

City of Hampton  
Public Hearing/Workshop / Council Meeting  
Tuesday, October 11, 2016 @ 6:00 p.m.  
Hampton City Hall

**Public Hearing:**

Mayor and Council to receive both written and oral comments about the 2016-2020 Short-Term Work Program and Capital Improvements Element Update and adoption and amendment to the Henry County/Cities Joint Comprehensive Plan.

**Workshop Meeting:**

Interim City Manager/City Clerk, Pat Watson will discuss items with Mayor, Council and Residents.

Introduction of new staff

Committee Updates

**Adjourn:**

**Regular Meeting:**

**Invocation**

**Pledge to Flag**

**Approval of Minutes:**

Public Hearing/Workshop/Council Meeting - September 13, 2016  
Special Called Council Meeting – September 27, 2016

**Invited Guest:**

Diane Chrispen to request the City Council for a Variance on the parking for 25 Tom Eason Dr. and for issuance of a temporary Business License pending Henry Counties recommendation.

**Public comment:**

**Old Business:**

**New Business:**

Resolution 16-22, A resolution to adopt the annual update of the Short Term Work Program and Capital Improvements Element covering the five-year period 2016-2020.

Resolution 16-23, A resolution of support for the application of Hampton Elementary Charter School to be included in COHORT 18 of the implementation of personalized learning in Henry County Schools.

City of Hampton  
Public Hearing/Workshop / Council Meeting  
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Mayor and Council to consider suspending the automatic water increase scheduled for November 1, 2016 for a one-year period.

Mayor and Council to consider suspending the automatic electric increase scheduled for November 1, 2016.

**Adjourn meeting**

RESOLUTION NO. 16-22

HAMPTON, GEORGIA

**2016-2020 SHORT TERM WORK PROGRAM AND CAPITAL IMPROVEMENTS  
ELEMENT UPDATE ADOPTION AND AMENDMENT TO THE HENRY  
COUNTY/CITIES JOINT COMPREHENSIVE PLAN**

WHEREAS, Hampton, Georgia has prepared an Annual Update to its Short Term Work Program and Capital Improvements Element; and

WHEREAS, the Annual Update of the Short Term Work Program and Capital Improvements Element was prepared in accordance with the Development Impact Fee Compliance Requirements and the Minimum Planning Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989, as amended and as determined by correspondence received from the Georgia Department of Community Affairs, dated September 8, 2016, and the Atlanta Regional Commission, dated September 9, 2016; and

WHEREAS, a Public Hearing was held to transmit the Short Term Work Program and Capital Improvement Element on August 9, 2016, at Hampton City Hall-Council Chambers;

NOW THEREFORE BE IT RESOLVED THAT, the Hampton City Council does hereby adopt the annual update of the Short Term Work Program and Capital Improvements Element covering the five-year period 2016-2020.

BE IT FURTHER RESOLVED THAT, the Hampton City Council amends and updates the Henry County/Cities Joint Comprehensive Plan to include the update by reference.

BE IT SO RESOLVED this 11<sup>th</sup> day of October, 2016.

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

ATTEST:

\_\_\_\_\_  
Pat Watson, City Clerk

# City of Hampton

## EXECUTIVE SUMMARY

### CITY COUNCIL MEETING

Meeting Date:

October 11, 2016

Department Requesting Agenda Item:

Planning and Zoning

Action Type:

*Action requested by City Council*

*For informational purposes only*

Attachments/Exhibits for Agenda Item:

1. Resolution to Adopt
2. Legal Ad
3. Resolution No. 16-18 to Transmit dated August 9, 2016
4. Department of Community Affairs (DCA) approval to adopt (email correspondence), dated September 8, 2016
5. ARC Approval to adopt letter, dated September 9, 2016
6. 2016-2020 Short Term Work Program and Capital Improvements Element Update

Presenter:

City Staff

#### **2016-2020 SHORT TERM WORK PROGRAM AND CAPITAL IMPROVEMENTS ELEMENT (STWP/CIE) UPDATE ADOPTION AND AMENDMENT TO THE HENRY COUNTY/CITIES COMPREHENSIVE PLAN**

The 2016-2020 Short Term Work Program and Capital Improvements Element (STWP/CIE) Update was prepared by the City Manager and facilitated by the Henry County Planning & Zoning Department in accordance with the Development Impact Fee Compliance Requirements and the Minimum Planning Standards and Procedures for Local Comprehensive Planning, established by the Georgia Planning Act.

On August 9, 2016, a public hearing was held and the Hampton City Council approved a resolution to transmit the STWP/CIE document to the Georgia Department of Community Affairs (DCA) and the Atlanta Regional Commission (ARC) for review. Both agencies must determine that the document is in compliance with the Development Impact Fee Act and Minimum Standards and Procedures for Local Comprehensive Planning before the document can be adopted.

Additional Comments / Recommendation:

Renewal of Qualified Local Government (QLG) status is contingent upon official adoption of the update as an amendment to the Comprehensive Plan.

Staff recommends that the Hampton City Council adopt the 2016-2020 STWP/CIE Update as approved by DCA and ARC.

RESOLUTION NO. 16-18

CITY OF HAMPTON, GEORGIA

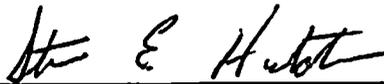
**SHORT TERM WORK PROGRAM AND CAPITAL IMPROVEMENTS ELEMENT  
ANNUAL UPDATE TRANSMITTAL**

WHEREAS, the City of Hampton, Georgia has prepared an annual update to its Short Term Work Program and Capital Improvements Element; and

WHEREAS, the annual update of the Short Term Work Program and Capital Improvements Element was prepared in accordance with the Development Impact Fee Compliance Requirements and the Minimum Planning Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989, as amended; and a Public Hearing was held on August 9, 2016, in the Hampton City Council Chambers;

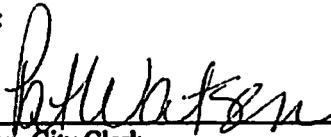
NOW, THEREFORE BE IT RESOLVED THAT the Hampton City Council does hereby authorize the Henry County Planning and Zoning Department to transmit the annual update of the Short Term Work Program and Capital Improvements Element covering the five-year period 2016-2020, and this resolution to the Atlanta Regional Commission and Georgia Department of Community Affairs as required by the Georgia Planning Act.

BE IT SO RESOLVED this 9th day of August, 2016.



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

ATTEST:



\_\_\_\_\_  
Pat Watson, City Clerk

**PUBLIC HEARINGS**

**PUBLIC HEARING NOTICE**  
Henry County Board of  
Commissioners (BOC)  
Date: Tuesday,  
October 4, 2016  
Location: Henry County  
Administration Building  
140 Henry Parkway,  
McDonough, Georgia 30253  
Public Hearing: 9:30 A.M.,  
Community Meeting Room

**REZONING:**  
RZ-16-21  
1050 North Bridges Road,  
LLC of Jackson, GA requests  
a rezoning from C-9 (High-  
way Commercial) to RA  
(Residential Agricultural) for  
the property located at 1050  
N. Bridges Road, in Land Lot  
113 of the 6th District. The  
property consists of 7.82/-  
acres, and the request is for  
a zoning reversion. District 3  
**COMPREHENSIVE PLAN  
AMENDMENT:**

**COMP-AM-16-04**  
1050 North Bridges Road,  
LLC of Jackson, GA re-  
quests an amendment to the  
Comprehensive Plan for the  
property located at 1050 N.  
Bridges Road, in Land Lot  
113 of the 6th District. The  
property consists of 7.82/-  
acres, and the request is to  
change the Future Land Use  
Map designation from Com-  
mercial to Rural Residential.  
District 3  
**MODIFICATION TO CONDI-  
TIONS:**

**RC-16-03**  
Whitearth Builders of Fort  
Walden Beach, FL requests  
a modification to conditions  
for the Castlebrook Subdivi-  
sion located at 1876 South  
Old Road, in Land Lot 240, of  
the 7th District. The property  
consists of 32.81/- acres,  
and the request is to re-wa-  
vate the zoning conditions  
given in the rezoning case  
RZ-05-02, District 1  
928-442147, 9/14

**PUBLIC HEARING NOTICE**  
Notice is hereby given that  
the Henry County Board  
of Commissioners and the  
Cities of Stockbridge and  
Hampton will conduct a Pub-  
lic Hearing for the purpose  
of approving a resolution to  
adopt the Short Term Work  
Program and Capital Im-  
provement Budget Annual  
Update, 2016-2020. Cop-  
ies of the document will be  
available at the Henry County  
Planning and Zoning Depart-  
ment, 140 Henry Parkway,  
McDonough, GA 30253.

Jurisdiction  
Adoption Public Hearing  
Location

Henry County  
Henry County Board of  
Commissioners  
Tuesday, October 4, 2016  
9:30 a.m.  
Henry County Administration  
Building  
Community Meeting Room  
140 Henry Parkway  
McDonough, GA 30253

Hampton  
Hampton City Council  
Tuesday, October 11, 2016,  
6:30 p.m.  
Hampton City Hall  
17 East Main Street  
Hampton, GA 30228

Stockbridge  
Stockbridge City Council  
Monday, October 18, 2016,  
6:30 p.m.  
Stockbridge City Hall  
4040 North Henry Boulevard  
Stockbridge, GA 30281  
928-442169, 9/14

WAKAY HENRYHERALD.COM - WEDNESDAY, SEPTEMBER 14, 2016 - C3

**Andrew Smith**

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**From:** Jon West <Jon.West@dca.ga.gov>  
**Sent:** Thursday, September 08, 2016 2:18 PM  
**To:** Dan Reuter; Jared Lombard; Andrew Smith; Jonathan Tuley  
**Cc:** PEMD OPQG Administration; Cam Yearty  
**Subject:** Hampton CIE Annual Update Approval

Dan, Jared, Andrew and Jon,

Our staff has reviewed the revised Annual Capital Improvement Element (CIE) Update for the City of Hampton and finds that it adequately addresses applicable requirements. The next step is for the local government to adopt the CIE Update. As soon as your office provides written notice that the CIE Update has been adopted and provides DCA with a digital copy of the final adopted version of this document, we will notify the local government that its Qualified Local Government status has been extended. If you have any questions, please contact us at 404-679-5279.

Thanks,



Learn more about our commitment to [our housing](#).

Jon A. West, AICP  
Senior Planner: Local & Intergovernmental Programs  
Georgia Department of Community Affairs  
60 Executive Park South, NE  
Atlanta, Georgia 30329  
Direct 404-327 6872  
Fax 770-302-9703  
[Jon.West@dca.ga.gov](mailto:Jon.West@dca.ga.gov)

September 9, 2016

Mayor Steve Hutchison  
City of Hampton  
17 East Main Street South  
Hampton, Georgia 30228

RE: 2016 Capital Improvements Element Annual Update

Dear Mayor Hutchison,

ARC has completed the regional review of the 2016 Capital Improvements Element (CIE) Annual Update for the City of Hampton. We are pleased to inform you that the Georgia Department of Community Affairs (DCA) has determined that the update is in compliance with the Development Impact Fee Compliance Requirements and the Minimum Standards and Procedures for Local Comprehensive Planning.

Renewal of Qualified Local Government (QLG) status is contingent on adoption of the update as an amendment to the City's Comprehensive Plan. The 2016 update may be adopted at any time. Once adopted, please send ARC digital copies of the adoption resolution and the final, "as adopted" update document so that we may forward them to DCA. Upon receiving notice that the update has been adopted, DCA will renew the City's QLG status.

I commend you and the City of Hampton for your commitment to the comprehensive planning process. Please contact Andrew Smith at (404) 463-5581 or [asmith@atlantaregional.com](mailto:asmith@atlantaregional.com) if you have any questions or if we can provide further assistance.

Sincerely,



Jared Lombard, AICP  
Senior Principal Planner/Section Manager

Enclosure

Cc: Daunte' Gibbs, Director of Planning & Zoning, Henry County



**Short-Term Work Program Update  
2016-2020  
CITY OF HAMPTON, GEORGIA**

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CITY OF HAMPTON-DEVELOPMENT IMPACT FEE.....Page 3

COMMUNITY FACILITIES						
Item	Activity	Years	Responsible Party	Cost Estimate	Funding Source	Status
1	Well Development	2015-2016	City Public Works/ Water and Sewer #8	\$300,000	SPLOST50%/ Impact Fees 50%	complete
2	Well Development	2016-2017	#9 – City Public Works/water and sewer	300,000	SPLOST 50% IMPACT FEE 50%	In progress
3	Large Meter Testing/Replacement	2015-2018	City Public Works/ Water and Sewer	\$4,000/yr	Utility Fund	complete
4	Second Connection to Henry County System	2015-2018	City Public Works/ Water and Sewer	\$75,000	Impact Fees 100%	complete
5	Meter Read Improvements (Wireless)	2015-2018	City Public Works/ Water and Sewer	\$50,000	Utility Funds SPLOST	complete
6	Leak Detection	2015-2018	City Public Works/ Water and Sewer	\$5,000/yr	Utility Fund Completed (performed annually) amount will be 5k	Ongoing
7	Low Flow Retro Fit Kits	2015-2015	City Public Works/ Water and Sewer	\$2,000/yr	Utility Fund	Ongoing
8	Sewer System Mapping Update	2015-2018	City Public Works/ Water and Sewer	\$5,000/yr	Utility Fund	complete
9	Wastewater Flow & Rainfall Monitoring	2015-2018	City Public Works/ Water and Sewer	\$20,000	Utility Fund	Ongoing
STREETS/STORMWATER						
10	Sidewalk Installation/replacement	2015-2018	City Public Works/ Water and Streets	\$300,000/yr	SPLOST	In progress
11	West Main Street Reconstruction	2015-2017	City Public Works/ Water and Streets	\$175,000	CDBG	Pending r/r/ approval of r/w
12	Electric car recharger	2015-2017	Public Works	\$10,000	General Fund	future
13	Storm water Program/Equipment	2015-2018	City Public Works/ Water and Streets	\$300,000/yr	General Fund	In progress
PUBLIC SAFETY						
14	Body Cameras	2015-2016	Police Department	\$20,000	Impact Fees	complete

TRANSPORTATION						
15	Joint City/County Comprehensive Transportation Plan	2015-2016	HCDOT, P&Z, Asst. County Manager	\$4,282.50	General Fund	In progress
PARKS AND RECREATION						
16	Park Master Plan	2015-2016	Contractor	\$15,000	Impact Fees	complete
17	Construct Senior Park	2016-2019	Architect/Engineer	500,000	SPLOST/CDBG 70% Impact fee 30%	future
18	Old Fortson Library	2016-2018	Engineer/ADA Compliance	100,000	SPLOST	In progress
19	Construct walking trails	2017-2018	Parks & Rec	25,000	Impact fee	future

## CITY OF HAMPTON - DEVELOPMENT IMPACT FEES

Annual Impact Fee Financial Report - October 1, 2014 to September 30, 2015

	Sewer Impact Fees	Water Impact Fees	Electrical Impact Fees	Park & Recreation	Public Safety	Adminstrative	Refund	Total
Impact Fee Fund Balance FY 2014	\$ 121,751.00	\$ 521,488.00	\$ 24,209.00	\$ 7,047.00	\$ 15,810.00	\$ -	\$ -	\$ 690,305.00
Impact Fees Collected in FY 2015	\$ 251,691.00	\$ 46,693.00	\$ 26,656.00	\$ 88,114.00	\$ 10,541.00	\$ -	\$ -	\$ 423,695.00
Impact Fees used in FY 2015	\$ 6,209.00	\$ 86,259.00	\$ 5,986.00	\$ 14,525.00	\$ 20,887.00	\$ -	\$ -	\$ 133,866.00
Impact Fees encumbered In FY 2015	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Impact Fees Fund Balance Ending FY 2015	\$ 370,254.00	\$ 482,442.00	\$ 44,918.00	\$ 80,636.00	\$ 5,464.00	\$ -	\$ -	\$ 983,714.00
Interest Collected in FY 2015	\$ 3,021.00	\$ 520.00	\$ 39.00	\$ -	\$ -	\$ -	\$ -	\$ 3,580.00

STATE OF GEORGIA  
CITY OF HAMPTON

**RESOLUTION NO. 15-23**

**A RESOLUTION OF SUPPORT FOR THE APPLICATION OF HAMPTON  
ELEMENTARY CHARTER SCHOOL TO BE INCLUDED IN COHORT 18 OF THE  
IMPLEMENTATION OF PERSONALIZED LEARNING IN HENRY COUNTY  
SCHOOLS**

**WHEREAS**, Hampton Elementary Charter School (HECS) is wholly located within the City of Hampton; and

**WHEREAS**, it is widely recognized that a quality education system is vital to the health and welfare of a community; and

**WHEREAS**, HECS is making great strides in improving the performance of its students; and

**WHEREAS**, the Henry County Board of Education (BOE) is phasing in Personalized Learning in all schools in Henry County; and

**WHEREAS**, Hampton Middle School and Hampton High School are currently enrolled in the Personalized Learning program in Henry County;

**THEREFORE, BE IT RESOLVED** by the Council of the City of Hampton that it fully supports HECS' application to be included in Cohort 18 of the implementation of Personalized Learning and will cooperate to its fullest, and legal, extent in aiding in the implementation of the program.

RESOLVED this \_\_\_\_\_ day of \_\_\_\_\_ 2016.

CITY OF HAMPTON, GEORGIA

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

ATTEST:

\_\_\_\_\_  
Pat Watson, City Clerk