

TOWN OF HOMER PUBLIC HEARING & REGULAR MEETING

May 10, 2022

PUBLIC HEARING

The public hearing regarding Banks County Golf rezoning application # 01-22 was called to order by Mayor Doug Cheek at 6:00 p.m. Town Attorney, David Syfan was appointed hearing officer. Mr. Syfan stated that Banks County Golf, LLC and Mary Towns, property owner, are requesting the rezoning of 44.489 acres (parcel B50 0562) from Single Family Residential (R1) to Planned Community Development (PCD) with proposed use of 140 residential lots or units. The planning committee met on this rezoning application on April 28, 2022. Mr. Syfan read the recommendation from the planning committee. They went through the nine factors that are considered in any rezoning. Their recommendation was to approve the application with 44 houses and 20% green space. Mr. Syfan also discussed the Town of Homer Comprehensive Plan. He then asked for the applicant to speak and present their plan for the rezoning of the 44.489 acres. He will also allow anyone to speak in favor and against the rezoning request.

Michael Acton, resident of the Town of Homer and Chimney Oaks Development Community, spoke on behalf of the applicant and Mary Towns. He informed the mayor and council that there was a court reporter working via zoom making a record of the meeting, he stated that he encouraged legal council, town council, and the mayor to take the necessary steps to preserve information. Mr. Syfan stated that the town like a copy of the transcript. Mr. Acton asked the mayor and council to keep an open mind regarding the rezoning request. He stated that the current PCD includes 367 acres, approximately 120 of those acres are allocated to residential lots and homes. The balance is 247 acres are golf course, natural areas, and amenities. The current green space is at 67%. The PCD allows for 270 doors and with the 120 residential acres assigned that equates to 2.25 doors per acre. He stated that Mary Towns property has been in the family for 4 generations and they have paid taxes on that property excess of 100 years.

REGULAR MEETING

The meeting was called to order by Mayor Doug Cheek.

Present were James Dumas, Cliff Hill, David Dunson and Jerry Payne.

The invocation was given by Jerry Payne.

The pledge to the flag was led by Mayor Doug Cheek.

Motion was made by Jerry Payne to approve the minutes of the March 8, 2022 regular meeting. Motion was seconded by James Dumas and approved. (6-0)

Reapportionment

Faith Bryan, GMRDC representative, presented an updated district map using the 2020 Census State Redistricting Data (Public Law 94-171) Summary File, District 1 (BLUE) 506 population with 2 councilmembers, District 2 (PINK) 506 population with 2 councilmembers, District 3 (YELLOW) 252 population with 1 councilmember. The numbers can not be over or under 5%. Homer is within 1%. Motion was made by Jerry Payne to approve the first adoption of an ordinance to amend the town charter as to change the description

of the Homer Town Council Election districts for the Town council of the Town of Homer, Ga; to provide for definitions and inclusions; to provide for continuance in office of current members; to provide for an effective date; to repeal conflicting laws; and for other purposes. The motion was seconded by Sandra Garrison and approved. (6-0)

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Road and Bridges

Cliff Hill presented a list of roads in need of repair which was given to Banks County for the upcoming roads and bridges funds. The list is not in priority order and may be changed. The amount will be \$1,670,000 for the next 5 years.

Round About

Cliff Hill discussed the plans for the roundabout and an agreement with the GDOT stating the Town will pay for lighting and maintenance. James Dumas made a motion to approve the lighting agreement with GDOT and allow Turnipseed Engineers to design the relocation utilities. Motion was seconded by Jerry Payne and approved. (6-0) The council asked about the property owners being contacted. Mayor Cheek will contact GDOT in reference to property owners being contacted and the entrance to Dollar General and Golden Pantry.

Water line replacement bids

Three bids were opened April 5, 2022. The Dickerson Group, Inc. base bid \$1,280,304.00 Alt-1 \$12 per linear foot, Griffin Bros. base bid \$1,148,582.91 Alt-1 \$96,861.00 and Dodd Construction, Inc. base bid \$814,585.00 ALT-1 \$10 per linear foot. The low bidder is Dodd Construction, Inc., Lavonia, Georgia \$814,585.00 Alt-1 \$10 per LFT. Motion was made by James Dumas to approve the bid from Dodd Construction, Inc. and the Resolution to award the contract contingent upon meeting the requirement regarding DBE/MBE/WBE compliance. The motion was seconded by Cliff Hill and approved. (6-0)

Subdivision Regulations

Jerry Payne reported that Adam Hazell, representative of GMRDC, is working on the subdivision regulations as submitted at the work session. Mr. Payne stated any recommendations must be made immediately in order for the work to be completed within the 6 month time frame.

Motion was made by Jerry Payne to go into executive session to discuss personnel and litigation. Motion was seconded by Cliff Hill and approved. (6-0) Executive session opened at 6:50 P.M. Roll call Sandra Garrison, James Dumas, Jerry Payne, David Dunson, Cliff Hill, and Mayor Cheek.

Executive session closed at 7:26 P.M. Motion was made by Jerry Payne to reopen the regular meeting. Roll call Sandra Garrison, James Dumas, Jerry Payne, David Dunson, Cliff Hill, and Mayor Cheek.

Motion was made by Jerry Payne to increase the pay for Perry Steve Hart by 10% beginning pay period the week of April 17, 2022. The motion was seconded by James Dumas and approved. (6-0)

Fire House

Cliff Hill reported the roofing on the fire house has blown off in places. The insurance company will be contacted.

There being no further business the meeting was adjourned.

Respectfully submitted by Carol Ayers