

Union Point City Council Minutes
DRAFT - Monthly Meeting – July 11, 2023 – 6 p.m.
Four Room School House – 211 Veazey Street, Union Point, GA

Attendees: Mayor Lanier Rhodes **Council Members:** Sally Boswell, Mary Mundy, William Harris, Jr., Teneisha Pinkney, Jim Scott, John Rhodes **Others:** City Clerk Becky Cronic, Joe Reitman

Mayor Lanier Rhodes called the July 1, 2023, meeting to order at 6:02 p.m. and opened with a prayer. A quorum was present for the meeting.

A motion was made by Council Member Boswell to approve the agenda for the July 11, 2023, meeting. Seconded by Council Member Rhodes. Opportunity for discussion. Motion unanimously passed.

A motion was made by Council Member Scott to approve the minutes from the June 13, 2023, meeting. Seconded by Council Member Mundy. Opportunity for discussion. Motion passed unanimously.

Mayor Rhodes called on Hal Chitwood with Planning and Zoning to give a summary report on the request to be heard during the Public Hearing for a variance to minimize the lot size requirement for a home at 202 Veazey Street. Mr. Chitwood reported that the owner, John Rhodes, is requesting that the council consider a variance be approved to allow for a 25% reduction in the required size of a lot for residential purposes due to the size of the lot. A home was once located on the site, however that was over twenty years ago or more. This approval would allow for future property owners to have the approved lot size if a home were to be built. Mayor Rhodes **opened the Public Hearing** and asked if anyone present wanted to speak in favor of the request. John Rhodes spoke in favor of the request and shared his concept with the council. Mayor Rhodes asked if anyone present wanted to speak against the use. No one was present to speak against. Mayor Rhodes **closed the Public Hearing**.

A motion was made by Council Member Boswell to approve a variance for 202 Veazey Street to reduce the lot size requirement by 25% to meet required code standards. Motion seconded by Council Member Mundy. Motion passed five in favor and one (John Rhodes) abstaining.

Legal Matters: Attorney Reitman did not have a report. Mayor Rhodes asked if anyone had questions for Attorney Reitman and Council Member Harris posed a question in relation to a mobile business washing cars on private commercial property and any legalities. Attorney Reitman recommended that if the mobile business was interested in a permanent location on private commercial property, they would need to comply with the ordinances for proper water drainage, parking concerns, and special permits if needed. Attorney Reitman would review the ordinances further for clarification.

Planning and Zoning: Building Official Hal Chitwood gave an overview of recent activity in Union Point. Design drawings are being reviewed for the potential chicken restaurant that is being considered on Lamb Avenue next to Oconee Steel Works/Cookers & Grill. Mr. Bolden has submitted several documents but continues to work with his architect. Mr. Chitwood gave a summary of progress on the Wesley Grace Retreat Center at 93 Crawfordville Road. Pastor Lee continues to work on Phase II of complying with various permits and ordinances. The fence and overgrowth compliance are the current focus and is much improved. The facility will not be allowed to have visitors/group meetings until compliance is met. Mr. Chitwood reported that further action is being taken on the property on Witcher Street (former Preschool building) as Code Enforcement cited the owner for non-compliance.

Downtown Development Authority (DDA) Update: Jill Rhodes gave a reported that the Firefly Trail volunteers are working with DDA on a celebration for spring of 2024 for the completion of the Union Point Firefly Trail Section and the City of Union Point's 120th year birthday. The DDA continues to seek funds for the restoration of the Theatre and will be hosting a fundraiser concert this fall. DDA is seeking sponsorships for the concert and asked that the city consider supporting this event. The council will review the sponsorship levels.

Clerk's Report: Becky Cronic gave a summary of the GMA Convention that was held in Savannah. She also reported that several ordinances needed to be revisited for clarification related to ROW parking and the number of cars parking at various dwellings.

Old Business: The five-year comprehensive plan is in draft format and NEGRC will be contacting me about the draft as well as when the next Public Hearing will be held for the process.

David Stephens gave an update on the new water plant and reported that the trial run period for running the new plant was complete. Our engineer continues to work with David on some adjustments to the equipment and a ribbon cutting will be set up soon.

New Business: Mayor Rhodes reported that paving would begin within the week to repair several areas on Industrial Blvd and on Willow Lane that have been major concerns for several years. TSPLOST funds have been allocated for the cost of the paving and repairs. Following the first phase of the road repairs, other areas will be repaired.

Clerk Cronic reported that the County will host several Hazard Mitigation meetings for the required disaster plan which will encompass all cities and the county. The first one will be in mid to late August.

Department Reports:

Fire Chief Wright reported and reminded the council that the City of Union Point's fire department is eligible to apply for a FEMA grant for a new fire truck. A grant writer has been selected and a letter of intent is requested from the council to support the grant writing efforts. The cost will not exceed \$5,000. **A motion was made** by Council Member Boswell to approve a letter of intent from the City of Union Point and to allow the City Clerk and Fire Chief Wright to proceed with documentation and necessary actions with the grant writer not to exceed administrative costs of \$5,000. Motion seconded by Council Member Scott. Opportunity for discussion. It was noted that the admin cost would come from the general funds that are allocated to professional services. Motion unanimously passed.

Public Comment: Yvonne Heidbrider commented on the Firefly Trail and thanked the current council for all their efforts and guidance on a job well done with the project. She also noted that previous administration and individuals Wayne Jackson and Susan Higdon should be thanked for getting the initial part of the project set for future progress.

There being no further business **a motion was made to adjourn** the meeting at 7:30 p.m. by Council Member Boswell; seconded by Council Member Pinkney. Motion unanimously carried.

Mayor Rhodes closed the meeting with a prayer.

Mayor

City Clerk

Date