



PUBLIC HEARING & WORK SESSION

DECEMBER 3, 2020

6:30 P.M.

CALL TO ORDER

Mayor Piper called the meeting to order at 6:31 p.m.

Roll Call:

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

Also Present: Sandra Bennett, City Clerk; Jody Campbell, City Attorney; Jerry Weitz, Planning & Zoning; and Jordan McDaniel, Public Works Director.

PLEDGE OF ALLEGIANCE

Mayor Piper led the Pledge of Allegiance and thanked all Veterans, Service Members, and their families.

PUBLIC HEARING

1. **R-20-01:** Mrs. Kurtz Moore Estate and Jack Rivers Stapleton Estate, property owners and applicants, by Timothy Casper of Macas Development, seek to rezone 75.52 acres (Map/Parcels ST05/029 and ST05/030) (541 and 546 Moore Drive) fronting on Moore Drive and the south side of Atlanta Highway SE from SR-1 (Suburban Residential 1) District to UR (Urban Residential) District. Proposed use: Single-family detached subdivision (197 lots/homes).

Stanton Porter, Attorney for the Moore Property, spoke that the developer has met many of the requirements placed by the City, making it one subdivision with one entrance onto Atlanta Highway. They also connected it to Jefferson Street as asked, but not to Bethlehem Road. The developer added recreation but did not feel they should have to add a pool. The property owner stated the City had taken pieces of his property on two different occasions for City sewer easements, and should not be blocking him on the sale and development of his own property.

Mayor and Council members inquired on the need of traffic studies, school impacts, the road to Bethlehem Highway and the timeline to include the start and the completion.

Citizen Andy Woods suggested larger lots with nicer homes. He would like to see development come to Statham, but also wants to make sure the school system, infrastructure, and EMS/Fire are ready for the impact this will place on these areas of concern.

Citizen Adrian Nedelco added that Statham has not grown in the past 20 years and needs new development.

Citizen Mary Williams had major concerns with houses being so close together, and how quickly a fire could spread through a dense housing area.

Planning & Zoning Administrator Jerry Weitz highlighted the Staff Report he had submitted to mayor and council and the issues that are not being met that he recommended. He also explained the City's Future Land Use Map is for 2040; not 2020, noting the schools, traffic, infrastructure and other issues by then would be more ready to accommodate that many homes in the area. He also stated he did not request a traffic study for this property because his assumption, based on feedback, was that Council would not approve the density. He did not feel the developer needed to spend additional funds and time on a traffic study that council was not going to approve, however, council at any time could require one to be done.

At 7:16 p.m. Councilmember Crawley makes a motion to close the Public Hearing. Councilmember Venable seconded, and the motion carried with all in favor.

DISCUSSION ITEMS

1. **ARC Grant – Walton Group Development Project:** To discuss the future of the project located at Hwy 316/McCarty Road. This project had started in 2012 and consisted of a matching grant from the USDA, funding by the City and a match from the developer, Walton Development.

Councilmember Venable explained the ARC Grant was supposed to be used for a lift station that would be used for the Walton Development Property and the residents on or near McCarty Road. It was discussed the Walton Group is no longer wanting to develop that property, and it is for sale. Councilmember Venable would like to see the money used for well development so the City could be self-sufficient, nor would the City be required to purchase water from the City of Winder or Barrow County.

Public Works Director Jordan McDaniel stated he would like to see the funds left for a lift station, but to look for other funding to support a water research project. Councilmember McCormic wanted to investigate obtaining water from the Bear Creek Reservoir, which Jordan explained is Barrow County water.

2. **Memorandum of Understanding for Fire and Life Safety Inspections:** To renew the MOU with Barrow County Emergency Services for the enforcement of the state's Minimum Fire Safety Standards as set forth in O.C.G.A. 25-2-13 (A).

Mayor Piper explained that in 2012 the MOU was canceled with the Georgia State Fire Marshal's Office, and that Barrow County has been doing some inspections on a courtesy basis. The City, at this time, needs to enter an agreement with Barrow County to provide fire prevention, protection and education to the City of Statham.

CITIZEN INPUT: Kurt Bogenrieder – Crosswalks, street safety and neighborhood watch.

MINUTE APPROVAL

1. November 17, 2020 Regular Meeting Minutes

Councilmember McCormic made a motion to accept the minutes from the November 17, 2020 meeting. Councilmember Crawley seconded, and the motion passed unanimously.

EXECUTIVE SESSION - Pursuant to the attorney-client privilege and as provided by Georgia Code section 50-14-2(1), a meeting otherwise required to be open was closed to the public in order to consult and meet with legal counsel pertaining to pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the agency or any officer or employee or in which the agency or any officer or employee may be directly involved and the matter discussed was **pending or potential litigation**.

At 8:13 p.m., Councilmember Venable made a motion to enter Executive Session. Councilmember McCormic seconded, and the motion passed unanimously.

At 8:49 p.m., Councilmember McCormic made a motion to exit Executive Session. Councilmember Thrasher seconded, and the motion passed unanimously.

ADJOURN

At 8:50 p.m., a motion to adjourn was made by Councilmember Crawley and seconded by Councilmember Thrasher. The motion passed unanimously.