

CITY OF HAHIRA
FEBRUARY 2, 2023
COUNCIL MEETING
6:00 P.M.
COURTHOUSE

The Mayor and Council met for a Council Meeting at the Hahira Courthouse with Mayor Bruce Cain presiding.

PRESENT: Mayor Bruce Cain, Councils: Mason Barfield, Louise White Kenneth Davis and Mayor Pro Tem Tony Rosatti. City Manager Jonathan Sumner, City Clerk Lisa Mashburn, Police Chief Terry Davis, Fire Chief Dwight Bennet, Assistant Fire Chief David Thompson, PWD Willie Jones and MSD Jennifer Price.

CALL TO ORDER: Mayor Bruce Cain

ESTABLISH QUORUM: Mayor Bruce Cain

PLEDGE OF ALLEGIANCE: Mayor Bruce Cain

INVOCATION: Pastor Josh Owens

REVIEW/CORRECTION OF MEETING MINUTES:

A. JANUARY 3, 2023 WORK SESSION

B. JANUARY 5, 2023 COUNCIL MEETING

The Mayor asked if anyone had any corrections or questions regarding the minutes. None noted.

Councilman Davis made a motion to approve the minutes as presented which was seconded by Councilman Barfield. Councilman Davis, Councilman Barfield, Councilmember White and Mayor Pro Tem Rosatti all voted in favor of the motion.

PUBLIC HEARING:

A. HA-2023-01 SPECIAL EXCEPTION REQUEST FROM BOVALDOSTA FOR BOJANGLES, 940 GEORGIA HWY 122 WEST (PLANNING AND ZONING ADMINISTRATOR)

Matt Martin Planning and Zoning Administrator stated these two items will be discussed together because they are same applicant and same property. This is 2.64 acres on Hwy 122 West across from Wendy's and is mixed commercial use. This is a Bojangles with drive thru and convenience store with gas station combination with 16 fuel pumps. The Gas station is in the Gateway overlay which states you can have 8 pumps max or it requires a special exception. The Planning Commission stated

it is consistent with review criteria and recommended approval. Staff recommends deny due to multipump clarification.

**B. HA-2023-02 VARIANCE REQUEST FROM
BOVALDOSTA, 940 GEORGIA HWY 122 WEST
(PLANNING AND ZONING ADMINISTRATOR)**

1. This request is minimum 15 ft max 75 ft, the fuel canopy is not part of the building so it is within the 15-75 threshold. Leave it detached and set back to building 165 ft from property line.
2. The front yard max 50% purpose 64% front yard stretched east and west for driveway which was mandated by DOT, change to match.
3. Sidewalk requirements for Hwy 122 West, State of Georgia and City have upcoming project so they request not to put sidewalk in due to upcoming project. They will go on site and extend to Hwy 122 West right of way to connect when project is complete.

Mayor Cain asked if anyone had any questions, the applicant and Engineer are present.

Councilman Davis said so to clarify Planning Commission and Staff have different opinions on the definition of the pumps. Martin stated that in the overlay district it says no more than eight pumps. 16 pumps is a lot for that corridor, the overlay district is different. Councilman Davis said the definition must be tied into traffic argument, one pump two sides, 1 or 2 pumps, it is a difference of opinion. I think this makes us look at traffic, is it a small station or large station, 16 cars compared to 8 cars. They want to sell a lot of gas with no negative traffic effect. It is okay in that location after looking at the site plans. Councilmember White said that will be a lot of traffic.

The Mayor asked if anyone wished to speak in favor.

Brad Folsom Attorney for the applicant stated that on October 8th when we met, we had 8 pumps at that time with no problem. The applicant owns several Bojangles in the area and they are very clean and very neat. The applicant is involved in the community. This is a new development and this is the only property to put this type of business on and we had no idea of any issues. I think this is question of Pump vs dispenser. The pump is inside the tank and not the dispenser. I think you are splitting hairs about pumps and dispensers. All new

stations are built this way and we have no problems with this type of station. This is a small town and we believe there is no need to have station if don't have 16 dispensers. This is a difference of opinion but I will encourage you to vote for it all. Councilman Davis said so to clarify each pump has two dispensers. There will be eight pumps with sixteen dispensers. Councilmember White said it should not be complicated. Attorney Folsom said this is a family operation and he hopes to bring in the best clientele. Mayor Pro Tem Rosatti said you did a great job explaining pumps vs dispensers. I understand the convenience store side and this helps with concerns. Justin Coleman of Coffee Road property owner said I think the greater the pumps the greater the commerce and now you want to limit it. Stanfill and Hwy 122 will look more commercial as this all moves on, this is what you wanted. I think this will be good for Hahira. Ted Raker of Edgewater Place said the applicant did his due diligence and conceded to staff request, they are doing it by code. It is not a pump issue, it will be a gas station and it is a simple business decision. This is in the best interest of the City and the traffic will flow. I see no negatives. I do not want to go back to the DDA and explain why not have this type building here, change the

definition and move along. This is what Hahira has wanted.

The Mayor asked if anyone wished to speak against.

Kelly Mitchell of Sugarberry Drive stated she is concerned about tanker trucks coming in. We are a golf cart community and I do not want to see a tanker truck hit a golf cart. She gave many examples of tanker truck accidents. I do not think this is a good idea.

The Mayor said we are going back to Discussion.

Councilmember White stated she is concerned about the traffic. I love Bojangles, I am just worried about the traffic control. We need to listen to the people.

Councilman Davis said we discussed the 8 pumps and what the ordinance says and it was discussed about the dispensers. We have the responsibility without emotion, what is legal. This is zoned Commercial Highway, they don't have to ask for everything if within the rights of zoning, we don't have a right to say no. It is all in the definition and this is the only way to me. This should not be a Special Exception for the applicant. We all have thoughts on the traffic, but the interchange was created and it took a lot of money to make it better, We now have more traffic and now we don't want it, it is a

contradiction. Mr. Raker had some good points and I think this is a good project. Councilman Barfield said we have discussed all issues. Kenneth very well said. I know we are not talking about traffic now but I would like to see us review this along with the code.

Mayor Pro Tem Rosatti made a motion to approve HA-2023-01 with clarification of pumps which was seconded by Councilman Davis. Councilman Barfield, Councilman Davis and Mayor Pro Tem Rosatti all voted in favor of the motion. Councilmember White opposed the motion with all others approval.

Councilman Davis made a motion to approve HA-2023-02 with all items of variances on the site plan which was seconded by Councilman Barfield. Councilman Davis, Councilman Barfield, Councilmember White and Mayor Pro Tem Rosatti all voted in favor of the motion.

CITIZENS TO BE HEARD:

None noted.

REVIEW OF BILLS/BUDGET OVERAGES:

The Mayor asked if anyone had any questions or concerns regarding the bills. None noted.

Councilman Barfield made a motion to pay the bills as presented which was seconded by Councilman Davis. Councilman Barfield, Councilman Davis, Councilmember White and Mayor Pro Tem Rosatti all voted in favor of the motion.

CONSENT AGENDA:

A. 2023 HONEYBEE FESTIVAL

B. MAIN STREET BOARD APPOINTMENTS

**C. TEACHERS LUNCHEON-MAY 25TH AND 26TH-
SMOKIN PIG-\$2,500**

**D. FIRE DEPARTMENT MEDICAL EQUIPMENT-
\$1,924-SPLOST VIII**

E. GCCMA SPRING CONFERENCE

Councilmember White made a motion to approve the Consent agenda as presented which was seconded by Mayor Pro Tem Rosatti. Councilmember White, Councilman Barfield, Councilman Davis and Mayor Pro Tem Rosatti all voted in favor of the motion.

REPORTS:

Councilman Barfield said this was another great debate but we came together and made a decision. This is different that it was 15-20 years ago. Thank you to all the folks who do all the work, Fire department, Police department, Public works and Council.

Councilmember White said thank you all for coming tonight, you do a great job supporting Hahira and we appreciate it. It is Black History Month and we will have event at the Depot this Sunday and I would like to see you all there.

Councilman Davis said I am glad to have this process. Thank you to the Planning and Zoning administrator you have incredible reserve. Thank you to the Fire department, Public works, Police department and staff. Do not forget we have the Hahira Pick in on March 11.

Mayor Pro Tem Rosatti said ditto to all that has been said. Thank you to Matt, Mayor, Council, Staff and all departments. We had to make a difficult decision but I appreciate all the Council

discussions. We have the Retreat tomorrow and we can discuss it all.

City Manager Sumner thanked everyone for the opportunity to serve and thank you to all the department heads. Thank you to Matt Martin and the Planning and Zoning staff. Matt has been doing this for 25 years and we thank him.

Mayor Cain thanked the department heads and thank you to Matt for all you do. I know we do not all agree 100 % but we always make the right call. Thank you all for coming out tonight.

Councilman Barfield made a motion to adjourn which was seconded by Councilmember White. Councilman Barfield, Councilman Davis, Council member White and Mayor Pro Tem Rosatti all voted in favor of the motion.

THE MEETING WAS AJOURNED AT 8:25 P.M.

MAYOR BRUCE CAIN

CITY CLERK LISA MASHBURN