

City of Hamilton  
PO Box 112  
Hamilton Ga, 31811  
January 10, 2022

Minutes Council Meeting **March 13, 2023 7:00pm**

Meeting opened by Mayor Ransom Farley  
Invocation was given by Mayor Pro Tem Patrick Whearley  
Pledge of Allegiance was led by Mayor Farley

Approval of February 13, 2023 minutes were approved, Councilor Whearley made the motion to approve, Councilor Fields 2<sup>nd</sup>. Vote unanimous. Councilor Allen and Howard absent.

**Fire Report** – Given by Assist. Fire Chief Ben Hood. New Radios for the fire dept are here and being programmed. Also, we are in the process of repairing the Fire Station Bays.

**Water/Sewer** – Susan Newberry requested a meter to be put in. We finally have a gas line from Liberty Utilities at the high school lift station.

**Maintenance** – Terrence report sidewalk on the square is being repaired. Sidewalks have been approved to repair from the old middle school to the square.

**Police** – Hamilton Police Department continues to control the traffic flow, they had 65 calls, 88 traffic contacts, 31 citations for the month of February. A grant was submitted to fund a public safety building. New police vehicle is complete and should be here next week.

New Business:

**Inn at Callaway**- Planning and Zoning recommend that we zone it commercial. When the property was annexed into the city there was no zoning nor was there a planning and zoning. The only reason for annexation was the liquor license. If it re-opens it will have to be zoned. If alcohol is served it will have to go through the process again with 2 public hearing. Topic was tabled.

**Fire Engine financing resolution**- Resolution was needed to finance. Atty. Wadkins has approved. Now need approval by Mayor and Councils. Mayor Pro Tem made the motion to approve the resolution, Councilor Fields 2<sup>nd</sup> the motion. Vote unanimous. Resolution will be at City Hall if anyone wants to look at it.

**Citizens Comments**

Carmen Curtis came to ask Mayor and Council to revise the city's policy concerning water deposits when new residency is required. She is requesting after a 1-year with perfect payment history, the deposit be returned. Mayor Farley advised Ms. Curtis that we have customers who up and leave without letting the city know. The city was losing money. Mayor and council will revisit this request.

Citizens of Hamilton were here to get information on the apartments that are moving next to Sweetbay.

Buddy Walker, City Administrator explained the history of Sweetbay.

3-D Communities purchased the 493 acres in the early 2000's. The company requested the land be annexed into the City due to the existence of a water and sewer system. Harris County objected to the Annexation. Mediation ensued between the City and County. Agreement was reached between the two parties and an agreement was signed January 27, 2004. The agreement was for 10 years. On January 27, 2014, the agreement ended.

In 2005, the City of Hamilton adopted a Planned Unit Development Ordinance. "PUD: A development of at least 50 acres or more encompassing planned mixed-use of property and buildings as permitted in the Agricultural R-1, R-2 and Commercial districts, the nature of which is to encourage the integration of diverse land uses and promote sustainable economic growth." A PUD allows single family homes, commercial and multifamily homes. The 493 acres was annexed into the City of Hamilton.

On a vote of 4 for and 0 against on March 13, 2006, the City Council approved the zoning change from agriculture to Planned Unit Development for the Sweetbay development on Highway 27.

It was never re-zoned. The original Sweetbay approved design was never followed. The water tower, pumping station and some streets were developed before the original company let the property go to foreclosure. The property was then sold to Hughston and only single-family houses were built even though it was and is zoned PUD.

What was originally planned as Phase 2 of Sweetbay property was sold on 12/29/2015 by Sweetwater Pines to Southeastern Trust. For tax purposes, the land was put into conservation.

Vantage Development approached the City concerning the property and to see if water and sewer were available. Both were available and since the property was zoned as a PUD, the City of Hamilton has no justification to disapprove the building of the 48 apartments.

Current projection is the property will change hands in the Spring of 2023 with plans submitted to the City of Hamilton in the first six months of 2023 with building anticipated to begin sometime in the year 2023.

Further info you can contact Jordan Wilson 1-423-413-2650.

Adjourn

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Mayor Ransom Farley

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Mayor Pro-Tem Patrick Whearley

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Councilor, William Fields

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Councilor, Greg Allen

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Councilor, Alvin Howard

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Tonia Crittenden, City Clerk

