

**CITY OF METTER
CALLED MEETING
MONDAY, APRIL 22, 2024
5:35 P.M.**

A called meeting was held on Monday, April 22, 2024, at 5:35 p.m. in the council chambers at city hall.

Attending the called meeting were the following officials:

Mayor Edwin O. Boyd
Councilman James McKie
Councilwoman Victoria Gaitten
Councilman Gregg Stewart
Councilwoman Chyrileen Kilcrease
Councilwoman Rashida Taylor
City Manager Carter Crawford
City Clerk Angie Conner
Public Works Director Cliff Hendrix
Police Chief Robert Shore
Planning Director Teresa Concannon
Director of Economic Development Heidi Jeffers
Jerri Goodman – Metter Advertiser

Guests attending the meeting were as follows:

Hannah Mullins – Executive Director, Candler County Industrial Authority
Joseph L. Burke – Developer
Clark O'Barr – Maxwell Reddick & Associate
Brad Jones
Dale Fordham
Tim Spenser
Tripp Fitzner – District Attorney

CALL TO ORDER AND WELCOME

Mayor Boyd called the meeting to order and welcomed everyone.

PLEDGE OF ALLEGIANCE

Councilman McKie led the Pledge of Allegiance.

INVOCATION

City Manager Carter Crawford gave the invocation.

APPROVAL OF AGENDA

Councilwoman Taylor made a motion to approve the agenda as presented. Councilwoman Kilcrease seconded the motion, and the vote was unanimous.

NEW BUSINESS

Variance Request by Joseph Burke and the Candler County Industrial Authority (CCIA)

Councilwoman Kilcrease made a motion to approve a variance request from Joseph L. Burke and the Candler County Industrial Authority (CCIA) to allow a variance to reduce the lot area requirement from 5,000 SF plus 5,000 SF per unit to 5,000 SF plus 4,300 SF per unit and to increase the lot coverage from 15 percent to 18.3 percent. This property is currently zoned R-4 (Multi-Family Residential) and is located at the corner of Hiawatha Street and Fortner Road (Map and Parcel Number 037-004-001). Councilwoman Taylor seconded the motion. Councilwoman Taylor thanked Mr. Burke for wanting to do business with Metter again.

Councilwoman Gaitten asked if this variance is only tied to Mr. Burke and the CCIA? If he were to fall out could whoever comes behind him use the same variance? Mr. Hendrix said that if somebody else comes in they would have to apply for another variance.

Councilwoman Taylor said that what makes this appealing to her is the amount of partners you have, DCA, CCIA, and the city. It is definitely needed in our area and times right now. So, we have got to way our options here.

Councilwoman Gaitten asked what is the timeframe for breaking ground if you were approved tonight? Mr. O'Barr said the site plans are underway. We have already submitted them to SWCC for erosion control review of the site. We will submit those plans to the city this week for their review. This is all probably about a sixty-day process to gain approval. Probably one hundred sixty to one hundred eighty days before we break ground. Mr. Burke said he would like to do it as soon as possible. We gave DCA the start to finish timeline as eighteen to twenty-two months.

Councilwoman Gaitten said she would like to see our new ordinance for townhouses as close to this as we can get it so it does not seem like any sort of favoritism which should be doable because other communities are doing even more than this. Councilwoman Gaitten said that when we made our new zoning ordinance would we also already look at some properties that would qualify for maybe doing something else like this so that way those landowners would know, or do they need to come to us every time? She said that the mayor made the statement that not every property will be able to get a variance, so how would we determine this? Mr. Crawford said the process would be to ask for a variance. But I think what we are going to see in our new zoning is smaller spaces than what we have now. Our present zoning ordinance is very old. In modern day spaces are a lot smaller. It may be a moot point when we get this stuff in but if not, each person would have to ask for a variance if it is different than the 5,000 SF.

Councilwoman Gaitten asked what is the timeframe for the new zoning ordinance? Mrs. Concannon said that she and staff are working with Mr. Weitz. We are almost finished reviewing the development regulations. We will get that back to him. He has already provided drafts of the future land use map. The zoning he is currently working on. Councilwoman Gaitten said she would like to see the polycarts addressed in the new zoning regulations verses doing dumpsters every time. Mrs. Concannon said that he should get it to us in the next thirty days.

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Mayor Boyd wanted to publicly thank the Planning Commission for their work in reviewing this. They voted unanimously to recommend this variance. They do their work and do not get a lot of thanks for it. I appreciate the folks serving on that board. That is citizens stepping up to do their civic duty without a lot of recognition. We very much appreciate that.

After no further comments, Mayor Boyd called for the vote. The motion passed by a unanimous vote.

Resolution – Georgia Cities Week

Councilman McKie made a motion to approve a Resolution declaring Georgia Cities Week, April 21-27, 2024. Councilwoman Kilcrease seconded the motion, and the vote was unanimous.

Leasing Space to the District Attorney's Office

Councilman McKie made a motion to approve leasing administrative space at the Lillian Street Building to the District Attorney's Office. Councilwoman Taylor seconded the motion. Mr. Crawford said that the District Attorney has approached us about moving his offices from Lyons to Metter. We showed him space at the Lillian Street building. He has written a letter to us giving us a 4 1/2-year commitment. The rent and the electricity over 4 1/2 years equals \$79,042.50. There will be some remodeling over there. Some of the remodeling needs to be done any way. The cost of remodeling is roughly a wash right now. Mr. Crawford said he recommends that this is a good move to have a tenant for at least four ½ years of that caliber. It fits with the Police Department and GBI. We have a good start there with the legal system and law enforcement system. The funds for remodeling would come out of the Economic Development SPLOST budget.

Councilwoman Taylor asked what is the estimated expense? Mr. Crawford said between \$78,000.00 to \$79,000.00.

Councilwoman Gaitten said that she assumes that the GBI is okay with all the new tenants we are putting over there. Mayor Boyd said that they are not connected. Mr. Crawford said as long as our tenants do not bug them.

Councilwoman Taylor said that she is excited, this is a win/win with three law enforcements in one building owned by the city.

District Attorney Tripp Fitzner said that there will be a total of seven people in the office, two attorneys, a victim's advocate, investigator, and reception staff.

Councilwoman Gaitten asked what is the timeframe on that having it renovated for them? Mr. Crawford said that we will have to talk with the contractor doing the remodeling. Mr. Hendrix said that a lot depends on getting the materials but probably four to six weeks.

After no more questions or concerns, Mayor Boyd called for the vote. The vote was unanimous.

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ADJOURNMENT

After no further discussion, Councilman McKie made a motion to adjourn the meeting at 6:05 p.m. Councilwoman Taylor seconded the motion, and the vote was unanimous.

Angie Conner, City Clerk