

**TOWN OF SHARPSBURG  
MINUTES OF THE TOWN COUNCIL WORK SESSION**

**January 25, 2014**

A work session of the Sharpsburg Town Council was held Monday, January 25, 2014, at 9:00am, at the Sharpsburg Recreation Center.

Present were the following: Wendell Staley, Mayor; Clay Cole, Council Member; Keith Rhodes, Council Member; Celene Davenport, Council Member; Donna Camp, Town Clerk. Council Member McElwaney was absent.

Also, present David Mundt, Building Official; Jim Johnson, Michael Lassetter, Karen Lassetter, Joe Bridges, Eric Richards, Shelby and Polly Garlington.

Mayor Staley called the session to order at 9:00am.

Joe Bridges requested that the town allow the employees and customers, of his buildings, to use the recreational center and library bathrooms when they are open for business.

Council Member Cole asked David Mundt if there was anything anywhere in the town either owned by the town or Mr. Bridges that could be used to rectify the situation. David stated that he had submitted a letter to the Mayor and it is attached to these minutes. But, he could use his other bathrooms if they were brought up to compliance and that would mean they need a his and hers, both handicapped accessible, one toilet, one vanity, urinal and hot water.

The recreation center does not have the capacity to allow more people to use the restrooms and the library would have to be modified with an additional bathroom to accommodate the employees and customers of Mr. Bridges.

Mr. Bridges states that the town has referenced the buildings in old town as historic in their Comprehensive plan. Mr. Mundt stated that even though they might be historic, they still have to meet up to code. The buildings are not on the historic register.

Council Member Davenport stated that she had ran into the same situation that Mr. Bridges finds himself in and she had to spend the money for an engineer and a new septic lines. It was her responsibility as a business owner to make those changes if she wanted to rent her building.

Mr. Bridges does not think that the town is trying to work with him. He thinks that the town needs to understand the meaning of Inverse condemnation.

There being no further business before the Council, the work session was adjourned.

  
Donna M. Camp  
Town Clerk

**TOWN OF SHARPSBURG**  
Sharpsburg Recreation Center

**WORK SESSION**

**January 25, 2014**

**PROPOSED AGENDA**

9:00am Call to Order

- Sewer to downtown shops

Adjournment

- (m) The business registration shall automatically expire on February 15 of the year subsequent to its issuance.
- (n) For the year 2012, prior to the issuance of a business registration, all businesses with a location or office within the town limits shall pass an inspection performed by the town clerk or designee to ensure the premises and business are in compliance with all laws of the State of Georgia, town ordinances, town zoning regulations, town heating, electrical, building codes, and Coweta County health codes. For years subsequent to 2012, all new businesses which have not previously maintained a business registration with the town and which maintain a location or office within the town limits and any current business which wishes to relocate to a new location within the town, shall pass an inspection performed by the town clerk or designee to ensure the premises and business are in compliance with all laws of the State of Georgia, town ordinances, town zoning regulations, town heating, electrical, building codes, and Coweta County health codes. In the event that any business shall fail an inspection, the town clerk or designee shall provide the applicant a conditional business registration specifying the action needed and to pass inspection. The town clerk or designee shall re-inspect all businesses, under a conditional business registrations, within 60 days from issuance of the conditional business registration. Upon inspection failure of a business holding a conditional business registration, the business shall surrender its business registration or request a hearing under section 46-102 of this Ordinance within 10 days of the failed inspection. Notwithstanding the above all businesses registered with the town shall be subject to revocation pursuant to section 46-102 of this ordinance.

**Sec. 46-77. - Businesses not covered by this article; businesses subject to a separate license fee.**

- (a) The following businesses are not covered by the provisions of this article but may be assessed an occupational tax or other type of tax pursuant to the provisions of other general laws of the State of Georgia or by town ordinance:
  - (1) Those businesses regulated by the Georgia Public Service Commission.
  - (2) Those electrical service businesses organized under O.C.G.A. tit. 46, ch. 3.
  - (3) Any farm operation for the production from or on the land of agricultural products, but not including agribusiness.
  - (4) Cooperative marketing associations governed by O.C.G.A. § 2-10-105.
  - (5) Motor common carriers governed by O.C.G.A. § 46-7-15.
  - (6) Those businesses governed by O.C.G.A. § 48-5-355.



Building Department Services

Date: 12-12-13

To: Mayor and Council - Town of Sharpsburg

Reference: Restroom requirements for the down town buildings – Mr. Joe Bridges, owner

There has been numerous discussions on this topic, so I will try to provide you with and explain to you the requirements of the Plumbing Code as it relates to the requirements of public toilet facilities.

- To occupy these buildings and operate them as a businesses there must be an accessible restroom for each separate business, this can be found in Chapter 4 of the International Plumbing Code - Section 403.4 - Required Public Toilet Facilities. As I interrupt the code, this means that every building must have their own accessible restroom, even in existing buildings.
- The city is not currently serviced with sanitary sewer and does not have the ability to allow occupants of these buildings to connect to a sanitary sewer system. Therefore, this would be the owner's responsibility to provide septic tanks and drain fields for each building, or provide a system to accommodate all the buildings in question.
- I have suggested that Mr. Bridges provide a separate accessible toilet facility to accommodate all the buildings he owns in the down town area. I want the council to understand this does not make the buildings code compliant, this is only an alternative solution to Mr. Bridges issues.
- The Town of Sharpsburg is not responsible for providing restroom facilities for the occupants and the patrons of Mr. Bridges buildings, unless they so choose.

I am willing to be present during the next council meeting to discuss this with you further if needed. I look forward to hearing from you.

Respectfully,

David Mundt  
Building Official  
Safebuilt, Inc.

DAVID MUNDT

Jim Johnson

Michael Lassutka

Karen Lassutka

Joe Bridges

Eric Richards

Shelby + Polly <sup>Conroy</sup>

- Call to Order 9AM
- Introductions
- Joe - Thanks for calling work session
- David Mundt - Qualifications - Master Code Official
- Joe - Allow Rec Center + Library to use these bathrooms for employees + renters
- Clay to David - Any way to use existing bathrooms.
- David - See letter he wrote
- Compliance - minimum centralized facility (mens + womes) both handicaps accessible - one toilet one vanity, urinal, hot water
- Choice between renting out building + letting the employees + renters use.
- Plumbing Facilities + Fixtures requirement 502.5 Chapter 5
- Health, safety + welfare of all people

## Inverse Combination?

- Not historic per David  
in historic overlay - not on the  
historic register
- Historic does not mean it does not  
have to meet codes.

### Scope &

To use Library it would have to be  
modified with another bathroom (men + women)

- JAN 1, 2012 - why start making