoption.

Adopted this 11th day of August 2025.

CITY OF METTER, GEORGIA

By: Edwin O. Boyd, Mayor

Attest: Angie O. Conner, City Clerk

FROM THE DESK OF CLIFF HENDRIX
DIRECTOR OF PUBLIC WORKS

City of Metter
P.O. Box 74
Metter, Georgia 30439
Telephone: 912-685-7845 Fax: 912-685-2648 e-mail- chendrix@cityofmetterga.gov

To: Scott Wood, City Manager
From: Cliff Hendrix, ACPWO
Subject: Surplus of equipment
Date: July 29, 2025

Please find items that I would like to have declared surplus and sold.

1. A 2007 Freightliner M2106 Garbage truck, VIN# 1FVACXCSO7HY18104.
2. A 2017 Freightliner M2106 Garbage truck, VIN# 1FVACYCY6HHHY4524.
3. A 2020 International HV607 SBA (Knuckle Boom truck) VIN# 3HAEJTAN2LL424622.
4. A 2001 International Navistar Street sweeper VIN# 1HTCSABN81H351212. The sweepers engine unit is bad, and the cost of repair is \$46,000.00. Too old to repair.
5. A Vermeer 1800XL Brush Chipper VIN# 1VRY131ZOH1002633.

Cc: Angie Conner

**FROM THE DESK OF CLIFF HENDRIX
DIRECTOR OF PUBLIC WORKS**

City of Metter
P.O. Box 74
Metter, Georgia 30439

Telephone: 912-685-7845 Fax: 912-685-2648 e-mail- chendrix@cityofmetterga.gov

To: Scott Wood, City Manager
From: Cliff Hendrix, ACPWP-M
Date: August 5, 2025

Re: City of Metter
2026 LIMIG List

Please find listed below my recommendation for the council to consider and approve for our 2026 LMIG Program submission. We will receive \$89,080.84 in GDOT funds and with our 10% match we will have around \$97,988.93 for LMIG funding. We can use additional funds from our monthly TIA amount that we receive.

2026 LIMIG

1. High St. from W. Lillian St. to Central Avenue. Resurface 24' width roadway, adding centerline and edge line stripping and stop bars. Estimated cost \$38,592.00
2. Daniel St. from N. Lewis St. to Cedar St. Resurfacing 24' width roadway, adding centerline and edge line stripping and stop bar. Estimated cost \$88,780.00.00

Cc: Angie Conner, City Clerk

City of Metter

MAYOR & COUNCIL

Edwin O. Boyd, Mayor
Chyrileen Kilcrease, Mayor Pro Tem
Victoria Gaitten
Jamies McKie
Gregg Stewart
Rashida Daniel Taylor

49 South Rountree Street
Post Office Box 74
Metter, Georgia 30439



APPOINTED OFFICIALS

Scott Wood, City Manager
Angie Conner, City Clerk
Brent Carter, City Attorney
J. Kendall Gross, Municipal Judge

Date: August 5, 2025
To: Scott Wood, City Manager
From: Missy Edenfield, HR/Purchasing Manager
RE: Welcome Center Landscape Bids

The City of Metter accepted bids for landscaping at the Metter Welcome Center. A bid opening was held on August 5, 2025 at 2:00 p.m. in the Council Chambers at City Hall. Four bids were received:

- | | | |
|----|---|-------------------|
| 1. | Southern Turf Management Services
Twin City , GA | \$5,490 annually |
| 2. | Hero Holloway Landscaping LLC
Metter, GA | \$7,250 annually |
| 3. | Sue's Lawncare & Landscape LLC
Metter, GA | \$14,500 annually |
| 4. | One of a Kind Lawncare
Metter, GA | \$15,175 annually |

The bids were reviewed by Cliff Hendrix, Public Works Director and Missy Edenfield, HR-Purchasing Manager. After reviewing, it is our recommendation that this bid be awarded to Southern Turf Management Services in the amount of \$5,490 annually.

This is a budgeted expense in the FY2026 Welcome Center budget (\$9,440 budgeted).

Please download the form and open it with **ADOBE READER** in order to submit it via email! An active email account is required.

**CITY OF METTER
CITY PARK APPLICATION**

RECEIVED

AUG 01 2025

Date: 07/31/2025

APPLICANT INFORMATION:

Applicant Name: Hillary Coney

Applicant Address : [REDACTED]

Telephone #: [REDACTED]

Email Address: [REDACTED]

Name of Organization: Communities In Schools

Name of Private Citizen/Chairman: Kathy Dixon

RENTAL INFORMATION

Date of Rental: 10/18/2025 Name of Event: Harvest Festival

Time Requested for Use of Park: 8am am/pm until 5pm am/pm

Expected Number of Persons in Attendance: 200

PARK(S) TO BE USED:

☒ William 'Billy' Trapnell Downtown West Park

☐ Lee St. Park

☒ Downtown Central Park

☐ East Lillian St. Pavilion Park

☐ Downtown East Park

I, Hillary Coney, request permission to be allowed use of a City Park for the following reasons:

Food trucks, Vendor booths; Games will be in West Park. We will also have inflatables

for the kids on Rountree St. as well as Possibly live entertainment

***If our organization is going to be selling food, other than baked goods, it is my understanding that I must provide a letter of approval from the Candler County Health Department prior to a permit being approved.**

***If our organization is going to be giving food away, it is my understanding that I do NOT need a letter of approval from the Candler County Health Department.**

RECEIVED

JUL 28 2025

Please download the form and open it with ADOBE READER in order to submit it via email! An active email account is required.

CITY OF METTER, GEORGIA

APPLICATION FOR RETAIL ALCOHOLIC BEVERAGE LICENSE

DATE OF APPLICATION _____ NEW ☒ RENEWAL _____

TYPE OF BUSINESS TO BE OPERATED FOR:

(1) Retail licenses:

Circle/Check all that apply:

(a) Package sales for:

1. off premise consumption of beer and wine:

\$ 400.00 ☒

2. on premise consumption of beer and wine:

\$ 400.00 ☐

(b) Pouring license for on premise consumption of distilled spirits by the drink:

\$2,000.00 ☐

(c) Package sales for off premise consumption of distilled spirits:

\$2,000.00 ☐

APPLICANT'S FULL NAME Na-Lea Gregory

BUSINESS NAME RaceTrac, Inc.

DBA RaceTrac #2650

BUSINESS ADDRESS 1302 South Lewis St. Metter, GA 30439

BUSINESS MAILING ADDRESS 200 Galleria Parkway, Suite 900, Atlanta, GA 30339

BUSINESS EMAIL ADDRESS storelicensing@racetrac.com

BUSINESS TELEPHONE # 770-431-7600

APPLICANT'S HOME ADDRESS _____

APPLICANT'S HOME PHONE # _____

APPLICANT'S AGE _____

DATE OF BIRTH _____

SS # _____

HAVE YOU EVER BEEN ARRESTED FOR ANYTHING OTHER THAN A TRAFFIC VIOLATION?
YES ☒ NO ☐

IS THE APPLICANT THE OWNER OF THE BUSINESS? YES ☒ NO ☐

IF NO, WHAT IS YOUR TITLE IN THE BUSINESS? Operations Supervisor

IS THIS BUSINESS A: PARTNERSHIP ☐ CORPORATION ☒ LLC ☐

HOW MANY PARTNERS, SHAREHOLDERS, ETC. ARE INVOLVED IN THE BUSINESS? 3

PLEASE LIST THE PARTNERS BELOW:

Karla B. Ahlert

Natalie Morhous

Joseph H. AKers

I UNDERSTAND THAT ANY PARTNER INVOLVED MUST COMPLETE AN APPLICATION AND IT IS MY RESPONSIBILITY TO INSURE THIS IS DONE.

APPLICANT'S SIGNATURE

SIGN HERE

DATE

7/22/25

Angie Conner

From: Jason Douglas
Sent: Monday, August 4, 2025 9:15 AM
To: Angie Conner; Kellie Lank
Cc: baasheim@candlerco-ga.gov; Scott Wood
Subject: July 2025 Fire Responses
Attachments: July 2025 Fire Response List.xlsx

1 Alarm call in City of Pulaski

Metter Fire Rescue Response List

Jul-25

Call Type and Jurisdiction

Jul-25

	Structure	Vehicle	Res.	Brush	Inv.	Alarm	Heli.	Haz.	Service	Med.	Other	Total
City	3	1	4	2	0	8	7	0	3	5	2	35
County	2	0	5	2	0	8	0	0	3	5	1	26
Total	5	1	9	4	0	16	7	0	6	10	3	

Total Calls	61
-------------	----

Total Calls 63 2 Mutual Aid given to Emanuel Fire

Jul-24

	Structure	Vehicle	Res.	Brush	Inv.	Alarm	Heli.	Haz.	Service	Med.	Other	Total
City	0	0	1	0	1	3	11	2	1	5	3	27
County	1	2	7	2	0	7	0	0	0	4	1	24
Total	1	2	8	2	1	10	11	2	1	9	4	

Total Calls	51
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Total Calls 52 1 Mutual Aid given to Bulloch Fire



METTER POLICE DEPARTMENT JULY 2025 STATS

JUL-25
LAST MONTH
LAST YEAR

CITATIONS ISSUED		90	121	107
WARNINGS		70	109	111
ARRESTS		3	13	15
ACCIDENTS		14	11	16
INCIDENT REPORTS		42	42	49
	Cleared by Arrest	3	16	13
	Exceptionally Cleared	0	2	2
	Unfounded	6	4	11
	Felony Cases	4	4	15
	Misdemeanor Cases	27	32	27
	Fowarded to Investigations	12	12	46

Metter Animal Shelter Monthly Report 2025

	<u>Jan</u>	<u>Feb</u>	<u>Mar</u>	<u>Apr</u>
# Of dogs from the City of Metter	5	12	7	9
# Of dogs from Candler County	20	8	40	14
Total # of dogs	25	20	47	23
# Of cats from the City of Metter	8	2	5	16
# Of cats from Candler County	4	12	8	6
Total # of cats	12	14	13	22
# Of owner reclaimed	2	7	4	6
# Of calls responded to	49	53	49	41
# Of dogs surrendered by owner	6	4	22	3
# Of dogs adopted	4	5	9	16
# Of dogs euthanized	3	5	4	3
# Of dogs deceased at shelter	1	0	0	0
# Of dog bites reported	3	3	2	2
# Of cats surrendered by owner	3	1	0	7
# Of cats adopted	9	3	1	3
# Of cats euthanized	3	4	4	2
# Of cats deceased at shelter	0	0	3	0
# Of cat bites reported	0	0	1	0
Rescue transfer for dogs	11	15	17	12
Rescue transfer for cats	6	1	9	7

<u>May</u>	<u>June</u>	<u>July</u>	<u>Aug</u>	<u>Sept</u>	<u>Oct</u>	<u>Nov</u>	<u>Dec</u>
3	11	10					
39	24	16					
42	35	26					
7	18	6					
13	15	28					
20	33	34					
3	6	1					
52	53	54					
11	10	2					
6	14	9					
10	4	1					
0	3	1					
4	1	3					
1	8	1					
17	17	13					
6	7	3					
1	0	0					
0	1	0					
17	19	7					
4	9	5					

Incidents between two dates (by Species)

Metter Animal Shelter P.O. Box 74, Metter Ga. 30439 912-685-7877

Criteria:

Enter the from date: 07/01/2025

Enter the to date: 07/31/2025

Cat

Abandoned

Date	Caller	Notes	Victim	Suspect	Dispatch	Dispatched	Responded	Completed
07/02/2025 10:53:44	Candler County Sheriff's Office H: W:912- 685- 2291 C:	Possibly 3 cats left behind at the address in poor condition			Metter Ga 30439			07/02/2025 11:00:00 Completed by Animal Control

Total Abandoned: 1

Animals at large

Date	Caller	Notes	Victim	Suspect	Dispatch	Dispatched	Responded	Completed
07/02/2025 08:30:00	Candler Co, Shop H: W:685- 2993 C:	2 kittens found in shop			Landfill RD Metter Ga 30439			07/02/2025 09:30:00 Animal picked up
07/02/2025 14:20:00	H: W: C:	Stray cat in the kitchen			Metter Georgia 30439			07/02/2025 14:45:00 Animal picked up
07/22/2025 13:00:00	H: W: C: (912)	Stray cat			Metter Georgia 30439			
07/23/2025 14:45:00	H: W: C:	3 stray cats			Metter Georgia 30439			
07/24/2025 11:10:00	H: W: C: (912)	Stray kitten			Metter			07/25/2025 13:20:00 No animal found

					Georgia 30439			
07/28/2025 10:01:06	H: W: C: (912)	Stray cat			Metter Georgia 30439			
07/29/2025 08:00:00	H: W: C: (912)	Stray kittens			Metter Georgia 30439			
07/29/2025 16:03:56	H: W: C: (912)	1 kitten			St Metter Georgia 30439			07/30/2025 09:50:00 Animal rehomed
07/30/2025 10:10:00	METTER POLICE DEPT H: W: C:	PD contacted ACO stating that there are 2 kittens at that need to be picked up			METTER GA 30439			07/30/2025 10:15:00 Animal picked up
07/30/2025 15:57:07	H: W: C: (912)	Stray cats			Metter Georgia 30439			

Total Animals at large: 10

Number of pets

Date	Caller	Notes	Victim	Suspect	Dispatch	Dispatched	Responded	Completed
07/15/2025 11:00:00	H: W: C:(912)	Surrender Drop off Friday at 10 am			St Metter Georgia 30439			07/18/2025 10:00:00 Owner surrender

Total Number of pets: 1

Total Cat: 12

Dog

Abandoned

Date	Caller	Notes	Victim	Suspect	Dispatch	Dispatched	Responded	Completed
07/24/2025 14:05:00	H: W: C:	2 dogs were left at in the parking lot *one has disappeared*			Metter Georgia 30439			07/24/2025 14:20:00 Animal picked up
07/24/2025 15:10:00	H: W: C:	worker called stating the 2nd dog from the two left there is now at			Metter Georgia 30439			07/25/2025 15:25:00 Animal picked up

Total Abandoned: 2

Aggression

Date	Caller	Notes	Victim	Suspect	Dispatch	Dispatched	Responded	Completed
07/10/2025 09:40:11	H: W: C:	Stray dog *german shepherd* 12:30 pm- Sheriff Miles contacted ACO stating that the caller also contacted them stating that the dog was being aggressive towards him while trying to shew him off his porch and is unable to let his dog out to use the bathroom			Hwy Metter Georgia 30439			07/14/2025 10:00:00 Completed by Animal Control
07/19/2025 16:30:00	Candler County Sheriff's Office H: W:912-685-2291 C:	Aggressive dog			Metter Ga 30439			07/19/2025 18:00:00 Animal picked up

07/21/2025 07:30:00	Candler County Sheriff's Office H: W:912- 685- 2291 C:	Aggressive dog				Metter Ga 30439			07/21/2025 08:15:00 Animal picked up
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Total Aggression: 3

Animals at large

Date	Caller	Notes	Victim	Suspect	Dispatch	Dispatched	Responded	Completed
07/01/2025 10:09:08	H: W: C: (912)	Stray dog			Metter Georgia 30439			07/01/2025 11:20:00 Animal picked up
07/02/2025 12:30:00	H: W: C:)	Please pick up two stray female puppies that showed up at this address yesterday			Metter Georgia 30439			07/02/2025 14:05:00 Animal picked up
07/02/2025 13:00:00	H: W: C:	Stray chocolate lab			Metter Georgia 30439			07/02/2025 14:20:00 Animal picked up
07/03/2025 10:35:00	H: W: C: (912)	Stray white dog			Metter Georgia 30439			07/03/2025 11:05:00 Animal picked up
07/03/2025 17:10:00	Candler County Sheriff's Office H: W:912- 685-2291 C:	4 pups on I-16 in a box			I-16 before Safari Store Metter Ga 30439			07/03/2025 17:30:00 Animal picked up
07/07/2025 12:15:00	H: W: C: (912)	Mama dog and 1 pup			Metter Georgia 30439			07/14/2025 11:15:00 Animal picked up

07/07/2025 12:30:00	H: W: C: (912)	Stray dog with possible flea allergy			Metter Georgia 30439			07/14/2025 10:35:00 No animal found
07/07/2025 13:00:00	H: W: C:)	Grey/ White pit with pink collar			Metter Georgia 30439			07/14/2025 13:55:00 Completed by Animal Control
07/09/2025 13:44:45	H: W: C: (912)	Stray dog with skin issues			Metter Georgia 30439			07/14/2025 12:00:00 Animal rehomed
07/10/2025 10:15:00	H: W: C: (912)	2 beagles coming in the middle of the night *ACO has attempted to contact 3 times with no answer and no returning calls			Metter Georgia 30439			07/16/2025 10:45:00 Completed by Animal Control
07/10/2025 10:30:00	H: W: C: (912) 678-0110	Stray dog			Metter Georgia 30439			07/10/2025 14:55:00 Animal picked up
07/10/2025 13:10:00	H: W: C:	Stray dog trying to come in restaurant			Metter Georgia 30439			07/10/2025 14:00:00 Owner reclaimed
07/12/2025 10:35:00	H: W: C: (912)	Beagle found on Hendricks rd			Metter Georgia 30439			07/19/2025 13:00:00 Animal picked up
07/12/2025 11:00:00	H: W: C: (912)	German shep. from other workorder (was relocated			metter Ga. 30439			07/14/2025 10:10:00 Animal picked up

		to her home						
07/16/2025 14:06:50	H: W: C: (912)	Stray puppy			Metter Georgia 30439			07/16/2025 14:40:00 Animal picked up
07/19/2025 10:30:00	H: W: C: (912)	Stray puppy with diarrhea Update: no diarrhea			Metter Georgia 30439			07/23/2025 13:30:00 Animal picked up
07/19/2025 10:45:00	H:(912) W: C: (912)	Stray dog			Metter Georgia 30439			07/31/2025 14:55:00 Animal picked up
07/21/2025 12:50:00	H: W: C: (912)	Please pick up black dog that has shown up at this address			Hwy Metter Ga 30439			07/22/2025 10:50:00 No animal found
07/21/2025 15:55:00	H: W: C:	2 stray dogs near side of the road... caller is working with			Metter Georgia 30439			07/23/2025 10:30:00 No animal found
07/22/2025 15:09:57	H: W: Napa C:	2 beagles			Metter Ga 30439			07/30/2025 15:15:00 Animal picked up
07/25/2025 13:26:39	H: W: C:	Stray dog with collar PICK UP ON 8/4			Metter Georgia 30439			
07/25/2025 14:52:40	H: W: C:	Stray dog			Metter Georgia 30439			

07/28/2025 10:11:31	H: W: C:	Stray brown dog			Metter Georgia 30439			07/29/2025 10:55:00 No animal found
07/30/2025 11:55:00	H: W: C:	2 huskys with collars			Metter Georgia 30439			07/30/2025 12:10:00 No animal found

Total Animals at large: 24

Bite

Date	Caller	Notes	Victim	Suspect	Dispatch	Dispatched	Responded	Completed
07/11/2025 14:48:27	Candler Health Dept H: W: C:	Dog bite trying to break up her 2 dogs fighting			Metter Ga 30439			07/21/2025 08:00:00 Completed quarantine
07/14/2025 08:00:00	Candler Health Dept H: W: C:	Dog bite			Cobbtown Ga 30420			07/14/2025 09:25:00 Completed by Animal Control
07/23/2025 14:00:00	Candler Health Dept H: W: C:912-	Dog bite occurred in Bulloch, but dog lives in Metter			Metter Ga 30439			08/01/2025 08:00:00 Completed quarantine

Total Bite: 3

Dead animal

Date	Caller	Notes	Victim	Suspect	Dispatch	Dispatched	Responded	Completed
07/15/2025 21:45:00	Candler County Sheriff's Office H: W:912- 685- 2291 C:	Deceased dog on the side of the road			St Metter Ga 30439			07/15/2025 22:00:00 Completed by Animal Control

Total Dead animal: 1

Neglect

Date	Caller	Notes	Victim	Suspect	Dispatch	Dispatched	Responded	Completed
07/15/2025 08:00:00	H: W: C:912-	contacted ACO stating that there are 3 dogs and a dead chicken on rental property and the dogs are not in proper living conditions.			METTER GA 30439			07/16/2025 10:30:00 Completed by Animal Control

Total Neglect: 1

Nuisance

Date	Caller	Notes	Victim	Suspect	Dispatch	Dispatched	Responded	Completed
07/11/2025 08:00:00	H: W: C: (912)	Neighbors dog keeps jumping over fence and getting tangled on their side of the fence which is becoming a nuisance.			St Metter Georgia 30439			07/11/2025 11:15:00 Completed by Animal Control
07/23/2025 14:05:00	H: W: C: (912)	Neighbor's at have not been seen in 2 months to his knowledge, but their dog has been			Metter Georgia 30439			08/01/2025 09:40:00 Completed by Animal Control

		charging at him and tearing up his trash. He stated that the people at could possibly be taking care of it, but he is not sure. It is a black dog with possible pups						
--	--	--	--	--	--	--	--	--

Total Nuisance: 2

Number of pets

Date	Caller	Notes	Victim	Suspect	Dispatch	Dispatched	Responded	Completed
07/02/2025 11:53:23	H: W: C:(912)	Surrender Siren			Metter Georgia 30439			07/06/2025 19:30:00 Owner surrender
07/03/2025 10:25:00	H:(912) W: C:(912)	Surrender * Call tuesday or wednesday with time frame on pick up			Metter Georgia 30439			07/08/2025 10:10:00 Animal rehomed
07/14/2025 13:43:10	H: W: C:(912)	Surrender			Metter Georgia 30439			07/16/2025 10:30:00 Animal rehomed
07/24/2025 14:40:00	H:() W: C:	Surrender 2 GSPs Update 7/25 one has been rehomed the girl is left			Metter Georgia 30439			08/01/2025 09:50:00 Animal rehomed

Total Number of pets: 4

Welfare check

Date	Caller	Notes	Victim	Suspect	Dispatch	Dispatched	Responded	Completed
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07/25/2025 10:15:00	METTER POLICE DEPT H: W: C:	contacted ACO stating that there are 2 dogs in the backyard with water that is accessible and look healthy, but wanting a doorhanger for owner to reach out and ensure the dogs are being taken care of			METTER GA 30439			07/28/2025 10:40:00 Completed by Animal Control
07/30/2025 09:45:40	METTER POLICE DEPT H: W: C:	Dog tied to trampoline and is tangled up anonymous caller requesting welfare check			St Metter Georgia 30439			07/30/2025 10:50:00 Completed by Animal Control

Total Welfare check: 2

Total Dog: 42

Report: **Monthly Reports -> Incidents between two dates (by Species)**

Generated by Animal Shelter Manager 50u [Tue Jul 29 11:42:06 UTC 2025] at Metter Animal Shelter
on 08/01/2025 by mhart

REPORT CITY OF METTER
PUBLIC WORKS DIRECTOR
MONTHLY REPORT
JULY 01 TO JULY 31, 2025

A. Water and Sewer Department:

Items	Current Month	Last Month	This Month Last Year	YTD CITY FY2026
1. Total number of work orders.	250	256	329	250
2. Turn on-New Customers.	24	25	23	24
3. Turn off-Final Billing.	27	28	24	27
4. Reconnect.	39	53	43	39
5. Check for leaks.	17	02	15	17
6. Turn off-Bad Checks.	00	00	00	00
7. Turn off-non-payment.	58	60	66	58
8. Sewer Problems.	00	03	03	00
9. Discolored Water Calls	00	00	02	00
10. Service calls.	24	23	70	24
11. Busted water mains	00	01	00	00
12. Water taps.	01	01	03	01
12. Sewer taps.	00	00	00	00
13. Meters damaged by customers	04	06	02	04
14. Utilities Protection Center Locate Tickets.	43	45	50	43
15. Water Meters Tested for Calibration	13	09	28	13

B. Roadways and Walkways/Sanitation Department:

Items	Current Month	Last Month	This Month Last Year	YTD CITY FY2026
1. Total number of work orders.	50	75	75	50
2. Number of potholes repaired.	01	04	05	01

C. **Building Inspection Department:**

Items	Current Month	Last Month	This Month Last Year	YTD CITY FY2026
1. Number of Building Permits issued.	05	01	03	05
2. Number of Electrical Permits issued.	05	02	00	05
3. Number of Mobile Home Permits issued.	00	02	00	00
4. Number of Sign Permits issued.	00	02	00	00
5. Number of Land Disturbing Permits issued.	00	01	00	00
6. Number of Fence Permits issued.	00	00	01	00
7. Number of Nuisance Letters sent out	01	01	04	01

D. **Projects:**

1. The 10 Streets for the TIA Project bids were due on July 9, 2025.
2. The 2024 LRA Road Project bids were due on July 9, 2025.
3. The 2025 LRA Road Project is under design.
4. The 2025 LMIG Project is 100% complete.

UPCOMING CITY-WIDE PROJECTS

1. 10 TIA and 2 2024 LRA Streets for resurfacing, drainage improvements, and utility improvements-Cost \$1,395,211.75.
2. 2024 LRA resurfacing and utility improvements-Estimated Cost \$125,000.00.
3. Upgrading the Aline Lift Station-Estimated Cost \$175,000.00.

PUBLIC WORKS DEPARTMENTS

STREET AND LANE DEPARTMENT (5 employees)

1. This department maintains (cutting grass) 84 miles of public right of way.
2. This department maintains (edging) 26 miles of public sidewalk.
3. Assist the needs of other city departments as requested to maintain fiscal responsibility for the city.
4. Provides seasonal landscaping, planting, and pruning of the public parks (Jaycee Park, Lee St. Park, Boston Park, Industrial Park Walking Trail, William Trapnell Park, Central Park, East Park, Boy Scout Club, Lillian St. Park, Community Center, Library), and medians.

5. Maintains the storm drainage ditches throughout the city for compliance with standards and proper function.
6. Responsible for keeping the grounds maintained at all city buildings (Police Dept., Boys and Girls Club, Concerted Services, City Hall, Community Center, Depot, Public Works, Metter Municipal Airport, Industrial Park Walking Trail and the L.C. Anderson Memorial Library.
7. This department completes an average of 649 work orders a year.

WATER AND SEWER DEPARTMENT (6 employees)

This Department is responsible for water treatment, storage, the distribution system, water leak repairs, and the installation of new water meters; and the wastewater collection, pumping stations, sewer problems, and the installation of sewer taps for new customers and currently consists of six employees. The City's water is pumped from two deep groundwater wells, treated, pumped to two elevated storage tanks, and distributed throughout the city. Wastewater is collected in the sewer lines. Pumped where gravity flow is not possible, and then treated through our aeration and Oxidation ponds before being land applied as part of our Land Application permit. This Department can handle small projects but large projects must be contracted out.

The city must meet stringent Georgia Environmental Protection Division and US Environmental Protection Agency standards for the treatment of drinking water, and the treatment before discharge of wastewater.

1. Continue to provide safe drinking water to our customers with minimal disruption of service.
2. Continue to work with our engineers to eliminate our brown water problem.
3. Continue to reduce the amount of infiltration and inflow into the Wastewater Collection System.
4. Continue to make improvements to our existing Water Distribution and Wastewater Collection System.
5. Continue to provide the necessary training for all Water and Wastewater personnel.
6. Continue to maintain all water lines, pumps, and water tanks so that disruptions are avoided.
7. Monitors all emergency generators at all sewer pumps stations and main well.
8. Completion of all works orders within a 24-hour period.
9. Submit monthly water reports to EPD in a timely manner.
10. Submit monthly wastewater reports to EPD in a timely manner.
11. Submit annual CCR report to EPD.
12. Submit annual Water Audit to EPD.
13. Repair water leaks as needed over 78.5 miles of water line.
14. Repair sewer leaks as needed.
15. This Department also marks its utility lines when receiving Utility locates from 811, an average of 345 per year.
16. Reads water meters each month an average of 2,400.
17. This department completes an average of 3,008 work orders a year.

ADMINISTRATION REPORT
AUGUST 2025 MEETING
BY: Angie Conner, City Clerk

A. Permits and Applications:

July Applications

Occupational Tax Registration

1. Timeless Touch by Jackie – 1095 W. Hiawatha St. – Under Review
2. Race Trac #2650 – 1302 S. Lewis St. – Under Review

Alcohol License

1. Race Trac #2650 – 1302 S. Lewis St. – Under Review

Building Permit

1. Tommie Kingery – 215 W. Stripling St. – Approved
2. Tommie Kingery – 215 W. Stripling St. – Approved
3. Jerry Stephens – 506 S.E. Broad St. – Approved
4. Felesha Charles – 1215 S. Lewis St. – Approved
5. Lovett & Mills Ex. – 210 N. Kennedy St. – Under Review
6. Hannah Womack – 236 S.W. Broad St. – Under Review

Electrical Permit

1. Slayde Holloway – 565 S. Rountree St. – Approved
2. Juanita McDaniel – 503 N. Lewis St. – Approved
3. Brad Jones – Clyde Bruner – 751 S. Lewis St. – Approved
4. Gregory Albright – 303 Cotton Ave. – Approved
5. Gregory Albright – 523 N. Leroy St. - Approved

Carport Shelter/Utility Building Permit

1. Ngoc Trinh Nguyen – 175 W. Willow Lake Dr. - Approved

Park Permit

1. The Bridge/Lisa Rigdon – Second Harvest Food Drive – 9/7/25 - Approved

July Building Rental

Depot - \$750

Community Center - \$487.50

Debit/Credit Card, E-Checks (Payments made with cards in City Hall and Online)
July 2025

Number of Transactions – 566

Total Amount - \$55,857.27

Tasks

- Arranged meeting and prepared the agenda for the Tree Board meeting. Also, attended.
- Arranged meeting, prepared the agenda and attended the Planning Commission meeting held on August 5, 2025.
- Researched past elections for Mayor and City Manager as they are negotiating the election agreement with the County.
- Angie Conner met with Kristin Presley and Judge Tony Thompson regarding the 2025 General Election.
- Ran required notice for qualifying of candidates for municipal office.
- Missy Edenfield advertised for the Metter Municipal Court Clerk position.
- Missy Edenfield, Cindy Collins and Angie Conner attended staff meeting on July 23, 2025.
- Missy Edenfield and Angie Conner met with Paul Collins to inform him that the City budgeted to change health insurance coverage from Meritain to Georgia Municipal Association.
- Missy Edenfield and Angie Conner attended Business After Hours and Ribbon Cutting at Queensborough National Bank & Trust.
- Missy Edenfield and Angie Conner attended Grand Opening and Ribbon Cutting for the College and Career Academy at Metter High School.
- Missy Edenfield and Angie Conner attended the sanitation department appreciation luncheon.
- Communicating with Richard Deal on the upcoming audit for FY 2025.

HR-PURCHASING
MONTHLY OPERATING REPORT
JULY 2025
SUBMITTED BY MISSY EDENFIELD, HR-PURCHASING MANAGER

NUMBER OF EMPLOYEES			
EMPLOYEE TYPE	AUTHORIZED	CURRENT MONTH	AUTHORIZED DIFFERENCE EXPLANATION CURRENT
ELECTED	6	6	
FULL-TIME	59	51	1 - Police Chief Vacant 2 - Police Sgt Vacant 1 - Clerk of Court Vacant 1 - W/S Assistant Vacant 3 - Fire Fighters New
PART-TIME	4	4	
CONTRACT	1	1	
GRANT	2	1	1 -GBI Investigator Vacant
VOLUNTEERS		17	

NEW HIRES			
DATE	NAME	DEPARTMENT	POSITION

TERMINATED EMPLOYEES			
DATE	NAME	DEPT/POSITION	VOLUNTARY/INVOLUNTARY
7/21/2025	C Snyder	Clerk of Court	Voluntary

VACANCIES		
DEPARTMENT/POSITION	# OF VACANCIES	STATUS
Police Chief	1	Open
Police Sergeant	2	Open
Police GBI Investigator	1	Open
Clerk of Court	1	Reviewing Applications
Water W/Assistant	1	Advertising
Fire Fighters	3	Postions frozen until 01-2026

WORKERS COMPENSATION INCIDENTS

DEPARTMENT	CURRENT MONTH	SAME MONTH PRIOR YEAR	CURRENT YTD	PRIOR YTD
Administration	0	0	0	1
Animal Control	0	0	0	0
Economic Development	0	0	0	0
Fire	1	0	1	2
Government Buildings	0	0	0	0
Government Officials	0	0	0	0
Planning	0	0	0	0
Police	0	0	0	1
Public Works	0	0	0	1
Sanitation	0	0	0	0
Streets & Lanes	0	0	0	1
WasteWater	0	0	0	0
Water	0	0	0	0
Welcome Center	0	0	0	0
TOTAL	1	0	1	6

CURRENT MONTH WORKERS COMPENSATION INCIDENT EXPLANATION

DEPARTMENT	INCIDENT	DATE
Fire	Hand slammed in door on scene (no loss time)	7/12/2025

CURRENT MONTH STATUS OF LOST TIME WORKERS COMPENSATION EMPLOYEES

DEPARTMENT	INCIDENT DATE	STATUS OF INJURY
Streets & Lane	4/5/2024	Surgery in January 2025; Has not returned to work

ACCIDENTS/INCIDENTS

DEPARTMENT	CURRENT MONTH	SAME MONTH PRIOR YEAR	CURRENT YTD	PRIOR YTD
Administration	0	0	0	0
Animal Control	0	0	0	1
Economic Development	0	0	0	0
Fire	0	0	1	0
Government Buildings	0	0	0	0
Government Officials	0	0	0	0
Planning	0	0	0	0
Police	0	0	0	2
Public Works	0	0	0	0
Sanitation	0	0	0	3
Streets & Lanes	0	1	1	2
WasteWater	0	0	0	0
Water	0	0	0	0
Welcome Center	0	0	0	0
TOTAL	0	1	2	8

CURRENT MONTH ACCIDENT/INCIDENT EXPLANATION

DEPARTMENT	INCIDENT	DATE	MEDICAL

CURRENT PROJECTS

BID TITLE	BID DATE	DESCRIPTION	STATUS
Vertia St Drainage Impr.	7/9/2025	Drainage on Vertia Street	Open
2024 TIA & 2024 LRA	7/9/2025	Roads, Water/Sewer, Drainage	Bid Received
Welcome Center	8/5/2025	Landscape	Open

[illegible]

Planning Department Report

August 2025 City Council Meeting

Contact with applicants / developers:

- Met with residents at city hall regarding proposed rezoning & zoning district requirements.
- Responded to calls & emails regarding zoning, building permit, and permitting questions.

Meetings:

- Staff meetings to discuss building plans/development plans.
- Presented E. Hiawatha St PUD rezoning at July 14 Public Hearing.
- Attended July Tree Board meeting; initial planning for 2026 Tree Giveaway.
- Attended department head meeting.
- Presented E. Hiawatha St revised PUD rezoning at August 5 Planning Commission meeting.

Reports:

- Readvertised PUD rezoning meetings; prepared PUD rezoning staff report and materials for August Planning Commission & City Council meetings.
- Submitted GA Releaf grant application for funding to support tree planting on city property and a tree giveaway for Arbor Day 2026.
- Researched requirements for development in flood zone.

Zoning Ordinance Update:

- Reviewing zoning ordinance draft.