

TOWN OF SHARPSBURG

MINUTES OF PUBLIC HEARING

September 14, 2020

An open and public hearing, posted pursuant to the open meetings law, was held on Monday, September 14, 2020, at 6:00 pm in the Town of Sharpsburg at the A & O Bridges Community Center.

Present were the following: Blue Cole, Mayor; Elizabeth Good, Council Member; Cynthia Puckett-Pike, Council Member; Tom Teagle, Council Member; Brad Sears, Town Attorney; Deannia Roberson, Town Clerk.

Absent: Council Member Stan Parten

Public attendees: Jeff Woods, Sherri Woods, Chris Davis, Shelby & Polly Garlington and Angela Tinsley

The purpose of the Public Hearing was to comment on the zoning variances requested by Jeff and Sherri Woods, owners of the Frigid Frog and the Toasty Toad. They are requesting the following variances from the Sharpsburg Zoning Ordinance be modified for the property located at 6612 Hwy 54, Sharpsburg, GA 30277.

1. All building fronts and sides must be brick
2. Trailers (mobile units) may not be used as Traditional Highway Commercial (THC) buildings
3. Permanent foundations shall meet the requirements of standard building codes for manufactured homes
4. The underpinning for manufactured homes shall be masonry block on a foundation
5. Parking shall be located in rear of building
6. Drive-thru's shall be located to the rear of the building.

The Mayor opened the meeting by welcoming the citizens in attendance and introduced Mr. & Mrs. Jeff & Sherri Woods, owners of the Frigid Frog/The Toasty Toad. Mrs. Woods approached the podium and thanked the Mayor and Council for allowing her to operate their business in Sharpsburg since 2011. She is asking for the variance to place a temporary building on the property to serve coffee and shaved ice products with a drive-thru business only and explained her variance requests. She stated that the building will be constructed offsite and delivered to the lot. The building design does not include brick on three sides. Due to not being the landowner, they are seeking to place a temporary building on the lot and in order to least affect the natural topography of the lot, we would like to place the building on a cinder block foundation which will not be visible. She stated that the underpinning will be painted veneer that will compliment the structure. Mrs. Woods stated that due to the topography of the property and the location

of the drive-thru lane and septic tank, the employee parking is unable to be located at the rear of the property. Also due to the size of the building and the topography of the lot, the drive-thru window is unable to be placed on the rear of the building. She advised Council that Environmental Health came out and inspected all their vehicles and received 100's. She also stated that the Inspector said if Sharpsburg approves the variance, it will be the only mom and pop drive thru coffee shop in Coweta County.

The Mayor asked the Public and Council for comments:

- Polly Garlington asked if the Council could vote on one item or is it all or nothing? Mayor Cole asked Attorney Brad Sears if they could pick and choose the variances? Attorney Sears stated that you could vote on each item or all of them together but if one person voted no, it could be a problem. The vote needs to be unanimous. Some items are dependent upon another item. For example, items 3 & 4 go together as items 5 & 6. Item number 1 which is an architectural standard and item number 2 could be voted alone but if we get a no to item number 2 then the variance would not be accepted.
- Council Member Teagle asked a question for Attorney Brad Sears to answer. Are we setting a precedence by doing this? Attorney Sears stated that as discussed, the zoning ordinance as that it needs some review and addressing would only be precedential to this particular lot because basically she has been operating under similar conditions under variances etc., but the ordinance does need to be addressed in the long run. Mayor Cole stated he has an update on the zoning ordinance and will discuss in the Mayor's minutes.
- Polly Garlington added one more statement. She stated that she has a nice corner lot and hopes they are all on council when she decides to do something other than what's there. I will assure you there will be a precedence. Mayor Cole stated he has a couple of projects that we want to bring online and would like to add you to the development opportunity list. Ms. Garlington stated she was not ready to do that.

Mayor Cole asked if anyone in the Public and Council Members if they were opposed to the variance request. After no response and no official action taken, the Public Hearing was adjourned.



Deannia L. Roberson
Town Clerk

