

# City of Mansfield

## AGENDA

City Council Meeting  
March 13, 2017 – 6:30 p.m.  
Mansfield Community Center

- I. **Call to Order:** *Mayor Jefferson Riley*
- II. **Agenda Revisions and Approval:** *Revised*
- III. **Invocation & Pledge of Allegiance:**
- IV. **Mayor's Welcome and Comments:** *Mayor Jefferson Riley*
  - a. Beginning on July 1, 2017 the water rate to the City from NC Water Resources will increase from \$2.16/1M gallons to \$2.24/1M gallons
  - b. As of Monday, March 6, 2017 the GA-EPD has changed the declared Drought Response Level from Level 2 to Level 1 for Newton County. The City is still required to maintain a public notice and education campaign.
  - c. The City has billed Comcast \$12,616 for Annual Attachment Rent going back to 2012
- V. **Approval of Minutes:**
  - a. February 13, 2017 Council Meeting Minutes
- VI. **New Business:**
  - a. Water/Wastewater COS Study from Katrina Bond with ECG – this would also implement a drought surcharge program, or tiered conservations rates required by Drought Management Rule 391-3-30 by the GA-EPD
  - b. Richard Moore - Commercial Ice Machine on Rooster's Lot
  - c. The City needs to appoint a Planning Commission due to 2 deceased Commissioners
  - d. Sixty-day Moratorium on filing or accepting any application for an amendment to the Zoning Ordinance or application for a building permit
  - ~~e. Terry Johnson: Harris Building – also known as parcel #'s M0020 00000 034 A00, M0020 00000 034 B00, M0020 00000 034 D00~~
  - f. Potential buyer of Sandberg property located at 3793 Hwy 213 to discuss converting it into a Bed & Breakfast
- VII. **Citizen's Comments:**
- VIII. **Adjournment:**

# City of Mansfield

## MINUTES

City Council Meeting Minutes  
March 13, 2017 – 6:30 p.m.  
Mansfield Community Center  
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Present: Jefferson Riley, Perry Lunsford, Lisa Dunn, Chris Fulmer, Helen Robertson, Bryan Hale, Scott Cole

The honorable-mayor Jefferson R Riley called the meeting to order at 6:30 pm and requested the Agenda be revised to delete item e. Terry Johnson of VI. New Business. Councilwoman Lisa Dunn made the Motion to approve the Agenda as Revised and Councilwoman Helen Robertson gave the Second. All Council voted "I" and the Agenda as Revised was Approved.

Councilwoman Helen Robertson gave the invocation and lead everyone in the pledge.

The honorable-mayor Jefferson R Riley welcomed everyone to the meeting and made the announcements listed on the agenda.

Councilman Chris Fulmer made the Motion to approve February 13, 2017 Council Meeting Minutes and as presented. The honorable-mayor-pro Tem Perry Lunsford gave the Second. All Council voted "I". The February 13, 2017 Council Meeting Minutes were approved.

Mrs. Katrina Bond with Electric Cities of Georgia presented a Water/Wastewater Cost of Service Study.

Mr. Richard Moore was present to allow the Mayor and Council to ask questions about the commercial ice machine he is placing on the Rooster's lot. Mr. Moore noted that he will tie in to Rooster's sewer service line but will have his own water and electric meters. Councilwoman Lisa Dunn asked if there would be disturbing noise or lights coming from the machine to which Mr. Moore answered, 'no'.

The honorable-mayor Jefferson R Riley asked the Council to be considering individuals for the City's Planning Commission as 2 commissioners have passed away over the last 6 months and all other commissioners terms are up.

The honorable-mayor-pro Tem Perry Lunsford made the Motion to enforce a 60-day Moratorium on filing or accepting any application for an amendment to the Zoning

Ordinance or application for a building permit. Councilwoman Lisa Dunn gave the Second. Having no discussion, all Council voted "I" and the Motion Passed.

The final New Business item comes with a letter from Mr. & Mrs. Tony Sandberg who reside at 3793 Hwy 213 requesting their property be approved for a Bed & Breakfast. In addition to the letter, Ms. Lisa McNair, the land broker from Mr. & Mrs. Sandberg addressed the mayor and council stating the B&B would be a modest way to enhance Mansfield. Mayor-pro Tem Perry Lunsford asked if a manager would be on site at all times. Ms. McNair replied there would be a keeper there constantly.

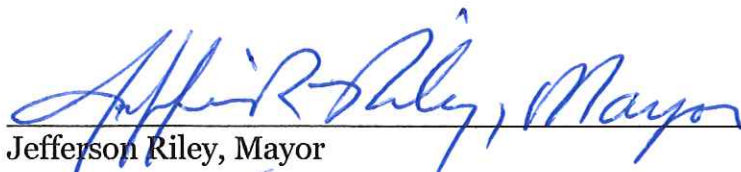
At this time, the honorable-mayor Jefferson R Riley opened the podium to Citizen's Comments. Mrs. Brenda Campbell, 3809 Hwy 213, commented that her bedroom is 5-10 feet away from the extra cars coming and going at any given time, day or night that a Bed & Breakfast would cause.

Mr. Blair Northen, 3800 Hwy 213, was not in favor of a Bed & Breakfast near his residence.

Mr. Paul Campbell, 3809 Hwy 213, commented that the ones that don't care are the ones not affected by it (B&B).

The honorable-mayor Jefferson R Riley made one last comment about the progress of the Police Department with the Town of Newborn saying he is hoping for it to be established by June or July 2017. A new badge design has been created and there is grant money available to both cities for almost all the equipment needed. Mayor-pro Tem Perry Lunsford suggested a joint venture committee.

Meeting adjourned at 7:28 pm.

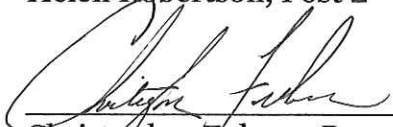
  
Jefferson Riley, Mayor

  
Perry Lunsford, Mayor-Pro Tem, Post 1



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Helen Robertson, Post 2



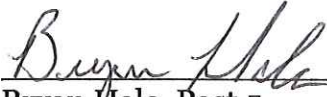
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Christopher Fulmer, Post 3



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Lisa Dunn, Post 4



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Bryan Hale, Post 5



ENVIRONMENTAL PROTECTION DIVISION

**Richard E. Dunn, Director**

**Watershed Protection Branch**

2 Martin Luther King, Jr. Drive  
Suite 1152, East Tower  
Atlanta, Georgia 30334  
404-463-1511

March 2, 2017

Ms. Estona Middlebrooks  
City of Mansfield  
P.O. Box 35  
Mansfield, GA 30055

**RE: Drought Response Level 1 Declaration**

Dear EPD Permit Holder:

As provided for in the Rules for Drought Management, Chapter 391-3-30, the Georgia Environmental Protection Division (EPD) has been monitoring climatic indicators and water supply conditions to assess drought severity and its effects. Drought conditions have improved in many areas of Georgia. Our latest report on those indicators and conditions is available at <http://epd.georgia.gov/water-conservation>.

Because of these improvements, I am hereby changing the declared Drought Response Level from Level 2 to Level 1 for the counties shown on the enclosed Table 1.

A map showing revised drought response levels for the entire state is also enclosed.

Although drought oriented water conservation requirements are no longer in effect for water systems in areas designated as Level 1, permittees are still required to maintain their public notice and education campaigns as required by Section 391-3-30-.07 of the Rules. More information about water conservation can be found at <http://epd.georgia.gov/water-conservation>.

If you have further questions, please contact Bennett Weinstein at 404 651-5155 or Gail Cowie at 404 657-5739. Your cooperation in this matter is appreciated.

Sincerely,

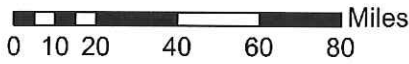
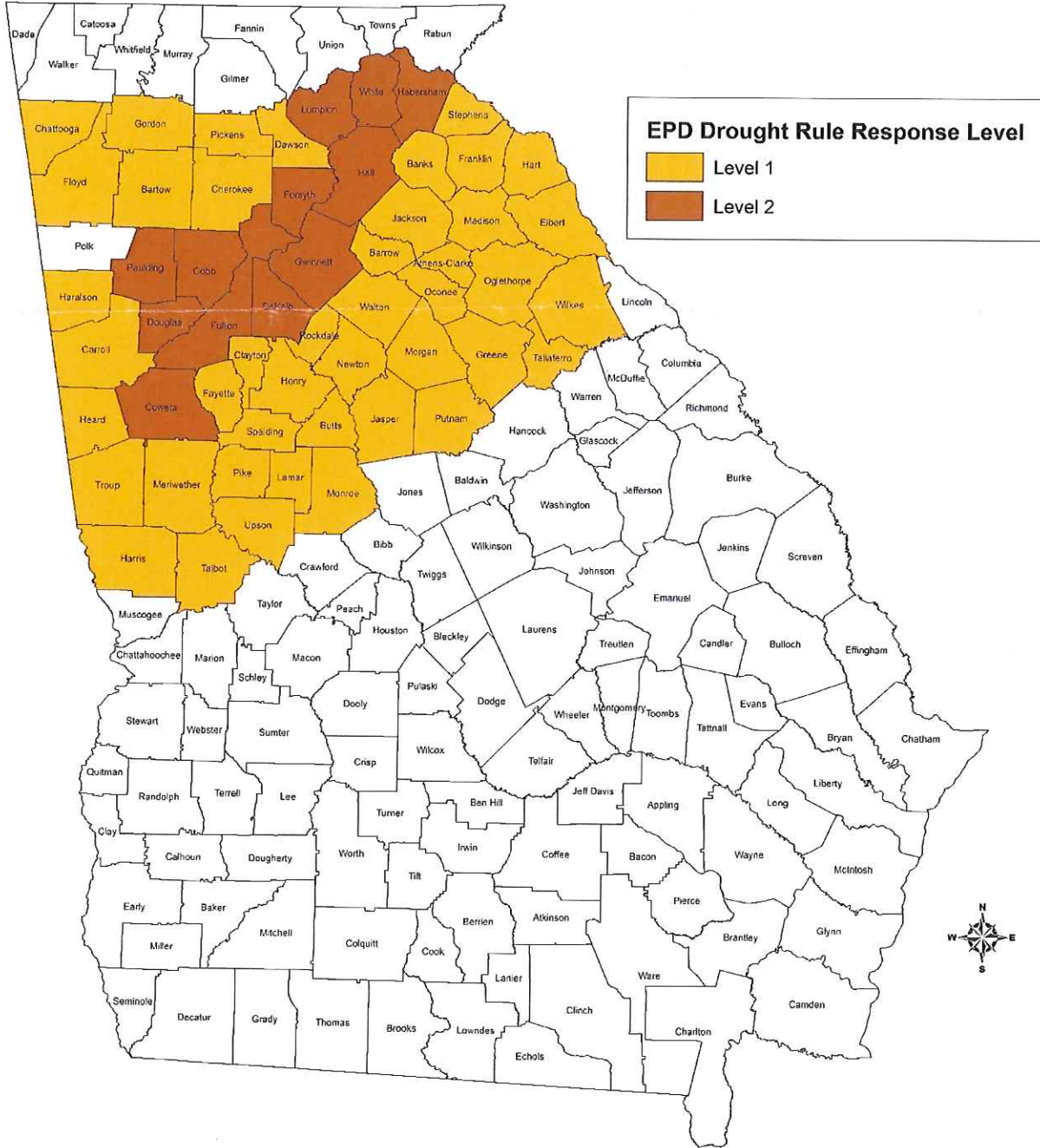
A handwritten signature in blue ink that reads "Richard E. Dunn".

Richard E. Dunn  
Director  
Environmental Protection Division

Enc: 2

# Georgia Drought Response Declaration

## March 2, 2017



**A Level 1 Drought Response is currently in place in the following 58 Georgia counties: Baker, Baldwin, Bibb, Bleckley, Calhoun, Chattahoochee, Clay, Columbia, Crawford, Crisp, Decatur, Dooly, Dougherty, Early, Elbert, Franklin, Glascock, Greene, Hancock, Hart, Houston, Jasper, Jefferson, Jones, Laurens, Lee, Lincoln, Macon, Madison, Marion, McDuffie, Miller, Mitchell, Muscogee, Oglethorpe, Peach, Pulaski, Putnam, Quitman, Rabun, Randolph, Richmond, Schley, Seminole, Stephens, Stewart, Sumter, Talbot, Taliaferro, Taylor, Terrell, Towns, Twiggs, Warren, Washington, Webster, Wilkes and Wilkinson.**

**A Level 1 Drought Response** requires permitted public water systems to conduct a public information campaign to explain drought conditions and the need to conserve water. The campaign shall include one or more of the following: newspaper advertisements, bill inserts, website homepage, social media and notices in public libraries. It should target all commercial and residential water use, not just outdoor watering. It should emphasize what customers can do and how to be good stewards of our water resources.

Under a Level 1 Drought Response, the outdoor water use schedule required under the Water Stewardship Act of 2010 remains in place. This schedule allows outdoor water use year-round between 4 p.m. and 10 a.m.

**In addition, the following outdoor water uses are allowed daily at any time of the day by anyone:**

- Commercial agricultural operations as defined in Code Section 1-3-3;
- Capture and reuse of cooling system condensate or storm water in compliance with applicable local ordinances and state guidelines;
- Reuse of gray water in compliance with Code Section 31-3-5.2 and applicable local board of health regulations adopted pursuant thereto;
- Use of reclaimed waste water by a designated user from a system permitted by the Environmental Protection Division of the department to provide reclaimed waste water;
- Irrigation of personal food gardens;
- Irrigation of new and replanted plant, seed, or turf in landscapes, golf courses, or sports turf fields during installation and for a period of 30 days immediately following the date of installation;
- Drip irrigation or irrigation using soaker hoses;
- Handwatering with a hose with automatic cutoff or handheld container;
- Use of water withdrawn from private water wells or surface water by an owner or operator of property if such well or surface water is on said property;
- Irrigation of horticultural crops held for sale, resale, or installation;
- Irrigation of athletic fields, golf courses, or public turf grass recreational areas;
- Installation, maintenance, or calibration of irrigation systems; or
- Hydroseeding

## RESOLUTION

### **A RESOLUTION DECLARING A MORATORIUM ON THE FILING OF OR ACCEPTANCE OF APPLICATIONS FOR AMENDMENTS TO THE ZONING ORDINANCE OF THE CITY OF MANSFIELD, GEORGIA, AND FOR OTHER PURPOSES.**

**WHEREAS**, the Governing Authority of the City of Mansfield is tasked with protecting the City's public health, safety, and general welfare; and

**WHEREAS**, the Mansfield City Council has previously approved the annexation of property into the City and is preparing an update to the Official Zoning Map; and

**WHEREAS**, the Mansfield City Council recognizes there may be last-minute efforts to race through the gamut of zoning and/or permit procedures to exploit the delays inherent in the legislative process; and

**WHEREAS**, the Mansfield City Council desires to ensure the continued protection of individuals' property from unpermitted uses is balanced with need to adopt an updated Official Zoning Map; and

**WHEREAS**, the Mansfield City Council desires to provide a temporary stopgap measure to delay the consideration of applications to amend the zoning ordinance and/or applications for issuing certain permits until the City Council can adopt an updated Official Zoning Map; and

**WHEREAS**, the Mansfield City Council must take immediate and responsive action to protect the interests of residents of the City of Mansfield and it is in the best interests of the health, safety and welfare of the citizens of Mansfield that no new applications for zoning amendments or applications for building permits for within the City's limits be accepted by the City for sixty (60) days, so Mansfield City Council may adopt an updated Official Zoning Map; and


**WHEREAS**, the Mansfield City Council finds that pending adoption of the updated Official Zoning Map, a moratorium on filing or accepting applications for an amendment to the zoning ordinance or for building permits as described in this Resolution is the least restrictive means available in exercising its police power to protect the public health, safety and welfare of the citizens of Mansfield.

**NOW, THEREFORE, BE IT RESOLVED AND IT IS DECLARED BY THE  
MAYOR AND MANSFIELD CITY COUNCIL AS FOLLOWS:**




1. From approval of this Resolution, notwithstanding any provision of the Code of the City of Mansfield to the contrary, there will be a complete moratorium on filing or accepting any application for an amendment to the Zoning Ordinance or application for a building permit. The boundaries of the property affected by this moratorium will include the entire area within the City Limits of the City of Mansfield, Georgia.
2. The moratorium imposed incorporates the findings and statements set forth in the preceding "Whereas" clauses and such clauses are made a part of this moratorium.
3. This moratorium will expire at midnight on the day sixty (60) days from the Effective Date, and be of no force and effect, unless shortened or extended by official action of the Mansfield City Council.
4. If any section, subsection, sentence, clause, phrase or other portion of this Resolution, or its application to any person, entity or circumstance, is held by a court of competent jurisdiction to be unconstitutional or invalid, the remainder of the Resolution, or application of the provision to other persons, entities or circumstances will not be affected.


**ADOPTED** by the Mansfield City Council, this 13 day of March, 2017.

  
Jefferson Riley, Mayor  
City of Mansfield, Georgia

**ATTEST:**

  
Jeana Hyde, City Clerk  
City of Mansfield, Georgia

**APPROVED AS TO FORM:**

  
Scott Cole, City Attorney  
City of Mansfield, Georgia

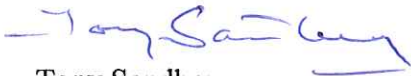


3/13/2017

To: The Honorable Mayor and City Council  
Of Mansfield

We respectfully request the cities approval for the use of our home as a bed and breakfast. There is currently an offer pending contingent on the cities approval of such use. We sincerely believe that this would be of benefit to the community. Your consideration is greatly appreciated.

Sincerely



Tony Sandberg



Ronnie Sandberg