City of Adairsville
Regular Council Meeting
Adairsville Council Chambers
116 Public Square

MINUTES

PRESENT: **Councilmember Erwin T. Holcomb**
Councilmember Alan Towe
Mayor Pro Tem Buddy Bagley
Mayor Kenneth Carson

Absent: **Councilmember Lee Castro**

ALSO PRESENT: Pam Madison, City Manager; Mike Jones, Chief of Police; Jason Kellett, Asst. Chief of Police; Richard Osborne, Community Development Director; Brandon Bowen, Attorney; Boyd Pettit, Attorney and Lisa Donald, City Clerk

Mayor Carson called the meeting to order at 7:03 p.m.

Councilmember Holcomb made motion to approve the minutes from

- **September 10, 2019** Public Hearing – Alcohol Ordinance Violation
- **September 10, 2019** Public Hearing – Ordinance Amendments
- **September 12, 2019** Council Meeting
- **September 12, 2019** Public Hearing - Rezoning for a proposed Aluminum Forging Facility
- **September 12, 2019** Public Hearing – Special Use Permit for Aluminum Forging Facility
- **September 12, 2019** Public Hearing – Special Use Permit to allow Truck Stop in C-2 zoning district

Councilmember Bagley Seconded motion.

Post 1, Towe – Yes
Post 2, Holcomb – Motion, Yes
Post 4, Bagley – Second, Yes
Mayor Carson - Yes

Motion passes unanimously 4-0

Citizens wishing to speak – Comments recorded with significant agenda item.

Agenda Item # 1: Councilmember Towe made

MOTION TO APPROVE Special Events Permit for the City and Downtown Development Authority's Artist Reception scheduled for November 16, 2019.

Councilmember Holcomb seconded motion

Post 1, Towe – Motion, Yes
Post 4, Bagley – Yes
Post 2, Holcomb – Second, Yes
Mayor Carson - Yes

Motion passes unanimously 4-0

Agenda Item # 2: Councilmember Holcomb made

MOTION TO APPROVE Mid-Year Budget Amendment for Fiscal Year 2019

Councilmember Towe seconded motion

Post 1, Towe – Second,Yes
Post 4, Bagley – Yes
Post 2, Holcomb – Motion, Yes
Mayor Carson - Yes

Motion passes unanimously 4-0

Agenda Item # 3: Mayor Pro Tem Bagley made

MOTION TO APPROVE United Systems as the City's vendor for Kamstrup Meters and Itron ERTS for the next 12 months.

Councilmember Holcomb seconded motion

Post 1, Towe –Yes
Post 4, Bagley – Motion, Yes
Post 2, Holcomb – Second, Yes
Mayor Carson - Yes

Motion passes unanimously 4-0

Agenda Item # 4: Mayor Pro Tem Bagley made

A. **MOTION TO APPROVE** nomination of Wendy Levey to the Events Planning Board as nominated by the Adairsville Development Authority.

B. **MOTION TO APPROVE** nomination of David Rogers to the Events Planning Board as nominated by the Downtown Development Authority.

C. **MOTION TO APPROVE** nomination of Brandey Jenkins to the Events Planning Board as nominated by the Unified Zoning Board.

Councilmember Holcomb seconded motion

Post 1, Towe –Yes
Post 4, Bagley – Motion, Yes
Post 2, Holcomb – Second, Yes
Mayor Carson - Yes

Motion passes unanimously 4-0

2nd Reading

Agenda Item # 5: Councilmember Towe made

MOTION TO CONSIDER the proposed rezoning of a 67.4-acre surveyed portion of Parcel #A011-0001-003 for a proposed aluminum forging facility (special use approval also needed).

- Staff Report
  - Community Development Staff
- Applicant comments
- Citizens Wishing to Speak

Scott Kelrick answered questions and responded to concerns of the Councilmembers and citizens concerning air quality, increased truck traffic, noise disturbances and potential smells from the property. Mr. Kelrick said this facility would create 170 jobs.

Councilmember Towe made the distinction that some of the complaints were associated with the Vista Metals property operating on Martin Luther King Dr. and not the Aluminum Forging Facility property that was being discussed with agenda item #5.

Mayor Pro Tem Bagley asked about noise from the facility. Mr. Kelrick said he didn't think noise would be a problem.

Harry Branch, Marilyn Scott, Carl Osbourne, Margaret Barnett, and Shelby Adams voiced their concerns. Mayor Carson addressed the citizen complaints and encouraged them to come to City Hall and file a complaint with the Code Enforcement Officer regarding the noise, smells, etc. coming from other prosperities and that officer would open an investigation on that complaint. The Citizens advised they would do that.

The Council discussed the condition that approval should be limited to the use of an Aluminum Forging Facility only, as recommended by the Unified Zoning Board.

Councilmember Towe also requested an EPD permit for air quality conditions be obtained. Mr. Kelrick stated they would not be able to get a building permit until an air permit is in hand or a certification from Georgia EPD stating they do not need a permit.

Councilmember Holcomb seconded motion

Post 1, Towe – Motion,Yes	Post 2, Holcomb – Second, Yes
Post 4, Bagley – Yes	Mayor Carson - Yes

Motion passes unanimously 4-0 based on the conditions that the facility be used only for an aluminum forging facility and an air quality test be conducted.

2nd Reading

Agenda Item # 6: Councilmember Towe made

MOTION TO CONSIDER Ordinance #2019-CD-26 for special use of a 67.4-acre surveyed portion of parcel #A011-0001-003 at 140 Manning Rd for aluminum forging facility in IND-H.

- Staff Report
    - Community Development Staff
- Applicant comments
- Citizens Wishing to Speak

Citizen Robert Detullion asked why a heavy use ordinance needed? Attorney Brandon Bowen responded it is the way our ordinance is written. Mr. Detullion expressed concern about the zoning that would allow a seven-story building and potentially toxic chemicals may go into our sewer system. Pam Madison answered that under our ordinance, the facility would be required to pre-treat before it goes into our system.

Councilmember Holcomb seconded motion

Post 1, Towe – Motion,Yes
Post 4, Bagley – Yes

Post 2, Holcomb – Second, Yes
Mayor Carson - Yes

Motion passes unanimously 4-0 based on the same conditions as agenda item #5, that the facility be used for an aluminum forging facility only and an air quality test be conducted.

2nd Reading

Agenda Item # 7: Councilmember Holcomb made

MOTION TO CONSIDER Ordinance #2019-CD-25 for the proposed special use of Parcel #A003-0001-018 to allow a Truck stop in the C-2 zoning district.

- Staff Report
  - Community Development Staff

- Applicant comments
- Citizens Wishing to Speak

Property owner Jimmy King read a statement concerning the property that the special use permit is required for.

Danny Deems, Attorney for potential buyer discussed the investments they would make to the property in the form of upgrades.

Mayor Pro Tem Bagley asked if they plan to have a truck repair or truck wash. The buyer stated he doesn't yet know what conditions will be imposed.

Citizens Gary Smith and Carol Robson voiced their concerns of the property being uninviting as the gateway to the city from Interstate 75.

Mayor Carson addressed the contracted buyer and advised he feels the buyer keeps changing his word on what he plans to do at the property. Mayor Carson also reminded the buyer that he was requested to bring a list of addresses along with pictures of his other properties for the Council's review and he did not provide these.

The Council discussed conditions and listed them as:
1) Truck wash or repair shop shall not be permitted
2) Building shall be operated only for primary tenant space, no multi-tenant businesses not related to truck stop use
3) Property lighting plan for security purposes shall be submitted as part of the site plan to be determined acceptable by the city plans reviewer

4) If business closes or becomes vacant for more than 12 months, a new special use application would be needed
5) Full-service restaurant

Councilmember Bagley seconded motion

Post 1, Towe – Yes	Post 2, Holcomb – Motion, Yes
Post 4, Bagley – Second, Yes	Mayor Carson - Yes

Motion passes unanimously 4-0 based on the conditions that that are listed.

1st Reading and Public Hearing

Opened Public Hearing at 8:32 p.m.

Agenda Item # 8:

MOTION TO CONSIDER Ordinance #2019-0009 approving a text amendment for various changes to the Adairsville Code of Ordinances.

Laura D'Elia, owner of Holy Beauty asked the Council to explain what this would be to her business and her sell of CBD Oil. The Council explained that it would not affect her business, only future businesses.

Brandon Bowen gave an out-line of the changes in this text amendment.

Closed Public Hearing at 8:42 p.m.

1st Reading and Public Hearing

Opened Public Hearing at 8:43 p.m.

Agenda Item # 9:

MOTION TO CONSIDER Ordinance #2019-CD-19 denying the rezoning of parcel #A006-0004-001, 5826 JFH Pkwy, from C-1 to C-2.

- Staff Report
  - Community Development Staff
- Applicant comments
- Citizens Wishing to Speak

No public comments made

Closed Public Hearing at 8:45 p.m.

1st Reading and Public Hearing

Opened Public Hearing at 8:45 p.m.

Agenda Item # 10:

MOTION TO CONSIDER Ordinance #2019-CD-20 approving the rezoning of parcel #A010-0160-002, Old Dixie Hwy, from C-1 to IND-G, and directing staff to amend the Official Zoning Map

- Staff Report
  - Community Development Staff
- Applicant comments
- Citizens Wishing to Speak

No public comments made

Closed Public Hearing at 8:48 p.m.

1st Reading and Public Hearing

Opened Public Hearing at 8:48 p.m.

Agenda Item # 11:

MOTION TO CONSIDER Ordinance #2019-CD-21 approving the rezoning of parcel #A010-0171-001, 117 Old Dixie Hwy, from C-1 to IND-G, and directing staff to amend the Official Zoning Map.

- Staff Report
  - Community Development Staff
- Applicant comments
- Citizens Wishing to Speak

No public comments made

Closed Public Hearing at 8:49 p.m.

1st Reading and Public Hearing

Opened Public Hearing at 8:49 p.m.

Agenda Item # 12:

MOTION TO CONSIDER Ordinance #2019-CD-22 approving the rezoning of parcel #A010-0171-004, Old Dixie Hwy, from C-1 to IND-G, and directing staff to amend the Official Zoning Map.

- Staff Report
  - Community Development Staff
- Applicant comments
- Citizens Wishing to Speak

No public comments made

Closed Public Hearing at 8:49 p.m.

1st Reading and Public Hearing

Opened Public Hearing at 8:49 p.m.

Agenda Item # 13:

MOTION TO CONSIDER Ordinance #2019-CD-23 approving the rezoning of parcel #A010-0171-002, 161 Old Dixie Hwy, from R-1 (residential) to IND-G (general industrial) and directing staff to amend the Official Zoning Map.

- Staff Report
  - Community Development Staff
- Applicant comments
- Citizens Wishing to Speak

No public comments made

Closed Public Hearing at 8:50 p.m.

1st Reading

Agenda Item # 14:

1st Reading

MOTION TO CONSIDER Ordinance #2019-CD-31 approving the annexation of parcel #0042-0160-010, Old Dixie Hwy, from Bartow County to the City of Adairsville, and directing staff to amend the Official Zoning Map.

- Staff Report
  - Community Development Staff
- Applicant comments
- Citizens Wishing to Speak

No public comments made

1st Reading

Agenda Item # 15:

MOTION TO CONSIDER Ordinance #2019-CD-24 approving the rezoning of parcel #0042-0160-010, Old Dixie Hwy, from Bartow County A-1 (agricultural) to Adairsville IND-G (general industrial) and directing staff to amend the Official Zoning Map.

- Staff Report
  - Community Development Staff
- Applicant comments
- Citizens Wishing to Speak

No public comments made

Agenda Item # 16: Councilmember Towe made

MOTION TO APPROVE Agreement with Lori Howell for Cleaning Services at City Hall for $1,300 per month for a one-year contract, with four one-year options to renew.

Mayor Pro Tem Bagley seconded motion

Post 1, Towe – Motion, Yes
Post 4, Bagley – Second, Yes
Post 2, Holcomb –Yes
Mayor Carson - Yes

Motion passes unanimously 4-0

Mayor Pro Tem Bagley made motion to adjourn

Councilmember Towe seconded motion.

Post 1, Towe – Second, Yes
Post 4, Bagley – Motion, Yes
Post 2, Holcomb – Yes
Mayor Carson - Yes

Motion passes unanimously 4-0

Adjournment **8:52 p.m.**

MINUTES ADOPTED:

DATE OF: 11-14-19

Kenneth J. Carson
Kenneth J. Carson, Mayor

Lisa Donald
Lisa Donald, City Clerk

Minutes recorded by and typed by Lisa Donald, City Clerk