

CITY OF CORNELIA
MINUTES OF MEETING
November 2, 2021

The Cornelia City Commission met in a Workshop Session on Tuesday, November 2, 2021, at 5 PM in the Cornelia Municipal Building Conference Room, 181 Larkin Street, Cornelia, GA. Mayor, John Borrow, called the meeting to order and the following Commissioners were present: Tony Cook and Don Bagwell via zoom and Janice Griggs was absent. Also, present: incoming Ward 1 Commissioner Jeff Wilson, City Attorney, Steve Campbell, City Manager, Donald Anderson, Human Resource Director, Diane Feorino, Jessie Owensby, Community Development Manager, Jeremy Dundore, IT Director, Daniel Todd, IT Specialist, Melanie Chandler, Finance Director and City Clerk, Debbie Turner.

City Manager Anderson went over the items on the agenda, starting with the Public Hearings. Mr. Anderson explained the Millage Rate will stay the same at 8.5 mills but with the inflation of property values that it will increase to 8.11%, It will increase out revenue by \$102,984. City Manager Anderson said we have a request for a rezoning from B2 to R2 at West Airport Road and Magnolia Villas, he said that the developer has also requested variances for street offset, right of way, cul de sac, road frontage and entrance. City Attorney, Steve Campbell spoke saying that if we are going to grant the variances, we need to make sure that we have a legal reason for granting the variances. There was a lot of discussion about granting the variances and the reason why they were needed for the townhome project. City Manager Anderson said we also have a conditional use for a tattoo parlor located at 104 Market Center explaining that the lady also has a tattoo parlor in Cleveland that she has owned for 8 years.

Historic Preservation commission has requested that we amend the sign portion of the façade moratorium. After some discussion with Community Development Manager, Jessie Owensby said that the committee is ready to move forward with the guidelines and she feels confident that we could go ahead and lift the entire moratorium.

City Manager Anderson said that we would need to move our December Commission date of Tuesday, December 7th to Monday, December 6th, or December 14th because of a conflict of the parade being held on that Tuesday.

City Manager Anderson said we have received 2 bids for our engineering firms for CDBG & GEFA projects. Mr. Anderson said he has made every effort to reach Hayes-James firm and has even reached out to the president has not heard anything back. He said that references were checked for both firms and staff has recommended that we hire Carter & Sloope. Mayor Borrow said that from what he had seen they are very dedicated to the city.

City Manager Anderson said that as part of the Federal ARPA program the low-income households will be able to have their water bill be paid. The city will bill as normal, and the customer will take the bill to DFACS and they will in return pay the bill. This program will allow the city to continue to receive full payment.

Carole Lonergan asks what could be done about barking dogs at her neighbor's house she stated that she has already called animal control and our officers. Mr. Anderson said he would speak with the Police Chief about it.

The Mayor and Commission adjourned the workshop at 6 PM.

Debbie Turner, City Clerk

John Borrow, Mayor

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Attorney Steve Campbell came forward and administered the Oath of Office for Ward 1 Commissioner Jeff Wilson.

Mayor Borrow gave the invocation and Commissioner Cook lead the Pledge of Allegiance.

Commissioner Cook made the motion to approve the agenda, seconded by Commissioner Wilson.

Approved 3 – 0

Commissioner Bagwell made the motion to approve the October 5, 2021 minutes as submitted, seconded by Commissioner Cook. Approved 3 – 0

Community Development Monthly Report – Ms. Owensby came forward to present her monthly report. She said she is working on an ARPA grant as well as working with the Historic Preservation Committee on completing the guidelines. Mayor Borrow commented on all the events in the past couple of months saying all of them have been fantastic. A copy of her report is made an integral part of these minutes.

City Manager Anderson gave his monthly report. City Manager Anderson said that according to the 2020 census our population has increased to 4,527. Each ward should be made up of 1,131 residents. Ward 1 is 1,217, Ward 2 is 1,057, Ward 3 is 1,234 and Ward 4 is 1,109. Mr. Anderson said that the regional commission has begun work on a new ward map so that the population is distributed evenly. Mr. Anderson said that staff has met with Diversified Technologies several times about our new website and that it will be designed so that the theme and artwork can be changed with the season. It will be user friendly and should be ready by the end of the year. Mr. Anderson said he and Mayor Borrow had attended Lowes Tool Rental Department on October 22nd and it is the first Lowes in the state of Georgia. A copy of his report is made an integral part of the minutes.

Public Forum – Mr. Ron Hicks came forward to thank the Mayor and Commission for installing the speeding signs so quickly. Mr. Hicks also ask about being able to burn leaves in the back yard. City Manager Anderson told him that you could burn on the 1st weekend of the month, but you would need to call to obtain a burn permit. Mayor Borrow thanked him for his input.

Public Hearing – City Attorney Steve Campbell opened the Public Hearing

Regarding the Millage Rate City Manager Anderson said our tax digest increased by \$17,211,37 from last year, so if we keep the millage rate at 8.5 our revenue will increase by \$102,984. Mr. Anderson said

that a home with a fair market value of \$80,000 will see an increase of \$19.14 and a home valued at \$200,000 would see an increase of \$51.04. This increase of 8.11% is due to property values being increased. Commissioner Cook made the motion to adopt the millage rate of 8.5, Commissioner Wilson seconded. Approved 3 – 0

Request to rezone properties located at West Airport Rd. & Magnolia Villas from R-2 to B-2 to construct townhomes with variances. Mr. Jerry Harkins came forward as the representative for the developer McCain Investments Properties, LLC. He explained that the parcels were in fact zoned R-2 when Magnolia Villas were built and at some point, was changed to B-2. He introduced David Elder as the Project Engineer to answer any questions about the variances.

Variance 1 is street Offset, the entrance to the development will be within 115 feet of Magnolia Grove Place our ordinance requires 150 feet. Attorney Steve Campbell ask him to explain the shape of the property, Mr. Elder explained that the property is long and narrow so to get to the stop sign that it would need to be at 115 feet.

Variance 2. Right of Way-the request is for 50 feet right of, our code calls for a minimum of 60 feet. Mr. Elder said that the storm water detention pond is in behind the townhomes.

Variance 3. Cul De Sac-the request is for 40 feet of asphalt, our code calls for a minimum of 50 feet. Mr. Elder explained that during the planning meeting the Fire Marshall, Josh Hazle had requested that install a rolling curb so that a Fire truck could turn around. The planning committee approved the rolling curb. Attorney Steve Campbell ask the developer to put it in writing as amendment to his proposal.

Variance 4. Road Frontage- the request is for each lot to be 20 feet wide; our code is 30 feet. Mr. Elder said that the water and sewer detention pond is behind the units.

Variance 5. Entrance- the request is for one entrance and exit; the code requires two entrances and exits for developments with 30 or more units. There will be 41 units in the development. Mr. Elder said that he had spoken with Josh Hazel, Fire Marshall and that he would need two entrances are the Cul De Sac. They decided that the Cul De Sac would be the best due a blind curve at one of the entrances. Attorney Steve Campbell ask Mr. Elder about reducing the units he said that by doing so with the cost of building materials going up the affordability would not be sustainable. Mayor Borrow stated that we are all for affordable housing. Attorney Steve Campbell ask the mayor and commission to look at the city's engineer Carter and Sloope's report, stating that there would be safety measures and narrow right of ways. Also stating that we might need to look at our changing our standards.

Request for a Conditional Use to allow a Tattoo Parlor at 104 Market Center Drive. Christy Bennett addressed the Mayor and Commission saying that she has invested a lot of money in this business, and she has owned one in Cleveland for 8 years and has never had any issues. She showed the mayor and

Commissioner's pictures of the store inside and out saying it is a friendly environment and that all ink and needles are approved per the environmental health guidelines.

Rezoning- Commissioner Bagwell made the motion to approve the rezoning from B-2 to R2, seconded by Commissioner Wilson. Approved 3 – 0

Variances-Commissioner Cook made the motion to grant all the variances, seconded by Commissioner Bagwell. Approved 3 -0

Conditional Use- Commissioner Cook made the motion to grant the conditional use for a Tattoo Parlor, seconded by Commissioner Wilson. Approve 3-0

Attorney Steve Campbell closed the Public Hearing.

Amendment to the Alcohol Ordinance- Mayor Borrow announced that the amendment would be taken off the agenda until the results of the referendum are in.

City Manager requested approval of Consent Agenda for City of Ethics which was approved by Commissioner Cook, seconded by Commissioner Bagwell. **Approved 3-0**

City Manager Anderson made a request for the Historic Preservation Commission to lift the moratorium which was approved by Commissioner Cook and seconded by Commissioner Wilson. **Approved 3-0.**

December Commission Meeting-Mayor Borrow stated that the Christmas Parade will be held on Tuesday December 7th and will need to be moved to Monday, December 6th. Commissioner Cook made the motion to move the Commission meeting to December 6th, seconded by Commissioner Wilson. Approved 3 - 0

Selection of Engineering Firm for CDBG & GEFA Projects-Commissioner Wilson made the motion to award the bid to Carter & Sloope for the next 3 years, seconded by Commissioner Cook. Approved 3 – 0

Low Income Household Water Assistant Program- Mayor Borrow stated that the decision to become part of the program was made in the work session. Commissioner Bagwell made the motion, seconded by Commissioner Cook. Approved 3 – 0

The Mayor and Commission adjourned the regular meeting at 7:05 PM.

Debbie Turner, City Clerk

John Borrow, Mayor