

AGENDA  
**WORK SESSION**

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TUESDAY, AUGUST 26TH  
WORK SESSION  
@ 6:00 PM

**MEETING CALLED TO ORDER**

**AGENDA REVIEWED IN ITS ENTIRETY BEFORE DISCUSSION**

**PUBLIC COMMENT ON ANY ISSUE (5 MINUTE LIMIT)**

- Rev. William Fannings

**PRESENTERS (IF ANY)**

- Jessica Reynolds, DCA Communications & Training Coordinator

**NEW BUSINESS**

- Zoning Ordinance Amendment (Public Hearing September 4<sup>th</sup>)
- Liquor, Malt Beverage & Wine License Application, 213 E 10<sup>th</sup> St
- Board & Committee Appointments
- Millage Rate
- Parking Lot
- Virginia Cook Building

**CONSIDER AGENDA ITEMS FOR WORK SESSION # 2**

**MAYOR & COUNCIL COMMENTS**

**ADJOURNED**

Next Meeting: [Work Session Thursday, Sept 4th @ 8:15 AM](#)



August 26, 2014

**Agenda Item:** General Commercial (CGN) - Text Amendment

**Purpose:** A request by Stanley G. Hill, H&T Consultants, Inc. to amend Section 12.1(a) of the Zoning Ordinance to allow ATM Drive-up and Walk-up as a permitted use in the General Commercial District (CGN) on property other than bank property.

**Background:** H&T Consultants, Inc. is working on behalf their client, Bank of America, to locate an ATM Drive-thru in the parking lot at Givorns Grocery Store at 205 East 10<sup>th</sup> Street which is zoned General Commercial District (CGN). When H&T Consultants contacted the city about doing this they were informed that off-site ATM drive-thrus were not listed as a permitted use in the General Commercial District (CGN). Banks and Financial Institutions are a permitted use in the CGN District and they typically have an ATM on site.

H&T Consultants inquired about applying for a variance to allow an off-site ATM at Givorns. They were informed that variances are not allowed for the use of land, building or structure that is prohibited by this ordinance. At this point, they asked where there any other options that they had. They were informed that a text amendment to the zoning ordinance would be required to add off-site ATM drive-thrus as a permitted use in the CGN District. They filed an application to amend Section 12.1(a) of the ordinance. Text amendments to the zoning ordinance have to be reviewed by the Planning Board and forwarded to City Council for consideration.

**Staff Comments:** Staff does not have a strong opinion either for or against the request to allow ATM drive-thrus as a permitted use. This is a request that we haven't seen before and we want to make sure that this is something the city wants to allow as we move forward. When zoning ordinances are adopted each individual zoning district has a list of permitted uses in the ordinance. It is very difficult to list every type of business that could be a permitted use in commercial zoning districts. There may be some that come along that could be a good use that was not previously listed. There is also a clause in the commercial zoning districts which says, other commercial uses not listed may be approved by the Planning Director if they are similar in nature to those listed. The Planning Director doesn't feel this is a determination he should make on his own.

If the ordinance is amended to allow off-site ATM's, they would be required to follow the same requirements as all other new commercial buildings would follow. They would be required to submit a site plan to the Planning Board for approval and if in the Quality Development Corridor Overlay District (QDC), they would have to meet the building material requirements.

The Planning Board discussed the text amendment at their August 14, 2014 meeting and talked to the applicant. They voted 5 – 0 to forward a recommendation to amend Section 12.1(a) to allow off site ATM Drive-thru and walk-up as a permitted use in the CGN Zoning District.

## H & T CONSULTANTS, INC.

Civil Engineering & Land Development

9310 Old Kings Road South, Suite 1001  
Jacksonville, FL 32257

(904) 419-1001 Phone • (904) 419-1004 Fax

July 21, 2014

### JUSTIFICATION STATEMENT

We request a Zoning Text Amendment to Section 12.1(a) – General Commercial (CGN) District in the City of West Point Zoning Ordinance to allow as a permitted use of a standalone ATM Drive-up and ATM Walk-up on property other than bank property.

#### ***1. What is the purpose of the proposed ordinance change?***

The purpose of the ATM Drive-up and ATM Walk-up is to provide convenient financial transactions for the retailers in the shopping center as well as the residents in the surrounding area. The purpose of the ATM Drive-up and ATM Walk-up is to positively affect the community by providing financial services on site while utilizing existing infrastructures. This is in keeping with the sustainable concept by reducing travel distance to out-of-area banking services, saving time and money for the neighboring businesses and residents.

#### ***2. How the ordinance change may affect other ordinance sections?***

A permitted use of a standalone ATM Drive-up and ATM Walk-up on property other than bank property will not impact other ordinance sections. Standalone ATMs will be in harmony with and will not weaken the spirit and purposes of the zoning code. We are proposing an ATM into a commercial district. The ATM will increase suitable retail and service oriented commercial uses to serve the community. The local stores, restaurants, commercial offices, visitors, neighbors, pedestrians, drivers, will appreciate the convenience location and easy access to the proposed ATM.

Sincerely,

  
Stanley Hill, PE

President

H & T Consultants, Inc.

**City of West Point  
P.O. Box 487  
West Point, GA 31833  
(706) 645-2226**

August 19, 2014

Classified Ads Section  
Valley Times-News  
Lanett, AL

Dear Sir or Madam:

Please run the following small box ad Tuesday, August 26, and again on Tuesday, September 2<sup>nd</sup>. Send affidavit to the City of West Point, P.O. Box 487, West Point, GA 31833.

**LEGAL NOTICE**

This is to notify the public that Myong Soon Kim, (Manager) is applying to the City of West Point for on-premises consumption malt beverage, wine, and liquor licenses for JJO Investment, Inc. dba HWA GAE JANG TUH at 213 E 10<sup>th</sup> Street. Said application will be heard at the next meeting of the Mayor and Council on Monday, September 8, 2014 at 6:00 p.m. in the Council's Chamber located at 730 1<sup>st</sup> Ave. West Point, GA.

Bill to:

City of West Point, ATTN: Richard McCoy  
P.O. Box 487  
West Point, GA 31833

Thanks,

Richard McCoy, City Clerk

City of West Point  
P.O. Box 487  
West Point, GA 31833  
(706) 645-2226

August 19, 2014

SUMMARY REVIEW  
ON-PREMISES CONSUMPTION  
LIQUOR, MALT BEVERAGE & WINE LICENSE APPLICATIONS

APPLICANT: **Myong S. Kim (Manager)**

ADDRESS: 237 Reed Road, West Point, GA 30833

LOCATION: 213 E 10<sup>th</sup> Street, JJO Investment Inc. dba Hwa Giae Jang Tuh.

**Application Review**

1. City Applications complete.
2. Financial Statement complete.
3. Sworn statement of qualifications submitted.
4. Liquor, Malt Beverage, & Wine Applications submitted, complete.
5. Notarized consent for criminal history check submitted.  
No criminal history on applicant.
6. Fire, building inspection complete.
7. Advertisement published in Valley Times-News twice prior to meeting.
9. Copy of state malt beverage & wine applications & bonds submitted.

**Remarks:** Ms. Myong Soon Kim is Manager of the restaurant. All application forms have been submitted and completed.

**Richard McCoy**  
City Clerk

Board Appointments to be Advertised Now – Applications Due September 19, 2014 – Appointments Made October 13, 2014

1. Board of Adjustments – 1 year appointment – No incumbent
2. Keep Troup Beautiful – 3 year appointment – Incumbent Elijah Marshall
3. Historic Preservation Commission – 3 year appointment – Incumbent Deborah Robertson
4. Airport Authority – 5 year appointment – Incumbent Ross Hoffman

Board Appointment to be Advertised October 2014 – Applications Due November 1, 2014 – Appointment Made December 8, 2014

1. West Point Development Authority – 5 year appointment – Incumbent Josh Moon

RESOLUTION  
2014  
Ad Valorem Tax Levy

***Be It Resolved*** that the 2014 Ad Valorem Tax Levy for the City of West Point shall be as follows:

Gross Levy	14.081 Mills
Local Option Sales Tax Credit (Rollbacks)	4.556 Mills
Effective Levy	9.525 Mills

***Be It Further Resolved*** that the effective levy be distributed as follows:

City Tax	9.525 Mills
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Adopted this 8<sup>th</sup> day of September, 2014

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A. Drew Ferguson IV  
Mayor

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Richard McCoy  
City Clerk

**Proposed**

**NOTICE**

The Mayor and City Council of the City of West Point Georgia does hereby announce that the millage rate will be set at the meeting to be held on Monday, September 8, 2014 at 6:00 p.m. in Council Chambers at West Point City Hall 730 1st Avenue, West Point, Georgia. Pursuant to the requirements of O.C.G.A. Section 48-5-32 does hereby publish the following presentation of the current year's tax digest and levy, along with the history of the tax digest and levy for the past five years.

	2009	2010	2011	2012	2013	2014
<b>City of West Point</b>						
Real & Personal	\$192,611,472	\$428,524,949	\$503,822,797	\$267,795,433	\$298,899,985	\$291,826,970
Motor Vehicles	\$5,315,600	\$4,597,750	\$4,560,630	\$5,071,740	\$5,555,850	\$4,716,240
Mobile Homes	\$3,960	\$3,841	\$3,841	\$2,568	\$2,568	\$2,568
Timber 100%	-	-	\$41,100	-	-	-
Heavy Duty Equipment	\$0	\$0	\$0	\$154,684	\$5,600	\$0
Gross Digest	\$197,931,032	\$433,126,540	\$508,428,368	\$273,024,425	\$304,464,003	\$296,545,778
Less M&O Exemptions	\$96,676,721	\$323,546,252	\$369,176,346	\$125,908,335	\$156,884,101	\$153,396,236
Net M&O Digest	\$101,254,311	\$109,580,288	\$139,252,022	\$147,116,090	\$147,579,902	\$143,149,542
Gross M&O Millage	16.758	15.581	14.757	14.113	14.509	14.081
Less Rollbacks	6.977	5.8	4.976	4.521	4.984	4.556
Net M&O Millage	9.781	9.781	9.781	9.592	9.525	9.525
Net Taxes Levied	\$990,368	\$1,071,805	\$1,362,024	\$1,411,138	\$1,415,586	\$1,363,499
Net Tax \$ Increase	\$19,788	\$81,436	\$290,219	\$49,114	\$4,449	-\$52,087
Net Tax % Increase	2.00%	7.60%	21.31%	3.48%	0.70%	-3.82%

**PT32.1 - Computation of MILLAGE RATE ROLLBACK AND PERCENTAGE INCREASE IN PROPERTY TAXES - 2014**

COUNTY **Troup/Harris** TAXING JURISDICTION **City of West Point**

**INFORMATION FOR THE SHADED PORTIONS OF THIS SECTION MUST BE ENTERED**

This information will be the actual values and millage rates certified to the Department of Revenue for the applicable tax years.

DESCRIPTION	2013 DIGEST	REASSESSMENT OF EXISTING REAL PROP	OTHER CHANGES TO TAXABLE DIGEST	2014 DIGEST
REAL	86,212,206	-756,150	-2,212,032	83,244,024
PERSONAL	212,687,779		-4,104,833	208,582,946
MOTOR VEHICLES	5,555,850		-839,610	4,716,240
MOBILE HOMES	2,568		2,568	2,568
TIMBER -100%			0	
HEAVY DUTY EQUIP	5,600		-5,600	
GROSS DIGEST	304,464,003	-756,150	-7,162,075	296,545,778
EXEMPTIONS	156,884,101	0	-3,487,865	153,396,236
NET DIGEST	147,579,902	-756,150	-3,674,210	143,149,542
FLPA Reimbursement Value			0	
Adjusted NET DIGEST	147,579,902	-756,150	-3,674,210	143,149,542
	<b>(PYD)</b>	<b>(RVA)</b>	<b>(NAG)</b>	<b>(CYD)</b>
2013 MILLAGE RATE >>>	9.525	2014 PROPOSED MILLAGE RATE >>>		9.525

**THIS SECTION WILL CALCULATE AUTOMATICALLY UPON ENTRY OF INFORMATION ABOVE**

DESCRIPTION	ABBREVIATION	AMOUNT	FORMULA
2013 Net Digest	PYD	147,579,902	
Net Value Added-Reassessment of Existing Real Property	RVA	-756,150	
Other Net Changes to Taxable Digest	NAG	-3,674,210	
2014 Net Digest	CYD	143,149,542	<b>(PYD+RVA+NAG)</b>
2013 Millage Rate	PYM	9.525	
Millage Equivalent of Reassessed Value Added	ME	-0.050	<b>(RVA/CYD) * PYM</b>
Rollback Millage Rate for 2014	RR	9.575	<b>PYM - ME</b>

**COMPUTATION OF PERCENTAGE INCREASE IN PROPERTY TAXES**

If the 2014 Proposed Millage Rate for this Taxing Jurisdiction exceeds Rollback Millage Rate computed above, this section will automatically calculate the amount of increase in property taxes that is part of the notice required in O.C.G.A. Section 48-5-32.1(c) (2)	<b>Rollback Millage Rate</b>	9.575
	<b>2014 Millage Rate</b>	9.525
	<b>Percentage Increase</b>	-0.52%

**CERTIFICATIONS**

I hereby certify that the amount indicated above is an accurate accounting of the total net assessed value added by the reassessment of existing real property for the tax year for which this rollback millage rate is being computed.

\_\_\_\_\_ Date  
Chairman, Board of Tax Assessors

I hereby certify that the values shown above are an accurate representation of the digest values and exemption amounts for the applicable tax years.

\_\_\_\_\_ Date  
Tax Collector or Tax Commissioner

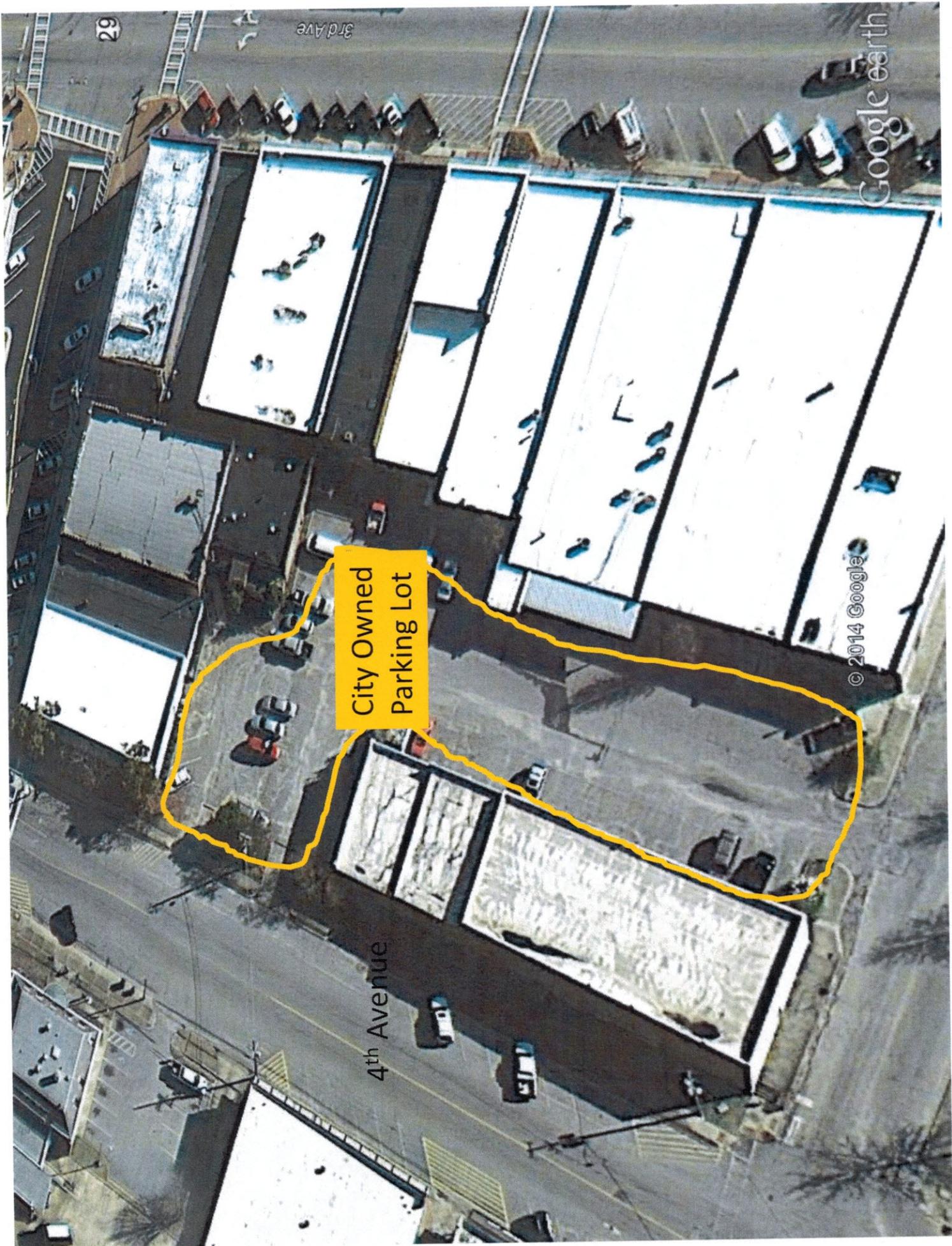
I hereby certify that the above is a true and correct computation of the rollback millage rate in accordance with O.C.G.A. Section 48-5-32.1 for the taxing jurisdiction for tax year 2014 and that the final millage rate set by the authority of this taxing jurisdiction for tax year 2014 is \_\_\_\_\_

**CHECK THE APPROPRIATE PARAGRAPH BELOW THAT APPLIES TO THIS TAXING JURISDICTION**

\_\_\_ If the final millage rate set by the authority of the taxing jurisdiction for tax year 2014 exceeds the rollback rate, I further certify that the required advertisements, notices, and public hearings have been conducted in accordance with O.C.G.A. Sections 48-5-32 and 48-5-32.1 as evidenced by the attached copies of the published five year history and current digest advertisement, the "Notice of Intent to Increase Taxes" showing the times and places when and where the required public hearings were held, and a copy of the press release provided to the local media.

\_\_\_ If the final millage rate set by the authority of the taxing jurisdiction for tax year 2014 does not exceed the rollback rate, I further certify that the required five year history and current digest advertisement have been published in accordance with O.C.G.A. Section 48-5-32 as evidenced by the attached copy of such advertised report.

\_\_\_\_\_ Date  
Signature of Responsible Party Title



29

3rd Ave

Google earth

City Owned  
Parking Lot

© 2014 Google

4th Avenue