**CITY OF HAHIRA**

**DECEMBER 1, 2020**

**WORK SESSION**

**6:00 P.M.**

**HAHIRA COURTHOUSE**

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

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

**REVIEW/CORRECTION OF MEETING MINUTES:**

1. **SEPTEMER 29, 2020 WORK SESSION**
2. **OCTOBER 1, 2020 COUNCIL MEETING**

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

**PUBLIC HEARING:**

1. **FY 20 BUDGET AMENDMENTS (CITY MANAGER)**

City Manager Sumner reviewed amendments to the budget. The budget amendments were advertised and available at City Hall for public. He asked if anyone had any questions. None noted.

1. **APPLICATION OF ASAD UR REHMAN-1300 GA HWY 122 WEST FOR PACKAGE SALE OF BEER, WINE AND SUNDAY SALES (CHIEF DAVIS)**

Chief Davis stated he received application for new owner at 1300 Ga Hwy 122 West for beer and wine. The applicant has never had beer and wine sales in his name before so no back ground. The store has had beer and wine under other ownership for years. I have no reason to reject the application. He ask if the Fire department had any issues and it was stated that they had issue with furniture in the hallways at the motel but it was taken care of.

1. **HA-2020-09 REZONING REQUESTS BY JERRY STOKER: PROPOSED SUBDIVISION AT INTERSECTION OF SOUTH HAGAN BRIDGE AND EAST COLEMAN DRIVE (PLANNING AND ZONING ADMINISTRATOR)**

Stoker Development LLC is requesting to rezone a total of 37.57 acres from single-family residential (E-21, County) and Single-family residential (R-15, City) and (R-10, City) to a combination of Single-family residential zonings of R-10 and R-6 (all in the City) as part of a conceptual maters plan. The subject property is located along the east side of Hagan Bridge Road on both sides of Coleman Road. The applicant is proposing to annex the County R-21 portion of the property (28.30 acres) into the City of Hahira and this annexation request (file HA-2020-10) is running concurrently with the Rezoning request. The applicant is then proposing to combine this property with the other portions and rezone the entire tract to a combination of R-10 (13.84 acres) and R-6 (23.73 acres). The applicant is proposing to develop this combined property as a new single-family residential subdivision to be developed in two or more phases (approximately 132 lots total) with varying densities in accordance with the different zoning districts of the master plan. There will likely be restrictive convents and a Homeowners Association as well.

1. **HA-2020-10 ANNEXATION REQUEST BY JERRY STOKER : PROPOSED SUBDIVISION AT INTERSECTION OF SOUTH HAGAN BRIDGE AND EAST COLEMAN DRIVE (PLANNING AND ZONING ADMINISTOR)**

Stoker Development LLC is requesting to annex 28.30 acres into the City of Hahira. The request is running concurrently with the rezoning file #HA-2020-09 and it has been properly noticed to Lowndes County pursuant to State law. The applicant is proposing to annex this property combine it with the adjacent properties to the west which are already in the city limits and then rezone the entire tract of land (37.57 acres) to a combination of two different Single-Family residential subdivision with approximately 132 lots utilizingconnection to the Hahira water & sewer system which is available from Hagan Bridge Road. Further details and discussion of the existing zoning patterns and proposed rezoning request is contained in the previous agenda item (#HA-2020-10)

1. **HA-2020-11 REZONING REQUEST BY ADONNA SMITH FOR RESIDENTIAL-PROFESSIONAL BETWEEN PETERS STREET AND EAST MAIN STREET (PLANNING AND ZONING ADMINISTRATOR)**

ACSReal Estate Services on behalf of David Arnold is requesting to rezone 0.94 acres from Single-family residential (R-10) to Residential Professional (R-P). The subject property is located between Peters Street and East Main Street about 300 feet east of North College Street. The property is currently split zoned as R-10 on the northern half and R-P on the southern half. The applicant is proposing to rezone only this northern portion (along the south side of Peters Street) so that this entire property is zoned R-P. There is currently no proposed use or conceptual site plan for the subject property but the applicant is simply wanting to market the property for future R-P development.

1. **HA-2020-12 SPECIAL EXCEPTION REQUEST BY ADONNA SMITH FOR DUPLEXES AT 421 & 423 PETERS STREET (PLANNING AND ZONING ADMINISTRATOR)**

ACS Real Estate Services on behalf of David Arnold is requesting a Special Exception to allow construction of two residential duplexes in a Single Family Residential (R-10) zoning district. The subject property consists of two platted lots totaling about 21,700 square feet (0-50 acres) located at 421 & 423 Peters Street. This is along the north side of the street about 500feet east of North College Street. This request is very similar to the Special Exception request from about a year ago which was approved for the two duplexes to the immediate west (file # HA-2019-03).

1. **HA-2020-13 VARIANCE REQUEST BY ADONNA SMITH FOR REDUCED SET BACK REQUIREMENTS AT 412,414,416 & 418 E LAWSON STREET (PLANNING AND ZONING ADMINISTRATOR)**

ACS Real Estate Services on behalf of David Arnold is requesting Variances to Section 6-1Development Standards of the Hahira Zoning Ordinance as it pertains to minimum building setback requirements in an R-10 zoning district. The subject properties consist of 4 individual lots located at 412-418 East Lawson Street, which is along the south side of the road about 400 feet east of North College Street. This is the same property from two months ago that was considered for Special Exception approval of duplexes on each of the 4 lots and was denied by the Hahira City Council. The current proposal is to continue marketing these lot for single family residential development but to also seek relief from both the minimum front yard and rear yard setback requirements. Currently both the front yard and rear yard minimum setbacks are 30’ from the respective property lines and the applicant is proposing to reduce both of these to 20’ instead. The property survey currently shows 30’ front and rear setback lines. Attached is a conceptual plan showing two proposed sets of house elevation sand floorplans as well as an overall site plan depicting how these building s footprints would fit on the existing lots with the setbacks reduced to20’ instead.

**CITIZENS TO BE HEARD: (COUNCIL MEETING)**

**REVIEW OF BILLS/BUDGET OVERAGES:**

The Mayor asked if anyone has any questions or concerns regarding the bills. None noted.

**DISCUSSIONS:**

1. **HAHIRA SQUARE-PARROTT FOUNTAIN (CITY MANAGER)**

Fines Gallery has requested 50% down before releasing the measurement drawing need to get a cost estimate for installation of the fountain that you have selected. This is $23,100. The Mayor would like to know what you would like to do. It was decided to reach out and find other providers.

1. **REQUEST FROM PENNY DAVIS TO SURPLUS WRIGHT STREET PROPERTY (CITY MANAGER)**

City Manager Sumner stated that Penny Davis lives adjacent to a residential lot that the City owns on Wright Street. She came to us about purchasing the property. Several years ago it was determined that this lot was purchased as part of a grant program to construct housing during the Adams administration. It was thought at the time that it would need to be 20 years until this property could be used for another purpose and a title search indicates that it was purchased in December of 2001. As a City asset it does not serve any purpose. City Attorney Plumb does not see any deed restrictions preventing the Council from selling at this time if they chose to do so by advertisement and sealed bid. Ms. Davis has been invited to the Work Session and her request is in the packet along with the deed.

**DEPARTMENT REQUESTS:**

1. **MAIN STREET BOARD BYLAW AMENDMENT (CITY MANAGER)**

City Manager Sumner stated that MSD Price has requested 3 additional seats to be added to the Main Street Board. MSD Price feels that she needs more board members because sometimes only a few people show up and it would give more flexibility and input. City Attorney stated we would only need to do an amendment to expand the board by three. No questions.

1. **TRASH CANS FOR HAHIRA SQUARE-SPLOST VIII (CITY MANAGER)**

Mayor Cain stated that after review with MSD Price that more cans are needed in the downtown area. The cost of each can is $319.00.

1. **HOLIDAY AGENDA DEADLINE AND PACKET DISTRIBUTION SCHEDULE (CITY MANAGER)**

City Manager Sumner stated as the upcoming holidays interfere with the normal schedule, I have requested the Mayor about modifying the usual dates as follows; For the January meetings an agenda deadline of Monday, December 28th at 5:00 p.m. and a packet distribution of Thursday, December 31st.

1. **DISTRICT 3 ELECTION CONTRACT-MARCH 16, 2021 (CITY MANAGER)**

Supervisor of Elections Deb Cox has sent us an election contract for you review. It calls for Special Election to be held on Tuesday, March 16, 2021 for the District 3 seat. Qualifying should be sometime in late January-early February.

1. **PUBLIC WORKS DIRECTOR (CITY MANAGER)**

City Manager Sumner stated the search for this position has concluded. Staff will have a recommendation for you at the Council meeting.

**SET DECEMBER COUNCIL MEETING AGENDA:**

-Public Works Director

**SET DECEMBER CONSENT AGENDA:**

**-**Parrott Fountain-solicit other vendors

-Surplus Wright Street Property

-Main Street Board Bylaw Amendment

-Trash Cans for Hahira Square-SPLOST VIII

-Holiday Agenda Deadline and Packet Distribution Schedule

-District 3 Election Contract –March 16, 2021

**THE MEETING WAS ADJOURNED AT 7:30 p.m.**

**ADJOURN.**

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**MAYOR BRUCE CAIN**

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**CITY CLERK LISA MASHBURN**