

Minutes of Hahira Council Meetings for the month of February 2008

HAHIRA CITY COUNCIL

WORK SESSION

FEBRUARY 4, 2008

COURTHOUSE

6:30 P.M.

Mayor and City Council met for a Work Session on Monday February 4, 2008, at the Courthouse with Mayor Wayne Bullard presiding.

PRESENT:

Mayor Wayne Bullard, City Manager Jonathan Sumner, Councils, Rose Adams, Terry Benjamin, Ralph Clendenin, Bruce Cain, PWD Donnie Warren, Fire Chief Dwight Bennett, Police Chief Terry Davis, City Clerk Diane Bellflower.

REVIEW/CORRECTIONS OF MINUTES:

- A. January 7, 2008 Work Session
- B. January 10, 2008 Council Meeting

Councilman Benjamin had one request concerning the discussion with the Exotic Animal text amendment that he

wanted corrected. Since the Work Session this correction has since been made.

REVIEW OF BILLS/BUDGET OVERAGES:

Councilwoman Adams stated that she may have some questions concerning the bills on Thursday night at the Council Meeting.

PUBLIC HEARINGS:

A. HA-2008-01 to amend the Zoning Ordinance Section 4 (Zoning Districts), Section 5 (Schedule of Permitted Uses), and Section 6 (Development Standards) for the creation of an Environmental Resource (E-R) Zoning district. (Ann Marie Wolff).

City Manager Sumner stated to Mayor and Council that the City of Hahira is requesting to amend the Zoning Ordinance to include an Environmental-Resource Zoning District. This district will provide for the protection of the City's natural resources while permitting limited uses, which utilize these resources. The addition of an Environmental-Resource zoning district is a progressive move on the City's part. The E-R district will enable the City to protect its valuable natural resources while also encouraging environmentally appropriate uses. Staff finds the request consistent with the Comprehensive Plan and recommends approval.

B. HA-2008-02 to annex and rezone 9 acres from R-21 (Medium Density Residential) and CON

(Conversation) County to R-15 (Single Family Residential) and E-R (Environmental Resource) City. Owner Catherine Cowart. (Ann Marie Wolff).

City Manager Sumner Stated to Mayor and Council that the City of Hahira is requesting to annex and rezone 9 acres from R-21 (Medium Density Residential) and CON (Conservation) County to R-15, (Single Family Residential) and E-R (Environmental Resource) City. The subject property is located on the east side for I-75, west of Union Road in Hahira, Georgia. The property is currently undeveloped. The general character of the area is mostly undeveloped with a few low density residences. The property does not front any road other than the I-75 right-of-way. The enclosed survey that Mayor and Council have in their packets under 7-B shows the boundaries and the adjacent parcels. There are no plans for development at this time. The Planning Commission reviewed this request at their regular meeting and recommended approval. City Manager Sumner sent a letter to Ms. Wolff requesting consideration of an annexation and rezoning request for the City of Hahira to annex Ms. Catherine Cowart's property south for the proposed Horse Creek Winery and along I-75. This property currently exists as trees.

C.HA-2008-03 To Annex and rezone 36 acres from Stated-Agriculture (E-A) and Conservation (CON) County to Environmental-Resource (E-R)and

Neighborhood Commercial (C-N) City to establish a winery-Principal owner Ed Perry. (Ann Marie Wolff.

City Manager Sumner stated that the applicant is requesting to annex and rezone 36 acres from Estate-Agriculture (A-E) General Commercial (C-G), and Conservation (CON) to Environmental-Resource (E-R) And Neighborhood Commercial (C-N) City to establish a winery. The subject property is located on John David Road, west of Union Road in Hahira, Georgia. City Manager Sumner stated that the general character of the area is mostly undeveloped with a few low density residences. John David Road is an unpaved rural local road that was abandoned by the county on July 25, 2007. The enclosed site plan shows the proposed winery building and associated parking. The subject property has already undergone the rezoning process in Lowndes County. The applicant is now requesting annexation into the City of Hahira in order to receive City water and sewer services. The planning Commission reviewed this request at their regular meeting and recommended approval.

D.Text Amendments for Subdivision Ordinance. Third reading (City Manager)

City Manager Sumner stated that this would be the third reading for the Ordinance to Amend the City of Hahira Subdivision Regulations. He explained to Mayor and Council about the Communication Distribution Systems, Electric Power Distributions

System, Easements, and Location of underground Installations and Sidewalks.

- E. Text Amendments to Restrict Exotic Animals-Second Reading (City Manager). City Manager Sumner stated that this would be the second reading for this Ordinance. Councilwoman Adams had some concerns and questions concerning the Animal Ordinance. Councilwoman Adams had some concerns with the Georgia Code Ann 27-5-4. The question by Councilman Benjamin regarding the animals listed in part 50 of the Code of Federal Regulations was thoroughly researched, and produced the following results: The CFR apparently is concerned with the trafficking of exotic and endangered animals, and goes into explicit detail throughout the regulation regarding those animals (endangered birds, specifically) and their prohibitions. Sumner stated that the applicable regulation he believed would probably go best in the ordinance would be the State law contained in OCGA 27-5-4.
- F. Clothing Ordinance-Second Reading (City Manager)

City Manager Sumner stated to Mayor and Council that this would be the second reading of the Clothing ordinance. Sumner stated that there were some changes in this Ordinance since the last reading. It states any person convicted of violating the provisions of this section after the issuance of a verbal warning shall be punished by a

fine not to exceed \$100.00 plus up to eight hours of work on the public streets of the City.

DISCUSSIONS:

A. Consideration of Agreement with Paul Cribbs and Kevin Giddens (City Manager)

City Manager Sumner stated to Mayor and Council that in their packet under 8A, regarding plans to annex property to the north of North Creek subdivision on Union Road, there were some discussions with Paul Cribbs and Kevin Harris regarding their 148 - unit subdivision. In exchange for being annexed, they will request to be served with water and sewer from the City. Councilwoman Adams did ask the City Manager if the City had the capacity to take this project on. The City Manager stated that the agreement with Doubletree Communities will ensure that the City will.

Councilwoman Adams stated to Mayor and Council that Mrs. Sheila Warren would be present on Thursday night to discuss the report on Drug fee Coalition.

DEPARTMENT REQUEST:

Equipment Purchase (Chief Bennett)

A. Chief Bennett stated to Mayor and Council that the Ventilation fan is for expelling smoke out of a structure after or during a fire incident. This is an essential piece of equipment to assist the Fire Department in mitigating all fire emergencies we encounter. Chief Bennett stated that he had three quotes on this item. Chief Bennett also stated that the Fire Department could use 4 new voice amplifiers on their mask for the air packs.

B. City Clerk and Finance Training in Columbus:

City Clerk Diane Bellflower stated to Mayor and Council that there was a training in Columbus Georgia. The training is on Wednesday April 9, 2008, on a Wednesday for a one day training.

The class the City Clerk and Finance Clerk will take is Ethics and Values.

C. Raise Manholes and Water Valves on Main Street:

Public Works Director Warren stated to Mayor and Council that the Scruggs Company will soon be re-paving Main Street as part of a DOT contract to re-pave 122

from the interstate to Lakeland. PWD stated that this would be a good time to have them raise the manholes and water valves as they go, rather than cutting up their work after the fact.

PROCLAMATION:

A. Arbor Day

Mayor Wayne Bullard read the Proclamation to the Council on Arbor Day. This celebration will take place at Hahira Elementary School on February 29, 2008 at 12:00 noon.

B. State of The City Address:

Mayor Wayne Bullard read the State Of The City to

Council during work session on Monday Night.

Meeting was adjourned at 8:20 P.M.

Mayor, Wayne Bullard

Clerk, Diane Bellflower

HAHIRA CITY COUNCIL

COUNCIL MEETING

FEBRUARY 7, 2008

7:30 P.M.

COURT HOUSE

PRESENT: Mayor Wayne Bullard, City Manager Jonathan Sumner, Councils, Rose Adams, Ralph Clendenin, Bruce Cain, Terry Benjamin, City Clerk Diane Bellflower, City Attorney Rob Plumb, PWD Donnie Warren, Fire Chief Dwight Bennett, Police Chief Terry Davis.

Mayor Wayne Bullard called the meeting to order. A quorum was established.

Pledge of Allegiance: Mayor Wayne Bullard

Invocation: Mayor Pro Tem Rose Adams

REVIEW/CORRECTIONS OF MINUTES:

A. January 7, 2008 Work Session

B. January 10, 2008 Council Meeting

Mayor Wayne Bullard asked for a motion to accept the minutes. City Manager Sumner stated the section under the Exotic Animal Ordinance for Councilman Benjamin was corrected. **Councilman Benjamin made a motion to approve the minutes, second by Mayor Pro Tem Adams, vote was unanimous.**

REVIEW OF BILLS/BUDGETS OVERAGES:

Mayor Bullard asked for a motion to approve the bills. Mayor Pro Tem Adams stated that she had reviewed the bills and everything was in order. **Mayor Pro Tem Adams made a motion to approve the bills, second by Councilman Cain, vote was unanimous.**

PUBLIC HEARINGS:

HA-2008-01 to amend the Zoning Ordinance Section 4(Zoning Districts), Section 5 (Schedule of Permitted Uses, and Section 6 (Development Standards) for the creation of an Environmental Resource (E-R) zoning district. (Ann Marie Wolff).

Ann Marie Wolff stated to Mayor and Council that this will create a new zoning district called Environmental Resource. Ms. Wolff stated that this district will provide for the protection of the City's natural resources while permitting limited uses, which utilize the resources. Ms. Wolff stated that staff finds the request consistent with the Comprehensive Plan and recommends approval.

Mayor Wayne Bullard asked for a motion to accept this Zoning Ordinance. **Councilman Benjamin made a motion to amend this ordinance and it was seconded by Councilman Clendenin. Vote was unanimous.**

HA-2008-02 to annex and rezone 9 acres from R-21 (Medium Density Residential) and CON (Conversation) County to R-15 (Single-Family Residential) and CON (Conversation) County to R-15 (Single-Family Residential) and E-R (Environmental Resource) City. Owner: Catherine Cowart. (Ann Marie Wolff):

Ms. Wolff stated to Mayor and Council that the City of Hahira is requesting to annex and rezone 9 acres from R-21 (Medium Density Residential) and CON (Conversation) County to R-15, Single Family Residential) and E-R (Environmental Resource) City. Ms. Wolff stated that the said property is located on the east side of I-75, west of Union Road in Hahira, Georgia. The property at this time is currently is undeveloped. Ms. Wolff stated that staff requested approval for this. Mayor Pro Tem Adams asked the City Manager if the City had capacity in the water and sewer system to accommodate this development. The City Manager responded that the City did. Mayor Wayne Bullard asked for a motion to accept this. **Councilman Cain made a motion that we accept this HA-2008-02, Seconded by Councilman Benjamin, vote was unanimous.**

HA-2008-03 To annex and rezone 36 acres from Estate-Agriculture (E-A) and Conservation (CON) County to Environmental-Resource E-R) and Neighborhood

Commercial (C-N) City to establish a Winery. Principal Owner Ed Perry. Ann Marie Wolff. Ms. Wolff stated to Mayor and Council that Mr. Perry was requesting rezoning to come into the City of Hahira for his Winery. He is requesting annexation into the City of Hahira in order to receive City water and sewer services. The planning Commission reviewed this request and recommended approval. Mayor Pro Tem Adams asked if the City of Hahira had the infrastructure to support this. City Manager Sumner stated the City could provide this with no problems. Mayor Wayne Bullard asked for a motion to accept this annex. **Councilwoman Adams made a motion to accept this, second by Councilman Clendenin, vote was unanimous.**

Text Amendment for Subdivision Ordinance: Third Reading: City Manager Sumner stated this was the third reading for the Text Amendment Subdivision Ordinance. He stated to Mayor and Council about the Communication Distribution Systems, Electric Power Distributions System, Easements, and Location of underground Installations and Sidewalks. Sumner also stated that there had been some questions concerning the streets, since then has been answered. Mayor Wayne Bullard asked for a motion to accept. **Councilwoman Adams made a motion to accept, second by Councilman Cain, vote was unanimous.**

Text Amendment to Restrict Exotic Animals: Second Reading (City Manager)

City Manager Sumner stated that this was the second reading of the Exotic Animal Ordinance. There was some concern from Council on how to inform the citizens of Hahira about this Ordinance. City Manager Sumner stated that the City could send out a direct mailing to the citizens and attach a registration form. Councilman Clendenin requested that we have a grand-father clause for the citizens of Hahira who already have these animals. Mayor Pro Tem Adams stated if it is against the Georgia Law to have these animals, she could not understand how the City can grand-father these in. Mayor Bullard asked for a motion to accept this Exotic Animal Ordinance. **Councilwoman Adams made a motion to accept this Ordinance, no second. Mayor Bullard asked for a motion to make changes. Councilman Clendenin made a motion to accept this Ordinance with the Grand-Father clause, with a provision for registration of the animals, second by Councilman Benjamin, Councilman Cain supported, Councilwoman Adams opposed.** City Attorney Plumb stated that the Ordinance as amended would go to a third reading next month.

CLOTHING ORDINANCE:

City Manager Sumner stated that this Ordinance has not changed very much except with the provision of a warning. Mayor Wayne Bullard asked the citizens if any one wished to speak against this Ordinance. Mr. Freeman Rivers of 204 S. Hall Street Hahira, Georgia stated that he is for the Clothing Ordinance but believes we should advertise and

let the public know in advance. Mayor Bullard stated that this was just the second reading and this Ordinance would not be passed tonight. Sheila Warren 705 E Main Street Hahira, Georgia stated that she believes there are a few more important things that we need to deal with instead of a Clothing Ordinance. Mr. Wilmon Stanley of 308 Washington Street rose to speak against. He stated he believed that this is just a fad and it would pass. He stated that some people may not can afford the right clothing. Mrs. Melba Weldon of 306 E. Stanfill Street Hahira, Georgia. She stated she is not quite sure she understood the reason behind this Ordinance. She stated that she believed that this was a fad, and would pass. Temple Ogundu of 503 Judy Ann Drive stated that he also believes this is a fad and it will pass. I would encourage the Mayor and Council to focus on more important things instead of what young people wear on the streets. Mayor Bullard stated that several elderly people had come to him with this concern, and this was the reason for the Ordinance.

CITIZENS TO BE HEARD:

Carol Jacobs of 402 E. Stanfill Street, Hahira, Georgia, stated that the City of Hahira would celebrate Hahira May Day on May 3rd, 2008, from 9:00 A.M. to 6:00 P.M. This would be sponsored by the Honey Bee Festival Committee. This event will take place behind the Caboose in downtown Hahira.

DISCUSSIONS:

A. Consideration of Agreement with Sweet Bay Properties: (City Manager)

City Manager Sumner Stated to Mayor and Council that Mr. Paul Cribbs and Kevin Harris were requesting their 148-unit subdivision be serviced with water and sewer from the City. After a detailed discussion on Monday night at the Work Session, Mayor Wayne Bullard asked for a motion to accept this Agreement with Sweet Bay Properties. **Councilman Clendenin made a motion to accept, second by Councilman Cain, vote was unanimous.**

B. Report on Drug Free Coalition:

Sheila Warren of Hahira, Georgia stated to Mayor and Council what was going on with the Drug Free Coalition. She explained the goals of the Drug Free Coalition. She explained that the biggest problem was alcohol among young people.

DEPARTMENT REQUEST:

Attendance of Bird Supper February 27, 2008 Atlanta, Georgia.

Equipment Purchase and Travel Request (Chief Bennett)

City Clerk and Finance Clerk Training in Columbus

Raise Manholes and Water Valves on Main Street.

Mayor Wayne Bullard asked for a motion to accept these Requests.

Councilman Benjamin made a motion to accept, seconded by Councilman Clendenin, vote was unanimous.

PROCLAMATION:

A.Arbor Day (Mayor Bullard)

Mayor Bullard read the Proclamation for Arbor Day. He stated that the celebration will take place at Hahira Elementary School, February 29, 2008 at 12:00 noon. The Proclamation was signed.

STATE OF THE CITY ADDRESS:

Mayor Bullard read the State Of The City Address to the Council and Citizens. After reading the City Address it was signed by Mayor Bullard.

AWARD PRESENTATION:

Mayor Wayne Bullard presented Former Mayor Pro Tem Temple Ogundu with a plaque for four great years of service.

Shannon Kingston was also awarded with a Service Plaque.

Councilman Benjamin made a motion to enter into Executive Session to discuss employee and legal matters, Second by Councilman Cain, vote was unanimous.

After Councilman Benjamin made a motion to adjourn, it was seconded by Councilman Cain, vote was unanimous.

The meeting was adjourned at 10:30 P.M.

Mayor, Wayne Bullard

City Clerk, Diane Bellflower

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