

City of Hampton  
Workshop / Council Meeting  
July 12, 2016 @ 6:00 p.m.  
Hampton City Hall

**Workshop Meeting:**

City Manager, Tommy Engram will discuss items with Mayor and Council.

**Adjourn:**

**Regular Meeting:**

**Invocation**

**Pledge to Flag**

**Presentation**

**Approval of Minutes:**

Workshop/Council Meeting minutes June 14, 2016

**Invited Guest:**

Georgia House Representative John Yates

**Public comment:**

**Old Business:**

Resolution No. 16-08, a Resolution to authorize the transfer of certain real property to the Hampton Downtown Development Authority.

Resolution No. 16-14, a Resolution to authorize the Election Superintendent to call for a vote on the November 2015 General Election ballot; the question of whether to permit Sunday sales of distilled spirits or alcoholic beverages by the drink in the City of Hampton, Georgia; to provide an effective date; to repeal inconsistent provisions.

**New Business:**

Council to approve/disapprove the request for a package store from Mohindar Yadav for Yadavs, Inc. doing business as Cheers, located at 104 Woolsey Road, Hampton, Georgia.

First reading of Ordinance No. 422, an Ordinance to annex approximately 17.64 +/- acres of property owned by Southern States, LLC, into the City of Hampton, Georgia ("City") pursuant to the Chapter 36 of Title 36 of the appropriate entries upon or additions to the official map of the City and all other record; to repeal conflicting ordinances; to provide an effective date of annexation.

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Resolution No. 16-15, a Resolution to authorized the execution of an agreement with J & T Environmental Services, Inc. to provide private contract service to assist with the management and supervision of the Wastewater Treatment Plant.

Resolution No. 16-16, a resolution authorizing the Mayor of the City of Hampton to execute a grant agreement with the Georgia Department of Natural Resources.

Resolution No. 16-17, a Resolution to authorize the execution of a contract with CivicPlus; to provide an application (app) for the City Website to allow for the City to keep citizens more informed.

Council to approve/disapprove allowing the City Manager to execute a temporary business license prior to final zoning approval for 124 East Main Street.

Council to approve/disapprove allowing the City Manager to execute a temporary business license prior to final zoning approval for 138 Oak Street.

**Executive Session**

**Adjourn meeting**

RESOLUTION NO. 16-08

**A RESOLUTION TO AUTHORIZE THE TRANSFER OF CERTAIN REAL PROPERTY TO THE HAMPTON DOWNTOWN DEVELOPMENT AUTHORITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

**WHEREAS**, the governing authority of the City of Hampton, Georgia (the “City”), is the duly elected Mayor and City Council thereof; and

**WHEREAS**, the Hampton Downtown Development Authority (the “DDA”) was created pursuant to the provisions of the Downtown Development Authorities Law (O.C.G.A. § 36-42-1 *et seq.*); and

**WHEREAS**, the City owns certain real property located at 2 West Main Street, said property being more particularly described in Exhibit “A” attached hereto and incorporated herein (the “Property”); and

**WHEREAS**, the City finds that it has the power to transfer the Property to the DDA to be used for public purposes (see City Charter Sec. 1.12(6) and O.C.G.A. § 36-37-6(e)(2)(D)); and

**WHEREAS**, the City believes it is in the public’s best interests to authorize the transfer of the Property to the DDA who, in turn, shall sell or transfer the Property to another party in furtherance of its statutory duties and for public purposes;

**NOW THEREFORE, UPON MOTION BEING DULY MADE AND SECONDED, THE FOLLOWING RESOLUTIONS WERE ADOPTED:**

1. **BE IT RESOLVED** that the City does hereby authorize the transfer of the Property to the DDA pursuant to the provisions of O.C.G.A. § 36-376(e)(2)(D)) to be used for public purposes.

2. **BE IT FURTHER RESOLVED** that the Mayor and City Clerk are hereby authorized to execute on behalf of the City a warranty deed any and all such legal documents that are necessary for the transfer of the Property to the DDA, said documents to be prepared by the City Attorney.

3. **BE IT FURTHER RESOLVED** that all acts taken by the City prior to this Resolution concerning the transfer of the Property to the DDA and the negotiations thereof are hereby ratified and approved.

4. This Resolution shall become effective immediately upon its adoption by the City Council.

**DULY ADOPTED** this 16th day of June, 2016.

CITY OF HAMPTON, GEORGIA

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STEVE HUTCHISON, Mayor

ATTEST:

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KIM DRINKALL, City Clerk

(seal)

## **EXHIBIT "A"**

All that tract or parcel of land lying and being in City of Hampton, Land Lots 249 and 113 of the 6<sup>th</sup> and 3<sup>rd</sup> Districts, Henry County, Georgia, and bounded as follows: North by Oak Street, East by West Main Street and McMahon lot; South by said McMahon lot and David Morris lot; West by J. L. Henderson, Sr. lot; this being improved property known as W. P. Wilson home, and measures as follows:

Starting at the Northwest corner of concrete slab, running East along Oak Street 328 feet East to concrete sidewalk; thence South along West Main Street 156 feet to an iron stake, thence West 235 feet to a corner post; thence South 159 feet to an iron pipe; thence West 100 feet to an iron pipe; thence North 288 feet to the starting corner.

This being the same property conveyed from William K. Riley to Anthony Sisco and Sherill Sisco via Warranty Deed at Deed Book 6675, Page 247, Henry County, Georgia Records.

### **LESS AND EXCEPT THE FOLLOWING:**

All that tract or parcel of land lying and being in Land Lot 113 of the 3<sup>rd</sup> Land District of Henry County, State of Georgia as shown on plat of survey for Hampton United Methodist Church dated June 21, 2007, being 0.347 acres, identified as Tract 3 on said plat of survey recorded at Deed Book 10366, Page 186, Henry County, Georgia Records.

This being the same property conveyed from Anthony Sisco and Sherill Sisco to the Trustees of Hampton United Methodist Church, Inc. via Warranty Deed at Deed Book 10366, Page 184, Henry County, Georgia Records.

**RESOLUTION 16-14**

**A RESOLUTION TO AUTHORIZE THE ELECTION SUPERINTENDENT TO CALL FOR A VOTE ON THE NOVEMBER 2016 GENERAL ELECTION BALLOT THE QUESTION OF WHETHER TO PERMIT SUNDAY SALES OF DISTILLED SPIRITS OR ALCOHOLIC BEVERAGES BY THE DRINK IN THE CITY OF HAMPTON, GEORGIA; TO PROVIDE AN EFFECTIVE DATE; TO REPEAL INCONSISTENT PROVISIONS; AND FOR OTHER PURPOSES.**

**WITNESSETH:**

**WHEREAS**, the City of Hampton, Georgia (“City”) is a public body, corporate and politic, duly chartered as a municipal corporation and existing under the laws of the State of Georgia; and

**WHEREAS**, Senate Bill 10 enacted by the General Assembly in 2011 and signed by the Governor authorizes local governments which permit the sale of malt beverages, wine and distilled spirits to pose through referendum the question of whether the local government should be authorized to permit retail sale of such beverages on Sundays; and

**WHEREAS**, Section 1.12(43) of the Charter of the City of Hampton provides that the Mayor and City Council may “exercise all powers now or in the future authorized to be exercised by other municipal governments under other laws of the State of Georgia”; and

**WHEREAS**, the City Council hereby notifies the Henry County Elections Superintendent by forwarding a copy of this Resolution calling for the question to be placed on the ballot in the November 2016 general election in accordance with the laws of the State of Georgia. Now,

**THEREFORE, IT IS NOW RESOLVED BY THE CITY COUNCIL OF  
THE CITY OF HAMPTON, GEORGIA, AS FOLLOWS:**

1. **Authorization.** The City hereby notifies the Henry County Elections Superintendent to call the following question for vote on the ballot for the November 2016 general election in accordance with State law:

- ( ) **YES** Shall the governing authority of the City of Hampton, Georgia be authorized to permit and regulate Sunday sales of distilled spirits or alcoholic beverages for beverage purposes by the drink?
- ( ) **NO**

2. **Severability.** In the event any portion of this Resolution shall be declared or adjudged invalid or unconstitutional, it is the intention of the City Council of Hampton that such adjudication shall in no manner affect the other sections, sentences, clauses or phrases of this Resolution which shall remain in full force and effect as if the invalid or unconstitutional section, sentence, clause or phrase were not originally part of the Resolution.

3. **Repeal of Inconsistent Provisions.** Except as otherwise provided herein, all resolutions or parts of resolutions in conflict with this resolution are hereby repealed.

4. **Effective Date.** This resolution shall become effective immediately upon its adoption by the Mayor and Council of the City of Hampton.

This \_\_\_\_\_ day of \_\_\_\_\_, 2016.

**THE CITY OF HAMPTON, GEORGIA**

BY: \_\_\_\_\_  
Steve Hutchison, Mayor

Attest:

\_\_\_\_\_(SEAL)  
Kim Drinkall, City Clerk

**CITY OF HAMPTON**  
**APPLICATION FOR LICENSE TO SELL ALCOHOLIC BEVERAGES**

1. License Year 2010 Renewal: Yes \_\_\_\_\_ No
2. Mark type of alcohol license sought. A separate license (and therefore separate application) may be required for each category pursuant to City Code of Ordinances Section 6-25. The City Clerk will confirm the availability of each license and therefore your selection of any category does not guarantee issuance of same.
- a. Malt beverage package sales
  - b. Wine package sales
  - c. Distilled spirits package sales
  - d. Malt beverage sales by the drink \_\_\_\_\_
  - e. Wine sales by the drink \_\_\_\_\_
  - f. Distilled spirits sales by the drink \_\_\_\_\_
3. Georgia State Taxpayer Identifier \_\_\_\_\_
4. Enter the name, name of registered agent and address under which your Business is registered with the Georgia Secretary of State. If the Business is not registered, then enter the name under which the Business owns property or acquires debt. Corporations, limited liability companies and other similar business entities (other than a sole proprietorship) shall apply for a license in the name of the business entity in care of a managing agent, who must be designated by resolution of the corporate entity as manager of the day to day operations of the premises. If the Business is a partnership, the legal name is the partnership name. In the case of a sole proprietorship, the legal name is the name of the individual owner of the Business.

Name of Business YADAVS INC DBA CHEERS

Managing Agent Mohindar Yadav, Vidya Yadav

Business Address 104 Woolley rd, hampton  
GA 30228

Phone Number 404 468 0398 Fax \_\_\_\_\_

Alternative Phone Number \_\_\_\_\_

Email MOYADAV@gmail.com Website \_\_\_\_\_

Registered Agent MOHINDAR YADAV

Registered Agent Address 214 EAGLES CREST COURT  
MCDONOUGH, GA 30253

initial: M

**CITY OF HAMPTON  
STATE OF GEORGIA**

**ORDINANCE NO. 422**

**TO ANNEX APPROXIMATELY 17.64 +/- ACRES OF PROPERTY OWNED BY SOUTHERN STATES, LLC, INTO THE CITY OF HAMPTON, GEORGIA ("CITY") PURSUANT TO THE CHAPTER 36 OF TITLE 36 OF THE OFFICIAL CODE OF GEORGIA ANNOTATED; TO PROVIDE FOR APPROPRIATE ENTRIES UPON OR ADDITIONS TO THE OFFICIAL MAP OF THE CITY AND ALL OTHER RECORDS; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE OF ANNEXATION; AND FOR OTHER PURPOSES**

**WHEREAS**, on March 8, 2016, the City received an application for annexation pursuant to the one hundred percent (100%) method of annexation as provided under O.C.G.A. § 36-36-20 *et seq.*; and

**WHEREAS**, said application along with a description of the property to be annexed is included in Appendix "A" of this ordinance and attached hereto and incorporated by reference as part of this ordinance; and

**WHEREAS**, the property to be annexed is now owned by Southern States, LLC, who submitted the application (the "Applicant"); and

**WHEREAS**, the City finds that said annexation will not create any unincorporated islands, and further finds this annexation to be in the best interest of the public health, safety and welfare of the citizens of the City and the Applicant; and

**WHEREAS**, the City has provided the County with applicable notice of this application as required by law and no objections were made; and

**WHEREAS**, the Mayor and Council, now wish to adopt an ordinance to annex the property described in the application and instruct the City Clerk and City Attorney to carry out those steps necessary effectuate this annexation; and

**WHEREAS**, the City finds that the property to be annexed is currently zoned M-1 (Manufacturing) under the classification system currently in use and effect in unincorporated Henry County, Georgia, and it will maintain the same classification once it has been annexed; and

**WHEREAS**, the City now desires to finalize the annexation of the property under the procedures outlined in O.C.G.A. § 36-36-20;

**NOW THEREFORE, THE MAYOR AND COUNCIL OF THE CITY OF  
HAMPTON, GEORGIA, HEREBY ORDAIN AS FOLLOWS:**

**SECTION 1. Annexation.** The property, as described in Appendix "A" attached hereto and incorporated by reference as part of this ordinance, is contiguous to the City of Hampton (the "City"), and is hereby annexed into the City and made a part of the City in accordance with O.C.G.A. § 36-36-20 *et seq.*

**SECTION 2. Zoning.** The property, as described in Appendix "A" attached hereto and incorporated by reference as part of this ordinance, is hereby zoned, in accordance with Section 36-66-4(e) of the Official Code of Georgia, with the classification it was assigned by Henry County immediately prior to annexation of same: M-1 (Manufacturing).

**SECTION 3. Official Map and Records.** The Mayor and City Clerk are hereby directed to make entries upon or additions to the Official Zoning Map of the City and all other maps and records to the extent necessary to reflect annexation of property contemplated herein.

**SECTION 4. Effectuation.** The Mayor and Council hereby adopt an ordinance to annex the property described in the application and instruct the City Clerk and City Attorney to carry out those steps necessary effectuate this annexation.

**SECTION 5. Severability.** In the event any portion of this ordinance shall be declared or adjudged invalid or unconstitutional, it is the intention of the City Council of Hampton that such adjudications shall in no manner affect the other sections, sentences, clauses or phrases of this ordinance which shall remain in full force and effect as if the invalid or unconstitutional section, sentence, clause or phrase were not originally part of the ordinance.

**SECTION 6. Repeal of Conflicting Provisions.** Except as otherwise provided herein, all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

**SECTION 7. Effective Date of Annexation.** The annexation of this property shall be effective immediately upon the adoption of this ordinance.

SO ORDAINED this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
STEVE HUTCHISON, Mayor

ATTEST:

\_\_\_\_\_  
KIM DRINKALL, City Clerk

First Reading: \_\_\_\_\_

Second Reading/  
Adoption: \_\_\_\_\_

**APPENDIX "A" (ANNEXATION APPLICATION)**



**APPLICATION FOR ANNEXATION**  
 17 East Main Street South  
 P.O. Box 400  
 Hampton, GA 30228  
 Phone: 770-946-4306  
 Fax: 770-946-4356

Annexation Number: \_\_\_\_\_ Date: \_\_\_\_\_

Received by: \_\_\_\_\_

**TYPE OF ANNEXATION**

*(Circle one of the methods below)*

**60% Method:** Petitioners owning at least 60% of the property in the area to be annexed, and at least 60% of the voters in an area, may seek to have their property annexed into an adjacent city.

**100% Method:** Property owners of all the land in an area may seek to have their property annexed into an adjacent city by signing a petition.

Property Address: 1029 Highway 19/41 North Map Code: 008-01019002

Is this property contiguous to the city limits?  Yes  No

**LAND USE AND ZONING**

County: Henry County Zoning Classification: M-1

Present Land Use: Manufacturing Requested Zoning Classification: \_\_\_\_\_

**PROPERTY OWNER**

Name: Southern States LLC

Mailing Address: 30 Georgia Avenue; Hampton, Georgia 30228

Telephone: 770-946-4562 Email: d.shelley@southernstatesllc.com

Signature: *[Signature]* KFO Date: March 1, 2016

\*If this application is submitted pursuant to the 60% Method, please attach additional names, signatures, addresses, dates of signature, and elector/landowners information on a separate sheet.

**APPLICANT**

Name: Southern States LLC

Mailing Address: 30 Georgia Avenue; Hampton, Georgia 30228

Telephone: 770-946-4562 Email: d.shelley@southernstatesllc.com

Signature: *[Signature]* KFO Date: March 1, 2016

**PLEASE DO NOT WRITE BELOW THIS LINE-OFFICE USE ONLY**

Signature: \_\_\_\_\_ Date: \_\_\_\_\_





City of Hampton 17 East Main Street South Hampton, GA 30228  
770-946-4306

**OWNER'S AUTHORIZATION**

The undersigned below, or as attached, is the owner of the property that is the subject of this application. The undersigned does duly authorize the applicant named below to act as applicant in the pursuit of an annexation of the property.

Name: Southern States LLC

Property Address: 1029 Highway 19/41 North

Telephone: 770-946-4562 Email: d.shelley@southernstatesllc.com

I swear that I am the owner of the property that is the subject matter of the attached application, as it is shown in the records of Henry County, Georgia.

Southern States LLC  
Signature: *D.M. Shelley* Date: March 1, 2016

D. M. Shelley

Personally appeared before me

D. M. Shelley

Who swears the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

*Susan H. Brown*  
Notary Public

March 1, 2016  
Date

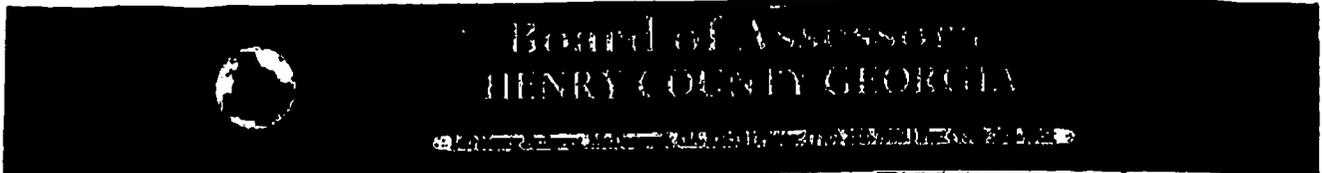
Susan H. Brown  
Notary Public, Henry County, Georgia  
My Commission Expires May 18, 2019



**TRACT 2 (008-01021000):**

All that tract or parcel of land lying and being in Land Lot 229 of the 6<sup>th</sup> Land District of Henry County, Georgia, containing 9.64 acres and being more particularly described by reference to plat of survey made for George Brooks by Conkle-Lane & Associates, dated October 20, 1980, as follows:

**BEGINNING** at an iron stake on the East right of way line of U.S. Highway 19 and 41, at a point which is 1396.49 feet southerly along East right of way line of U.S. Highway 19 and 41 from the center line of Amah Lee Road, and running from said point of beginning South 74 degrees 51 minutes 49 seconds East 858.49 feet to the center of a creek (iron stake placed on bank of creek); thence along the center line of said creek South 07 degrees 59 minutes 46 seconds West 118.95 feet, South 25 degrees 18 minutes 38 seconds West 211.69 feet, and South 15 degrees 04 minutes 44 seconds West 313.19 feet to the junction of the center lines of two streams; thence Northwesterly along the center line of a stream, North 58 degrees 15 minutes 21 seconds West 333.22 feet and North 69 degrees 41 minutes 12 seconds West 333.44 feet, to an iron stake on the East right of way line of U.S. Highway 19 and 41; thence North 04 degrees 37 minutes 46 seconds West along the East right of way line of U.S. Highway 19 and 41 a distance of 546.47 feet to point of beginning.



Recent Sales in Area		Previous Parcel	Next Parcel	Return To Main Search Page	Henry Home
<b>Owner and Parcel Information</b>					
<b>Owner Name</b>	SOUTHERN STATES LLC		<b>Today's</b>	March 3, 2016	
<b>Mailing Address</b>	30 GEORGIA AVE HAMPTON, GA 30228		<b>Parcel Number</b>	008-01021000	
			<b>Village Group</b>	0001 (County/UnIncorp)	
			<b>Total Millage</b>		
<b>Location Address</b>			<b>Property Usage</b>	INDUSTRIAL (4000)	
			<b>Total Acres</b>	9.64	
<b>Landlot / District</b>	229 / 6		<b>Parcel Map</b>	[REDACTED]	
<b>Subdivision Name</b>	Phase: Unit:		<b>Subdivision Lot/Block</b>	/	
<b>Plat Book</b>			<b>Plat Page</b>		

January 1, 2015 Value Information					[REDACTED]
Land Value	Building Value	Misc Value	Total Value	Exemptions	
409,700	0	0	409,700		

Land Information		
Land Use	Number of Units	Unit Type
INDUSTRIAL (004000)	9.64	ACRES

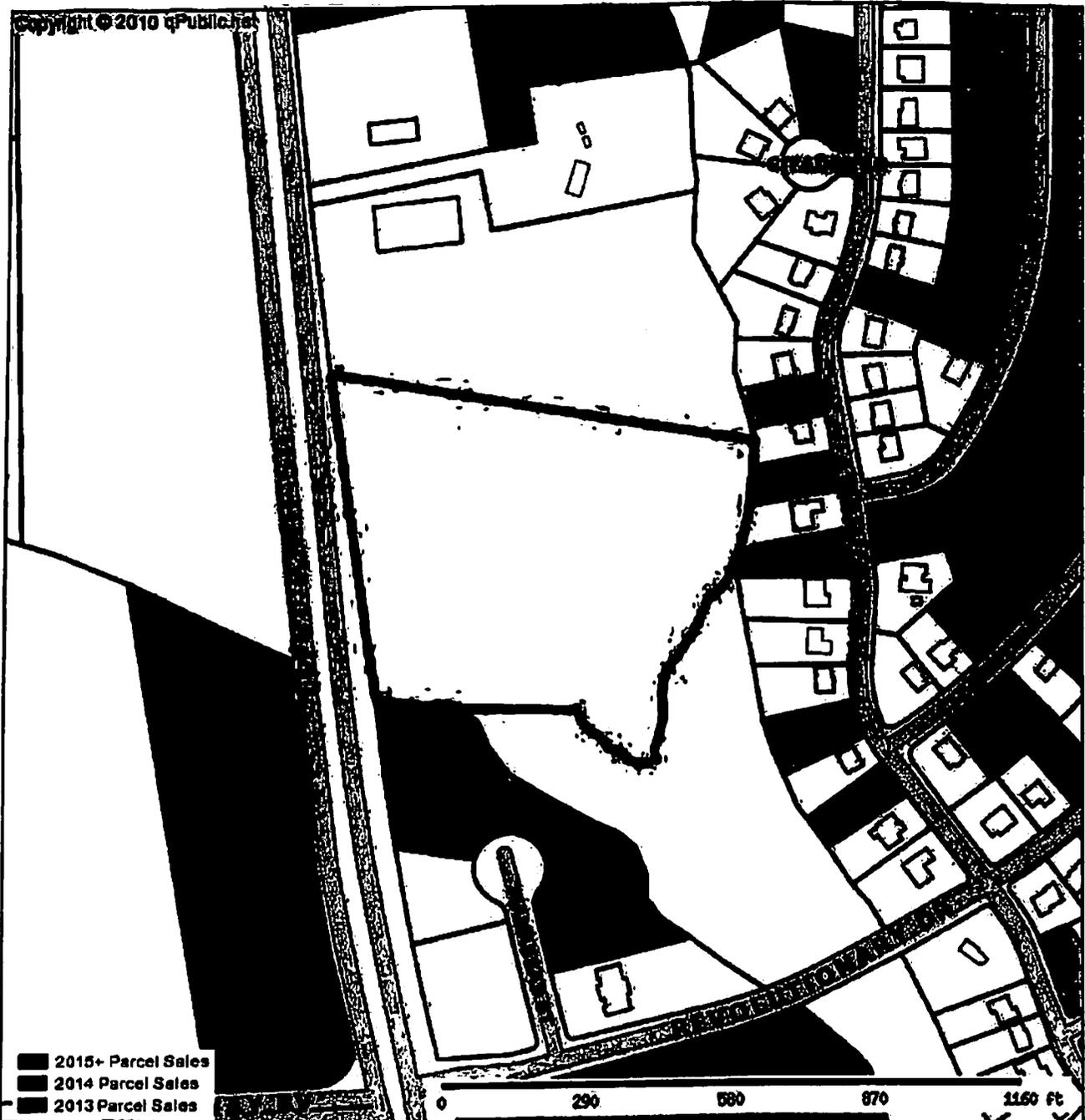
Building Data								
Building #	Type	Effective Area	Heated Area	Bed Rooms	Baths	Wall Height	Actual Year Built	Building Sketch
No buildings associated with this parcel.								

Miscellaneous Data				
Description	Length	Width	Units	Year Built
No records associated with this parcel.				

Sale Information						
Sale Date	Deed Book	Price	Instrument	Reason	Grantor	Grantee
12-14-2011	12349-350	\$240,000	LIMITED WARRANTY DEED	OTHER	PRIOR LOIS & TIMOTHY P	SOUTHERN STATES LLC
06-19-2010	11791-245	\$0	QUIT CLAIM	FAMILY/GIFT	BUCKALEW IVA C & PRYOR LOIS	PRIOR LOIS & TIMOTHY P
11-18-2005	8698-190	\$0	ADMINISTRATIVE DEED		BROOKS GEORGE R BY ADMSTRS	BUCKALEW IVA C & PRYOR LOIS
12-01-1980	438-119	\$21,300	WARRANTY DEED			BROOKS GEORGE R

The Henry County Board Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. Website Updated: February 18, 2016

<a href="#">Recent Sales in Area</a>	<a href="#">Previous Parcel</a>	<a href="#">Next Parcel</a>	<a href="#">Return To Main Search Page</a>	<a href="#">Henry Home</a>
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Henry County, Georgia

Parcel: 008-01021000 Acres: 9.64

Name	SOUTHERN STATES LLC
Site	
Sale	\$240,000 on 12-2011 Reason=LW Qual=U
Mail	30 GEORGIA AVE HAMPTON, GA 30228

Land Value	\$409,700.00
Building Value	\$0.00
Misc Value	\$0.00
Total Value	\$409,700.00



Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries and should not be relied upon for said purpose. Property boundary lines are depicted on recorded plats available at the Henry County courthouse or can be determined by employing the services of a licensed surveyor.  
Date printed: 03/03/16 : 10:49:38

Return to:

Sara Blitchington  
Paralegal  
Womble Carlyle Sandridge & Rice, LLP  
271 17th Street, NW  
Suite 2400  
Atlanta, GA 30363

Doc ID: 0187425000 Type: WD  
Recorded: 12/18/2011 at 09:52:43 AM  
Fee Amt: \$24.00 Page 1 of 5  
Transfer Fee: \$24.00  
JERRY G. CLARK, Clerk of Superior Court  
SARAH HARRISON, Clerk of Court  
EK 12349 PG 350-352

STATE OF GEORGIA

COUNTY OF FAYETTE

PT-61 075-2011 -- 009681

**LIMITED WARRANTY DEED**

This indenture made and entered into the 14<sup>th</sup> day of December, 2011, between **LOIS PRYOR** and **TIMOTHY P. PRYOR**, residents of the State of Georgia, as parties of the first part, hereinafter called Grantors, and **SOUTHERN STATES, LLC**, a Georgia limited liability company, party of the second part, hereinafter known and designated as "Grantee" (the words "Grantors" and "Grantee" to include their respective heirs, successors, and assigns where the context requires or permits).

**WITNESSETH**

That Grantors, for and in consideration of the sum of \$10.00 and other valuable consideration to Grantors in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and conveyed and do by these presents, grant, bargain, sell and convey to Grantee, and Grantee's respective successors and assigns, all of Grantors' rights, title and interest in and to the following described property:

All that tract or parcel of land lying and being in Land Lot 229 of the 6<sup>th</sup> Land District of Henry County, Georgia, containing 9.64 acres and being more particularly described by reference to plat of survey made for George Brooks by Conkle-Lane & Associates, dated October 20, 1980, as follows:

+ 2

BEGINNING at an iron stake on the East right of way line of U.S. Highway 19 and 41, at a point which is 1396.49 feet southerly along East right of way line of U.S. Highway 19 and 41 from the center line of Amah Lee Road, and running from said point of beginning South 74 degrees 51 minutes 49 seconds East 858.49 feet to the center of a creek (iron stake placed on bank of creek); thence along the center line of said creek South 07 degrees 59 minutes 46 seconds West 118.95 feet, South 25 degrees 18 minutes 38 seconds West 211.69 feet, and South 15 degrees 04 minutes 44 seconds West 313.19 feet to the junction of the center lines of two streams; thence Northwesterly along the center

line of a stream, North 58 degrees 15 minutes 21 seconds West 333.22 feet and North 69 degrees 41 minutes 12 seconds West 333.44 feet, to an iron stake on the East right of way line of U.S. Highway 19 and 41; thence North 04 degrees 37 minutes 46 seconds West along the East right of way line of U.S. Highway 19 and 41 a distance of 546.47 feet to point of beginning.

This conveyance and the limited warranty of title herein are expressly made subject to all zoning ordinances, easements and restrictions of record, if any, affecting said bargained premises, specifically including, but not limited to the items described on Exhibit "A" attached hereto.

To have and to hold the premises and all parts, rights, members and appurtenances thereof, to the use, benefit and behoof of Grantee and the successors and assigns of Grantee, in fee simple; subject to all zoning ordinances, easements and restrictions of record, if any, affecting said bargained premises.

And the said Grantors, for themselves, their successors and assigns, will otherwise warrant and forever defend the right and title to the land above described unto the Grantee, its successors and assigns only, against the claims of all persons, owning, holding, or claiming by through or under Grantors, and no other.

In witness whereof, Grantors have caused this Limited Warranty Deed to be executed and sealed by their duly authorized representatives the day herein first above written.

Signed, sealed and delivered  
in the presence of:

 (SEAL)  
LOIS PRYOR

  
Unofficial Witness

  
Notary Public

My commission expires: 

Signed, sealed and delivered  
in the presence of:

 (SEAL)  
TIMOTHY E. PRYOR

  
Unofficial Witness

  
Notary Public

My commission expires: 

**EXHIBIT "A"**

**PERMITTED EXCEPTIONS**

- 1) **Current city, state and county ad valorem property and sanitary taxes not yet due and payable;**
- 2) **All zoning ordinances and governmental restrictions affecting the above described property;**
- 3) **Easement in Right of Way Deed from R. F. Rivers to the State Highway Department of Georgia, dated July 15, 1953, filed for record October 9, 1953 at 11:00 a.m., recorded in Deed Book 49, Page 86, in the office of the Clerk of Superior Court of Henry County, Georgia.**



# Board of Assessors HENRY COUNTY GEORGIA

"Public Service Through Excellence"

<a href="#">Recent Sales In Area</a>	<a href="#">Previous Parcel</a>	<a href="#">Next Parcel</a>	<a href="#">Return To Main Search Page</a>	<a href="#">Henry Home</a>
Owner and Parcel Information				
<b>Owner Name</b>	SOUTHERN STATES LLC	<b>Today's</b>	March 3, 2016	
<b>Mailing Address</b>	30 GEORGIA AVE HAMPTON, GA 30228	<b>Parcel Number</b>	008-01019002	
		<b>Millage Group</b>	0001 (County/Unincorp)	
		<b>Total Millage</b>		
<b>Location Address</b>	1029 HIGHWAY 19/41	<b>Property Usage</b>	INDUSTRIAL (4000)	
		<b>Total Acres</b>	8	
<b>Landlot / District</b>	229 / 6	<b>Parcel Map</b>		
<b>Subdivision Name</b>	Phase: Unit:	<b>Subdivision Lot/Block</b>	/	
<b>Plat Book</b>		<b>Plat Page</b>		

January 1, 2015 Value Information				
<b>Land Value</b>	<b>Building Value</b>	<b>Misc Value</b>	<b>Total Value</b>	<b>Exemptions</b>
340,000	480,500	35,100	855,600	

Land Information		
<b>Land Use</b>	<b>Number of Units</b>	<b>Unit Type</b>
INDUSTRIAL (00#000)	8	ACRES

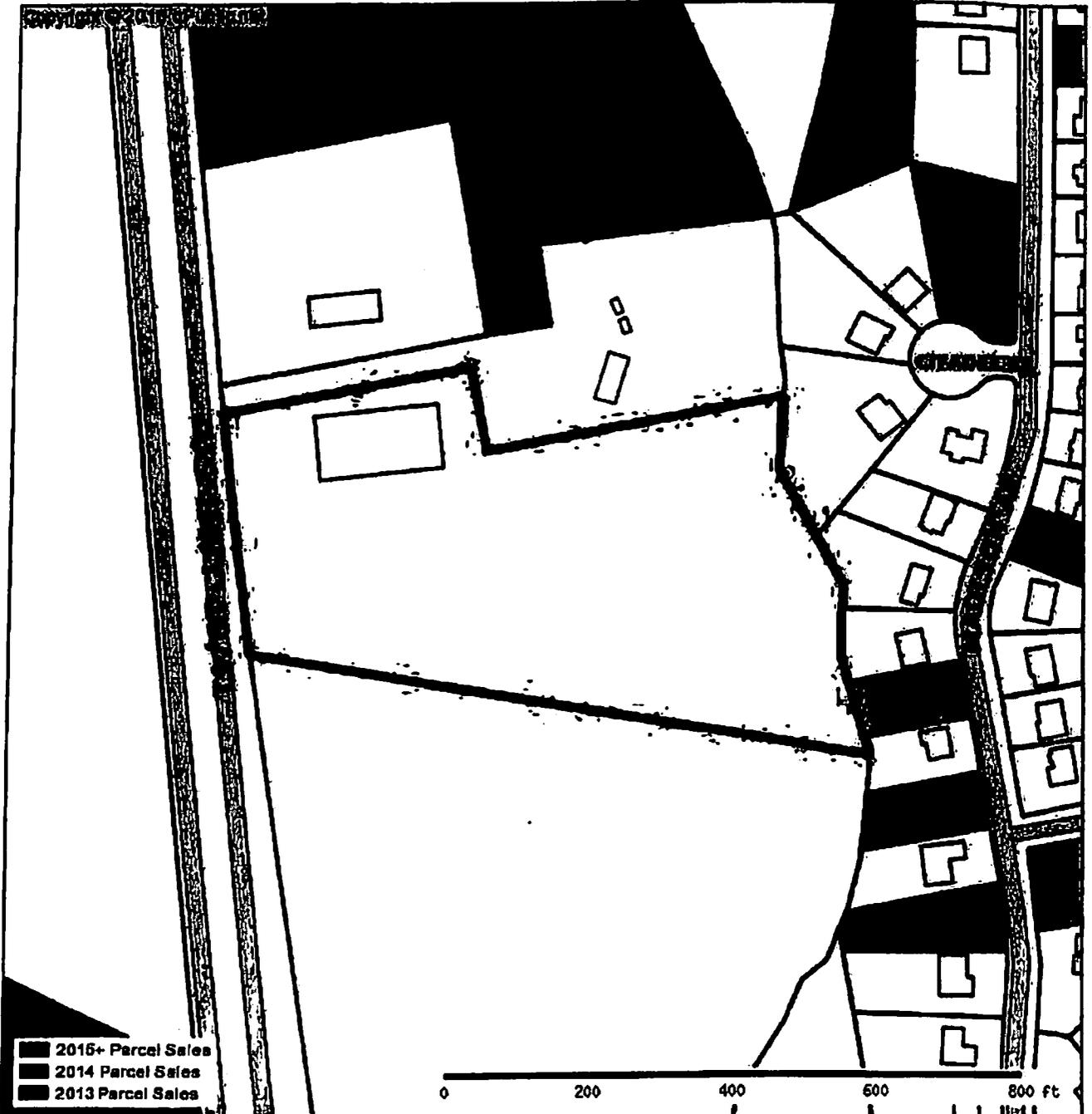
Building Data								
Building #	Type	Effective Area	Heated Area	Bed Rooms	Baths	Wall Height	Actual Year Built	Building Sketch
1	WAREHOUSE	17,673	15,750	0	0	24	2008	

Miscellaneous Data					
Description	Length	Width	Units	Year Built	
PVMNT-CONC	0	0	22710	2008	
OHDOOR L	0	0	3	2008	
OHDOOR M	0	0	2	2008	
SPRINKLER	0	0	15750	2008	

Sale Information						
Sale Date	Deed Book	Price	Instrument	Reason	Grantor	Grantee
05-20-2011	12109-303	\$900,000	LIMITED WARRANTY DEED	BANK SALE	STATE BANK OF GEORGIA	SOUTHERN STATES LLC
01-05-2010	11774-75	\$1,229,531	DEED UNDER POWER	D UND POWR	1029 TARA BOULEVARD,LLC	STATE BANK OF GEORGIA
03-31-2008	10807-119	\$0	WARRANTY DEED	FORECLOSE	GRIFFIN DARRELL W & KATHY M	1029 TARA BOULEVARD,LLC
05-17-2001	4231-187	\$400,100	WARRANTY DEED		D & D REAL ESTATE INVESTMENTS INC	GRIFFIN DARRELL W & KATHY M
10-12-1999	3491-281	\$528,100	WARRANTY DEED		GRIGGS LUCIE W	D & D REAL ESTATE INVESTMENTS INC
10-12-1999	3491-279	\$391,200	WARRANTY DEED		RIVERS RANDLE G A/K/A SR EXC	GRIGGS LUCIE W

The Henry County Board Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. Website Updated: February 18, 2016

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■ 2015+ Parcel Sales  
 ■ 2014 Parcel Sales  
 ■ 2013 Parcel Sales

0 200 400 600 800 ft

Henry County Appraiser

Parcel: 008-01019002 Acres: 8

Name: SOUTHERN STATES LLC  
 Site: 1029 HIGHWAY 19/41  
 Sale: \$800,000 on 05-2011 Reason=LW Qual=X  
 30 GEORGIA AVE  
 HAMPTON, GA 30228  
 Mail:

Land Value:	\$346,000.00
Building Value:	\$480,500.00
Misc Value:	\$35,100.00
Total Value:	\$855,600.00



Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries and should not be relied upon for said purpose. Property boundary lines are depicted on recorded plats available at the Henry County courthouse or can be determined by employing the services of a licensed surveyor.  
 Date printed: 03/03/16 : 10:50:06

Doc ID: 0147000004 Type: WD  
Received: 05/25/2011 at 12:42:24 PM  
Fee Amt: \$25.00 Page 1 of 4  
Transfer Fee: \$200.00  
Henry, GA Clerk of Superior Court  
Barbara Harrison Clerk of Court  
BK 12109 PG 303-306

PT-61-075-20 11 - 003607

After recording, please return to:

Sara Blitchington, Paralegal  
Womble Carlyle Sandridge & Rice, PLLC  
271 17<sup>th</sup> Street, NW  
Suite 2400  
Atlanta, GA 30363

STATE OF GEORGIA:

COUNTY OF FAYETTE:

**LIMITED WARRANTY DEED**

+3

THIS INDENTURE, made this 27 day of May, 2011, between STATE BANK OF GEORGIA, a Georgia banking corporation (the "Grantor") in favor of SOUTHERN STATES, LLC, a Georgia limited liability company ("Grantee").

**WITNESSETH:**

THAT, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby transfer and convey unto Grantee all Grantor's right, title and interest in and to that land consisting of the parcel as described in Exhibit "A" attached hereto and made a part hereof, together with all improvements located thereon, as well as all rights, members and appurtenances in any manner appertaining or belonging to said property (collectively, the "Property");

THAT, Grantor does hereby transfer and convey unto Grantee all of Grantor's right, title and interest in and to all improvements now located thereon, including all electrical, mechanical, plumbing and other systems and all fixtures located therein, as well as plants, trees and shrubbery thereon (collectively, the "Improvements");

TO HAVE AND TO HOLD the Property and the Improvements unto Grantee forever good and marketable title, in fee simple. Grantor shall warrant and forever defend the right, title and interest to the Property and the Improvements unto Grantee against the claims of all persons whomsoever claiming by and through Grantor, except for claims arising under and by virtue of the permitted exceptions described in Exhibit "B" attached hereto and made a part hereof (the "Permitted Exceptions").

"Grantor" and "Grantee" shall include their respective heirs, successors and assigns.

IN WITNESS WHEREOF, Grantor have executed this Deed under seal on the day and year first above written.

**GRANTOR:**

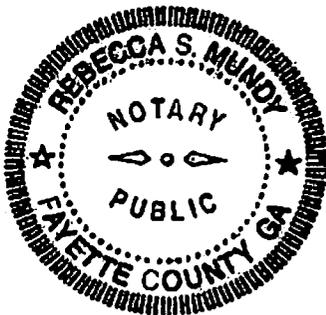
STATE BANK OF GEORGIA

Sworn to and subscribed before me this 20 day of May, 2011, in the presence of:

  
Unofficial Witness  
  
Notary Public

[AFFIX NOTARIAL STAMP & SEAL]

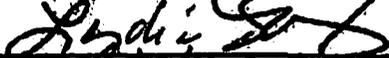
Rebecca S Mundy  
Notary Public, Fayette County, GA  
My Commission Expires February 2, 2018



By:

  
Mike Teal, Senior Vice President

Attest:

  
Name: Lydia S. Morris  
Title: 

[BANK SEAL]





**EXHIBIT "B"**

1. All taxes for the year 2011 and subsequent years, not yet due and payable.
2. Drainage rights contained in Right of Way Deed from R. F. Rivers to State Highway Department of Georgia, dated July 15, 1953, filed October 9, 1953, and recorded in Deed Book 49, Page 86, Henry County, Georgia, Records.
3. Right of Way Easement from Darrell W. Griffin to The Central Georgia Electric Membership Corporation, dated August 15, 2002, filed September 17, 2002, and recorded in Deed Book 5287, Page 334, aforesaid Records.  
  
NOTE: By letter dated April 11, 2011, Central Georgia EMC does not claim any interest in the land as a result of this easement, except to operate, maintain, rebuild and renew its existing facilities on the land.
4. Joint Use Driveway Agreement by and between Georgia Department of Transportation, Darrell Griffin and Randale Rivers, dated March 25, 2008, filed April 23, 2008, and recorded in Deed Book 10836, Page 163, aforesaid Records.
5. Stormwater Facility Maintenance Agreement from Darrell Griffin to Henry County, dated March 14, 2008, filed June 4, 2008, recorded in Deed Book 10900, Page 180, aforesaid Records.
6. Rights of tenant under Renewal Lease, dated October 12, 2009, between State Bank of Georgia and The Lamar Companies.
7. All matters shown on that certain Boundary Survey of 1028 Hwy 19/41 prepared for Southern States, LLC, and First American Title Insurance Company by Scanlon Engineering Services, Inc., dated March 2, 2011, revised April 7, 2011.
8. Riparian rights incident to the land.

**RESOLUTION NO. 16-15**

**A RESOLUTION TO AUTHORIZE THE EXECUTION OF AN AGREEMENT WITH J & T ENVIRONMENTAL SERVICES, INC.; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

***WITNESSETH:***

**WHEREAS**, the governing authority of the City of Hampton, Georgia (the “City”), is the duly elected Mayor and City Council thereof; and

**WHEREAS**, J & T Environmental Services, Inc. (“J&T”) is a private business that provides environmental, lab and related services; and

**WHEREAS**, the City wants to retain J&T to assist with the management and supervision of its Wastewater Treatment Plant and related services; and

**WHEREAS**, the City Council believes that it is in the best interests of the City to execute the agreement with J&T under the terms and conditions contained therein.

**NOW THEREFORE, UPON MOTION BEING DULY MADE AND SECONDED, THE FOLLOWING RESOLUTIONS WERE ADOPTED:**

1. **BE IT RESOLVED THAT** Steve Hutchison, Mayor of the City of Hampton, is authorized to execute the agreement between the City of Hampton, Georgia, and J & T Environmental Services, Inc., in the form attached hereto as Exhibit “ A” and under the terms and conditions contained therein.

2. This Resolution shall become effective immediately upon its adoption by the City Council.

**DULY ADOPTED** this \_\_\_\_ day of June, 2016.

CITY OF HAMPTON, GEORGIA

\_\_\_\_\_  
Steve Hutchison, Mayor

ATTEST:

\_\_\_\_\_  
Kim Drinkall, City Clerk

(SEAL)

**1300 KEYS FERRY COURT  
MCDONOUGH, GEORGIA 30253  
rjeffares@gbtengineers.com  
Office/Fax: 678-432-7676**

May 31, 2016

Mr. Tommy Engram, City Manager  
P.O. Box 400  
Hampton, Georgia 30228-0400

Re: Management and Supervision of the City of Hampton Wastewater Treatment Plant

Dear Mr. Engram:

We are pleased to provide the following proposal for the management and supervision of the above-mentioned project. The scope of services we propose to provide is as follows:

1. Conduct a sight visit once per month, to inspect the facility and operations.
2. Ensure that all laboratory collection and testing required by the EPD permit is performed.
3. Review all required EPD reports and correspond with EPD as required.
4. Responsible for ensuring that all preventive maintenance of all plant equipment in accordance with the system O & M manual is performed.
5. Assist the client with coordinating repairs or purchases of equipment and materials.
6. Provide a monthly written summary to the client regarding the plant operation with recommendations for any changes.

For the above scope of services we propose a lump sum of \$800.00 per month. We will invoice for our services on a monthly basis. Any expenses incurred for the purchase of equipment, materials, supplies and extra work ordered will be invoiced at actual cost plus 15%. All extra work ordered will be billed on the following hourly rates.

- |                                   |   |         |
|-----------------------------------|---|---------|
| 1. Management and Supervision Fee | - | \$75.00 |
| 2. Wastewater Treatment Operator  | - | \$45.00 |

The term of this contract shall be 120 days. After 120 days, we will meet and decide the direction of operations at the facility. Our firm would be able to start as soon as the contract is executed.

If the client wants us to proceed with providing these services, please sign, date and return a copy of this proposal to us.

If you have any questions, please give me a call.

Yours truly,



Rick M. Jeffares  
President

Authorization to Proceed:

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

**RESOLUTION NO. 16-16**

**A RESOLUTION AUTHORIZING THE MAYOR OF THE CITY OF  
HAMPTON TO EXECUTE A GRANT AGREEMENT WITH THE  
GEORGIA DEPARTMENT OF NATURAL RESOURCES**

**WHEREAS**, the City of Hampton (“City”) applied for a grant from the Georgia Department of Natural Resources (“DNR”) for a historic resources survey;  
and

**WHEREAS**, the City’s grant application was approved;

**NOW THEREFORE, UPON MOTION BEING DULY MADE AND  
SECONDED, THE FOLLOWING RESOLUTIONS WERE ADOPTED:**

1. **BE IT RESOLVED** that the Council accepts the grant from DNR to produce a citywide historic resources survey.

2. **BE IT FURTHER RESOLVED** that the Mayor is hereby authorized to execute on behalf of the City the Grant Agreement in the form attached hereto as Exhibit “A”, under the terms and conditions contained therein, and any other documents necessary to implement the terms of the grant.

3. **BE IT FURTHER RESOLVED** that attestation of the signature of the Mayor shall not be required.

4. This Resolution shall become effective immediately upon its adoption by the Council.

This the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

CITY OF HAMPTON, GEORGIA

\_\_\_\_\_  
Steve Hutchison, Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

(SEAL)

**RESOLUTION NO. 16-17**

**A RESOLUTION TO AUTHORIZE THE EXECUTION OF A CONTRACT WITH CIVICPLUS; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

***WITNESSETH:***

**WHEREAS**, the governing authority of the City of Hampton, Georgia (the “City”), is the duly elected Mayor and City Council thereof; and

**WHEREAS**, CivicPlus is a private business that provides website development and related services; and

**WHEREAS**, the City wants to retain CivicPlus to assist with its website development and related efforts; and

**WHEREAS**, the City Council believes that it is in the best interests of the City to execute the contract with CivicPlus under the terms and conditions contained therein.

**NOW THEREFORE, UPON MOTION BEING DULY MADE AND SECONDED, THE FOLLOWING RESOLUTIONS WERE ADOPTED:**

1. **BE IT RESOLVED THAT** Steve Hutchison, Mayor of the City of Hampton, is hereby authorized to execute on behalf of the City a contract with CivicPlus in the form attached hereto as Exhibit “A” under the terms and conditions contained therein

2. This Resolution shall become effective immediately upon its adoption by the City Council.

DULY ADOPTED this \_\_\_\_ day of July, 2016.

CITY OF HAMPTON, GEORGIA

---

Steve Hutchison, Mayor

ATTEST:

---

Pat Watson, City Clerk

(SEAL)



Organization	Hampton, GA		URL	<a href="http://hamptonga.gov/">http://hamptonga.gov/</a>	
Street Address	XX				
Address 2	XX				
City	XX	State	XX	Postal Code	XX
Billing Contact	XX		Email	XX	
Phone	XX	Ext.	XX	Fax	XX
Billing Address	XX				
Address 2	XX				
City	XX	State	XX	Postal Code	XX
Tax ID #	XX		Sales Tax Exempt #	XX	
Billing Terms	Annual		Account Rep	Nancy Brokmeier	
Info Required on Invoice (PO or Job #)	XX				
Project Contact	XX		Email	XX	
Phone	XX	Ext.	XX	Fax	XX

CivicPlus Project Development Services & Scope of Services for Custom Mobile Application	
All Quotes are in US Dollars and Valid until June 30, 2016	
Project Details	One Time Fee
<b>Design &amp; Project Overview</b>	
<ul style="list-style-type: none"> <li>• Unique app name (name of app for on iTunes &amp; Android Market)</li> <li>• Unique design elements and color scheme               <ul style="list-style-type: none"> <li>◦ Image design for icon screen</li> <li>◦ Splash page that will appear when launching the app</li> <li>◦ Banner that will appear across the top of app (including text and background)</li> <li>◦ Background (image &amp; color)</li> <li>◦ Color of text under icons</li> </ul> </li> <li>• Unique module appearance               <ul style="list-style-type: none"> <li>◦ App navigation (which modules appear and in what order they appear)</li> <li>◦ Name of modules</li> <li>◦ Icons associated with the modules</li> </ul> </li> </ul>	\$5,500
50% Discount until June 30 <sup>th</sup> , 2016	-\$2,750
<b>Total Project Development Fee</b>	<b>\$2,750</b>

Exhibit A



Annual Support, Maintenance & Hosting Service Include the Following:	
<ul style="list-style-type: none"> <li>• <b>Support</b> <ul style="list-style-type: none"> <li>○ 7-7 (CST) Mon-Fri (excluding holidays)</li> <li>○ 24/7 Emergency Support</li> <li>○ Dedicated Support Personnel</li> <li>○ 2-hour Response during Normal Hours</li> <li>○ Usability Improvements</li> <li>○ Integration New &amp; Upgraded Services</li> <li>○ Proactive Support for Updates &amp; Fixes</li> <li>○ Online Training Manuals</li> <li>○ Monthly Newsletters</li> <li>○ Phone Consulting</li> <li>○ CivicPlus Connection</li> </ul> </li> <li>• <b>Maintenance of CivicPlus Application &amp; Modules</b> <ul style="list-style-type: none"> <li>○ Install Service Patches for OS</li> <li>○ Upgrades</li> <li>○ Fixes</li> <li>○ Improvements</li> <li>○ Integration</li> <li>○ Testing</li> <li>○ Development</li> <li>○ Usage License</li> </ul> </li> <li>• <b>Hosting</b> <ul style="list-style-type: none"> <li>○ Shared Web/SQL Server</li> <li>○ DNS Consulting &amp; Maintenance</li> <li>○ Monitor Bandwidth-Router Traffic</li> <li>○ Redundant ISP</li> <li>○ Redundant Cooling</li> <li>○ Natural Gas Powered Generator</li> <li>○ Daily Tape Backup</li> <li>○ Intrusion Detection &amp; Prevention</li> <li>○ Antivirus Protection</li> <li>○ Upgrade Hardware</li> </ul> </li> </ul>	\$1,950
<ul style="list-style-type: none"> <li>• <b>Annual Placement on Apple's iTunes Store and Android's Market</b></li> </ul>	Included
50% Discount until June 30 <sup>th</sup> , 2016	-\$975
<b>Total Annual Fee Increase</b>	<b>\$975</b>

Client agrees to allow CivicPlus to display CivicPlus insignia within the custom developed app and available splash screen.

Client will be invoiced for the Total Project Development Fee and the Total 1<sup>st</sup> Year Annual Fee upon submission of the Sales Form and P.O.

The Client will be invoiced electronically through email. Upon request CivicPlus will mail invoices and the Client will be charged a \$5.00 convenience fee.

Annual fees for your Custom Mobile Application are subject to the renewal terms of the original contract between CivicPlus and Hampton, GA.



**Acceptance**

We, the undersigned, agreeing to the conditions specified in this document, understand and authorize the provision of services outlined in this Agreement.

\_\_\_\_\_  
**FORMALNAME**

\_\_\_\_\_  
Date

\_\_\_\_\_  
CivicPlus

\_\_\_\_\_  
Date

**Sign and e-mail or Fax this Copy**

Attn: Contract Manager

Email: SalesCoordinators@CivicPlus.com

Fax: 785-587-8951

**And – Mail Two (2) Signed Originals**

CivicPlus Contract Manager

302 South 4<sup>th</sup> St., Suite 500

Manhattan, KS 66502

We will e-mail or fax a counter-signed copy of the agreement back to you so we can begin your project. Upon receipt of two signed originals, we will counter-sign and return one copy for your files.

—Remainder of this page left intentionally blank—



# The App Your Citizens Are Waiting For

One customizable app. One user-friendly interface.  
Endless possibilities.

Apps are used everywhere, for everything, by everyone.

## MARKET INSIGHTS

Apps continue to dominate the mobile web

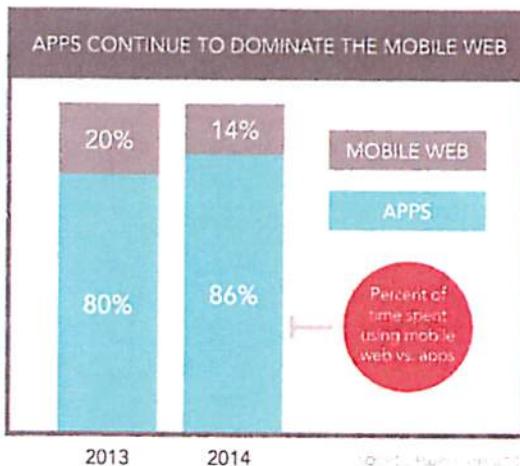
86% of time spent on mobile devices is spent using apps

Mobile views surpassed desktop web views in 2014 & continue to rise

### Why a mobile app?

Mobile device ownership is high – and growing. What are users doing on all those devices? Using apps! Mobile apps are used everywhere for everything by everyone. You use apps, right? Your citizens do too.

Research shows that the average person looks at their mobile phone up to 150 times a day. As more and more people adopt mobile devices we'll continue to see the user demand for apps increase. Currently, 86% of the time we spend on mobile devices is spent using apps. This provides a great opportunity for you to connect with citizens. You'll want to do everything you can to make sure they can access your site content whenever, wherever, and however they want – an app makes that possible.



With seamless integration, the CivicMobile app puts the power of your CivicPlus® website conveniently the palm of your citizens' hands. Updates to your site are automatically synced to the app in real-time.

Contact us today to learn more about the exciting doors a customized app can open for your community.

## Connect with Us

Phone: 888.228.2233  
Email: [info@civicplus.com](mailto:info@civicplus.com)  
Web: [www.civicplus.com](http://www.civicplus.com)





One customizable app. One user-friendly interface. Endless possibilities.



#### Who's Using It?

San Gabriel, CA

Citrus Heights, CA

Brambleton Community Association, VA

Goose Creek, SC

And many others – take a look:

 [Android Mobile Apps](#)

 [Apple Mobile Apps](#)

#### Product Benefits

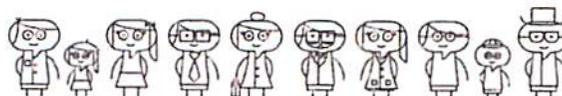
- **Cross-Platform Compatibility** – CivicMobile is designed to look and work great on both Apple® iOS and Android® mobile devices.
- **Fully Integrated** – The CivicMobile app is seamlessly connected directly to your CivicPlus® website; your content will always be in-sync with your app.
- **Custom Design** – Our designers work hard to make sure that no matter what device your citizens are on, your brand identity is instantly recognized.
- **Push Notifications** – Through integration with Notify Me®, your citizens are able to receive updates across all of their mobile devices.
- **Custom Content** – CivicMobile allows you to choose the most relevant content for your app.
- **No additional resources** – Once the app is designed and developed, there is no upkeep on your end. Our expert team will make sure it stays up-to-date and follows the ever-changing landscape of mobile apps.

#### What do you get?

- Choose to include up to 18 modules
- Include up to six web links for easy integration with any mobile-friendly web page
- Link to social media accounts (Facebook®, Twitter®, and YouTube®)
- Choose your own app name

#### Connect with Us

+ Phone: 888.228.2233  
+ Email: [info@civicplus.com](mailto:info@civicplus.com)  
+ Web: [www.civicplus.com](http://www.civicplus.com)



# City of Hampton

## Council Agenda Item

**Subject:** Approval of temporary business licenses for two properties.

- Information Only
- Recommendation
- Policy Discussion
- Status Report
- Other

**Date:** 07072016

**Budget Information:** n/a

**Revenues:** -

**Expenses:** -

Annual Operating Expense: \$ -

Capital Expense: \$ -

Other: \$ -

**Funding Source:** n/a

**Council Action Requested date:** 07122016

---

**Purpose:**

Two businesses have been denied a business license due to zoning issues. Both are appropriate for the area they serve and delays will result in significant financial loss.

---

**History:**

1) One property is owned by David Bartram. The property is currently zoned M-1. He needs a zoning change to M-2 in order to operate a recycling center adjacent to the existing ADM facility on East Main. The rezoning application is in progress. Henry

County P&Z approved an "office only" license. This will not allow the development of the facility.

2) Keith Nelson was denied a business license to operate a restaurant in the building on Oak Street formerly occupied by Speedway Donuts. The current zoning is M-1. The property owner will request a zoning variance to include restaurant as an allowable use.

---

**Facts and Issues:**

1) The Council allowed the City Manager to issue a temporary business license for Dragon Fly in a similar situation last year.

2) The license issued to David Bartram will be conditioned as follows:

- a) Hours of operation are limited to Monday through Friday, 7:00 AM to 7:00 PM.
- b) A privacy fence will be installed on all sides of the property for appearance and privacy.

---

**Options:**

1) Mayor and Council approve allowing the City Manager to issue temporary business licenses for the named parties.

2) Mayor and Council do not approve allowing the City Manager to issue temporary business licenses for the named parties.

3) Mayor and Council defined option.

---

**Department Recommended Action: Option #1.**

Department: Community Development

J. D. MATTHEWS   
Director

7/7/16  
Date

---

**Administrative Comments: None**

---

**Administrative Recommendation: Option #1**

Tommy Engler  
Manager

07072016  
Date



# CITY OF HAMPTON

17 East Main St. South \*P.O. Box 400\* Hampton, GA 30228\*770-946-4306

## Commercial Business License Application

Business/Company Name: ADM Recycling & Transfer Services  
 Business Location: 124 East Main St N Suite/Apt \_\_\_\_\_  
 City: Hampton State: Georgia Zip: 30228  
 Business Phone #: (404) 790-7169  
 Mailing Address: SAME Suite/Apt \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Business Owner: DAVID BARTHELM Title: President  
 Home Address: 206 Williamsburg Ct Suite/Apt: \_\_\_\_\_  
 City: McDonough State: GA Zip: 30253  
 Email Address: ADM@BellSouth.net  
 Home Phone #: \_\_\_\_\_  
 Cell Phone #: 678-724-4438

ID-021-01028006

### Description of Business

Recycling Wood, Concrete and transferring to other locations

If seating is applicable, how many seats \_\_\_\_\_

Please provide a site plan with the square footage of location for planning and zoning review

State Licensure from Secretary of State, if applicable #: \_\_\_\_\_  
 Certificates or other credentials applicant has received pertaining to business: \_\_\_\_\_

Sent P42  
1:09pm  
6/24/16

### OCCUPATION TAX AMOUNTS

Fees are based on the number of Employees

An employee is defined as any individual that exerts efforts within the State of Georgia for the purpose of soliciting business or serving customers and/or clients. The City may request supporting information such as Wage or Tax Reports to determine the accuracy of information. All License expire December 31<sup>st</sup> of the current year issued.

FD  
6/24/16

Please check one  
 0-3 Employees -\$40.00  
 3-8 Employees -\$60.00  
 Over 8 Employees -\$90.00  
 Tax Amount: \$ \_\_\_\_\_  
 Administrative Fee: \$ 10.00  
 Amount Due: \$ \_\_\_\_\_

### License Procedures

- 1) - once you have returned your application back to the City Of Hampton Business License Clerk will forward your application and site plan with square footage to the Henry County Planning and Zoning Department for the review of your application. Once approved, you will receive a phone call from the business license clerk to proceed. If denied, you may request to go before the council for a final review.
- 2) - After approval from planning and zoning your application will be sent to JD Matthews with the City of Hampton and Henry County Fire Department. It is the applicant's responsibility to make arrangements for inspections.
- 3) - This is one of our Committees appointed to ensure our Historical District is kept within the guidelines that have been set forth by the City. This is a free service; however, required if Business is located on East Main St. Historical District.
- 4) - Department of Agriculture and Health Department inspections must be completed before and turned in for the business license can be issued
- 5) Once all permits, C/O's, and the application has been signed off the Business License Clerk will give the applicant a call to pick up the license.

I, David L Baetram, confirm that the facts stated on this application are true. I understand that any fraudulent statement is grounds for termination of this application and revocation of the certificate. I understand that my business is operated in agreement according to Federal, State, and Local laws/ordinances and regulations.

Date: 6/19/16

Signature: [Handwritten Signature]

----- OFFICE USE ONLY -----

City Manager or City Clerk \_\_\_\_\_ Date: \_\_\_\_\_

Certificate of Occupancy: \_\_\_\_\_ Date: \_\_\_\_\_  
 Fire Department Inspection: \_\_\_\_\_ Date: \_\_\_\_\_  
 Health Department: \_\_\_\_\_ Date: \_\_\_\_\_  
 Department of Agriculture: \_\_\_\_\_ Date: \_\_\_\_\_  
 Planning and Zoning: [Handwritten Signature] Date: 6/20/2016  
Approved (Office Only)



Date Received: \_\_\_\_\_

### Business License Zoning & Parking Review Form (HC)

Planning & Zoning Director, Dante Gibbs  
For Office Staff Only

Name of Business: ADM Recycling & Transfer Services

Business Address: 124 E Main Street, Mableton, GA

Description of Business: Recycling Services (Office Only)

Parcel ID Number: 021-01028006

Land Lot/District: W 231/6<sup>th</sup> District

Zoning: M-1 (Light Industrial)

Zoning Conditions?: If so, attach copies. No conditions found

COH Required Parking: 1:300 of floor area

Square footage of Space/  
# of Employees: 3-8 employees / 9000 sq ft

Total Parking Needed: 7 spaces needed

Current Number of Parking Spaces: ± 9 spaces + loading facilities

Number of spaces occupied by other tenants: N/A

Site Visit Required: No

Date of Site Visit: N/A

Comments: Office functions only permissible at this location

Planner Signature: [Signature] Planner I

Date Approved/Denied: 6/30/2016

**MANDATORY AFFIDAVIT VERIFYING STATUS FOR RECEIPT OF PUBLIC BENEFITS**

By executing this affidavit under oath, as an applicant for a City of Hampton, Georgia, public benefit (defined below), as supplemented by resolution of the City Council, and as referenced in O.C.G.A. § 50-36-1, I am stating the following with respect to my application to the City of Hampton:

David L Bartle  
Name of natural person applying on behalf of individual, business, corporation, partnership or other private entity.  
124 East Main St N 404-790-7169  
Address of applicant named above Telephone Number  
ADM Recycling & Transfer Services  
Name of individual, business, corporation, partnership Business License  
or other private entity for whom application is being made. Category of Public Benefit

I understand that "public benefit" includes but is not limited to: Adult education; Authorization to conduct a commercial enterprise or business; Authorization to conduct activities regulated by local government such as flea markets, peddlers, sidewalk vendors, massage therapy, bingo games, adult entertainment, pawn shops, day cares, etc.; Business certificate, license, or registration; Business loan; Cash allowance; Contract for materials or services; Disability assistance or insurance; Down payment assistance; Energy assistance; Food stamps; Gaming license; Health benefits; Housing allowance, grant, guarantee, or loan; Home occupation certificate, license or registration; Loan guarantee; Medicaid; Occupational license; Professional license; Registration of regulated business; Rent assistance or subsidy; Retirement benefits; State grant or loan; State identification card; Tax certification required to conduct a commercial business; Temporary assistance for needy families (TANF); Unemployment insurance; Vehicles for Hire certificate or license; and Welfare to work.

I am a United States Citizen

OR  
 I am a legal permanent resident 18 years of age or older, or I am an otherwise qualified alien or non-immigrant under the Federal Immigration and Nationality Act 18 years of age or older and lawfully present in the United States.\*

In making the above representations under oath, I understand that any person who knowingly and willfully makes a false, fictitious or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A. § 16-10-20.

SUBSCRIBED AND SWORN  
BEFORE ME ON THIS THE  
10 DAY OF June 2016.

Signature of Applicant [Signature] Date 6/10/16

NOTARY PUBLIC  
MY COMMISSION EXPIRES: 11/19/17

Printed Name David Bartle  
Alien Registration Number for Non-Citizens \_\_\_\_\_

\*Note: O.C.G.A. § 50-31-1(e)(2) requires that aliens under the federal Immigration and Nationality Act, Title 8 U.S.C., as amended, provide their alien registration number. Because legal permanent residents are included in the federal definition of "alien", legal permanent residents must also provide their alien registration number. Qualified aliens that do not have an alien registration number may supply an alternative identifying number in the space above.

**Private Employer Exemption Affidavit Pursuant To O.C.G.A. § 36-60-6 (d)**

By executing this affidavit, the undersigned private employer verifies that it is exempt from compliance with O.C.G.A. § 36-60-6, stating affirmatively that the individual, firm, or corporation *employs ten (10) or fewer employees* and is not required to register with and/or utilize the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. § 36-60-6.

I hereby declare under penalty of perjury that the foregoing is true and correct.  
Executed on 6, 10, 2014 in Hampton, Georgia

ADAM Recycling & Transfer Services

Printed Name of Exempt Private Employer

[Signature]

Name of Business

Signature of Exempt Private Employed or Authorized Officer or Agent

DAVID L BAKERAM

Printed Name and Title of Person Executing Affidavit

SUSCRIBED AND SWORN BEFORE ME ON THIS 10 DAY OF JUN, 2014

[Signature]

NOTARY PUBLIC

My Commission Expires: 11/19/17

\*This affidavit is for submissions made on or after to July 1, 2013.



Date Received: 6-27-2016

**Business License Zoning & Parking Review Form (HC)**

Planning & Zoning Director, *Daunte' Gibbs*  
For Office Staff Only

Name of Business: Southern Take out Cafe

Business Address: 140 Oak Street

Description of Business: Take out Restaurant /dine in

Parcel ID Number: 008-01014000

Land Lot/District: 252/6

Zoning: M-1

Zoning Conditions?: If so, attach copies. None Found

ULDC Required Parking: \_\_\_\_\_

Square footage of Space/  
# of Employees \_\_\_\_\_

Total Parking Needed: \_\_\_\_\_

Current Number of Parking Spaces: \_\_\_\_\_

Number of spaces occupied by other  
tenants: \_\_\_\_\_

Site Visit Required: \_\_\_\_\_

Date of Site Visit: \_\_\_\_\_

Comments: Restaurant not allowed within M-1 zoning  
C-2 & C-3 per 67-156  
Use Permitted Classified as Bakery → Speedway Donuts 2008-June 2016

Planner Signature: [Signature], Planner I

Date Approved/Denied 7-6-2016

**Sec. 67-155. - M-1 Light Industrial.**

- (a) Purpose.** This district is to provide for light industrial uses, all of which shall be nuisance-free and not generators of hazardous wastes. It is intended that light manufacturing uses shall be located on either arterial or major collector public streets or within industrial parks having access to such thoroughfares.
- (b) Permitted uses:**
  - (1)** Any commercial or industrial use which involves manufacturing, processing or assembly operations or the storage and sale of heavy materials, products or equipment; but not including uses which may cause injurious or obnoxious noise, vibrations, smoke, gas, fumes, odor, dust, fire hazard or other objectionable conditions to nearby areas.
  - (2)** Armories.
  - (3)** Bakeries and other establishments manufacturing prepared foods and miscellaneous food products.
  - (4)** Bottling plants.
  - (5)** Cabinet shops.
  - (6)** Canning plants.
  - (7)** Clinics, cafeterias, employee credit unions and recreational facilities for employees only.
  - (8)** Cold storage, ice plants and freezer lockers.
  - (9)** Cosmetics and pharmaceuticals.
  - (10)** Dairy plants and ice cream manufacturing.
  - (11)** Distribution of products and merchandise.
  - (12)** Dry cleaning and laundering establishments.
  - (13)** Education and training facilities.
  - (14)** Electrical appliances and equipment, sales and repairs.
  - (15)** Electronic manufacturing and assembly plants.
  - (16)** Fabricating shops such as woodworking, upholstery and sheet metal shops.
  - (17)** Garages, repair shops and machine shops.
  - (18)** Machine shop.
  - (19)** Offices and administrative facilities.
  - (20)** Plumbing shops and other contractors, including open storage of materials when located in the rear yard.
  - (21)** Printing, publishing and reproducing establishments.

- (22) Sign painting and fabricating shops.
  - (23) Textile manufacturing plants.
  - (24) Wholesaling or warehousing.
  - (25) Other uses as may be determined by the planning staff to be similar and compatible with the above-listed permitted uses.
  - (26) Crematoriums.
  - (27) Mini-warehouses, with outdoor storage.
  - (28) Self-service storage facilities with outdoor storage as governed by the self-service storage facility standards set forth in section 67-162 of this chapter.
- (c) Accessory uses. Those determined by the planning staff to be customarily appurtenant to those uses permitted in this district.
- (d) Conditional uses. Upon application to, and recommendation by the planning and zoning commission and favorable decision thereon by the city council, the following conditional uses are permitted in this district:
- (1) Airports and heliports.
- (e) Conditional exceptions:
- (1) Caretakers' quarters.
  - (2) One mobile home for use as a temporary office.
- (f) Development standards:
- (1) Minimum lot area: 30,000 square feet.
  - (2) Minimum lot width: 100 feet.
  - (3) Minimum front yard: 70 feet.
  - (4) Minimum side yard: None, but 30 feet if a corner lot.
  - (5) Minimum rear yard: 20 feet.
  - (6) Maximum height: 35 feet.
  - (7) Public sewer: Required.
  - (8) Public water: Required.

(Ord. No. 170, §§ 15, 16, 9-10-02)



# CITY OF HAMPTON

17 East Main St. South \*P.O. Box 400\* Hampton, GA 30228\*770-946-4306

## Commercial Business License Application

ID 008-01014006

Business/Company Name: SOUTHERN TAKEOUT CAFE  
 Business Location: 140 OAK STREET Suite/Apt \_\_\_\_\_  
 City: Hampton State: Georgia Zip: 30228  
 Business Phone #: (470) 233-4166  
 Mailing Address: 140 OAK STREET Suite/Apt \_\_\_\_\_  
 City: HAMPTON State: GA Zip: 30228  
 Business Owner: KEITH NELSON Title: OWNER  
 Home Address: 169 GOLDLEAF DR Suite/Apt: \_\_\_\_\_  
 City: HAMPTON State: GA Zip: 30228  
 Email Address: Keith.n@crf7corp.com  
 Web address: \_\_\_\_\_

Promoted on the City of Hamptons website? YES  NO

Home Phone #: 678-782-5919

Cell Phone #: 470-233-4166

6/23/16

### Description of Business

Quickserve southern favorites cuisine dine in/takeout restaurant  
specializing in all natural (100%), fresh daily, non GMO made to order food.  
 If seating is applicable, how many seats? 3 booths that seat 12 occupants

Please provide a site plan with the square footage of location for planning and zoning review

State Licensure from Secretary of State, if applicable #: \_\_\_\_\_

Certificates or other credentials applicant has received pertaining to business:

\_\_\_\_\_  
\_\_\_\_\_

### OCCUPATION TAX AMOUNTS

Fees are based on the number of Employees

An employee is defined as any individual that exerts efforts within the State of Georgia for the purpose of soliciting business or serving customers and/or clients. The City may request supporting information such as Wage or Tax Reports to determine the accuracy of information. All License expire December 31<sup>st</sup> of the current year issued.

*Please check one*

0-3 Employees -\$40.00

3-8 Employees -\$60.00

Over 8 Employees -\$90.00

Tax Amount: \$ \_\_\_\_\_

Administrative Fee: \$ 10.00

Amount Due: \$ \_\_\_\_\_

### License Procedures

- 1) - once you have returned your application back to the City Of Hampton Business License Clerk will forward your application and site plan with square footage to the Henry County Planning and Zoning Department for the review of your application. Once approved, you will receive a phone call from the business license clerk to proceed. If denied, you may request to go before the council for a final review.
- 2) - After approval from planning and zoning your application will be sent to JD Matthews with the City of Hampton and Henry County Fire Department. It is the applicant's responsibility to make arrangements for inspections.
- 3) - This is one of our Committees appointed to ensure our Historical District is kept within the guidelines that have been set forth by the City. This is a free service; however, *required* if Business is located on East Main St. Historical District.
- 4) - Department of Agriculture and Health Department inspections must be completed before and turned in for the business license can be issued
- 5) Once all permits, C/O's, and the application has been signed off the Business License Clerk will give the applicant a call to pick up the license.

I, ARVON N NELSON, confirm that the facts stated on this application are true. I understand that any fraudulent statement is grounds for termination of this application and revocation of the certificate. I understand that my business is operated in agreement according to Federal, State, and Local laws/ordinances and regulations.

Date: 6-23-16  
 Signature: [Handwritten Signature]

----- OFFICE USE ONLY -----

City Manager or City Clerk \_\_\_\_\_ Date: \_\_\_\_\_

Certificate of Occupancy: _____	Date: _____
Fire Department Inspection: _____	Date: _____
Health Department: _____	Date: _____
Department of Agriculture: _____	Date: _____
Planning and Zoning: _____	Date: _____

WATER HEATER

OFFICE  
8' L x 5' W

COUNTER  
10' L x 2' W

COUNTER  
13' L x 3' W

RESTROOM  
6' L x 5' 6" W

SINK #1  
SINK #2  
SINK #3

78" REACH IN COOLER #2  
6' 5" L x 2' 9" D  
SINK

78" REACH IN COOLER #1  
6' 5" L x 2' 9" D  
SINK

PREP TABLE  
5' L x 2' 9" D

PREP TABLE  
5' L x 2' 6" W

BOOTH #1  
7' L x 4' W

BOOTH #2  
7' L x 4' W

BOOTH #3  
5' L x 4' W

5' 1" x 2' 6" W  
PREP TABLE

SANDWICH PREP TABLE  
5' 1" x 2' 6" W

60" GPS FRIDGE  
5' 11" 6" L x 3' 1" D

COMMERCIAL (W/ICE HOOD)  
7' 1" L x 4' 4" W

7' 1" L

**Private Employer Exemption Affidavit Pursuant To O.C.G.A. § 36-60-6 (d)**

By executing this affidavit, the undersigned private employer verifies that it is exempt from compliance with O.C.G.A. § 36-60-6, stating affirmatively that the individual, firm, or corporation *employs ten (10) or fewer employees* and is not required to register with and/or utilize the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. § 36-60-6.

I hereby declare under penalty of perjury that the foregoing is true and correct.

Executed on JUNE, 23, 2016 in Hampton, Georgia

Arkeith Nelson

Printed Name of Exempt Private Employer

Southern Takeout Cafe

Name of Business



Signature of Exempt Private Employed or Authorized Officer or Agent

Arkeith Nelson OWNER

Printed Name and Title of Person Executing Affidavit

SUSCRIBED AND SWORN BEFORE ME ON THIS 23 DAY OF June, 2016

Brandi Barber

NOTARY PUBLIC

My Commission Expires: 10/9/16

\*This affidavit is for submissions made on or after to July 1, 2013.

MANDATORY AFFIDAVIT VERIFYING STATUS FOR RECEIPT OF PUBLIC BENEFITS

By executing this affidavit under oath, as an applicant for a City of Hampton, Georgia, public benefit (defined below), as supplemented by resolution of the City Council, and as referenced in O.C.G.A. § 50-36-1, I am stating the following with respect to my application to the City of Hampton:

Arkeith Nelson

Name of natural person applying on behalf of individual, business, corporation, partnership or other private entity.

169 Goldleaf Dr Hampton, GA 30228

Address of applicant named above

470-233-4661

Telephone Number

Southern Takeout Cafe

Name of Individual, business, corporation, partnership or other private entity for whom application is being made.

Business License

Category of Public Benefit

I understand that "public benefit" includes but is not limited to: Adult education; Authorization to conduct a commercial enterprise or business; Authorization to conduct activities regulated by local government such as flea markets, peddlers, sidewalk vendors, massage therapy, bingo games, adult entertainment, pawn shops, day cares, etc.; Business certificate, license, or registration; Business loan; Cash allowance; Contract for materials or services; Disability assistance or insurance; Down payment assistance; Energy assistance; Food stamps; Gaming license; Health benefits; Housing allowance, grant, guarantee, or loan; Home occupation certificate, license or registration; Loan guarantee; Medicaid; Occupational license; Professional license; Registration of regulated business; Rent assistance or subsidy; Retirement benefits; State grant or loan; State identification card; Tax certification required to conduct a commercial business; Temporary assistance for needy families (TANF); Unemployment insurance; Vehicles for Hire certificate or license; and Welfare to work.



I am a United States Citizen

OR

I am a legal permanent resident 18 years of age or older, or I am an otherwise qualified alien or non-immigrant under the Federal Immigration and Nationality Act 18 years of age or older and lawfully present in the United States.\*

In making the above representations under oath, I understand that any person who knowing and willfully makes a false, fictitious or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A. § 16-10-20.

SUBSCRIBED AND SWORN  
BEFORE ME ON THIS THE

23 DAY OF June 20 16.

Signature of Applicant

Arkeith Nelson

Date

6-23-16

NOTARY PUBLIC  
MY COMMISSION EXPIRES:

10/9/16

Printed Name

ARKEITH NELSON

Alien Registration Number for Non-Citizens

Bianca Barber

\*Note: O.C.G.A. § 50-31-1(e)(2) requires that aliens under the federal Immigration and Nationality Act, Title 8 U.S.C., as amended, provide their alien registration number. Because legal permanent residents are included in the federal definition of "alien", legal permanent residents must also provide their alien registration number. Qualified aliens that do not have an alien registration number may supply an alternative identifying number in the space above.

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- 4) - Department of Agriculture and Health Department inspections must be completed before and turned in for the business license can be issued.
- 5) Once all permits, C/O's, and the application has been signed off the Business License Clerk will give the applicant a call to pick up the license.

I, Awan Nkwal, confirm that the facts stated on this application are true. I understand that any fraudulent statement is grounds for termination of this application and revocation of the certificate. I understand that my business is operated in agreement according to Federal, State, and Local laws/ordinances and regulations.

Date: 6-23-16  
 Signature: [Handwritten Signature]

----- OFFICE USE ONLY -----

City Manager or City Clerk \_\_\_\_\_ Date: \_\_\_\_\_

Certificate of Occupancy: \_\_\_\_\_ Date: \_\_\_\_\_  
 Fire Department Inspection: \_\_\_\_\_ Date: \_\_\_\_\_  
 Health Department: \_\_\_\_\_ Date: \_\_\_\_\_  
 Department of Agriculture: \_\_\_\_\_ Date: \_\_\_\_\_

Planning and Zoning: John Denied Date: 7-6-2016  
 Restaurant not permitted within M-1 Zoning District