Council Meeting

March 17, 2025

Members Present: Mayor Buddy Duke, members Terry McClain, Greg Paige, Walter Cowart, Celestine Hayes and Jody Greene.

Others Present: City Manager Mark Barber (via telephone), City Clerk Rhonda Rowe, City Attorney Tim Tanner, members of staff and the public.

Invocation was given by Councilman McClain.

Pledge of Allegiance

Approval of Minutes (2/17/2025): Councilman McClain made a motion to approve the minutes of February 17, 2025 as presented. Councilman Greene seconded with all in favor.

Approval of Minutes (2/27/2025): Councilman McClain made a motion to approve the minutes of February 27, 2025 as presented. Councilman Paige seconded with all in favor.

Public Hearing (Variance Request – AFA Properties and Investments, LLC): A variance request has been filed by AFA Properties located at 209 E. Robinson Street. The application requests a variance on unit density of 12 units on a ½ acre lot instead of 12 units on a 1 acre lot requirement, and a variance on parking spaces per unit to 1.25 per unit from the required 2 spaces per unit. Ron Mozzo asked how many bedrooms the apartments would have? Mayor Duke advised we don’t have that information at this time. Mr. Mozzo said he didn’t understand how we could approve it if we didn’t know that yet, that would be the driving point. If each unit has 3 kids x 12 that is 36 kids. Mr. Mozzo stated we are building more apartments than homes and he already sees 40 kids waiting to get on the school bus at Stone Ridge apartments. The homeowners are the ones paying school taxes, the only ones paying taxes at the apartments is the owner. Councilman McClain stated he would like to know the answer to that question as well about the size of the apartments. The application is vague and he asked for clarification if they were just asking about a variance on parking? He was advised the variance was for both parking and density. Mr. Barber explained it was two fold; normally in R-P zoning it is 12 units per acre. This parcel is .53 acres so they are asking to put the same 12 housing units on that parcel. They are also asking for a variance to have 1-1/2 parking spaces per unit which would be 18 as opposed to 24 spaces. He further stated that from information received from the applicant it is supposed to be a single structure, victorian type design, with 12 housing units within. As far as other plans, what we are looking at tonight is just for land use, a variance on the land use only. All the other comes in when they present their detailed plans to the building official. At this point, they’re not asked by the permitting office for detailed plans since this is just about land use. This is similar to what we had last month over on Elm Street, not detailed plans yet, but just the land use. Councilman McClain then asked if it would go to the Planning and Zoning Commission next? He was advised no, it would go to Jess Permenter, the building and permitting official. Our staff would get a chance to look at it to determine things like stormwater drainage, etc. That type of thing will not be looked at until the council determines the action on the variance for land use on the two items they are looking for. The city attorney stated it will not go before the planning commission. Councilman Greene asked if we could request further information from the developer before we acted on the request, such as square footage, etc.? Mr. Tanner advised that yes, you may; you could just continue it until the next meeting. Councilwoman Hayes then stated that she didn’t feel like we should. It’s already been stated its supposed to be 12 units to 1 acre and this is ½ acres they’re trying to put these units on and then with the parking as well. She asked how do you do a ½ of a parking space? It was explained that it would be 18 spaces instead of 24. She stated it would be all jumbled up and she didn’t feel we needed to go any further. There was no further discussion and the public hearing was declared closed.

Variance Request (AFA Properties and Investments, LLC): Councilman Greene made a motion to table any action on the variance request until we can get further information on the size of the units and maybe the average rental price expected. The motion died for a lack of a second. Councilwoman Hayes then made a motion to deny the variance request. Councilman Paige seconded. All were in favor of the denial with the exception of Councilman Greene, who opposed.

Zoning Training: The council was advised that the date has been set for the zoning training as April 22, 2025 from 9:00 – 4:00.

There was no further business and the meeting was adjourned.

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Rhonda P. Rowe, City Clerk Luther L. Duke III, Mayor

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