

The regularly scheduled meeting of the Conyers, Georgia, City Council was held at 7:04 p.m. on May 15, 2013, in the City Council Chambers at 1194 Scott Street, Conyers, GA.

Roll Call – Present: Mayor Randy Mills, Council Members Chris Bowen, Vince Evans, John Fountain, Gerald Hinesley and Cleveland Stroud.

Invocation – The invocation was given by Council Member John Fountain.

Pledge of Allegiance – Mayor Randy Mills led everyone in the Pledge of Allegiance.

Mayor's Communication – Mayor Mills welcomed everyone.

Citizens' Communication – No one addressed the Council.

Agenda Revisions: Council Member Vince Evans made a motion to remove item No. 4, a request to approve Ordinance No. 931 repealing Ordinance No. 917, from the agenda. Council Member Cleveland Stroud seconded the motion. Mayor Mills called for a vote of the Council. All members voted aye. Mayor Mills declared the motion carried.

Minutes – Council Member Chris Bowen made a motion to approve the minutes of the May 1, 2013 regularly scheduled City Council meeting. Council Member Vince Evans seconded the motion. Mayor Mills called for a vote of the Council. All members voted aye. Mayor Mills declared the motion carried.

New Business:

1. **PUBLIC HEARING. Request to approve Ordinance No. 924 (Zoning Case No. 2013-05), an ordinance requesting to amend the Comprehensive Land Use Plan from Special Mixed-use Activity Center to General Commercial: to rezone 2.72 acres from GV-UV, Gateway Village-Urban Village district to HSB, Highway Service Business district; and a Special Use Permit for a Nightclub – (S&S Hale Properties – 1381 Iris Drive, S.E.)** Council Member John Fountain asked Mayor Mills to open a public hearing on Ordinance No. 924, requesting to amend the Comprehensive Land Use Plan to rezone 2.72 acres and allow a special use permit for a nightclub.
Mayor Mills opened the public hearing at 7:06 p.m.
There were three people that addressed the Council. Mr. Adrian Thomas, representing Lotus Bistro, addressed the Council in favor of Ordinance No. 924. Mr. Don Meyer and Ms. Carole Henderson addressed the Council and stated they were against Ordinance No. 924.
Mayor Mills closed the public hearing at 7:15 p.m.
Council Member John Fountain made a motion for discussion purposes to approve Ordinance No. 924 and waive the second reading. Council Member Cleveland Stroud seconded the motion. After discussion, Mayor Mills called for a vote of the Council. No members voted aye. All members voted nay. Mayor Mills declared the motion failed.
2. **PUBLIC HEARING. Request to approve Ordinance No. 925 (Zoning Case No. 2013-16), an ordinance requesting to amend the Comprehensive Land Use Plan from General Commercial to Special Mixed-use Activity Center; and to rezone 308.06 +/- acres from the BG, General Business district with conditions to the MxD, Mixed-use Development district – (Four A International – 1160 Iris Drive, S.W.)**. Council Member John Fountain asked Mayor Mills to open the public hearing on Ordinance No. 925, requesting to amend the Comprehensive Land Use Plan and to rezone 308 +/- acres from BG, General Business district with conditions to MxD, Mixed-use Development district.
Mayor Mills opened the public hearing at 7:28 p.m.
There were 15 people that addressed the Council. Mr. David Roper, representing Four A International, addressed the Council in favor of Ordinance No. 925. The following individuals addressed the Council and stated their opposition to Ordinance No. 925: Ms. Ruby Henderson, Mr. Chip Hatcher, Ms. Carole Henderson, Ms. Teleanor Davis, Mr. Andrew Fenty, Mr. Don Meyer, Ms. Pamela Hicks, Ms. Talana Fenty, Ms. Vernella Binion, Mr. Brad Holsinger, Ms. Gina Holsinger, Mr. Charles Smith and Ms. Latoya Bryant. Mr. Donald Melvin addressed the Council in favor of Ordinance No. 925.

Mayor Mills closed the public hearing at 8:14 p.m.

Mr. David Roper of Four A International addressed the Council at the Mayor's request and answered questions from the Council Members.

Council Member John Fountain made a motion to table Ordinance No. 925 until the June 5, 2013 City Council meeting. Council Member Chris Bowen seconded the motion. Mayor Mills called for a vote of the Council. All members voted aye. Mayor Mills declared the motion carried.

Mayor Mills declared a brief recess and the meeting resumed at 8:51 p.m.

3. **PUBLIC HEARING. Request to approve Ordinance No. 926, an ordinance to amend the Zoning Ordinance of the City of Conyers, Georgia, Chapter 7 of Title 8 of the Code of Ordinances of the City of Conyers, Georgia, so as to amend Section 8-7-86, Design Requirements, by inserting Section 8-7-86.1, Exterior Lighting Standards; to repeal conflicting ordinances; to provide for an effective date; and for other purposes.** Council Member John Fountain asked Mayor Mills to open the public hearing on Ordinance No. 926, to amend the Zoning Ordinance to insert a new section regarding exterior lighting standards and to repeal conflicting ordinances.

Mayor Mills opened the public hearing at 8:52 p.m.

There was no one in attendance wishing to address the Council.

Mayor Mills closed the public hearing at 8:52 p.m.

Council Member John Fountain made a motion to approve Ordinance No. 926 and waive the second reading. Council Member Chris Bowen seconded the motion. Mayor Mills called for a vote of the Council. All members voted aye. Mayor Mills declared the motion carried.

4. Item removed from agenda.

5. **PUBLIC HEARING. Request to approve Ordinance No. 927, an ordinance to amend the Zoning Ordinance of the City of Conyers, Georgia, Chapter 7 of Title 8 of the Code of Ordinances of the City of Conyers, Georgia, so as to amend section 8-7-92, Supplemental Use Standards, to provide additional uses for check cashing service and pawn shop establishments in the GV-NV, Gateway Village-Neighborhood Village district; to repeal conflicting ordinances; to provide for an effective date; and for other purposes.** Council Member John Fountain asked Mayor Mills to open the public hearing on Ordinance No. 927, to amend the Zoning Ordinance Supplemental Use Standards in the GV-NV, Gateway Village-Neighborhood Village district.

Mayor Mills opened the public hearing at 8:53 p.m.

There was no one in attendance wishing to address the Council.

Mayor Mills closed the public hearing at 8:53 p.m.

Council Member John Fountain made a motion to approve Ordinance No. 927 and waive the second reading. Council Member Cleveland Stroud seconded the motion. Mayor Mills called for a vote of the Council. All members voted aye. Mayor Mills declared the motion carried.

6. **PUBLIC HEARING. Request to approve Ordinance No. 928, an ordinance to amend the Zoning Ordinance of the City of Conyers, Georgia, Chapter 7 of Title 8 of the Code of Ordinances of the City of Conyers, Georgia, so as to amend section 8-7-90, Permitted and Special Uses, to require a Special Use Permit for Precious Metals Dealers in the BG, General Business district and to permit Precious Metals Dealers by right in the HSB, Highway Service Business district; to repeal conflicting ordinances; to provide for an effective date; and for other purposes.** Council Member John Fountain asked Mayor Mills to open the public hearing on Ordinance No. 928 to amend the Zoning Ordinance and to permit Precious Metals Dealers by right in the HSB, Highway Service Business district.

Mayor Mills opened the public hearing at 8:54 p.m.

There was no one wishing to address the Council.

Mayor Mills closed the public hearing at 8:54 p.m.

Council Member John Fountain made a motion to approve Ordinance No. 928 and waive the second reading. Council Member Gerald Hinesley seconded the motion. Mayor Mills called for a vote of the Council. All members voted aye. Mayor Mills declared the motion carried.

7. **First reading of Ordinance No. 930 adopting the annual budget for the City of Conyers for fiscal year 2013-2014, including a PowerPoint presentation.** Chief Financial Officer Isabel Rogers presented a PowerPoint presentation on the proposed budget for fiscal year 2013-2014 and advised that the budget would be presented again with public hearing opportunities at the June 5, 2013 City Council meeting and the June 19, 2013 City Council meeting.

8. **Application for a beer, wine and liquor consumption on premise license – (Stephan Heinz Gonzalez – DBA Applebee’s Neighborhood Grill and Bar Restaurant – 1448 Dogwood Drive).** Council Member John Fountain stated that all background checks were conducted properly and made a motion to approve the application. Council Member Vince Evans seconded the motion. Mayor Mills called for a vote of the Council. All members voted aye. Mayor Mills declared the motion carried.

9. **Application for a beer and wine consumption on premise license – (Sanjay S. Patel – DBA Marco’s Pizza – 2133 Highway 20, Suite 260).** Council Member John Fountain stated that all background checks were conducted properly and made a motion to approve the application. Council Member Gerald Hinesley seconded the motion. Mayor Mills called for a vote of the Council. All members voted aye. Mayor Mills declared the motion carried.

Committee Reports:

- Council Member John Fountain, Chairman of the *Community Development Committee*, had nothing new to report.
- Council Member Vince Evans, Chairman of the *Economic Development Committee*, had nothing new to report.
- Council Member Cleveland Stroud, Chairman of the *Public Safety Committee*, had nothing new to report.
- Council Member Chris Bowen, Chairman of the *GHP, Cherokee Run, BHCNC, and Cemetery Committee* reported that the South Eastern Regional Championship Series/ US Cup East #3 Georgia State Championship mountain biking event would be held at the Horse Park on Sunday, May 19.
- Council Member Gerald Hinesley, Co-Chairman of the *Finance Oversight Committee* and Chairman of the *Transportation and Stormwater Committee*, stated that he had nothing new to report.

City Manager’s Update – City Manager Tony Lucas commended Chief Financial Officer Isabel Rogers for her work on the budget and the city staff for the continued, high level of service provided during tough economic times.


He also advised the Council that Four A International is planning public information meetings in the coming weeks to better explain their proposed development plans to the public.

Executive Session – City Manager Tony Lucas stated there was a need for an executive session regarding potential litigation to include the city attorney. Council Member Chris Bowen made a motion for executive session regarding potential litigation to include the city attorney. Council Member Vince Evans seconded the motion. Mayor Mills called for a vote of the Council. All members voted aye. Mayor Mills declared the motion carried.

There being no further business to come before the Council, the meeting was adjourned at 9:21 p.m.

Attest:


Jennifer Edwards, Deputy City Clerk


Randal S. Mills, Mayor

