

CITY OF MACCLENNY
Regular Meeting
August 11, 2015
6:00 p.m.

The City Commission met in a regular session, Tuesday, August 11, 2015 with the following present: Mayor Gary Dopson, City Manager Phil Rhoden, Commissioners Floyd V. Bennett, Mark Bryant, Sam Kitching, Cecil Horne Jr., and Council Secretary Stacy Mills.

Mayor Dopson called the meeting to order. Commissioner Kitching opened the meeting with prayer, followed by the pledge to the United States Flag.

Old Business: Mayor Dopson instructed City Attorney Frank Maloney to do the final reading of **Ordinance 15-06**. A bill to be entitled an ordinance relating to amending the 2025 future land use map which shall change the future land use designation for approximately 3.80 acres described herein from Commercial Medium Intensity (CMI) and Mobile Home (MH) to Commercial to Medium Intensity (CMI) related to a small scale development activity; rezoning the property as described herein from Residential Mobile Home (RMG) and Commercial Neighborhood (CN) to Commercial General (CG); providing for intent; authority; findings of consistency; findings of fact; severability; recordation and an effective date.

Mr. Roger Yarborough stated there was a meeting held between Mr. Williams, Mr. Thrift and City staff which resulted in a verbal agreement, but no signed agreement. Mayor Dopson stated in the last two commission meetings a signed agreement had to be done. After further discussion and without an agreement Mayor Dopson stated to Mr. Williams and Mr. Thrift to work with staff to get a signed agreement by the next meeting or the rezoning of this property would be dismissed. Mayor Dopson again stated the City is consistent with placing a six foot privacy fence separating commercial and residential. Mayor Dopson requested for there to be no signage placed closer than one hundred feet of Mr. Thrift's property line. All City Commissioners agreed to table the Ordinance.

New Business: Mayor Dopson instructed City Attorney Frank Maloney to read **Ordinance 15-08**. A bill to be entitled an ordinance relating to amending the 2025 future land use map which shall change the future land use designation for approximately 0.45 acres described herein from Commercial Low Intensity (CLI) to Commercial Medium Intensity (CMI) related to a small scale development activity; rezoning the property as described herein from Residential Professional Office (RPO) to Commercial Neighborhood (CN); providing for intent; authority; findings of consistency; findings of fact; severability; recordation and an effective date.

New Assistant City Manager Mr. Mike Griffis stated Mr. Bob Lambright is asking for a zoning change from RPO to CN. This property is located at 474 S 6th St and has three dwellings on it, a business, a home, and a detached garage apartment. Staff feels like this request conforms to the zoning applied for. Mr. Griffis stated in CN zoning no outside storage is allowed and the majority of merchandise sold must be new. Mayor Dopson stated the City always likes to have a buffer between different zonings. RPO zoning is the best buffer between residential and commercial. Mayor Dopson stated he is not in favor of doing away with RPO and converting this property to a full retail business. Commissioner Bennett made a motion to **deny** first reading of **Ordinance 15-08**, and was seconded by Commissioner Bryant. Voting was unanimous.

Manager Rhoden stated a proposed budget packet would be handed out and for all commissioners to look over. The tentative dates for the budget workshops are Tuesday August 18, 2015 and if a second one is needed Tuesday August 25, 2015 both at 6:00 pm.


In other business was the approval of the minutes from July 14, 2015 meeting. Commissioner Kitching made a motion to approve the minutes and was seconded by Commissioner Bennett. Voting was unanimous.

In other business was the review of the bills for July. Commissioner Bryant made a motion to approve the July bills and was seconded by Commissioner Kitching. Voting was unanimous.

Comments from the Board: Mayor Dopson stated the City is working closely with our new engineers, Mittauer and Associates as far as our impact fees and flow rates. The longer the impact fees are on the books the more complicated they get. Mayor Dopson stated he wanted to let the Commissioners know there is a reasonable chance at least for a period of time, the City would place a moratorium on our impact fees until we are one hundred percent sure of the methodology of figures and legally in good standings with them. The City is not quite to that point and not sure we will reach that point but making everyone aware and making sure the City is on solid ground.

With no further comments from the audience, Mayor Dopson adjourned the regular meeting.




MAYOR GARY DOPSON

ATTEST:



CITY MANAGER/ CLERK PHIL RHODEN