

**CITY OF HAHIRA**  
**MAY 6, 2021**  
**COUNCIL MEETING**  
**6:00 P.M.**  
**HAHIRA COURTHOUSE**

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

**PRESENT:** Mayor Bruce Cain

**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. MARCH 30,2021 WORK SESSION**
- B. APRIL 1, 2021 COUNCIL MEETING**

The Mayor asked if anyone had any questions or corrections regarding the minutes. None noted. **Mayor Pro Tem Barfield made a motion to approve the minutes as presented which was seconded by Councilman Davis. Councilman Davis, Councilman Benjamin, Councilman Rosatti and Mayor Pro Tem Barfield all voted in favor of the motion.**

**PUBLIC HEARING:**

- A. HA-2021-03 REQUEST BY CRN DEVELOPMENT LLC TO REZONE 7.49 ACRES AT 1350 GEORGIA HIGHWAY 122 WEST FROM C-H TO R-9 (PLANNING AND ZONING)**

**Tracy Tolley stated this is request to change zoning from C-H to R-9. IT is 7.49 Acres and the property is vacant. The proposed development would be 3 story, 58 units, and multi-family sr. citizens living apartment. The Planning Commission voted for approval (10-0).**

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

Clayton Mulligan representing the applicant stated the site plans are as shown at the Work Session on Tuesday night. He asked if anyone had any questions. Mayor Pro Tem Barfield asked about the road for the entrance into to apartment complex and proposed building around it. What do you think the size would be? Mulligan stated I think they would be 3-4000 square feet, we would put in the infrastructure and subdivide in future.

**The Mayor asked if anyone wished to speak against the development.**

Emily Morgan 404 N Lowndes Street said she attended the Planning Commission meeting and wanted to confirm that it would be 55 and older complex. Mayor Pro Tem Barfield discussed the need for senior living in Hahira, they say at times there can be 100 people on the waiting list. Councilman Davis stated he has concerns about the state road to the apartments and the sewer capacity. We had presentation from Mr. Sloope, he charted the sewer capacity for the last few years, we have capacity for current developments promised but I think we need to wait for yearly engineering report before add to it. I know we do have a buffer but we do not want to plan that out. This is all being addressed to expand the sewer capacity in the future. We should use this as a factor, this issue is a concern. We have that from several engineers. I know this was a very hot topic in 2012 and we have worked on it and we have

come a long way. I do not want us to get in the same position we were in in 2012-2013. This is all important and unpredictable. Councilman Rosatti stated yes as explained on Tuesday night during the wet season we are closer to the buffer. Mayor Pro Tem Barfield said yes I have a concern, we are repairing a 100 year old system, we have older manholes and they are being fixed. This will give us leverage. City Manager stated yes we had a manhole at Waters Edge and Laurel Wood that had a problem. The Public works department sealed the manhole and the flow went from 14 hours per day to 5 hours a day and this was significant I & I service. Mayor Pro Tem Barfield stated that we also need to balance Commercial with Residential, this is not what is on the table, and we need to take it case by case. Councilman Benjamin stated both applicants tonight are in competition for state programs and we need to keep that in mind. The Mayor stated I became interested in becoming a Council member because of a consent order years ago and I had 36 years' experience, I wanted to give back to the community. I did have a very good understanding of what needed to be done. I appreciated Councilman Benjamin. He helped to start the I & I project back in 2008 and I do not want to go backwards. We have done a lot of I & I work in the years since then, we need to be smart about what we have come in at this point. The Mayor asked if anyone had any more discussion. None noted.

**Councilman Davis made a motion to deny HA-2021-03 which was seconded by Councilman Benjamin. Councilman Davis, Councilman Benjamin, Councilman Rosatti \*\*\***

**B. HA-2021-04 REQUEST BY PIEDMONT HOUSEING GROUP, LLC TO REZONE 7.85 ACRES AT 501 WEST STANFILL STREET FROM R-10 TO R-6M (PLANNING AND ZONING)**

Tracy Tolley stated this is vacant land across from Laurelwood Estates Trailer Park and developer is requesting zoning change from R-10 to R-6M. The developer would like to build a 64 unit apartment complex which would be two and three story buildings. The Planning Commission approved with 10-0 vote. The Mayor asked if anyone wished to speak in favor of the development.

Jon McKnight of Roswell Georgia stated he was here at Work Session last month. He is in favor of the development.

Justin of 9129 Coffee Road stated he is in favor. He understands it is contingent on the water/sewer and future growth and development.

The Mayor asked if anyone wished to speak against the development.

Mark Lampert of 550 W. Stanfill Street stated he is against the development. He stated he lives across the street in trailer park and said that until the water/sewer is survey is completed and the road is fixed that he is against this.

Katie Lindsay of W Park Street stated she is worried about the traffic. We add more people and the schools are crowded. We will need more police and fire for more people.

Cindy Lampert of 550 W. Stanfill Street said she is really worried about the traffic, the road is bad and the traffic is bad now. IF you keep adding more apartments you will destroy our little City. We do not need more section 8 apartments.

Eleanor Walker of 414 W. Stanfill Street said she is against building more apartments. We have always had good water and I do not want anything to mess that up. We have too much traffic now with I-75. I have always felt safe in Hahira but we have a small police force and we do not need a lot of people moving into town. This will make me feel unsafe.

Emily Morgan 404 N Lowndes said the traffic on West Stanfill is bad now. I have been here since 1972 and I have never seen the traffic and the people throwing trash all over the roadway that I see now. I pick it up daily. If you add 64 apartments that will be at least 128 cars per day that will go down that road. I think it is a very bad idea. It was confirmed by Jon McKnight the developer for the proposed apartments stated they would not be section 8 as suggested, they would require \$34,000 income for 2 people and \$39,000 for 3 people and the rent would be the same for all.

Councilman Benjamin stated all issues have been raised from District 1. The road issues are coming up and the capacity is an issue. Councilman Davis said we just discussed issues with a different applicant. Traffic is always an issue and this would be a negative issue. The Mayor stated regarding the sewer, we do not have problems now, we are always working on it, and sewer is an ongoing thing. **Councilman Benjamin made a motion to deny HA-2021-04 which was seconded by Mayor Pro Tem Barfield. Councilman Davis, Councilman Benjamin, Councilman Rosatti and Mayor Pro Tem Barfield all voted in favor of the motion.**

#### **CITIZENS TO BE HEARD:**

Mark Lampert of 550 W. Stanfill Street said that he appreciates your decision. The pot holes on W. Stanfill need to be fixed along with the S-curve. I also think we need more Commercial buildings, bring in new business. We have enough houses.

#### **REVIEW OF BILLS/BUDGET OVERAGES:**

The Mayor asked if anyone had any questions or concerns regarding the bills. None noted. **Councilman Benjamin made a motion to pay the bills as presented which was seconded by Councilman Rosatti. Councilman**

**Davis, Councilman Benjamin, Councilman Rosatti and Mayor Pro Tem Barfield all voted in favor of the motion.**

**CONSENT AGENDA:**

- A. MAIN STREET BENCHES-\$6,000-GLOBAL INDUSTRIAL-BENCH SPONSORSHIP AND SPLOST VIII**
- B. MAIN STREET BANNERS-\$2,400-SWAT GRAPHICS-SPLOST VIII**
- C. MAIN STREET POLES-PAINTING-\$4,100-GIBBS PROPERTY RESTORATION-SPLOST VIII**
- D. MAIN STREET RUBBER MATS-\$3,000-CONSERVASTORE-SPLOST VIII**
- E. MAIN STREET BOARD APPOINTMENT-ELISE PIERCE**
- F. 2 POLICE VEHICLES-\$110,000-WELCH FORD-SPLOST VIII**
- G. GMA 2021 ANNUAL CONVENTION**

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

**REPORTS:**

Councilman Benjamin thanked everyone for the opportunity to serve District 1. Thank you to the Mayor and Council, we have to make tough decisions. This is not bad development because people need housing. I understand they do background checks and credit history. I just think we need more Commercial businesses. We have worked so hard to get out of the EPD Consent order, we have made progress and thank you to the Mayor for that. Thank you to the department heads, employees and Admin staff.

Councilman Davis thanked everyone for citizen input tonight. Thank you for paying attention to what is going on. We always hear what is wrong, we never hear what is right. We always work to be 95% right, we are a working unit. I like all the comments tonight and I thank you all for coming out.

Councilman Rosatti said he would like to stress what he sees with the Mayor and Council as the newcomer. There is a lot of care put into what they do and the decisions they have to make. I see we have a need for Commercial growth first, we know growth will come and we need to make the right steps. When we grow it puts a strain on Public works, Fire department and Police department. I would like to thank the Council, City Staff and for the Citizens for being here tonight.

Mayor Pro Tem Barfield said thank you to the staff and department heads, no news is good news. It is a pleasure to serve with these folks. I think we made a wise decision tonight, a decision on a professional level. We have to decide when to move forward and when to back off and make a wise decision.

City Manager Sumner thanked everyone for the opportunity to serve the City of Hahira. HE stated we will have Independence Celebration this year and many other events so please stay informed. Thank you all for being here tonight.

Mayor Cain said that he appreciated Matt Martin and staff for all that they do. I know we had very hard decisions tonight but I feel the vote was a wise decision. I am in agreement, we are at a time of growth and Hahira is in the position to pick and choose what they want. We have three new subdivisions, we took our time and made good decisions.

**A motion was made by Mayor Pro Tem Barfield to adjourn which was seconded by Councilman Benjamin. Councilman Davis, Councilman**

**Benjamin, Councilman Rosatti and Mayor Pro Tem Barfield all voted in favor of the motion.**

**THE MEETING WAS ADJOURNED AT 8:00 P.M.**

**ADJOURN.**

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**MAYOR BRUCE CAIN**

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**CITY CLERK LISA MASHBURN**