Council Meeting

May 5, 2025 – Canceled

Council Meeting

May 19, 2025

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

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

Invocation was given by Councilman Cowart.

Pledge of Allegiance

Approval of Minutes: Councilman Paige made a motion to approve the minutes of April 21, 2025 as presented. Councilman McClain seconded with all in favor.

Library Board Appointment: The Cook County Library Board of Trustees has requested the reappointment of Jan Lindsey to the board to serve another three year term which would expire on June 30, 2028. Councilman McClain made a motion to reappoint Ms. Lindsey to the board. Councilman Greene seconded. The decision was unanimous.

SGRC Aging Advisory Council Board Appointment: The Aging Advisory Council has requested a replacement to fill the vacancy of Ms. Vivian Sharpe. The nominated individual must be 60 years of age or older. Customarily, the representatives on the Aging Council tend to be elected officials but that is not mandatory. The appointment will begin on July 1, 2025 and expire on June 20, 2028. Councilman McClain made a motion to appoint Celestine Hayes to the board. Councilman Paige seconded. All were in favor.

GMA District 11 Officers: The ballot for nominated district officers to serve on the Georgia Municipal Association’s board of directors was presented to the council. Councilwoman Hayes made a motion to accept the list as presented. Councilman Greene seconded with no opposing votes.

Pole Bids (Electric Dept): Bids for various sizes of poles to replace and maintain adequate inventory were presented and were as follows:

Beach Timber $16,706

Irby $17,091

Councilman Cowart made a motion to approve the low bid of Beach Timber. Councilman Greene seconded. All were in favor.

Other Comments:

Celestine Hayes - Mrs. Hayes spoke concerning the Zoning 101 training class held for our elected officials. She read an email whereby the council had asked for a complete and comprehensive study on the zoning map to address the Heavy Industrial areas embedded in and adjacent to the residential areas. She stated if we don’t take a look at our zoning issues we are going to create problems down the road. They did not get from the training what was requested. The city manager stated that he knew it read to be specific on zoning concerning the industrial areas but we haven’t updated our zoning ordinances since 2008 so this needs to be a comprehensive study city-wide; not just to focus on one area. That’s what we’re trying to work on. We will have to hire a firm to do a comprehensive study and that will take probably 1 ½ to 2 years to complete the process. The class did answer some questions and gave us some ideas on how to look at things once that process gets started. He has found a couple of companies that do this but they are booked for a little while. We are still looking for someone and will get it done. It’s just taking a little time plus it is quite expensive. Councilwoman Hayes asked until we get this, what about the moratorium? It expires in June so will we have to extend it? That will be a decision the council will have to make, but again, it’s to look at all of our zoning areas, not just one. Councilman McClain stated he was under the impression we were waiting on the study before we finished up the noise ordinance but maybe that’s not really an option if it will take this long to get a study. He then asked the city attorney for a definitive answer but asked should we pursue the noise ordinance instead of waiting on the zoning revamping? Mr. Barber stated that if someone could have started on it earlier, it still would not have been completed by June 30th based on the timelines they are giving. Councilman McClain stated that if it will take that long to get the study that he didn’t think we should continue to wait to address the noise ordinance. Responding to a question from Councilman Cowart as to whether we had contracted with someone, Mr. Barber stated that we have not. He has one additional company that he will be contacting. It is something we will have to bid out and do an RFQ. He’s trying to get specs right now but he knows that for some other small communities that have been trying to get this done there is a waiting list right now. If you go with someone larger, its a pretty good price. Councilman Cowart asked how much money we are talking about? Mr. Barber stated we could be looking at $125,000. The city attorney then asked the council in relation to the crypto ordinance, what is the purpose of this study, what are they thinking? Councilman McClain stated he was more concerned about us having areas that border heavy industrial we didn’t used to have. The city has changed a good bit since 2008. That’s why he supported it when it was brought up to try to stop some problems before they happen. Mr. Tanner stated so the idea would be to see what industrial or light industrial areas are zoned now that border residential and so you don’t locate a heavy use there? Councilman McClain replied that was his thoughts. Mr. Tanner stated this is not an automatic thing; with rezoning you have to give notice to the landowner and they are obviously going to oppose it. A study would help a great deal because at that point you have a third party come in and say this shouldn’t be zoned like this. Mr. Barber added that was one thing that was discussed in the class was if you’re not really worried about anything else but heavy industrial abutting residential, you may want to go the different route with that property owner rather than spend that money if you’re not worried about anything else. Mr. Barber added you don’t want to spend that kind of money if that’s the only part you’re concerned about. Bottom line is we need to look at everything comprehensively as far as zoning since it has been 2008 since it was looked at. We are not going to find a third party to come in and look at just that one portion only. They are going to want to review the whole picture at one time. Councilman McClain then questioned about Blockstream owing the city money and if they ever settled up? He was advised no but we are holding a deposit for some things we have that is more than the bill.

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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