

**CITY OF CALHOUN  
REGULAR CITY COUNCIL MEETING  
DEPOT COMMUNITY ROOM  
109 SOUTH KING STREET  
CALHOUN, GA  
FEBRUARY 23, 2009 7:00 P.M.**

**MINUTES**

**PRESENT: James F. Palmer, Mayor  
George Crowley, Mayor Pro Tem  
Ray Denmon, Councilman  
Al Edwards, Councilman  
David Hammond, Councilman**

**ALSO: Kelly Cornwell, Director of Utilities  
Eddie Peterson, City Administrator  
Heather Evans, Deputy City Clerk  
Garry Moss, Police Chief  
Lenny Nesbitt, Fire Chief  
Larry Vickery, Electric Superintendent**

1. Mayor Palmer called the meeting to order and welcomed everyone in attendance. Councilman Denmon gave the invocation.
2. Mayor Palmer led the group in the Pledge of Allegiance to the United States Flag.
3. Councilman Edwards made a motion to approve the agenda. The motion was seconded by Mayor Pro Tem Crowley with all voting affirmatively, motion carried.
4. Councilman Hammond made a motion to approve the minutes of the February 9, 2009 regular City Council Meeting as written. The motion was second by Councilman Denmon with all voting affirmatively, motion carried.
5. **Mayors Comments:**
  - A. Mayor Palmer stated that a public information open house would be conducted by the Georgia Department of Transportation on Thursday, March 19, 2009 between 4:00 and 7:00 PM at the Calhoun Depot to discuss turning lanes at SR156/SR3 and SR3/Line Street intersections.
  - B. Councilman Edwards reviewed the upcoming zoning hearing:
    1. An annexation request by Terry D. Goble for .92 acres located at 276 Shadowood Drive SE.
      - Zoning Advisory Board will meet March 5, 2009 @ 4:30 PM
      - Public Hearing is set for March 9, 2009 @ 7:00 PM
6. **Public Hearings and Comments:**
  - A. Mayor Palmer read a request of a beer-wine-liquor package license by ABC Liquor & Tobacco Outlet with Dilip S. Patel as authorized agent for a location of 104 W.C. Bryant Parkway.
    - The public hearing was opened

- Attorney Brent Erwin spoke on behalf of the applicant indicating all requirements had been met.
- Margret Bohannon, Owner of Merle Norman Cosmetic Studios located at 110 W.C. Bryant Pkwy, spoke on behalf of her business, employees of Radio Shack, Jonesies, Tropical Breeze, and Sassy Scissors opposing the request.
- Councilman Hammond made a motion to deny the request. The motion was seconded by Councilman Denmon with all voting affirmatively, motion carried.

7. **Old Business:** NONE

8. **New Business:**

- A. Mayor Palmer gave a 1<sup>st</sup> reading of a new business license request by Ho Hyon Yu for a spa, Massage Therapy, located at 769 Hwy 53 East.
  - Mayor Palmer and Attorney Bailey explained to the applicant that there were discrepancies in the application that was submitted and he must return to City Hall to correct his application.
- B. Mayor Palmer gave a first reading of a taxi license request by Isidro Sanchez Barrera d/b/a Taxi Latino with a location of 802 North Wall Street.
  - Mayor Pro Tem Crowley made a motion to set the public hearing for March 23, 2009. The motion was seconded by Councilman Hammond with all voting affirmatively, motion carried.
- C. The R-1 zoning request by N.M. Moore for a location of 1309 South Wall Street had been withdrawn by the applicant.
- D. Mayor Palmer gave a 1<sup>st</sup> reading of a taxi license request by Marchelle Gaines d/b/a PEACE Ride with a location of 806 Court Street.
  - Councilman Hammond made a motion to set the public hearing for March 23, 2009. The motion was seconded by Councilman Denmon with all voting affirmatively, motion carried.
- E. Mayor Palmer read a request by Risk Management to declare a 1991 Ford Explorer VIN# 1FMDU34X6MUE18782 as surplus and to sale on Govdeals.com.
  - Councilman Denmon made a motion to declare the vehicle as surplus and to sell on Govdeals.com. The motion was seconded by Councilman Edwards with all voting affirmatively, motion carried.
- F. Mayor Palmer read a request by General Finance to approve the budget calendar as written.
  - Mayor Palmer stated the June 22nd budget adoption would conflict with another meeting for the Council and stated the budget adoption date would be changed to June 15<sup>th</sup> and approved at the next scheduled council meeting.
- G. Administrator Peterson and Clerk Evans gave a presentation on the West Calhoun Urban Renewal Plan.
  - Mayor Palmer read the heading of the Resolution to adopt The West Calhoun Urban Redevelopment Plan. (Attached)
  - Councilman Hammond made a motion to approve the Resolution as written and the Mayor to sign. The motion was seconded by Councilman Denmon with all voting affirmatively, motion carried.
  - Mayor Palmer read the heading of the Resolution to “Designate a geographic area of the City to be included in the City of Calhoun Urban Redevelopment Plan.

9. **Other Written Items not on the Agenda:** None

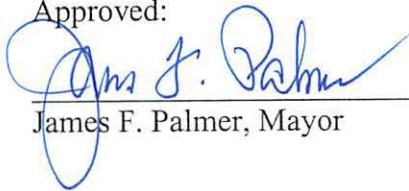
10. **Work Reports:**

A. Kelly Cornwell, Director of Utilities: NONE

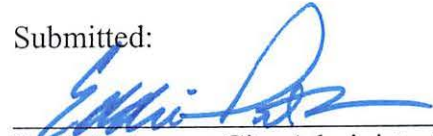
B. Eddie Peterson, City Administrator: NONE

11. Mayor Pro Tem Crowley made a motion to adjourn. The motion was second by Councilman Denmon with all voting affirmatively, motion carried.

Approved:

  
\_\_\_\_\_  
James F. Palmer, Mayor

Submitted:

  
\_\_\_\_\_  
Eddie Peterson, City Administrator

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL  
OF THE CITY OF CALHOUN ADOPTING THE WEST  
CALHOUN URBAN REDEVELOPMENT PLAN**

**WHEREAS**, the City of Calhoun has prepared an Urban Redevelopment Plan for submission to the Georgia Department of Community Affairs (DCA) as provided for in O.C.G.A. 36-61-1 et. seq. to rehabilitate, conserve, or redevelop a defined geographical area; and

**WHEREAS**, the Urban Redevelopment Act can be used alone, or in combination with many of Georgia's other legislative redevelopment tools to support local comprehensive planning, revitalize faltering commercial corridors, recruit and nurture small businesses, rehabilitate older homes and neighborhoods, ensure architecturally compatible infill development, and generate new adaptive reuses for old industrial and agricultural facilities; and

**WHEREAS**, the City of Calhoun has identified a defined geographic area in the City of Calhoun for inclusion in the Urban Redevelopment Area; and

**WHEREAS**, the City of Calhoun desires to work with public and private sector partners to ensure that the desired redevelopment is achieved; and

**WHEREAS**, the City of Calhoun hereby identifies the influences on the geographic areas designated and intends to work diligently to foster conditions conducive to redevelopment within these areas.

**NOW, THEREFORE BE IT RESOLVED**, that the City of Calhoun hereby adopts the attached West Calhoun Urban Redevelopment Plan.

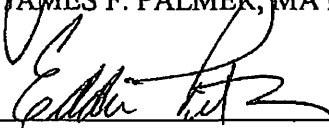
**SO RESOLVED** the 23<sup>rd</sup> day of February, 2009 in open, public meeting.

CITY OF CALHOUN

BY: \_\_\_\_\_

  
JAMES F. PALMER, MAYOR

ATTEST: \_\_\_\_\_

  
EDDIE PETERSON, CITY CLERK/ADMINISTRATOR

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL  
OF THE CITY OF CALHOUN DESIGNATING A GEOGRAPHIC  
AREA OF THE CITY TO BE INCLUDED IN THE CITY OF CALHOUN  
URBAN REDEVELOPMENT PLAN**

**WHEREAS**, the City of Calhoun is preparing an Urban Redevelopment Plan for submission to the Georgia Department of Community Affairs (DCA) as provided for in O.C.G.A. 36-61-1 et. seq. to rehabilitate, conserve, or redevelop a defined geographical area; and

**WHEREAS**, the Urban Redevelopment Act can be used alone, or in combination with many of Georgia's other legislative redevelopment tools to support local comprehensive planning, revitalize faltering commercial corridors, recruit and nurture small business, rehabilitate older homes and neighborhoods, ensure architecturally compatible infill development, and generate new adaptive reuses for old industrial and agricultural facilities; and

**WHEREAS**, the City of Calhoun intends to achieve all of the above mentioned objective identified in the Act; and

**WHEREAS**, the City of Calhoun has documented that the Urban Redevelopment Plan includes an initial target area generally recognized as an area from North King Street running west on West Line Street to the Calhoun City limits and running generally south to South Crest Drive and generally running northwest on Georgia Highway 53 Spur to North King Street; and

**WHEREAS**, conditions within this delineated area suffer from slum and blighting influences under local standards, detrimental to the public health, safety, and welfare and that the property's deterioration is negatively affecting the community; and

**WHEREAS**, the City of Calhoun hereby identifies the influences on the geographic area identified above and intends to work diligently to foster conditions conducive to redevelopment within these areas; and

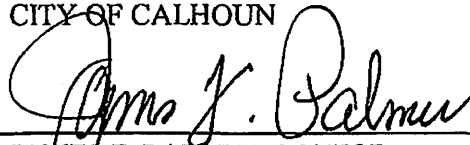
**WHEREAS**, the City of Calhoun deems it necessary to ensure that the rehabilitation, conservation, and redevelopment of this area in order to foster the elimination and prevention of slum and blighting influences to the surrounding area within the community, and that these actions are necessary to further the public health, safety, and welfare in the City of Calhoun.

NOW, THEREFORE BE IT RESOLVED, that the City of Calhoun has designated the  
aforementioned geographic area to be identified in the City of Calhoun Urban Redevelopment Plan.

SO RESOLVED this 23<sup>rd</sup> day of February, 2009, in open, public meeting.

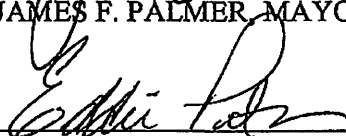
CITY OF CALHOUN

BY:



JAMES F. PALMER, MAYOR

ATTEST:



EDDIE PETERSON, CITY CLERK/ADMINISTRATOR