

CITY OF STATHAM

MINUTES

Statham City Hall

327 Jefferson Street, Statham, GA 30666



WORK SESSION & PUBLIC HEARING – March 3, 2022

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 Councilmembers Penn, Krause, Venable, Patterson and Thrasher.

Also present: City Attorney Jody Campbell; City Accountant April Stephens and Customer Service Specialist Joe Davis.

PLEDGE OF ALLEGIANCE: Mayor Piper led the Pledge of Allegiance, and thanked all veterans and their families for their service.

REPORTS - provided to Mayor and City Council

1. Finance Department – April Stephens provided the monthly finance report.
2. Police Department – submitted to Mayor and Council.
3. Public Works Department – submitted to Mayor and Council.

PUBLIC HEARING

1. **O-22-01 Ordinance Amending Zoning Hearing and Application Procedures:**
First Reading. An ordinance amending the Unified Development Code of the City of Statham, Georgia, Adopted June 30, 2020, amended April 20, 2021, to amend Article 13, “Zoning Amendments and Procedures,” to add sections 13-215 and 13-315 “Amendments to Applications,” and to amend section 13-405, “Sequence and Limits”; and to amend Article 14, “Variances and Appeals” to add Section 14-117; to repeal conflicting ordinances; to provide for severability; to provide for an effective date; and for other purposes.

Councilmember Thrasher asked what conflicting ordinances meant, and City Attorney Jody Campbell explained. He further explained the proposed ordinance, and detailed rules and procedure; the idea is to limit discussions and encourage citizens as well as the applicant to have discussions about proposed developments prior to public hearings. Also limits ability of applicant to amend their submittal after a public hearing. Councilmember Krause asked if changes to ordinances could be redlined and made easier to read for council members, and Attorney Campbell stated that it would be no problem to provide redlined versions moving forward.

2. **Alcohol License Application:** Statham Food Mart, LLC, owner and applicant, Shani Joseph, has applied for a City of Statham alcoholic beverage license for retail sales of distilled spirits located at 1988 Railroad Street, Statham, GA 30666, Map and Parcel Number ST05 047, also known as Short Stop Express. The applicant currently owns and operates Short Stop Express and holds an alcoholic beverage license for retail sales of beer and wine.

Applicant Shani Joseph has been in business in Statham for a year, and they have made a lot of changes to the establishment. Mr. Joseph stated they can proudly say they're in Statham and have happy customers, and have had several requests from customers about selling distilled spirits. They plan to continue to increase their services and make positive changes.

Councilmember Venable inquired about the application and an item not being checked. April Stephens stated they will have Mr. Joseph make the correction.

DISCUSSION ITEMS

1. **Impact Fees:** This item was tabled from the February 15, 2022 council meeting; To move forward in the process for Impact Fees to include the appointment of an advisory committee to the City Council, the creation of an impact fee ordinance, data studies, to schedule a meeting with Barrow County administration, and to add a CIE to the comprehensive plan.

Councilmember Patterson would like to move forward; he and his wife moved here 13 years ago and stated he remembered seeing a future plan map of what was desired for Statham to be at the time now. He would like to move forward with impact fees to help achieve that vision and does not want to look back 15-20 years from now and realize the opportunities were missed. He believes we owe it to the citizens to look at this opportunity.

Councilmember Penn agreed with Councilmember Patterson, and would like to have this move forward. He also stated this should have been something that should have been done a long time ago.

Councilmember Thrasher says that other counties around us aren't doing this.

Councilmember Patterson stated that larger counties and cities have a larger tax base. He believes this is a way to get our smaller projects completed and upgrades to our existing parks, sidewalks and golf cart paths. He stated that Statham can get a committee to look at it, or be the status quo.

Councilmember Venable was told that we have to offer something, not add more fees.

Councilmember Krause asked how many more homes can be fit into Statham, and a concern of hers is the growth. Her other concern is there is not another city in Barrow County that imposes impact fees. It was confirmed that Braselton imposes impact fees, and other surrounding cities such as Hoschton and Jefferson both impose impact fees as well. Council member Krause asked would we be voting to form a committee to research the

possibility to move forward with impact fees or would we be voting to approve impact fees, and City Attorney Jody Campbell stated that we would be voting to form the committee to research impact fees.

Mayor Piper brought up the number of homes currently approved, and with the vacant land on the outskirts of the city, we could have an additional 1,000 homes. Impact fees would greatly help offset the costs of parks, recreation, municipal building or library.

CITIZEN INPUT: None.

MINUTE APPROVAL

1. February 15, 2022 Regular Meeting Minutes: Councilman Patterson made a motion to approve the minutes. Councilman Venable seconded. The motion passed 4-1, with Councilmember Thrasher voting against the motion.

ADJOURN

At 7:24 p.m., Councilmember Krause made a motion to adjourn the meeting. Councilman Venable seconded, and the motion passed unanimously.