

Council Meeting

April 5, 2001

The City Council of the City of Hahira met in regular session on Thursday, April 5, 2001 at 7:30 P.M. at the Courthouse.

PRESENT: Mayor John Adams; Councils Bob Harris, Wayne Bullard, Joel Hunnicutt and Sonny Copeland; Clerk, Marilyn Brady; Public Utilities Director, John Thursby; Police Chief, Terry Davis; Fire Chief, J. C. Plair; Student Council Christopher Bullard.

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

Mayor Adams gave the invocation.

Visitors were welcomed and a quorum of council was established.

Council Harris made a motion to approve the minutes of March 8, 2001, seconded by Council Hunnicutt. Vote was unanimous.

Mayor Adams reported on the bills and asked Council if they had any questions regarding the bills. There were none.

There was no old business to discuss.

Public Hearing

Quoin, Inc. request for Residential Plan Development Overlay District HA-2001-03:

Mr. Alan Sloan, of the Greater Lowndes Planning Commission presented a request from Quoin, Inc. for a Planned Development Overlay District for 35.17 acres, located on the north side of East Stanfill Street and the east side of North Church Street. The property will be a residential development consisting of single-family site built and multi-family residential housing. The subject 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 Planning Commission recommended approval of the request,.

Mayor Adams asked for citizens who wanted to speak in favor of the request to limit their time to six minutes. Mr. Bill Langdale, representing Quoin, Inc. and Dr. Ben Moye the developer spoke in favor. He stated that the development was one of the

most attractive plans he has ever seen. He said he could give six reasons and more, why it should be approved. First, it is a good mixture, it gives you flexibility, it gives options for young people who are starting out to have a nice, quality home without having to pay the price of a larger lot, also retired people who don't want a large lot. You have a most conscientious and caring developer with Dr. Moye as he has done everything he has been asked to do. There will be green space, which is 15% of the development. There will be walking trails, a recreation pond, playgrounds for the children, vegetative buffers. There will be restrictive covenants, which will only allow quality homes to be built.

Dr. Ben Moye identified himself as the owner/developer of the property. He stated that he had purchased the property several years ago and had hired Jim Jamison as the architect and Mark Eager as the engineer to design the development. He further stated that he had plans for a beautiful development and asked if there were any questions.

Ms. Harriett Crum, PO Box 100, Hahira, GA, 31632 : "Have you filed your covenant restrictions with the state office?"

Dr. Moye: No. They will be filed with the state office and the Homeowners Association.

Ms. Crum: Will you have an architect review committee?

Dr. Moye: Yes.

Ms. Crum: And the guidelines will be there?

Dr. Moye: I don't have any specific guidelines. (Discussion on tape)

Mr. Arnold Williams, 509 S Nelson St.: Are all of the houses going to be built according to your plans or can someone use their own plans?

Dr. Moye: If it meets the standards and quality of the neighborhood.

Michelle Frye, 4403 Woodfield Dr., Hahira, GA: Have you given any consideration to changing the entrances and exits of the apartment buildings?

Dr. Moye: I have talked to Ms. Bowen and she said it did not bother her at all. There is a natural buffer there that will completely block her view. That is a driveway, not a street.

Floyd McNeal, 5966 Hwy 41 N. Hahira, GA, said he didn't see a buffer on the North side of the property.

Jim Jameson (response not clear on tape)

Dr. Jesse Parrott (Question not clear on tape)

Jim Jameson (response not clear on tape)

Ms. Adeline Landrum asked for a privacy fence instead of a buffer.

Mark Eager, Northfield Rd. Valdosta, GA (response not clear on tape)

Dennis Worthington, N. Church St., Hahira asked about wetlands on the property.

Mark Eager stated the plan would comply with EPD wetlands regulations

Michelle Frye asked if the pond will be fenced.

Matt Martin (response not clear on tape)

Harriett Crum (Question not clear on tape)

Ms. Bone, Coppage Rd. spoke in favor and said there was definitely a need for the development.

Mr. Norman Weiffenbach, 607 N. Church St., Hahira, GA: Said a fence was needed adjacent to Mrs. Landrum's property.

Ms. Bonnie Tindall, Chamber Director, stated the development would benefit Hahira.

Dr. Jesse Parrott stated he was in favor of the city growing.

Mayor Adams thanked Dr. Parrott for all of the work he has done over the years to promote growth in the city.

Mr. Jason Boykin, 5365 Coppage Road, Hahira, GA stated he worked for Colquitt EMC and had recently done some work at the industrial park. He said Hahira was a good place to live and the development was needed.

Mr. Joey Warren, 103 E. Stanfill St., Hahira, GA stated that he lived next to the property and was in favor of the development.

Mayor Adams called for citizens who wanted to speak against the proposal to come forward.

Mr. Kevin Newton, 306 N. Church St., Hahira, GA, asked about the size of house that will be built. Dr. Moye stated that the minimum would be 1200'.

Lisa Worthington, 306 N. Church St., Hahira, GA, asked about the size of the houses.

J. C. Clair, E. Stanfill St. Hahira, GA, asked about the entrance on Stanfill St.

Helen Perez, 106 E Stanfill St., Hahira, GA, asked about what the traffic situation will be.

Mayor Adams stated that any growth would produce more traffic problems.

Michael Bull, 517 Judy Ann Dr., Hahira, GA, stated he was for the project.

Mindell Sutton, 205 E. Coleman, Hahira, GA, asked how it would be zoned, R-15 or R-10? Mayor Adams stated it was zoned R-15.

Mayor Adams asked if there was anybody else who wanted to speak in opposition.

Mayor Adams asked Council if they had any questions of the developer, engineer or architect.

Council Bullard asked how many units would be in the apartments? Dr. Moye stated there would be 64.

Council Copeland asked if the garbage truck would be able to get in and out. Mr. Eager stated yes.

Mayor Adams asked for a motion to adopt the plan as presented and as approved by the Planning Commission. Council Harris made a motion to adopt the plan as approved by the Planning Commission, seconded by Council Hunnicutt. Discussion followed. Vote was unanimous.

END

NEW BUSINESS

(A) Department requests:

Public Works Department:

John Thursby, Public Works Director, asked for Council's approval to purchase a fork lift attachment for the backhoe. Price would be \$850.00. This is a budgeted item. Council Copeland made a motion to approve, seconded by Council Hunnicutt. Vote was unanimous.

Thursby asked for approval to install pipe on Newsom St. for \$10,000 estimated cost. Council Harris

made a motion to go ahead, seconded by Council Bullard. Vote was unanimous.

Thursby asked for approval to purchase a smoke generator for \$1,600.00, plus freight. He recommended

purchasing from P & H Sales. Council Copeland made a motion to purchase the smoke generator from P & H Sales, seconded by Council Bullard. Discussion followed. Vote was unanimous.

Thursby asked for approval to replace a DO Meter and PH Meter, which is a requirement of our consent order and permit. Cost for the two meters will be \$1,325.00 from Hach. Council Harris made a motion to go ahead, seconded by Council Hunnicutt. Vote was unanimous.

Thursby asked for approval to purchase 55 new curbside containers from Heil Corporation at a cost of \$48.50 each. Council Copeland made a motion to purchase the containers, seconded by Council Bullard. Vote was unanimous.

Thursby asked for approval to attend a training session with Georgia Rural Water Association at Jekyll Island, May 20 through 23. This is a budgeted item. Council Copeland made a motion to send John to the training session, seconded by Council Harris. Vote was unanimous.

Administrative Department:

Mayor Adams asked for Council's approval to purchase a typewriter for the office and a new fax machine also a new computer and printer for \$1,128.00, total \$2,250.00. Council Harris made a motion to purchase the equipment, seconded by Council Copeland. Vote was unanimous.

(B) Advertising in Valdosta/Lowndes County Chamber magazine:

Mayor Adams recommended not advertising. Council Hunnicutt made a motion to dispense with the ad, seconded by Council Bullard. Vote was unanimous.

(C) Magnolia Graphics Community Directory Renewal Document:

Mayor Adams recommended not advertising. Council Copeland made a motion not to do the city planner, seconded by Council Hunnicutt. Vote was unanimous.

(D) Bid award for School Zone Signals, Hagen Bridge Rd and South Nelson Street:

Mayor Adams stated that two bids were received, with Corbitt Electric being low bidder at \$8,785.00. He recommended going with Corbitt Electric. Council Harris made a motion to accept, seconded by Council Copeland. Vote was unanimous.

(E) Request to waive water, sewer tap fees and driveway installation for Habitat House at 209 Branch St., estimated cost \$2,436.00:

Mayor Adams recommended approval of the request. Council Hunnicutt made a motion to waive the fees, seconded by Council Copeland. Discussion followed. Vote was unanimous.

(F) Resolution to 201 Amended and Restated Articles of Incorporation for the Georgia Municipal Assn.

Mayor Adams read the resolution and recommended approval. Council Bullard made a motion to approve, seconded by Council Hunnicutt. Vote was unanimous.

(G) Soil and Sedimentation Control Resolution:

Mayor Adams read the resolution and recommended approval. Council Bullard made a motion to approve, seconded by Council Harris. Vote was unanimous.

(H) GMA Spring District Meeting on April 12, 6:30 P.M.:

Mayor Adams asked Council to let him know if they would be attending the meeting.

(I) Relocation of ball field fences from Webb Miller Park to North Lowndes Recreation facility:

Mayor Adams asked for Council's approval to relocate the fences from Webb Miller Park to North Lowndes Recreation facility. Council Bullard made a motion to approve, seconded by Council Harris. Vote was unanimous.

(J) Great American Cleanup, Saturday, April 21, 2001:

Ms. Bonnie Tindall, Chamber Director, reported that The Great American Cleanup Day would be on Saturday and she asked for help from the citizens.

(K) Nominations for GMA key Citizen and Municipal Government Hall of Fame award:

Mayor Adams stated Council could submit nominations to GMA.

Council's Reports:

Student Council, Chris Bullard, reported on the new car wash in town. Also the ditches at school were looking good.

Council Copeland reported that the streets looked good. He also mentioned the new car wash and the Dollar store.

Council Hunnicutt stated that the yellow curb at the school looked good.

Council Bullard reported that the city was clean and the parks looked good.

Council Harris also stated the same.

Mayor Adams reported meetings he, Lowndes County Board of Education and committees appointed to look into acquiring the old High School building by the City of Hahira. He recommended the council not acquire the building, due to the cost involved. Council Bullard made a motion not to acquire the property, seconded by Council Copeland. Discussion followed. Vote was unanimous.

There being no other business, the meeting was adjourned at 9:50 P.M.

John F. Adams, Mayor
Brady, City Clerk

Marilyn