

CITY OF HAHIRA
COUNCIL MEETING MINUTES
NOVEMBER 7, 2019
6:00 P.M.
COURTHOUSE

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

PRESENT: Mayor Bruce Cain, Councils: Patrick Warren, Terry Benjamin, Mason Barfield and Mayor Pro Tem Kenneth Davis. City Manager Jonathan Sumner, City Clerk Lisa Mashburn, Fire Chief Dwight Bennett, Police Chief Terry Davis, PWD Donnie Warren and City Attorney Rob Plumb.

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. OCTOBER 1, 2019 WORK SESSION

B. OCTOBER 3, 2019 COUNCIL MEETING

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

PUBLIC HEARING:

A. GREATER LOWNDES PLANNING COMMISSION JOINT ORDINANCE-FIRST READING (PLANNING AND ZONING ADMINISTRATOR)

This joint ordinance was received by the Planning Commission and sent to all governments; Valdosta, Remerton, Lowndes County, Lake Park and Dasher. Does anyone have any questions? The Mayor asked if anyone wished to speak against this item. None noted. The Mayor asked if anyone wished to speak in favor. None noted. **Councilman Warren made a motion to approve which was seconded by Councilman Benjamin. Councilman Warren, Councilman Benjamin, Councilman Barfield and Mayor Pro Tem Davis all voted in favor of the motion.**

B. HA-2019-03: SPECIAL EXCEPTION REQUEST BY STOKER DEVELOPMENT: PROPOSED PETERS STREET DUPLEXES (PLANNING AND ZONING ADMINISTRATOR)

Mr. Martin stated that this is a request from Stoker Development requesting a Special Exception to allow construction of two residential duplexes in a Single-Family Residential (R-10) zoning district. The property is 24,829 square feet and is located at 417 Peters Street. The current property is vacant and cleared. The applicant is proposing to divide the property into two lots each a little larger than 12,000 square feet and each containing one residential duplex building that is about 1872 square feet total. Each building will not be in center of the property line due to trees. The Mayor asked if anyone had any questions. None noted. The Mayor asked if anyone wished to speak against the Special Exception. Vicki Hayes the owner of the property which is

L shape property around this property said she was concerned with the value of her property once the duplexes are built. The Mayor then ask if anyone wished to speak in favor. Matt Phelps the Engineer for the proposed property stated that the applicant would put up a privacy fence and that he is here to answer any questions. He stated that as far as the property around this I do not think it will cause negative value to the property. Stan Cowart is here to represent his mother who owns property at 406 E Lawson Street, 408 E Lawson Street and also 107 Peters Street stated the property was surveyed on the West side and they have pins in the ground. No we do not support this, I think Hahira is fine the way it was 45 years ago. The Mayor asked if anyone wished to speak in favor. None noted. Mayor Pro Tem Davis said I understand the concern regarding development impacting property values but there are other duplexes in the area. I have not heard of any impact on sales from any Real Estate person, all this area is similar, I think it is a matter of perspective. **Mayor Pro Tem Davis made a motion to approve the HA-2019-03 with the addition of the fence which was seconded by Councilman Barfield. Councilman Barfield, Councilman Warren, Councilman Benjamin and Mayor Pro Tem Davis all voted in favor of the motion.**

C. 2019-04: REZONING REQUEST BY BEN HOUSE: PROPOSED BROOKRIDGE SUBDIVISION (PLANNING AND ZONING ADMINISTRATOR)

Matt Martin stated that the next three items are all for the same property. Mr. Ben House is requesting to rezone 59.63 acres from Medium Density Residential (R-21 County) to Single-Family Residential (R-10 City). The subject property is located at 6670

Brookridge Drive, which is along the east side and immediately adjacent to the Hahira City limits. The property is currently vacant and the applicant is proposing to develop the property as a residential subdivision consisting of about 134 lots. The Planning Commission voted and approved 10-0. Mr. Martin stated that Public works is South of the property along with the spray field. The Mayor asked if anyone wished to speak against the rezoning. Rewis Phillips 6897 Brookridge Drive said when there is a lot of rain the water comes out into the dirt road and it is really bad. He said the concern is if there is a lot of water there now and they can't get into the Spray field what will happen. I think this will devalue the property if it is not done right. I think then it would be a bad situation and I am against it. Olin Porter of 6558 Brookfield said that property value is the main concern for him. He stated that he purchased the property in 2016. We already have a lot of traffic where people cut through there and I think if you pave it then it will increase the traffic and most of the neighbors agree with me. Hahira has a lot of houses being built already. Donnie Milam of 6633 Cooper Road said that he agrees with all that has been said and thinks it will make the traffic worse than it is now. Jimmy Miley of 105 Webb Street said that we do want growth but I think we need to proceed with caution. Jack Zeigler of 6593 Brookfield said his concern is about the water and the traffic flow. I think it will get worse. I think they should pave and make it a dead end, I want to be in the County and not the City. The Mayor asked if anyone would like to speak in favor of the motion. Matt Phelps stated the storm water issue will be addressed and should be taken care of in the design process. Mayor Pro Tem Davis asked Matt Phelps in respect to drainage, will they put in retention pond or some kind of drainage system to

help with the issue. Do the plans improve the drainage? Matt stated that the rules are that the volume of water cannot exceed what is happening now. You cannot have more water leaving only less water than they have now. I feel that there will be a detention pond. Councilman Barfield said with a subdivision this size I would think there could be 2-3 detention ponds, maybe 1-2 acre ponds put in. This issue will be addressed, we have certain regulations. There is inadequate drainage now, there will be no increase of water. Councilman Warren stated that north of this is wetlands and it is a natural low area. Mayor Pro Tem Davis said and with the regulations they must make sure no more water can be created so I think it could be improvement. City Manager Sumner stated that storm water is important, we will have consultation with our City Engineer. Matt stated that we are obligated to not make it worse with the water there is usually less draining of the storm water. The City engineer with the County will address this also. The City Manager stated that there was an issue with Lawson Farms Subdivision and it was addressed with Lowndes County. It was a large problem and a culvert cleared the problem. Councilman Warren asked if we need motion. Matt stated this is a three part process. Councilman Barfield said I have been thinking about this and there are different aspects. The gentleman have done a lot to bring this to us, they come with a better plan each time, and however I do see problems with planned development. We have turned down others that ask for similar. Multi-sized properties. I grew up in Hahira and my concern is about growth. We have one on the Northside and now one on the Southside are we moving too quickly. I applaud all you have done here but I am concern about proceeding. Councilman Davis said he understands caution but in my opinion I respectfully

disagree. I do not think we are moving too fast. We have done a lot to make room for growth, the 1.5 million to the water sewer system is one example. We have capacity to support many homes, I do not see the problem. Councilman Benjamin said I think both are important issues and most people do not like change. If they make improvements then they can build. I remember the City not being certain about Creekside West and voted against it and look at it now. We will have annexation of the South side, and I think we should try to have some kind of control over it, it will be built anyway. Councilman Warren said that he has listened to it all, who is going to say no to this. I have told them 6 times what I did not like and this team has gone back with something different. They own property, they have made the changes and you have to say yes, there is no reason to reject. I just think the road should be paved before construction. I have given them a very detailed list and they have agreed to it. I am not anti- development but I think we should have responsible growth. **Mayor Pro Tem Davis made a motion to approve HA-2019-04: Rezoning Request by Ben House which was seconded by Councilman Warren with conditions as attachment and the addition to item # 5 on condition list that all lots abutting or including wetlands areas shall have a lot size of at least 10,000 square feet. Mayor Pro Tem Davis, Councilman Warren, and Councilman Benjamin all voted in favor of the motion. Councilman Barfield voted against the motion. The vote was 3-1.**

D. HA-2019-05: PLANNED DEVELOPMENT REQUESTS BY BEN HOUSE: PROPOSED BROOKRIDGE SUBDIVISION (PLANNING AND ZONING ADMINISTRATOR)

Sumner stated that the planned development was denied after the Work session but then there was an attempt to bring it together with a listing of 9 stipulations for planned development. Staff is ok with the conditions and Matt Phelps and Ben House are also on board with the conditions.

The Mayor asked if anyone wished to speak against.

Rewis Phillips said that he is opposed to it. I am not against growth, more people mean growth. I want the right decision to be made with the right piece of property. They are talking about very wet ground, it is not high ground. I am also afraid of the sharp curve and traffic.

Alit Porter said that we have a lot of traffic now, add speed and more traffic and it will not be good.

Jimmy Miley of 105 S Owens Street said that he is against it. The land is all grown up, there is an old bar pit out there that is 8-10 feet. I do not think it is good for development.

The Mayor asked if anyone wished to speak in favor.

Matt Phelps stated that we have worked and added all the objective for the Planned Development and he is in favor of the project.

Mayor Pro Tem Davis said that the stipulations changed the planning and is an improvement. Councilman Barfield said this is going to happen and this is a good position to be in. Councilman Warren said we have the developer willing to work with us and I think we have insurance for a good development.

Mayor Pro Tem Davis made a motion to approve HA-2019-05 Planned Development Request by Ben House with stipulations presented by Matt Martin Planning and Zoning Administrator which will have a modification to item 5. Councilman Benjamin seconded the motion. Councilman Benjamin, Councilman Warren, Councilman Barfield and Mayor Pro Tem Davis all voted in favor of the motion. Please see attachment for stipulations.

**E. HA-2019-06: ANNEXATION REQUEST BY BEN HOUSE:
PROPOSED BROOKRIDGE SUBDIVISION (PLANNING AND ZONING
ADMINISTRATOR)**

The request for land to be annexed into the City for water/sewer services. We have sent a letter to Lowndes County with no objections and the green light to proceed. Does anyone have any questions?

The Mayor asked if anyone would like to speak against the motion. None noted.

The Mayor asked if anyone would like to speak in favor of the motion. Ben House said he would like to thank everyone, it has been a ride and I am proud it.

Councilman Warren stated he thinks we should authorize survey of the Spray field to annex the Spray field in to City, this does not automatically happen.

Councilman Barfield made a motion to approve HA-2019-06 Annexation request by Ben House which was seconded by Mayor Pro Tem Davis. Councilman Barfield, Councilman Warren,

Councilman Benjamin and Mayor Pro Tem Davis all voted in favor of the motion.

CITIZENS TO BE HEARD: None noted.

REVIEW OF BILLS/BUDGET OVERAGES:

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

DISCUSSIONS:

A. RFP FOR SANITATION SERVICES CONTRACT: FY20-24 (CITY MANAGER)

City Manager Sumner stated that this is the completion of the process for RFP after several months. The current provider is on the 2nd 5 year contract and he decided to step aside and ask if we would start the RFP process. The RFP has been a 30 day process and we received three good bids. 1.) South Georgia Roll Off, LLC 2.) Deep South Sanitation, LLC and 3.) Advance Disposal Services. The bids were opened with all present and based on the RFP's received I have done a comparison sheet. We asked them all to speak at the Tuesday night meeting and they answered the questions from Council. He then asked if anyone had any questions. Sumner stated that staff would recommend selecting a provider and then authorize staff to work with Attorney and Contractor to get a contract for review by Council at the December meeting. The Council would then vote on it in December at which time the current contract ends at the end of the year and the new provider will take over the 1st of the year.

Councilman Benjamin stated that we have three issues at hand, customer service, replacement cans and billing. I would like to hear what each provider has to offer.

South Georgia Roll-off LLC Mr. Kyle Griffin stated that he would provide dedicated service and go beyond with customer service.

We will have two phone lines for customer service. On the replacement cans we will get new cans and commercial containers no problem. We will also prepare the bill and send it monthly. Councilman Warren asked where the office is and Mr. Griffin stated out of my home on Hwy 122 toward Barney.

Deep South Cary Scarborough stated we have a system where they deliver replacement cans two times a week. We will also leave 40-50 cans with Public works for any new customers that may need can. We have three people in our office that handle customer service, we have computers and cameras on the trucks.

Our software is made just for trash pick-up system. We can work with a handicap list and we can report what cans are not out because we have cameras on trucks and we can take pictures.

You can call us with complaint and we will take care of it. We have three people in office to also do billing one time per month.

Our office and warehouse is located at 205 Tucker Road, Valdosta, Ga.

Advanced Disposal was not present for questions tonight.

It is the recommendation of staff to maintain the current rate for citizens at \$12.25 and if we do this we can maintain the

proprietary fund. Staff recommends Deep South. Councilman

Warren stated that if you look at the comparison sheet it will continue to be healthy due to the commercial rates. Councilman

Warren said there is no curbside service and he not a big fan of it.

A motion was made by Mayor Pro Tem Davis to allow Council, City Manager and City Attorney to go into contract negotiation with Deep South based on the proposal presented which was seconded by Councilman Warren. Councilman Barfield, Councilman Benjamin and Mayor Pro Tem Davis voted in favor of the motion. Councilman Warren opposed the motion. The vote was 3-1.

REPORTS:

Councilman Benjamin thanked everyone for the opportunity to serve District 1 and thank you all for what you do.

Councilman Davis said thank you for in depth discussion, thank you all for coming.

Councilman Barfield thank you to Chairman Slaughter for being here tonight.

Mayor Cain thanked everyone for being here tonight. He said I think the County and Hahira work together and I am glad to see this.

City Manager Sumner stated I love Hahira. Thank you to the Mayor and Council, to the departments for doing what they do, thank you to Chairman Slaughter and to Matt Martin for coming out tonight.

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

THE MEETING WAS ADJOURNED AT 8:15 P.M.

ADJOURN.

MAYOR BRUCE CAIN

CITY CLERK LISA MASHBURN



CERTIFICATE OF LAND USE DECISION

CITY OF HAHIRA, GEORGIA

The following described property is subject to the following site-specific land use approvals, conditions, and regulations as of the date set forth below:

Tax Map Number: 0048 **Parcel Number:** 044

Property Size and Location: **59.63 acres along the east side of Brookridge Drive, immediately adjacent to the Hahira city limits**

Address: 6670 Brookridge Drive

PLANNED DEVELOPMENT APPROVAL	
Applicant: Ben House	File #: HA-2019-05
Zoning Classification: Single-Family Residential (R-10)	
Description of the proposed Planned Development: Residential development in R-10 zoning consisting of site-built single-family detached homes in accordance with an approved master plan.	
Date of Final Public Hearing: November 7, 2019	
Hahira Mayor/Council approved the proposed Planned Development, subject to the following "9" conditions (4-0 vote): <ol style="list-style-type: none">(1) Approval shall be granted for an all-residential Planned Development in R-10 zoning, in general accordance with the submitted conceptual master plan. The development shall consist of no more than 140 site-built single-family detached homes on individual lots. Permitted uses in the development may also only include private gardens, internal open space and conservation areas, passive parks and other shared outdoor areas such as community gardens, keeping of domestic animals, and home occupations in accordance with the Hahira Zoning Ordinance. Family personal care homes and home businesses may be also allowed with a Special Exception approval from Hahira City Council, in accordance with the Zoning Ordinance. All other allowable uses in R-10 zoning shall be excluded.(2) The development shall include paved streets and sidewalks that are constructed to City standards and dedicated for public use. Dead-end streets may use a standard cul-de-sac or approved hammerhead or other design approved by the City Engineer and Fire Chief. All internal roadways shall include grouped mailboxes and decorative streetlight fixtures on a lighting plan approved by the City Engineer and Police Chief. The internal sidewalk system shall connect to the Brookridge Drive right-of-way.(3) The development shall reserve a dedicated 10' strip of land along the entire frontage of Brookridge Drive, to accommodate possible future road improvements and/or underground utilities infrastructure. No lots with less than 1/2 acre of lot area and less than 100' of lot frontage shall be permitted any direct driveway access to Brookridge Drive.(4) The northern entrance to the development shall be shifted northward to very closely align with Cooper Road as approved by the Lowndes County Engineer. The developer may create a separate non encroachable narrow strip of land (as passive open space) along the northern boundary of the entrance road to prevent	

egress from the neighboring non-Subdivision property. This primary entrance shall contain subdivision entry signage and shall be landscaped as specified in the City of Hahira Landscape Development Ordinance.

- (5) All residential lots shall have a minimum lot area of 7,500 square feet, a minimum lot frontage of 30' along an abutting road, and shall have a minimum lot width of 65' as measured along the minimum required front building setback line (20').
- (6) All homes shall have a minimum heated floor area of 1,400 square feet, include pitched roofs, and contain no vinyl exterior siding. Minimum setbacks from property lines for all buildings shall be 8' on the side, 20' on the front and rear, and 20' on secondary front/side yards for corner lots. However, all front-facing garage doors or carport openings shall observe a 30' minimum setback for that portion of the building facade.
- (7) All fencing on each residential lot shall be located at or behind the rear wall of the home, and on corner lots shall be no closer than 20' to a street right-of-way line.
- (8) The development shall include restrictive Covenants with architectural standards and a Property Owners Association that is responsible for the ownership and proper maintenance of all common areas and open space, entrance features and signage, including all stormwater ponds and conservation areas, parks and other outdoor community areas. The Association and/or developer shall maintain ownership and maintenance of these areas in perpetuity. The proposed Covenants shall be reviewed for these compliances and approved by the City Manager and City Attorney before approval and recording of any subdivision plats for the development.
- (9) Construction of the development shall commence within 2 years, and the internal paved road system for at least a designated Phase 1 area shall be completed within 4 years from the date of City Council approval. Otherwise, Planned Development approval shall automatically expire.

The summaries of conditions on this certificate are for general information only, and may not be relied upon exclusively. Except for any other approved variances, this property is still subject to applicable zoning, subdivision, building, and other codes and regulations of the City of Hahira, Georgia.

This certificate reflects the status of the property as of **November 7, 2019.**



PLANNING & ZONING ADMINISTRATOR



DATE