

CALL TO ORDER

Mayor Altnauer called to order the regular meeting of City of Rutledge at 7:01 PM on the above stated date.

Council members Brenda Thompson, Brandie Owens, Tony Sells and Adam Beckstine were present as were members of the public. City Attorney John Nix and Morgan County Planner Tara Cooner and Building Inspector Chuck Jarrell were also present.

PLEDGE OF ALLEGIANCE

Mayor Altnauer called for and led the Pledge of Allegiance.

PUBLIC HEARING

Mayor Altnauer then recessed the regular meeting and called to order the Public Hearing for the consideration of two requests for zoning map amendments submitted by Elgen Homes: a Zoning map amendment request by Elgen Homes to rezone .5 acres from R3 to R2 on Fairplay Street and a Zoning map amendment request by Elgen Homes to rezone 67.39 acres on Williams Street from AR to R2.

City Attorney John Nix was present and read the City of Rutledge Zoning Hearing Procedures to the public and explained the process. He further advised that the two applications would be heard together and that as a result the presentation time for the Applicant and those opposed to the application would be extended from 10 to 20 minutes.

STAFF REPORT – MORGAN COUNTY PLANNER TARA COONER

Morgan County Planner Tara Cooner then presented the staff report as to both of the applications submitted by Elgen Homes, Inc. (Spencer Knight).

The first property is 67.39 acres on Williams Street currently zoned AR requesting a rezone to R2.

The second application is .5 acres located on Fairplay Street currently zoned R3 requesting a rezone to R2. The smaller tract of

.5 acres on Fairplay Street provides access and negates the need to use Williams Street as an entrance.

She stated that the

applications viewed strictly from a rezoning standpoint appear to

meet the criteria of the city's ordinance and are consistent with the Comprehensive Plan.

Ms. Cooner advised that the designation requested is R2 and requires a minimum of ½ acre per single family home.

The ordinances of the city require that the proposed development be on sewer as a sewer line is located within 1500 feet of the subject property and

capacity is available. She reported on concerns that were presented at the Planning Commission hearing:

storm water and potential impacts on the adjacent creek would have to be addressed by an engineer engaged by the applicant at the time of development; erosion control would be enforced by is EPD from an office in Athens and she suggested that the city consider that Morgan County oversee erosion control; anticipated size of the single family homes would be 1800 to 2200 sq ft at a cost of \$350,000.00 to \$400,000.00 to be constructed in accordance with recorded design standards.

She advised the council that

that staff would recommend approval subject to the following conditions:

Implement design standards to be recorded as covenants for the development

Minimum house size 1800 sq. ft.

Must utilize city water and sewer

Memo from City to EPD asking for Morgan Co. to oversee erosion control

Tara Cooner stated the City received a letter from attorney Robert McCauley regarding the application failing to meet the requirements of the City's Zoning Ordinance.

PRESENTATION BY APPLICANT

Spencer Knight, representing the applicant, addressed the council and stated that he hoped that any misinformation about the project which was the subject of the applications file had been addressed. I did not want to divide the community with this project and still do not want to. He then reserved the balance of his time to be able to respond to any issues presented by those in opposition.

PUBLIC COMMENTS IN FAVOR OF APPLICATIONS

Justin Kennedy was present and stated he has lived here since 2012. He said he lives at 117 W. Main Street in the house next to the park. Justin Kennedy spoke in favor of the applications.

Miles Buzbee was present and stated that his address was 214 West Main Street and his father-in-law was the property owner and his neighbor. Miles Buzbee spoke in favor of the applications.

PUBLIC COMMENTS IN OPPOSITION OF APPLICATIONS

Wesley Johnson was present and resides at 3341 Old Mill Road and stated he owns 72 acres and shared three thousand three hundred and thirty- three feet with the property line of the applicant's property.

Wesley Johnson spoke in opposition of the applications.

Devon Dartnell was present and resides at 303 Fairplay Street. Devon Dartnell spoke in opposition of the applications and asked for the council to deny the applications.

Joey Megrue was present and resides at 190 Hidden Springs Drive. Joey Megrue spoke in opposition of the applications.

Jake McClure was present and resides at 293 Fairplay Street. Jake McClure spoke in opposition of the applications.

Martini Crowley was present and resides at 226 Williams Street. Martini Crowley spoke in opposition of the applications.

Sherry Kelly was present and resides at 254 Fairplay Street. Sherry Kelly spoke in opposition of the applications.

FINAL COMMENT FROM APPLICANT AND PLANNING STAFF

Spencer Knight, in response to the comments in opposition to the applications, advised that as far as the roads, there are standards that will have to be followed relative to the development.

He stated that the

Morgan County Planning and Zoning approved the applications by a vote of 4-2. He then addressed several other concerns that had been included in the comments in opposition and closed by stating that he hoped that all of the questions about the application had been answered.

He advised that he was not opposed to a zoning condition that required strict design standards and would be recorded as a covenant.

The city attorney advised that public comment had been closed as the time allowed had expired. The procedures for the public hearing provided for final comments from the planning staff and Ms. Cooner advised that she did not have any additional comments. Chuck

Jarrell addressed ISO response time and said that the county was in desperate need for volunteers.

PUBLIC MEETING CLOSED

John Nix advised that the public session was closed and that the council could now direct questions to staff or the applicant.

Council Member Tony Sells asked Chuck Jarrell how many residential subdivisions consisted of ½ acre lots. Mr. Jarrell responded that there are a lot. He stated Madison has some that are ¼ and ½ acre.

The City of Bostwick has some that are down to 1/3 acre. He said a number of the residential lots

in Rutledge are ½ acre or less. The fact that sewer is available and would be required for the proposed use is positive. Two acres in a city is not realistic.

Mr. Jarrell suggested that the council has to make a decision as to whether the lot size is appropriate for that district.

Adam Beckstine asked was there not a traffic study because this is not considered a large subdivision.

Chuck Jarrell stated we are requiring a traffic study because of the width of the ½ acre lot on Fairplay Street to determine whether a decel/accel lane is going to be required.

He stated that the study was not a required element of the zoning application. Tony Sells asked if the applicant had considered increasing the minimum lot size.

Mr. Knight said not at this time.

Those in attendance in opposition to the applications began to ask additional questions and make statements from the audience. Chuck Jarrell advised them that the public comment session had been closed.

Council member Tony Sells made a motion to table the public hearing in order to secure additional information to clarify issues raised relative to the application.

Adam Beckstine seconded, all voted in favor and motion carried.

John Nix advised that a list of questions from the members of the council would need to be compiled and provided to the applicant.

Mayor Altnauer concluded the public hearing at 8:36 P.M.

Mayor Altnauer reopened the regular meeting with the next item on the agenda for the Regular Meeting.

APPROVAL OF MINUTES – JULY 20TH / JULY 29TH

Brenda Thompson made motion to approve the minutes of the July 20, 2021, meeting as submitted. Tony Sells seconded, all voted in favor and motion carried. Brandie Owens made motion to approve the minutes of the July 29, 2021, meeting as submitted. Brenda Thompson seconded, all voted in favor and motion carried.

APPROVAL FOR CAMERAS FOR DOWNTOWN PARK / DEPOT

Mayor Altnauer stated that there had been problems in the park and problems at the depot with someone taking things off the back of the city truck and other things. He said that security cameras would be beneficial for the new parking lot.

The proposal was from the same company that provided cameras for the Veteran’s Park, Lockedheart Technologies with a quote of

\$5,596.00. Tony Sells made motion to approve the quote from Lockedheart Technologies in the amount of \$5,596.00. Brenda Thompson seconded, all voted in favor and motion carried.

APPOINTMENT OF TREE BOARD MEMBERS

Mayor Altnauer said we need to formally appoint the tree board a topic that was discussed at the August meeting of the Council. Brandie Owens made motion to appoint Dale Bradford, Montie Davies, Tim Odum, Justin Kennedy and Tommy Breedlove to serve as members of the Rutledge Tree Board. Adam Beckstine seconded, all voted in favor and motion carried.

SECOND READING OF; AN ORDINANCE TO AMEND CHAPTER 36 OF THE CITY OF RUTLEDGE GEORGIA CODE OF ORDINANCES, AS AMENDED, SO AS TO ADD ARTICLE IV 'PERSONAL TRANSPORTATION VEHICLES' AND FOR OTHER PURPOSES

Adam Beckstine made motion to approve the second reading of an ordinance to amend chapter 36 of The City of Rutledge Georgia Code of Ordinances, as amended, so as to add Article IV

'Personal Transportation Vehicles' and for other purposes. Brenda Thompson seconded, all voted in favor and motion carried.

Brenda Thompson made motion to adjourn at 8:50 pm. Tony Sells seconded, all voted in favor and motion carried.

ADJOURN

Debbie Kilgore City Clerk Bruce Alznauer Mayor

