



---

**REGULAR MEETING**

**JUNE 15, 2021**

**7:00 P.M.**

---

## **CALL TO ORDER**

At 7:02 p.m., Mayor Piper called the meeting to order.

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

Also present: City Clerk, Sandra Bennett; City Accountant, April Plank Stephens; Police Chief, Ira Underwood; and via Zoom City Attorney, Jody Campbell.

## **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Mayor Piper. The Mayor thanked all veterans, servicemembers and their families for their service.

## **CITIZEN INPUT:**

Chris Sullivan with The Statham Lions Club thanked the City for its support of the 2021 Statham Spring Festival. They were very pleased with the turnout, and look forward to more festivals in the future.

## **VOTING ITEMS**

1. **FY22 Budget:** To approve the FY 2021-2022 Budget for the City of Statham, and for the Mayor to sign Budget Resolution (R-21-03).

Councilmember McCormic made a motion to pass version 3 of the draft budget with the recommendation of moving \$40,000 from Police Department Vehicles to Sidewalks (Broad to Hammond). The motion failed due to the lack of a second.

Councilmember Venable made a motion to pass version 3 of the draft budget with any additional revenue to go towards Sidewalks with a budget amendment. The motion failed due to the lack of a second.

No other motions were made to approve the FY22 Budget.

2. **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.

3. **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.

Councilmember Venable made a motion to approve V-21-05 and V-21-06. Councilmember Crawley seconded the motion, and the motion passed unanimously.

4. **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.
5. **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.
6. **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.

Councilmember Crawley made a motion to approve R-21-03, R-21-04 and R-21-05. Councilmember McCormic seconded the motion, and the motion passed unanimously.

7. **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.

Councilmember McCormic made a motion to approve R-21-02. Councilmember Thrasher seconded the motion, and the motion passed unanimously.

8. **O-21-06 UDC Text Amendment Ordinance, Livestock in Residential Areas:** Second 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.)

Councilmember Crawley made a motion to approve O-21-06. Councilmember Venable seconded the motion. Councilmembers Crawley, Venable and McCormic voted to approve O-21-06. Councilmembers Lyle and Thrasher voted no. The motion passed 3-2.

9. **O-21-07 UDC Text Amendment Ordinance, Zoning Districts and Official Zoning Map:** Second 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.

Councilmember McCormic made a motion to approve O-21-07. Councilmember Venable seconded the motion, and the motion passed unanimously.

10. **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.

Councilmember Venable made a motion to approve the renewal agreement with Jerry Weitz, PhD, FAICP and Principal of Weitz and Associates, Inc. for planning and zoning consultation. Councilmember Crawley seconded the motion. Councilmembers Venable, Crawley, Thrasher and McCormic voted to approve. Councilmember Lyle voted no. The motion passed 4-1.

11. **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.

Councilmember McCormic made a motion to renew the annual agreement with TKS for the City’s technology services. Councilmember Lyle seconded the motion. Councilmember Venable abstained due to conflict of interest. The motion passed 4-0.

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

Councilmember Crawley made a motion to release the asset account restriction of the Water & Sewer Money Market Bank Account, and utilize \$140,000 to purchase sewer capacity from Barrow County. Councilmember Thrasher seconded the motion, and the motion passed unanimously.

13. **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 \$18,500, which was an amount amended from the June 3, 2021 Work Session Meeting from \$13,000.

Councilmember Venable made a motion to extend the agreement with Ground Water Services, Inc. for well exploration and development with the cost not to exceed \$18,500. Councilmember Crawley seconded the motion, and the motion passed unanimously.

**14. 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.

Councilmember McCormic made a motion to approve Charlotte's Place Preliminary Plat. Councilmember Venable seconded the motion. Councilmembers McCormic, Venable, Crawley and Thrasher voted to approve the preliminary plat. Councilmember Lyle voted no. The motion passed 4-1.

**15. American Rescue Plan Act Terms of Agreement:** To approve the Mayor to complete the Terms of Agreement for the City to receive grant funds through the ARPA.

Councilmember McCormic made a motion to approve the Mayor to complete the terms of agreement for the ARPA grant. Councilmember Venable seconded the motion, and the motion passed unanimously.

Via Zoom, City Attorney, Jody Campbell, explained the consequences of not approving a budget.

A Special Called Meeting to vote on the FY22 budget was scheduled for Tuesday June 22, 2021 at 6:30 p.m.

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

1. June 3, 2021 Public Hearings and Work Session
2. June 10, 2021 Budget Workshop Minutes

Councilmember Crawley made a motion to approve the minutes from June 3, 2021 and June 10, 2021. Councilmember Venable seconded the motion, and the motion passed unanimously.

**ADJOURN**

At 8:30 p.m., Councilmember Venable made a motion to adjourn. Councilmember McCormic seconded the motion, and the motion passed unanimously.

\_\_\_\_\_  
Mayor Joe Piper

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

(seal)

\_\_\_\_\_  
Date

These minutes will be approved at the July 20, 2021 city council regular meeting.