

UNION CITY MINUTES  
WORKSESSION MEETING  
TUESDAY, JANUARY 21, 2014  
6:30 P.M.

Present: Mayor Vince Williams, Councilmembers Shayla Nealy, Brian Jones, Angelette Mealing and Joyce Robinson, City Attorney Dennis Davenport, City Manager Sonja Fillingame, City Clerk Jacqueline R. Cossey and Assistant City Clerk Ricky Clark Jr.

The meeting was called to order at approximately 6:30 p.m. by Mayor Williams.

- I. INVOCATION AND PLEDGE OF ALLEGIANCE TO THE FLAG
- II. MEETING OPEN TO THE PUBLIC TO DISCUSS ITEMS NOT ON THE AGENDA (2 MIN.)
- III. PRESENTATIONS/ ACKNOWLEDGEMENTS OF AWARDS AND ACHIEVEMENTS:

Swearing-in of Councilmember Angelette Mealing

Swearing-in of Councilmember Shayla Nealy

Swearing-in of Mayor Vince Williams

Presentation to Danny Grier

*All matters listed on the Consent Agenda are considered routine by the Council and will be approved by one motion. No separate discussion will take place on these items. If discussion of any Consent Agenda item is desired, the item will be moved to the Regular Agenda for separate consideration.*

- IV. OLD BUSINESS: (The following items were deferred from the October 15, 2013 Council Meeting)
  - 1. Council to consider approval of request to re-appoint Phyllis Brown to the Housing Authority Board. (Deferred for 60 days)
  - 2. Council to consider approval of request to appoint Tareka Peeks to the Planning Commission. (Ms. Peeks also serves on the Zoning Board of Appeals) (Deferred for 60 days)

At this time Mayor Williams recommended deferring both items for 60 days to advertise the position and receive candidates. He added that it is important to allow the new members of the Council to get involved and interview all interested applicants.

Councilmember Mealing expressed that she was concerned about the delay with this item. She added that this item was delayed in October and Ms. Peeks is excited and really wants to serve on the Planning Commission and she also has a background in planning.

Mayor Williams stated that he is not trying to overlook Ms. Peeks, but he felt that it was important to include the newly elected officials in the process.

Councilmember Nealy stated that she would like the opportunity to allow others to submit applications.

Councilmember Mealing asked if the position would be posted and if we would accept applications.

Mayor Williams stated that we would follow the same process as we have in the past.

Councilmember Robinson stated that she would like the opportunity to meet Ms. Peeks as well as all of the candidates.

Mayor Williams asked City Attorney Davenport if this should be placed in the form of a motion.

City Attorney Davenport responded, "No".

V. CONSENT AGENDA:

1. Approval of the Minutes: Worksession Meeting, 12/17/2013  
Regular Council Meeting, 12/17/2013

Mayor Williams asked if there were any corrections to the minutes.

No corrections were made.

The minutes were placed on the consent agenda.

2. Council to consider appointment of Mayor Pro-tem for 2014. (According to rotation Councilmember Brian Jones should serve in 2014)

Mayor Williams asked if anyone had any opposition to Councilmember Jones serving as Mayor Pro-tem.

There was no opposition.

This item was added to the consent agenda.

***On motion of Councilmember Jones seconded by Councilmember Mealing and carried, all items on the consent agenda were unanimously approved.***

VI. RECOMMENDATIONS FROM THE PLANNING COMMISSION:

1. Public Hearing to consider text amendments to Article VI, Section 6-11 “General Commercial” Zoning District. ***Planning Commission Recommended Approval***

City Planner Shayla Harris led this discussion and stated that during their December 30<sup>th</sup> meeting, the Planning Commission recommended adding fine arts schools to General Commercial and removing fitness and recreational sports centers and placing it within the permitted uses of General Commercial. She concluded that an explanation was included in the staff report and the Planning Commission recommends approval.

Councilmember Jones stated that he would prefer to have fitness and recreational sports remain as a conditional use for the purpose of businesses that may be interested in coming to the City unless there is a code that we are currently violating.

Ms. Harris stated that the reason that the conditional uses for fitness and recreational sports is being added to permitted uses is due to the size of the buildings. She added that those buildings are not typically what we are getting today and this is being removed and placed into permitted uses so that we can be in compliance with our own code.

Councilmember Jones asked if we had business that would be grandfathered in.

Ms. Harris stated that the current facilities that we have are not within the 15,000 square foot minimum requirement that is specified in the ordinance. She added that if this was placed in conditional use, they would be grandfathered and not conforming, but if we put it in permitted uses they will be fine. She concluded that this a house cleaning measure to ensure that our actions are in compliance with our ordinances.

Councilmember Mealing asked if unorthodox fitness exercises fall under fitness and recreational sports. She added that she is wondering if the definition of fitness could be spelled out in the ordinance because sometimes businesses offer striptease exercise program or pole dancing and consider it as exercise.

Ms. Harris stated that this would be considered exercise because the only thing different would be the equipment, but in her opinion as a planner this would be considered exercise. She then called upon City Attorney Davenport for his opinion on the matter.

City Attorney Davenport stated that if there was a big concern about the matter we could always define what fitness center means, but right now with a 15,000 square foot minimum, this will not be an issue because this seems to be an obstacle for most businesses that are starting up because the size is too big.

At this time Mayor Williams requested a motion to enter into Executive Session to review the Executive Session Minutes from December 17, 2013, two items of pending litigation and one item of threatened litigation for a total of four items.

***On motion of Councilmember Mealing seconded by Councilmember Jones and carried, Council entered into Executive Session to review the Executive Session Minutes from***

*December 17, 2013, two items of pending litigation and one item of threatened litigation. Vote was unanimous.*

*On motion of Councilmember Mealing seconded by Councilmember Jones and carried, Council reconvened to Regular Session. Vote was unanimous.*

*On motion of Councilmember Jones seconded by Councilmember Nealy and carried, the Executive Session Minutes from December 17, 2013 were unanimously approved.*

City Manager Reports: None

VII. OTHER BUSINESS: None

VIII. REPORTS & ANNOUNCEMENTS FROM THE MAYOR & COUNCIL:

IX. ADJOURNMENT:

*There being no further business, the meeting adjourned.*