

March 9, 2020

The Regular Meeting of the Mayor and Council of the City of Madison was held Monday, March 9, 2020, at 5:30 PM at the City of Madison Public Safety Building Meeting Hall, located at 160 N Main Street, Suite 400. Present were the following: Mayor Fred Perriman; Mayor Pro Tem Rick Blanton; Council Members Chris Hodges, Carrie Peters-Reid, Eric Joyce, and Ed Latham; City Manager David Nunn; City Clerk Hawk; Planning Director Callahan; Finance Officer Karen Stapp; Planner Bryce Jaeck and Attorney Jimmy Carter. The meeting was called to order by Mayor Perriman and he welcomed those in attendance. Opening prayer and Pledge of Allegiance were led by members of council.

APPROVAL OF MINUTES OF PREVIOUS MEETING(S)

Blanton moved to approve the minutes of the Regular Meeting on February 10, 2020 as presented. Latham second. Approved, vote unanimous (4:0, Peters-Abstained due to absence).

LEGAL MATTERS

Amendment – Code of Ordinances - City of Madison – Chapter 6, Article III, Section 6-341, (f) Beer and Wine Amenity Permit

Hawk presented the final draft of the proposed beer and wine amenity permit which would allow businesses in the Arts and Entertainment Overlay district the opportunity to apply for a yearlong beer and wine pouring license, both locally and with the state, in order to provide complimentary beverages to customers. Hodges asked if there will be a limit to how much is served. Hawk said no. She explained that licenses can be revoked at any time and the new section can be re-evaluated in the future should the need arise. Joyce moved to add section (f) to Article III, Section 6-341 for the Alcohol Ordinance. Hodges second. Opportunity for discussion. Approved, vote unanimous (5:0).

Madison-Morgan Conservancy – Special Event License – Beer, Wine and Liquor Pouring - Derby Day 2020 – May 2, 2020 at 513 Foster St.

Hawk said the Madison-Morgan Conservancy has applied for a special event license in which they would sell beer, wine, and liquor. She said the event will take place at 513 Foster Street on May 2, 2020 and the checklist for special events was complete. Blanton moved to approve the special event license for Madison Morgan Conservancy Derby Day Event on May 2, 2020 at 513 Foster Street. Peters-Reid second. Opportunity for discussion. Approved, vote unanimous (5:0).

Perriman announced a Town Hall meeting that will take place with representatives of BD Bard on March 26, 2020 at 7:00 PM in the Meeting Hall.

Nunn delivered his City Manager report. Topics included: airport expansion; pedestrian safety and conversations with Georgia Department of Transportation (GDOT); downtown improvements via tree and tree grate replacement as well as trash receptacle replacement; and repairs and maintenance to city properties. He also reported that a meeting will take place with supervisors the morning of March 10, 2020 to discuss COVID-19.

ZONING HEARINGS

Public Hearing – Rezone Request – Dick Schmitt - Large Lot Residential (R-1) to Small Lot Residential (R-4) – 490 South Fourth Street (M10 037)

Jaeck reviewed the staff report for the rezone request at 490 South Main Street from large lot to small lot. The property currently has two houses on the lot. The owner would like to split the property in to two lots so each house would sit on its own lot. He said the applicant is not proposing any change in use of the lot. He explained that the Planning and Zoning Commission

discussed the request in detail and recommended denial but asked for the consideration of an alternative. Public comment had been received in opposition to the request.

Mayor Perriman opened the public hearing.

Dick Schmidt, a representative for the applicant Cade Callen, said the owner of the lot is requesting a rezone from R1 to R4. Currently there are two houses on the property and one house is a non-conforming lot due to zoning prior to purchase of the lot. He explained that the owner wants to split the lot in to two smaller lots so that each house on the property will be conforming.

Comments were heard from Elizabeth Bell in opposition of the rezone request. She objected to the application as presented and asserted the application should be denied in accordance with the request of the Planning and Zoning Commission. Bell also addressed standards one, two, three and four of the zoning ordinances and asserted that the rezone request does not meet these.

Schmidt spoke again in favor of the rezone request and re-emphasized the request to reduce the zoning in order to have both houses on their own lot and conforming.

Comments were also heard in favor of the re-zone from Alex Newton and Betsey Wagenhouser asserting it would preserve the history of that particular neighborhood in Madison. Karen Wibell asserted that splitting the property would give individuals the opportunity to purchase property they might not be able to afford otherwise.

The public hearing was closed.

Perriman asked Attorney Carter if Mayor and Council could ask staff to come up with a solution to the issue of creating two non-conforming lots with the rezone. Carter said that would be possible and reviewed the basis for that determination.

Mayor, Council, and staff discussed the proposed rezone and the history of the area in question. Latham moved to deny the rezone request from Large Lot Residential (R-1) to Small Lot Residential (R-4) at 490 South Fourth Street. Joyce second. Schmidt withdrew the application.

Adjournment

With no further business, Mayor Perriman adjourned the regular meeting.

Approved: _____
Fred Perriman, Mayor

Attest: _____
Ashley Hawk, City Clerk

Date: _____