

City of Hampton  
Workshop/Council Meeting  
June 07, 2011, 6:00 p.m.

**Workshop Meeting @6:00 p.m.**

Present: Mayor Coley, Councilpersons Hearn, Mitcham, Meeks, Byrd and Hutchison. Councilperson Lowe was not present. Also present City Manager Andy Pippin, City Attorney Scott Mayfield, City Clerk Kim Drinkall, and Chief of Police Rad Porter.

Councilperson Byrd stated he would like to appoint Mrs. Anita Rucker to the Hampton Historical Commission. Councilperson Hutchison stated he would like to appoint Mrs. Carolyn Balog to replace Ms. Pat Tyson on the Hampton Historical Commission.

Ms. Pat Tyson spoke to Mayor and Council and apologized for not resigning officially, she stated Councilperson Hutchison did appoint her to the Commission and she was overwhelmed with other responsibilities at this time. She apologized once again for not making it official before now.

Councilperson Byrd made a motion, second by Councilperson Hearn, to amend the agenda to add executive session to discuss possible litigation, personnel, and real estate acquisition. The motion passed unanimously (5-0).

Mr. Larry Rucker 15 LakeVista Circle, Hampton, asked Mayor and Council how they felt about extending the Historical District on Main Street going south down to the building that had been the pool place. After a brief discussion the Council instructed the Historical Commission to come back with a proposal for the new District.

Mr. Larry Rucker wanted to thank the City Council, Public Works and Citizens who helped put up the veterans crosses. He stated they put up 151 crosses and he has received a lot of positive comments on how good they look.

Councilperson Byrd made a motion, second by Councilperson Meeks, to go into executive session to discuss possible litigation, personnel, and real estate. The motion passed unanimously (5-0).

The Meeting adjourned at 6:15 p.m.

Mayor Coley called the Workshop meeting back to order at 6:55 p.m., and Assistant Public Works Director Tommy Brown gave Mayor and Council an update on Public Works Director John Spraggins surgery. Tommy stated John was now in recovery and doing great.

Commissioner Fred Auletta gave Mayor and Council an update of what was going on with the County budget stating they were faced with a 9% reduction in the tax digest, which meant they had to get the budget to just over 112 million. He also stated with the population going over 200 hundred thousand that the Board of Education was look at redistricting. Commissioner Auletta stated he held a Town Hall

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Meeting a month ago and discussed the issue of the lack of money in SPLOST for a senior center in Hampton and the possibility of using the Wilson House as a temporary senior house. He stated the various departments from the County came out to look at the Wilson House to see how much it would cost to get it up to code to be used for a senior center and the figure was over \$458,000.00. Commission Auletta said this amount was too much for a temporary senior house, he did say that Mike Bush would be filing grant papers and because of our population going over two hundred thousand we would not be competing with other Cities and Counties for grants. He stated that Mr. Bush is confident that by next March or April we should be getting grant money that would be permissible to be used for a senior center.

**Public Hearing:**

Jeremy Gilbert from Henry County Planning and Zoning stated the Short Term Work Program 2011-2015 and Capital Improvements Element Update has been prepared by the Henry County Planning and Zoning Department with input from respective City Departments to update the status of projects undertaken to accomplish the goals and objectives of the Comprehensive Plan. He asked Mayor and Council to approve the annual update transmittal.

No other comments were received.

Southern States, LLC of Hampton, GA requests a rezoning from PD (Planned Development) and R-2 (Single-Family Residential) to M-2 (Heavy Manufacturing) for property located on the Southside of Oak Street, North of Cindy Court and Lindsey Lane and East of Glenwood Court. The property consists of 48.68+/- acres. Mr. Elliot of Metro Engineering representing Southern States spoke with Mayor and Council on this request stating the first phase of the expansion will be the construction of a 5,000 square foot private conference center and passive recreational facilities for their employees, including walking trails, picnic area and a pavilion. He stated they also intend to expand their existing manufacturing operation as a later phase. Councilperson Hutchison asked if this would bring additional jobs to Hampton and was told that it would. No other comments were received.

Mr. John Palmer, with Falcon Design Engineer's, who represents Potemkin Development spoke with Mayor and Council about the applicant's request for a rezoning from PD (Planned Development) to RM (Multi-Family Residence) and a variance from development regulations for the property located on the north side of Highway 20 west of South Hampton Road and south of Hampton-Locust Grove Road. Mr. Palmer first stated there has been a lot of confusion about this project. He stated this is not a subsidized housing unit, it is not a section 8, it is not rent control, and none of these things apply to this development. This is a senior apartment community designed for seniors only.

Mr. Palmer gave an overview of what the units would be stating it was a lot less dense with a lot more green space. Mr. Palmer stated that Locust Grove was building one under the exact same program.

Mr. Mark Grisweld stated he has owned that property plus the 60 acres on the other side of the highway for some time now and basically that area has turned into a second tire commercial area, that is why the whole area is stagnate. Mr. Grisweld spoke in favor of this rezoning and variance request stating this would provide economic impact for the community.

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Mr. Thomas Thomason of 132 Caldwell Drive, asked what kind of a price range would the rent be for these apartments? Mr. Palmer stated they are all 2 bedroom apartments that would rent for \$500.00 with maintenance included. He stated no children would be allowed to live here but they could visit for a period of a week only.

Ms. Pat Tyson spoke to Mayor and Council in favor of this project, stating she cannot see how they could vote against this project. She has checked around and this company is the real deal and this is not a bait and switch, this is an answer to our prayers.

Mr. Ronnie Huggins encouraged the Council to approve this request for the better of the City.

Councilperson Mitcham asked why the Henry County Planning and Zoning recommended denial of this. Mr. Jeremy Gilbert stated this was recommended for denial because it was inconsistent with the future land use development plan. On the variance request staff recommends denial however since the Code of Ordinances for the City of Hampton does not have any regulations for senior adult communities, staff recommends amending the ordinance to include standards for senior adult communities.

Councilperson Hearn stated he was concerned if the City were to vote for this tonight since the City does not have anything in play that addresses a senior adult communities, how would this effect the developer. What if he does not like what we come up with at a later date and he has already submitted it to DCA. Mrs. Cheryl Matthews from Henry County Planning and Zoning stated if the Council approves the variance that will take care of the development standards but it won't take care of the amenities and what you can do as a Council is add a zoning condition that the master plan final site plan be approved either by the planning and zoning department or by Mr. Pippin in his position, and that can be the approval process before anything is submitted to DCA.

Jeremy Gilbert from Henry County Planning and Zoning stated the board recommended approval of the rezoning request from Southern States, LLC of Hampton, GA from PD and R-2 to M-2 with (9) conditions.

Mayor Coley called the regular meeting to order at 7:00 p.m., invocation was given by Councilperson Hearn.

Councilperson Hutchison made a motion, second by Councilperson Meeks, to approve the minutes of the Workshop/Regular Council Meeting May 03, 2011 as published. The motion passed unanimously (5-0).

Councilperson Mitcham made a motion, second by Councilperson Byrd, to approve the minutes of the Special called Council Meeting May 17<sup>th</sup> 2011 as published. The motion passed 3-0, Councilpersons Hutchison and Hearn did not vote.

Mrs. Carolyn Balog, 5 Hillside Drive, requested Mayor and Council to enforce article 3 sections 54-61 thru 54-100 abatement of nuisance. She stated that 7 Hillside Drive has been vacant since 2006 and it is

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a health hazard overcome with mosquitoes, rats, snakes, and mice. She stated that the yard is overgrown and something has got to be done.

Mr. Tim Warner stated his mom lives on the other side of 7 Hillside Drive and he agrees with Mrs. Balog that something needs to be done at this address. He stated it is going to take more than his son and he can do to clean up that address, as the vegetation has overcome the house.

City Manager Andy Pippin instructed Code Enforcement to go thru the court system and get something done about this house.

Ms. Lottie Greer stated the garbage on the back street looks awful and asked if something could be done. Councilperson Hutchison asked the City Manager to get Code Enforcement to check into this.

Councilperson Mitcham made a motion, second by Councilperson Hutchison to approve the second reading of Ordinance No. 355 – An ordinance to adopt an amendment to the operating budget of the City of Hampton in effect for the 2011 fiscal year. The motion passed 4-1, Councilpersons Mitcham, Hutchison, Byrd, and Meeks voted yes, Councilperson Hearn voted no.

Councilperson Hutchison made a motion, second by Councilperson Hearn, to approve the second reading of Ordinance No. 356, an ordinance to impose license fees on insurers conducting business within the City of Hampton, Georgia; to impose a gross premiums tax on insurers operating within the State of Georgia. The motion passed unanimously (5-0).

Councilperson Byrd made a motion, second by Councilperson Mitcham, to change the utility bills from listing the fuel adjustment separately to including it with the electricity usage all on one line to start with the billing in August. The motion passed unanimously (5-0).

Councilperson Byrd made a motion, second by Councilperson Meeks, to approve Resolution No. 11-07, a resolution to approve the transmittal of the Short Term Work Program and Capital Improvements Element annual update. The motion passed unanimously (5-0).

Councilperson Hutchison made a motion, second by Councilperson Byrd, to approve the first reading of Ordinance No. 357, an ordinance to amend chapter 54 of the code of ordinances which provides for offenses and miscellaneous provisions; to amend article 1 entitled "In General"; to amend section 54-3 entitled "Disorderly Conduct". The motion passed unanimously (5-0).

Councilperson Hutchison made a motion, second by Councilperson Meeks, to approve the first reading of Ordinance No. 358 – an ordinance for the purpose of rezoning property located on the Southside of Oak Street, North of Cindy Court and Lindsey Lane and East of Glenwood Court, in Land Lots 81 & 112 of the 3<sup>rd</sup> District and Land Lots 250 & 251 of the 6<sup>th</sup> District; with the following 9 conditions;

1. All Building, fire and accessibility codes must be adhered to.
2. All walking trails shall be constructed to meet the Georgia Handicap Code.
3. The Planning and Zoning Department shall approve the architectural design of all proposed building plans prior to the issuance of a building permit.

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4. Dumpsters shall be placed on a concrete pad and enclosed on three (3) sides. The enclosure shall have consistent character and design details that reflect the architectural design of the project and shall not exceed eight (8) feet in height.
5. An exterior lighting plan shall require all lighting to be of moderate brightness and consist of downcast lighting.
6. There shall be a 100 feet undisturbed buffer along all property lines contiguous with single-family residential land uses.
7. Notwithstanding anything herein to the contrary, no zoning conditions imposed herein shall be interpreted or applied in such a manner so as to require any violation of any existing building, development, storm water, and/or any other applicable codes.
8. The rezoning will only be applicable to the manufacturing, manufacturing design, storage, and accessory uses associated with the manufacture of electrical components.
9. The security fence shall be located 10 feet inside the natural buffer.  
The motion passed unanimously (5-0).

Councilperson Mitcham made a motion, second by Councilperson Hutchison, to approve the first reading of Ordinance No. 359, an ordinance for the purpose of rezoning property in the City of Hampton, Georgia, and granting a variance to Potemkin Development, Inc. of Fort Valley, GA, for property located on the north side of Highway 20 west of South Hampton Road and south of Hampton-Locust Grove Road, in Land Lots 1473& 144 of the 3<sup>rd</sup> District with the following conditions:

1. All building, fire and accessibility codes must be adhered to.
2. The development shall be developed as a 55 and older, active adult community meeting the requirements of the Fair Housing Act.
3. An exterior lighting plan shall require all lighting to be of moderate brightness and consist of downcast lighting.
4. All buildings facades shall consist of no less than fifty percent (50%) brick or stone. The remaining shall consist of stucco or masonry siding.
5. A landscape plan shall be required with final approval by the Hampton City Council prior to the issuance of any development permits.
6. The following amenities shall be installed prior to the issuance of any certificate of occupancies:
  - a) Walking trail a minimum of 1,000 feet in length and a minimum of six (6) feet wide, constructed to meet the Georgia Handicap Code;
  - b) Club House with a minimum floor area of 3,000 square feet and shall include a fully

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equipped fitness center;  
c) Community garden; and  
d) Event Lawn

7. Should the detention pond be designed and constructed for permanent pool, it shall include a water feature and fixed seating.
8. The 1.5 acre tract of land located at the corner of Highway 20 and South Hampton Road shall be subdivided out and remain zoned PD (Planned Development) and shall be developed for future commercial.
9. Notwithstanding anything to the contrary herein, no zoning conditions imposed herein shall be interpreted or applied in such a manner so as to require any violation of any existing building, development, storm water and/or other applicable codes.

The motion passed unanimously (5-0).

Motion was made by Councilperson Hutchison, second by Councilperson Byrd, to approve Mr. John Coleman's request at 104 Elmwood Drive, Hampton for a variance to build a pergola on his property. The motion passed unanimously (5-0).

Being no further business meeting adjourned 9:00 p.m.

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R.W. Coley, Mayor

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Kim Drinkall, City Clerk