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**PUBLIC HEARING & WORK SESSION**

**JUNE 3, 2021**

**6:30 P.M.**

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**CALL TO ORDER**

At 6:35 p.m., Mayor Piper called the meeting to order.

Present: Mayor Piper and Councilmembers Lyle, McCormic, Thrasher, Venable and Crawley.

Also present: City Clerk, Sandra Bennett; April Plank Stephens, City Accountant; Jordan McDaniel, Public Works Director; Chief Ira Underwood, and via zoom; Jody Campbell, City Attorney.

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Mayor Piper, and he also thanked all veterans, and those that serve along with their families.

**OPEN PUBLIC HEARING**

At 6:36 p.m., the Public Hearing was opened.

**PUBLIC HEARING**

April Plank Stephens presented draft budget #3. There was discussion between Council and the Mayor and City Accountant. An additional budget workshop meeting was scheduled for June 10, 2021 at 6:30 p.m.

**PUBLIC HEARING**

April Plank Stephens presented all variances, rezones, ordinances and resolutions. Each was discussed by the applicants and Councilmembers.

**V-21-05 Variance:** Armentrout Matheny Thurmond, PC, by Michael Thurmond, applicant, Sapphire Properties, LP, property owner, seeks a variance to the Statham Unified Development Code, to waive or modify requirements of Article 4, "Overlay Districts," Division I, "Water Supply Watersheds," Section 4-109, "Regulations for Small Water Supply Watersheds," to waive or reduce the 150 foot impervious surface setback from streams for 49.6 acres fronting on the south side of Jefferson Street (Map/Parcels ST04/048, ST04/049, ST04/050, ST04/051 and ST04/114). Existing zoning is Suburban Residential -2 (SR-2) and Rural Residential (RR). Proposed use: Detached single-family subdivision.

**V-21-06 Variance:** Armentrout Matheny Thurmond, PC, by Michael Thurmond, applicant, Sapphire Properties, LP, property owner, seeks a variance to the Statham Unified Development Code, to waive or modify requirements of Article 4, "Overlay Districts," Division I, "Water Supply Watersheds," Section 4-109, "Regulations for Small Water Supply Watersheds," to waive or reduce the 100 foot buffers along sides of streams for 49.6 acres fronting on the south side of Jefferson Street (Map/Parcels ST04/048, ST04/049, ST04/050, ST04/051 and

ST04/114). Existing zoning is Suburban Residential-2 (SR-2) and Rural Residential (RR). Proposed use: Detached single-family subdivision.

**R-21-03 Annexation and Zoning:** Georgia REI Exchange, LLC, applicant and property owner, seeks annexation of and Multi-Family Residential (MFR) district zoning for 5.42 acres south of Atlanta Highway (Map/Parcel XX116 024) (1699 Atlanta Highway). Existing zoning in the unincorporated Barrow County is R-4. Proposed use: duplexes.

**R-21-04 Annexation and Zoning:** Georgia REI Exchange, LLC, applicant and property owner, seeks annexation of and Multi-Family Residential (MFR) district zoning for 1.032 acre fronting on the south side of Atlanta Highway (Map/Parcel XX116 021A). Existing zoning in unincorporated Barrow County is C-3, Commercial. Proposed use: duplexes.

**R-21-05 Rezone:** Georgia REI Exchange, LLC, applicant and property owner, seeks to rezone 0.53 acres south of Atlanta Highway (Map/Parcel ST01 004) (1693 Atlanta Highway) from SR-1, Suburban Residential 1 to MF, Multi-Family. Existing zoning: Suburban Residential 1 (SR-1). Proposed use: duplexes.

**Resolution R-21-02, Comprehensive Plan Amendment:** A Resolution amending the Joint Comprehensive Plan for Barrow County and the Cities of Bethlehem, Carl, Statham and Winder, 2018 Update, as it pertains to the City of Statham, as amended, to revise the City's Future Land Use Plan Map 2040; and to delete the Urban Residential Future Land Use category.

**O-21-06 UDC Text Amendment Ordinance, Livestock in Residential Areas:** First reading. To amend the Unified Development Code of the City of Statham adopted June 30, 2020, Article 3 "Specific Use Regulations"; amend Section 3-104 "Backyard Chickens in Residential Zoning Districts" to reduce the minimum lot size required; to change the maximum number of chickens permitted; to amend Article 2, Division III "Use Definitions"; to add a new section 3-3-048 "Livestock and Animal Quarters"; to amend and renumber existing sections; to amend Table 2-1; to repeal conflicting ordinances, and for other purposes. (Sponsored by Councilmember Crawley.)

**O-21-07 UDC Text Amendment Ordinance, Zoning Districts and Official Zoning Map:** First reading. An ordinance amending the Unified Development Code of the City Of Statham, Georgia, Adopted June 30, 2020, as amended, to amend Article II, "Zoning Districts and Official Zoning Map," Section 2-206 "UR, Urban Residential District"; Section 2-212 "PUD, Planned Unit Development District, and Table 2-2, "Dimensional Requirements by Zoning District" as it pertains to the MFR, Multiple Family Residential District; To repeal conflicting ordinances; to provide for severability; to provide for an effective date; and for other purposes.

## **CITIZEN INPUT FOR PUBLIC HEARINGS**

Citizen Janel Piper spoke against O-21-06 of allowing livestock within the City limits on a smaller acreage.

At 8:44 p.m., the Public Hearing was closed.

## DISCUSSION ITEMS

**1. Planning & Development Agreement Renewal:** To approve the Mayor to sign a renewal agreement with Jerry Weitz, PhD, FAICP and Principal of Weitz and Associates, Inc. for a term of two (2) years beginning July 1, 2021 through June 30, 2023 for zoning administration and planning services for the City.

**2. Information Technology Services Agreement:** To approve an annual technology services agreement with Bradley Electronics for \$15,000 per year. A total of three annual proposals were received: a) \$15,000 (unlimited support hours per month) from Bradley Electronics, b) \$22,400 (unlimited hours per month) from Athens Micro, and c) \$13,800 (10 support hours per month) from TKS. The Mayor and staff's recommendation is to select Bradley Electronics as the City's technology services company.

**3. Water & Sewer Money Market Asset Account:** To use \$140,000 as fund balance in FY22 for the purchase of sewer capacity from Barrow County.

**4. Ground Water Services, Inc.:** To extend the agreement with Ground Water Services, Inc. for the City's well exploration and development project. The project has completed Phase 1 (location sites for potential wells), and Phase 2 and Phase 3 (exploration geophysical surveys and well site selection reports). This next phase includes well site drilling for aquifer depths. The cost is not to exceed \$13,000.

**5. Preliminary Plat, Charlotte's Place:** Preliminary Plat approval for Charlotte's Place, 55 lots on 49.86 acres fronting the south side of Jefferson Street; Sapphire Properties, LP, owner, by Rob Scott; Armentrout Matheny Thurmond, PC, by Michael Thurmond, applicant and engineer. Map and parcel ST04 048, ST04 049, ST04 050, ST04 051 and ST04 114. Current zoning SR-2 and RR.

**6. American Rescue Plan Act Terms of Agreement:**

A motion was requested by April Plank Stephens to amend the agenda to add The American Rescue Plan Act to the agenda for discussion. She informed Mayor and Council that a copy of the Terms of Agreement was included in their agenda packets, and must be read and signed in order for the City to receive grant funds through the ARPA.

Councilmember McCormick made the motion to add the item to the agenda. Councilmember Venable seconded the motion. Councilmembers McCormick, Venable, Lyle and Thrasher voted yes. Councilmember Crawley abstained and the motion passed.

## CITIZEN INPUT FOR DISCUSSION ITEMS

Citizen Mary Williams spoke about her concern and the dangers in the workplace for the girls at City Hall, and stated she received a copy of a police report filed against one of the council members.

Per Section 2-20 (7) of the Statham Code of Ordinances, up to five minutes to speak per registered person. Comments are to be directed to the entire Council as one collective body, and not to an individual. Questions about a particular matter not on the agenda may be addressed before/after a scheduled meeting, or by calling City Hall (770) 725-5455 or emailing Mayor Piper at [jpiper@cityofstatham.com](mailto:jpiper@cityofstatham.com).

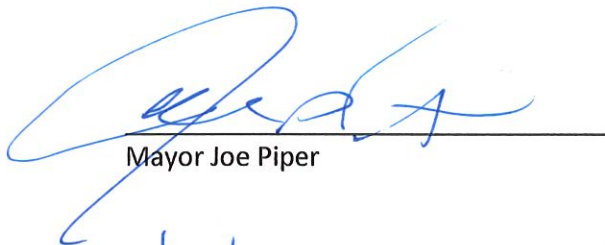
**MINUTE APPROVAL (consent Council Minutes approval)**

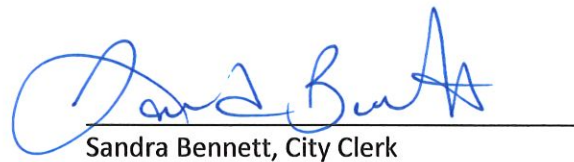
1. May 18, 2021 Regular Meeting Minutes
2. May 18, 2021 Budget Workshop Minutes
3. May 27, 2021 Budget Workshop Minutes

A motion was made to approve all the above minutes by Councilmember Lyle. Councilmember Venable seconded the motion. Councilmembers McCormick, Venable, Lyle and Thrasher voted yes. Councilmember Crawley abstained and the motion passed.

**ADJOURN**

At 9:14 p.m., Councilmember Thrasher made a motion to adjourn. Councilmember Venable seconded the motion, and the motion passed unanimously.

  
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Mayor Joe Piper

  
\_\_\_\_\_  
Sandra Bennett, City Clerk

6/15/2021  
Date



These minutes will be approved at the June 15, 2021 city council work session.