

REGULAR MEETING OF
MAYOR AND COUNCIL
DECEMBER 10, 2019

PUBLIC HEARING

Mayor Cheek called the public hearing to order. He stated that the public hearing was to discuss the application for variance #11-2019 from Chimney Oaks Golf Course. The variance request is: Rear setbacks on all lots adjusted down from 15' to 10'. Side setback on corner lots, street side only, adjusted down 5'. (full description attached). Mayor Cheek asked for comments. Brad Day was present to represent Chimney Oaks Golf Course. He discussed the need for the variance. He stated that the houses are not any larger, just different floor plans that they are hoping will sell better. James Dumas was concerned about the side setbacks being reduced but Mr. Day assured him that the side setbacks would only need to be reduced on the street side. Mr. Dumas also wanted to make sure that the back setbacks were all backing up to the golf course. Mr. Day stated that they all were except lots 7C & 11C on Wild Turkey Pass. There was no other discussion. Public hearing was closed at 6:10 p.m.

REGULAR MEETING

The regular meeting of the Council was called to order by Mayor Doug Cheek.

Present were: James Dumas, Jerry Payne, Cliff Hill and Town Attorney, David Syfan.

The invocation was given by Jerry Payne.

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

The minutes of the last meeting were approved. (3-0)

OLD BUSINESS

1. Water and Garbage Rates

No decisions were made. James Dumas made the recommendation that a public hearing be held if there was a rate increase. There will be more discussion regarding the rates at the January work session.

2. Sewer

Mayor Cheek stated that there needs to be a feasibility study to get more information. James Dumas stated that the engineer doing the feasibility study should represent the Town and that the two engineers (county and town) could possibly work together. James Dumas stated that the feasibility study should address funding sources which are available. This issue will be discussed at the January work session.

3. Website

James Dumas stated that the website is up and running. The web address is townofhomeriga.com.

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NEW BUSINESS

1. Variance Application #11-2019 Banks Co. Golf, LLC

Mayor Cheek stated that the planning board approved the variance application. James Dumas stated that the concern that he has are the side setbacks, he wanted to verify that the variance is only approved for the corner, street side lots (which will include lots 7C & 11C on Wild Turkey Pass.) He also wanted to verify that the front setbacks were going from 15' to 10'. Cliff Hill asked about how the porches would affect the setbacks. Brad Day stated that the porches would be part of the house and subject to the setbacks. He stated that they wouldn't encroach on the setback with the porch. He also stated that the corner lots reduced setbacks would probably just allow for a side driveway into the garage. It reduces the distance of the driveway. Motion was made by Jerry Payne to approve the variance application #11-2019 by Banks County Golf, LLC. Motion was seconded by James Dumas, with the conditions that the side setbacks will not be reduced on any lots except for corner lots 7C & 11C on Wild Turkey Pass. Brad Day reassured that the side setbacks will be for road side only. Approved (3-0)

2. Derelict and Belighted Property Ordinance

Mayor Cheek asked Attorney, David Syfan to go over and highlight the ordinance. He stated that he took the GMA model ordinance and that it was adopted for the Town of Homer. (see attached) Cliff Hill made the motion to adopt the Homer Derelict and Blighted Property Ordinance. Motion was seconded by Jerry Payne and approved. (3-0)

3. GEFA Loan Modification

Attorney, David Syfan stated that the mayor and council needs to approve the Resolution of Governing Body. The resolution basically provides that the Town of Homer is borrowing \$450,000.00 from GEFA and that a promissory note has been entered into and that the Town of Homer and GEFA have agreed to amend and modify the loan agreement for the additional amounts. Therefore, the Town of Homer is approving the loan modification agreement and authorizing the Mayor and Clerk to sign the loan documents. James Dumas made the motion to approve the loan modification with GEFA and the resolution. Motion was seconded by Jerry Payne and approved. (3-0)

4. Mutual Aid Agreement

Attorney, David Syfan stated that what the agreement does is that in the event of an emergency the Town can request aid from surrounding local government entities. Motion was made by Jerry Payne to approve the statewide mutual aide and service agreement. Motion was seconded by Cliff Hill and approved. (3-0)

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OTHER BUSINESS

Downtown Development Board

Motion was made by James Dumas to appoint Brent Nicholson to the DDA Board with term expiring August 2023. Motion was seconded by Cliff Hill and approved. (3-0)

Two members are needed for the Zoning Board.

REPORTS

Worksession – January 7th

Christmas Dinner – January 14th after meeting, will discuss at January worksession

Fire Department Christmas Dinner – December 14th @ 6:00 p.m. @ Fire station

There being no further business the meeting was adjourned.

ATTEST:

Doug Cheek, Mayor

Carol Ayers, Clerk