

**Council Meeting
September 6, 2001**

The City Council of the City of Hahira met in regular session on Thursday, September 6, 2001 at 7:30 P.M. at the Courthouse with Mayor Adams presiding.

PRESENT: Mayor John Adams; Councilmen Bob Harris, Joel Hunnicutt, Sonny Copeland and Wayne Bullard; Student Council, Chris Bullard; City Manager, Danny Lucas; Clerk, Marilyn Brady; Public Utilities Director, John Thursby; Police Chief, Terry Davis; Fire Chief, J. C. Plair; City Attorney, Willie Linahan.

Mayor Adams called the meeting to order, then led the assembly in the Pledge of Allegiance.

Councilman Harris gave the invocation.

Visitors were welcomed and a quorum was established.

Council Harris made a motion to approve the minutes of July 12, and August 9, 2001, seconded by Council Bullard. Vote was unanimous.

Review of bills: Mayor Adams asked Council if there were any questions on the bills. There were none.

PUBLIC HEARING

(A) Rezoning request #HA-2001-07 Myron Crowe, 109 South Webb Street:

Ms. Sherry Davidson of the South Georgia RDC reported on a rezoning request from Myron Crowe to rezone .4064 acres from single family residential (R-10) to Commercial Highway (C-H) for the purpose of speculative commercial development. The property is located at 109 South Webb Street. The subject property is located in the Urban Service Area (USA) of the Comprehensive Plan and depicted as future Commercial on the Future Land Use Map. The Planning Commission and staff found it "consistent with the Comprehensive Plan" and recommended approval of the request.

Mayor Adams called on citizens that wished to speak in favor of the request. Myron Crowe, 109 S. Webb Street, spoke in favor. He asked if there were any questions from Council. There were none.

Mayor Adams called on citizens that wished to speak against the request. There were none.

Council Bullard made a motion to approve the request, seconded by Council Copeland. Vote was unanimous.

(B) Variance request #HA-2001-08 Bea Johnston 300 South Nelson Street:

Ms. Sherry Davidson of the South Georgia RDC reported that Ms. Bea Johnston is requesting a variance to the front yard setback requirement in a Single-Family Residential (R-10) zoning district. The property is located in the Urban Service Area (USA) of the Comprehensive Plan and depicted as future Residential on the Future Land Use Map. The property is located at the SW corner of South Nelson Street and Randall Street. Ms. Johnston is proposing to build a 10 ft porch on the front of the house. Currently the house has only a 50 ft front yard setback and therefore does not conform to the required 60-ft front yard setback. To allow the addition on the front of the house would be increasing the nonconformance by 10 ft and potentially limit the visibility of vehicles at that intersection. The normal setback for Nelson Street is 60 ft from the centerline. The front of the house, as it sits, is 50 ft from the centerline of the road and to allow the porch to be built will bring the structure to 40 ft from the centerline right of way. Upon visual inspection of the property, the house to the north sits 40 ft from the road centerline. However, most of the houses on Nelson Street do not encroach the right of way to the same degree as the house to the north. The applicant is creating a self-imposed hardship. Ms. Johnston is also needing a 10 ft variance for the side yard to be able to construct a 24x35 ft attached garage on the back of the existing house. The proposed garage would be 20 ft from the property line, but will be in line with the existing house, therefore not encroaching on the side yard any more than the house. Also, there is an existing building between the proposed garage and the property line; therefore, the garage should not constitute a problem. Staff Recommendation: Find "inconsistent with the Comprehensive Plan", and recommend denial on the variance for the front yard set back but the side yard set back should not be a problem. Planning Commission reviewed this at their August meeting, found it "consistent with the Comprehensive Plan", and recommended approval of a variance request to the front and side yard setback requirements in a Single-Family Residential (R-10) zoning district and reviewed requirements with regard to criteria for approval of Special Exceptions and recommended approval with the following conditions: (1) Pitch of porch roof be continued and consistent with the existing roof; (2) no porch enclosure, and (3) remove trees/shrubbery at the intersection of Randall and Nelson Streets to correct the visibility problem.

Mayor Adams called on citizens who wished to speak in favor of the request. Mr. Roger Dodd, attorney,

Ms. Bea Johnston's son-in-law, spoke in favor. Mr. Dodd presented pictures of the area. All of the neighbors in the area signed letters of support. He asked if there were any questions from Council. There were none.

Mr. Richard Parham, 217 Randall, also spoke in favor.

Mayor Adams called on citizens that wished to speak against the request. Mayor Adams read an E-Mail from Mr. Newman Sanchez, Principal of the Hahira Middle School in opposition to the request.

Council Bullard made a motion to grant the request, seconded by Council Hunnicutt. Discussion followed. Vote was unanimous.

END

OLD BUSINESS:

None

NEW BUSINESS:

(A) Department request:

Public Works Director, John Thursby, requested approval to purchase the equipment for the touch-read meters. The cost would be \$10,995.00, which would include training. Council Harris made a motion to go ahead and give the Public Works Director the authority to purchase the equipment, seconded by Council Copeland. Discussion followed. Vote was unanimous.

(B) Bid award for renovation of Police Department:

City Manager, Danny Lucas, reported that two bids were received for the renovations. Vista Construction Co. of Moultrie, bid was \$41,000.00. Tricon Development's bid was \$23,802.00. City Manager recommended Tricon Development. Council Harris made a motion to go with recommendation as read by City Manager, seconded by Council Hunnicutt. Discussion followed. Vote was unanimous.

(C) Bid award for renovation of second floor of City Hall and construction of ADA handicap ramp:

City Manager, Danny Lucas, reported on two bids. Vista's bid was \$63,000.00 and Tricon Development's bid was \$39,599.00. He recommended Tricon Development's bid. Council Hunnicutt made a motion to accept City Manager's recommendation to

use Tricon Development, seconded by Council Harris. Discussion followed. Council's Harris, Copeland and Hunnicutt voted yes. Council Bullard voted no. Motion passed.

(D) Proposal for installation of street lighting for the Hahira Business Park:

City Manager recommended entering an agreement with Colquitt Electric to install the street lighting in the business park. Council Bullard made a motion to install the lights, seconded by Council Hunnicutt. Vote was unanimous.

(E) LAMP request for funds:

City Manager read a letter from LAMP. Council Bullard made a motion to donate \$500.00 to LAMP for referral to homeless, seconded by Council Hunnicutt. Vote was unanimous.

(F) Commercial Banking Company Corporate resolution:

City Manager reported on updating a corporate resolution at Commercial Banking Co. Council Harris made a motion to bring in compliance, seconded by Council Copeland. Vote was unanimous.

(G) Proclamation designating October Domestic Violence month:

City Manager read the proclamation on Domestic Violence month. Council Hunnicutt made a motion to adopt the resolution, seconded by Council Bullard. Discussion followed. Vote was unanimous.

(H) Proclamation promoting the Immunize Adult Georgia Campaign:

City Manager read the proclamation. Council Copeland made a motion to adopt the resolution, seconded by Council Bullard. Discussion followed. Vote was unanimous.

(I) Acceptance of Hahira Business Park Utilities:

City Manager read a letter from Stephenson and Palmer Engineering on the acceptance of the utilities. Council Harris made a motion to accept the project, seconded by Council Hunnicutt. Discussion followed. Vote was unanimous.

Council Reports:

No reports from Council.

City Manager, Danny Lucas, reported that the Blood Drive would be on Sept. 11th from 2PM to 7PM at the Community Center. He also asked everyone to notice the courthouse doors, that were recently repaired. The glass in the doors is actual glass from the period when the courthouse was built in 1927.

Mayor Adams reported that the wastewater plant is completed and we should be closing the loan to U.S. Department of Agriculture sometime in September.

On September 18th at 11:00 AM there will be a bid opening at City Hall for extension of the water main from the present location at the cul-de-sac in the Business Park through the proposed North Lowndes Recreational facility to the northern boundary of the Business Park under I-75 and back to Union Road where the main ends at Hahira Nursery. Also the work includes a proposed 250,000 gallon elevated water storage tank to be located just north of the Wire Rope building. The design phase for the drainage and street improvements for West Park Street is complete and work is expected to begin shortly. The West Main Street street-scape design phase is complete. Funds should be made available sometime in October for this project.

Wire Rope will begin training employees on the 19th with plans to start operations on October 1st.

Qualifying for the city election will be held next week. There will be two Council posts and the Mayor's post.

Next month's council meeting will be held on the 2nd Thursday, due to the Honey Bee Festival the first week.

There being no further business to discuss, meeting adjourned at 9:00 P.M.

John F. Adams, Mayor
Brady, City Clerk

Marilyn