

**CITY OF BARNESVILLE**  
**PUBLIC HEARING**  
**December 8, 2022**

Council met at 5:00 p.m. on Thursday, December 8, 2022, in the Courtroom at 100 Mill Street in Barnesville, Georgia.

Mayor Peter L. Banks called the meeting to order at 5:00 p.m.

Mayor Pro Tem Sammie D. Shropshire, Jr. opened the meeting with prayer.

**MEMBERS PRESENT**

Mayor Peter L. Banks  
Mayor Pro Tem Sammie D. Shropshire, Jr.  
Councilmember Christopher Hightower  
Councilmember Bill Claxton  
Councilmember Joseph Sims  
Councilmember Cecil D. McDaniel, Sr.

**STAFF PRESENT**

City Manager Timothy T. Turner  
City Clerk Tammy T. Folsom  
City Accountant Tammy York  
Fire Chief Kelvin Chute  
Director of Utilities and Public Works Richard Vereen  
Building and Zoning Administrator Mike Aiken  
Police Major Belinda Penamon

**ACTION TAKEN BY COUNCIL**

On motion by Councilmember McDaniel and seconded by Mayor Pro Tem Shropshire, Council unanimously approved the agenda.

Mayor Banks stated the second order of business of the public hearing was to hear Application #22-09-01 to rezone 30.21 acres at the southwest corner of Highway 41 and Martin Luther King, Jr. Parkway from C-4 Highway Commercial and R-2 Multi-Family to C-4 Highway Commercial and I-1 Industrial for Twiggs Pleasure LLC.

Mr. David Smith with Construction Logistics Services presented to the Council the plan to rezone 30+ acres for a truck stop that will provide additional space for truck and trailer storage, an area for electric vehicles, and an opportunity for expansion. He added the area will be well lit and will be an asset to the community. Councilmember Claxton inquired if the site will be gravel, the plans for buffers, about elevation, and the ability to get ingress/egress permits. Mr. Smith replied the entrance and exit will initially be gravel, there will be landscaping around it with some island to make the location look attractive, it will be elevated, and he feels he will be able to get the required permits. Councilmember McDaniel asked what the acreage will be for C-4 and I-1 and he summarized the corner will essentially be a truck stop where both the entrance and exit will come out.

City Manager Turner gave the first reading of Ordinance No. 592 to rezone the property.

City Manager Turner gave the first reading of Ordinance No. 595 for Application #22-10-01 by HFG Development to annex and rezone 46.12 acres south of the intersection of Johnstonville Road and Roberts Road from AR Agricultural Residential to R-1C Single Family High Density.

Mr. Al Hosford reported the Planning Commission had reviewed his application on November 3, 2022 and he received their approval. Mr. Hosford informed the Council he's requesting annexation and rezoning, but he's not asking for the variance now. He added after feedback from the Council and Planning Commission, he's reduced the plan from 170 to 145 lots with no variance request and he officially withdrew Application #22-10-02 that requested a variance. Mr. Hosford said all the homes will be for sale and not rent to purchase or built for rent.

Councilmember McDaniel noted Mr. Hosford had mentioned he's worked with the City of Stonecrest on a similar project. He inquired if there were any closer projects. Mr. Hosford said he would get something closer for the Council to look at hopefully by next week.

Mr. Newton Galloway, Zoning Ordinance Lawyer out of Griffin who's working with HFG Development, informed the Council the property is not conducive now for the County AR zoning and the County Comprehensive Plan calls for the property to be annexed residential for it to comply with their Comprehensive Plan. He said HFG just completed a project around High Falls Road that is going to have industry and housing is going to have to be addressed.

Ms. Melanie Foster reported her mom's property is near here and their land has been in the family for six generations. She said the intersection is not equipped to handle the traffic coming out, they all will go left and there is no red light at Sims Street, and there will be 35 to 40 cars running all the time. She added she doesn't feel it's appropriate to build 160 houses and she's asking for the Council to vote no to the annexation.

Mr. Jason Lovett, Lamar County Commissioner Elect for District 2, addressed the Council and told them to look at the County zoning and they will know why they want to annex. Mr. Lovett asked them to proceed with caution and to not look at the immediate economic impact for the City.

Mr. Adrian White informed the Council HFG Development's proposal on a similar development in the City of Lovejoy was denied on January 3, 2022. He also said they have proposed a development in the City of Stockbridge which is also nearby. Mr. White noted if the development is allowed, the Council needs to make sure they are held accountable. Mr. Hosford noted the project in Locust Grove is in the planning stage and it was approved and not denied.

City Manager Turner gave the first reading of Ordinance No. 596 for Application #22-10-03 by HFG Development to rezone 24.97 acres at the National Guard Armory at 408 Highway 41 South from R-1B Single Family to R-2 Multi-Family. Mr. Hosford noted he had come to the Council in July and October proposing a standard apartment community requesting multi-family rezoning and two variances to increase the maximum units per apartment building from 8 to 24 units and to increase the maximum building height from 35 to 50 feet. He reported he had met with Fire Chief Chute to make sure the fire equipment can accommodate the apartments and he received some recommendations from the Fire Chief. Mr. Hosford noted the Planning Commission had suggested a plaque be placed to recognize the site being where the first African American school in Lamar County stood. He said they had agreed to the recommendation and will be glad to do it.

Mr. Galloway noted the National Guard Armory needs to be cleaned up and redeveloped and it is appropriate for this use and not for institutional. He expressed he hoped the Council would approve it so it can be cleaned up and redeveloped.

Mr. White suggested the property be put on the historic registry even if it's developed. Mayor Banks noted he agreed with Mr. White's suggestion and it was a wonderful thought, but no one has showed interest in doing it and he didn't think it would happen. Mr. Hosford noted the remediation cost is going to be over \$400,000.

After no further business, on motion by Councilmember Claxton and seconded by Councilmember Sims, Council unanimously adjourned at 5:43 p.m.

Attached is a list of those present at the meeting.

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Peter L. Banks, Mayor

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Tammy T. Folsom, City Clerk

Clerk's Notes: Due to a physical disability, Mr. Stan Pipkin was called and able to participate in the public hearing.