

**CITY OF HAHIRA
COUNCIL MEETING
OCTOBER 4, 2018
6:00 P.M.
COURTHOUSE**

The Mayor and Council met for a Council Meeting October 2, 2018 with Mayor Bruce Cain presiding.

PRESENT: Mayor Bruce Cain, Councils: Patrick Warren, Kenneth Davis and Mayor Pro Tem Mason Barfield. City Manager Jonathan Sumner, City Clerk Lisa Mashburn, Fire Chief Dwight Bennett, Police Chief Terry Davis and PWD Donnie Warren. Councilman Terry Benjamin was not present.

CALL TO ORDER: Mayor Bruce Cain

ESTABLISH QUORUM: Mayor Bruce Cain

PLEDGE OF ALLEGIANCE: Mayor Bruce Cain

INVOCATION: Pastor Mike Davis

REVIEW/CORRECTION OF MEETING MINUTES:

- A. SEPTEMBER 4, 2018 WORK SESSION**
- B. SEPTEMBER 6, 2018 COUNCIL MEETING**

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

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

COMMENDATION FOR MATTHEW BRADSHAW AND DARRELL SMITH, FIREWORKS VOLUNTEER:

Removed to later date.

PROCLMATION FOR JANET REGISTER

Removed from agenda.

PUBLIC HEARING:

- A. HA-2018-04 REQUEST BY DR. BEN MOYE FOR AMENDMENT TO PLANNED DEVELOPMENT IN AUDUBON HEIGHTS SUBDIVISION (PLANNING AND ZONING ADMINISTRATOR)**

P & Z Administrator Matt Martin stated this is request for amendment to existing planned development for R-15 to R-10. This is a request for 21 single family lots that has been vacant for 17 years. There is a lack of access from Stanfill Street which is detailed in 2001 amendment request and there is a revision of the Master plan. The Planning Commission met on September 24 and they recommended denial with 6-2 vote. Councilman Davis said so they denied approval because it is

inconsistent with the comprehensive plan, land use density. The original plan from 2001 was apartment complex with 64 units and now they want to put 21 single family homes in this area and that is still inconsistent, not in line with the comprehensive plan. Martin stated it was a piece of a larger project in 2001, reducing the density to 1/3 was a long time ago. Councilman Warren said now we have a request to deviate from original plan specific on the application but the application is not included. We have a letter of intent and master plan changes but this is a different development from last month. They continue to alter the plan, how much more can this change. If we approve this master plan they are stuck with R-10. Martin stated this is the plan as of now, if they deviate it will have to go through Council but the original was 64 units. Warren stated at the work session I did not see the 64 unit apartment complex fitting in. IT will be challenging and depends on the number of units, can the puzzle pieces fit? What about street plan? I think the traffic generation is a real concern for me. Martin stated yes it has capacity for 2 lane road and not excessive traffic, but there are rules. This is all part of the process, things can be imposed but I do not think that is necessary. Mayor Cain said we have to look at the gross density verse the net density, this is a big difference from R-15 to R-10. Councilman Warren said the setback would be 5 foot and that is narrow for building code. I think we have 10 foot in planned development in all districts. We have no wiggle room, look at the modern day fire code. Martin stated we have to developments like this is Valdosta, Huntington Ridge and Farmington Court, they have zero lot size.

The Mayor stated that the developer is here to present the design. Brent Moyer land Engineer said he was here last Tuesday and I hope we are all able to support the project for garden homes. We envision high quality single family homes on a smaller footprint and smaller lot. We are trying to target downsizers, save on expense and maintenance. The target price would be \$140,000 to \$150,000, they would be high quality homes. The plan has a two car garage for each house and we would layout the driveway to park to additional cars. We have quality control because we have a homeowners association. We would have one single builder and one realtor. We propose 21 lots, 3 greater than 10,000 square foot, 7 at 6,000-10,000, 8 at 4,400 to 6,000 and 3 at 4,400. The average would be 6,991 square foot. The setback in front would be 15 foot, 40 foot from centerline. We request 5 foot side setback as per the residential code and 15 foot rear lot. This would make R-6 at 7.2 units, R-10 at 4.3 units and R-15 at 2.9 units. The combined additional acreage would be 2.99 units per acre. The sidewalks would be 6 foot wide and 6 foot landscape to right of way. We had conversation about limiting spaces per house, it would have restrictive covenants with no cars over the sidewalk. The community is in opposition of the previously proposed apartment complex. I ask that you support this request so that we can finish the project. There was discussion about density. Councilman Warren stated that we do not want to do apartments. The Mayor then discussed the firewalls. Moyer then stated that they would provide high fire resistant materials. Chief Bennett stated that fire protection safety was his main concern.

The Mayor asked if anyone wished to speak against HA-2018-04 request.

Tony Rolls of 110 E STANFILL Street said that he has concerns, the road is in front of his house and the driveway is concern with increased traffic on Stanfill coming in and out. He was also concern about the drainage ditch north of the road, it has flooded the road there before. The light of the cars coming out of road concern him, the bright lights at night will affect him.

Mark Lampert of 550 W Stanfill Street said that he feels the apartments are not a good idea. Audubon is a nice neighborhood and I like the plan of the homes. I think you should reduce the homes down to 15 homes and that would be better than 21 homes. This would give more space between homes.

The Mayor asked if anyone wished to speak in favor of the development.

Vicki Rountree of 108 E Lawson Street said that as a Planning Commission member the vote was 6-2 and it was due to the density but that they feel this is better for the comprehensive plan than apartments. I have spoken to citizens that would like to see garden homes here in the community and they are mostly the generation ahead of me. They would like to move to something like this. The traffic continues to grow on E. Stanfill Street and I do not think it is ready for that growth. Stanfill could not handle this, I think 15 homes would be better than 21 homes.

A motion was made by Councilman Warren to deny the HA-2018-04 Amendment to Planned Development which was seconded by Councilman Davis. The vote was 2-1. Councilman Davis and Councilman Warren voted in favor of the motion. Mayor Pro Tem Barfield voted in favor.

B. ANTI- LITTER ORDINANCE (FIRST READING-CITY MANAGER)

City Manager Sumner stated as discussed on Tuesday night this is all part of compliance for the MS4. This is to modify construction site anti litter amendment. The Mayor asked if anyone had any questions. None noted. The Mayor asked if anyone wished to speak against the Amendment. None noted. The Mayor asked if anyone wished to speak in favor of the Amendment. None noted. **A motion was made by Councilman Davis to approve the Anti-litter Ordinance which was seconded by Mayor Pro Tem Barfield. Mayor Pro Tem Barfield, Councilman Davis and Councilman Warren all voted in favor of the motion.**

C. FY19 BUDGET FINAL ADOPTION (CITY MANAGER)

City Manager Sumner stated this is the last step for the FY19 Budget and codify. HE then asked if anyone had any questions. None noted. The Mayor asked if anyone wished to speak in favor of the budget. None noted. The Mayor asked if anyone wished to speak against the budget. None noted. **Mayor Pro Tem Barfield made a motion to approve the FY19 Budget as presented which was seconded by Councilman Warren. Councilman Warren, Councilman Davis and Mayor Pro Tem Barfield all voted in favor of the motion.**

CITIZENS TO BE HEARD:

Mark Lampert of 550 W Stanfill Street stated that going West on Stanfill Street to Union Road there is a blind side. The Mayor stated that this is all the DOT now, you will need to contact the DOT in Tifton. HE also stated that we are working on the strip for the curve on West Stanfill Street discussed at the last meeting.

REVIEW OF BILLS/BUDGET OVERAGES:

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

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

DISCUSSIONS:

ALL MOVED TO CONSENT AGENDA

CONSENT AGENDA:

- A. HEALTH INSURANCE-UNITED RENEWAL
- B. 2019 MAYOR'S DAY CONFERENCE
- C. CLERK'S CONFERENCE
- D. GEORGIA URBAN FOREST COUNCIL ANNUAL CONFERENCE
- E. DOWNTOWN WASTE RECEPTACLES-SPLOST VII
- F. 2019 MEETING AND HOLIDAY SCHEDULE
- G. 2018 CHRISTMAS PARY-DECEMBER 11
- H. FY19 RETREAT-FEBRUARY 8
- I. TRACTOR CLUTCH-SPLOST VII
- J. POLICE DEPARTMENT RADIOS-SPLOST VII
- K. AIR PACKS-SPLOST VII
- L. FY18 CHRISTMAS BONUSES & EXCESS SICK LEAVE
- M. RECEIPT PRINTER-SPLOST VII

A motion was made by Mayor Pro Tem Barfield to approve the Consent agenda which was seconded by Councilman Davis. Councilman Warren, Councilman Davis and Mayor Pro Tem Barfield all voted in favor of the motion.

COUNCIL REPORTS:

Councilman Warren thanked everyone for being here tonight and for the opportunity to serve. I hope everyone has a good and safe Honeybee Festival time.

Mayor Pro Tem Barfield thanked everyone, I know this is a very busy time but we appreciate you all. I would like to say regarding the property discussed tonight we do not want apartments on the property. I think they should be more creative and return to the application process to get something going.

Councilman Davis said thank you for all your work, staff and department heads. Thank you to everybody for coming out and showing support tonight. Thank you to Matt Martin. I think people understand the value of coming to Hahira. Thank you all.

City Manager Sumner thanked everyone for the opportunity to serve, thank you to the department heads and the Admin staff. We have a great team. I know the department heads and staff have a long hard weekend, I pray for safe and quick weekend.

The Mayor said ditto to all the above. We have a long Friday, Saturday and Sunday ahead of us all. Good luck and be safe. Thank you all.

A motion was made by Mayor Pro Tem Barfield to adjourn which was seconded by Councilman Warren. Councilman Warren, Councilman Davis and Mayor Pro Tem Barfield all voted in favor of the motion.

THE MEETING WAS ADJOURNED AT 8 15 P.M.

ADJOURN.

MAYOR BRUCE CAIN

CITY CLERK LISA MASHBURN