



**BOARD OF MAYOR AND COMMISSIONERS
WORK SESSION
MAY 11TH, 2022
IMMEDIATELY FOLLOWING REGULAR MEETING**

MINUTES

Members Present: Jonathan Elmore, Mayor
Brian Fisher, Mayor Pro Tem
Lisa Shortell, Commissioner
Lionel Laratte, Commissioner
Dee Merriam, Commissioner

Staff Present: Patrick Bryant, City Manager
Shannon Powell, Asst. City Manager
Ellen Powell, Communications Manager
Gina Hill, City Clerk
Stephen Quinn, City Attorney
Harry Hess, Police Chief

Item #1 Meeting Called to Order

Item #2 Adoption of Agenda
Commissioner Laratte moved to adopt. Mayor Pro Tem Fisher seconded. All ayes.

Item #3 **TBG Residential Variance Requests**

This group seeks to build apartments for low-income seniors on the properties at 2804 Franklin Street, 2816 Franklin Street and 154 Olive Street. They have requested one variance and one Tier 2 waiver. The Planning Architecture and Zoning Board (PAZB) has heard the requests and made recommendations to the BOMC.

City Manager Bryant outlined some policies, such as discussing issues at a work session before putting them on a regular meeting agenda. He then recapped what TBG was seeking as well as how the PAZB has been involved. Mr. Bryant said that before the BOMC meeting on May 25th, a public hearing on this matter will be held.

Item #4 **Corner Lot Setback Study**

Lord Aeck Sargeant has completed their analysis of corner lot setback distances throughout the Avondale Estates Historic District. Staff will provide the BOMC with the findings.

City Manager Bryant recalled how this study was sparked by a request from an owner of a corner residential lot. Assistant City Manager Powell outlined the issue at hand and what the study found. Mr. Bryant said he's seeking guidance as to how the BOMC would like to proceed. He also outlined the process involved with the various options. Mayor Pro Tem Fisher was supportive of the change. Commissioner Shortell had some questions and concerns about centering, the historic district and mass and scale. Draft language of any zoning changes would be discussed before appearing for a reading or vote.

Item #5

Covington Corridor Development Study

Lord Aeck Sargeant has been retained by the City to analyze future development opportunities along the Covington Road corridor. Staff will update the BOMC on this process.

City Manager Bryant reviews this item before handing off to Assistant City Manager Powell. She discussed what study will examine. Ms. Powell announced there will be an online survey for the public and she provided a timeline for this study. Members of the BOMC were supportive.

Item #6

Rural Downtown Development Grant

The Georgia Department of Community Affairs has released a grant opportunity between \$1 and \$5 million dollars for infrastructure projects in the pursuit of downtown redevelopment. Staff will present this opportunity to the BOMC.

City Manager Bryant gave an overview of this grant and explained how the city would be a good candidate. All members of the BOMC were supportive of applying for this grant.

Item #7

Public Comment

Emily Machski-Preston, attorney for TBG, wanted to ensure the city received a letter from them outlining some of the constitutional objections and legal challenges they have regarding their variance requests. She pointed out the thumb drive and documents given to the city clerk. She said some of the emails produced by the city raised concerns about conflict of interest and the fair housing act. The Tier 2 waiver request has been withdrawn, she added. Mayor Elmore reminded her of the time limit for each public comment. Sarah Buckner from the TBG team explained that the street grid requirements made the lot almost unbuildable. She reiterated that they would like to find a compromise that would allow them to be able to proceed with their project and added that there are other options. City Manager Bryant announced there would be no time limit for public comment at the public hearing on this matter scheduled for May 25th.

Item #8

Executive Session – Potential Litigation

Mayor Pro Tem Fisher moved to enter executive session. Commissioner Shortell seconded. All ayes.

Mayor Pro Tem Fisher moved to exit executive session. Commissioner Shortell seconded. All ayes.

Item #9

Adjournment

Commissioner Laratte moved to adjourn. Commissioner Merriam seconded. All ayes.

APPROVED MAY 25TH, 2022

A handwritten signature in black ink, appearing to read "Gina Hill", written over a horizontal line.

Gina Hill, City Clerk