

**August 19, 2019**

# City of Bremen Council Meeting

Public Safety Complex 191 N Georgia Ave. Bremen, GA 30110

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**City Officials in Attendance:** Mayor Sewell and Council Members: Dobson Harris, Salli Thomason, Jai, Otwell, Lin Clayton  
**Administration in Attendance:** City Manager Perry Hicks, Operations Manager Mike Thompson, City Clerk Amy Ridley, Librarian Lisa Walton-Cagle, Fire Chief Jay Hurley, Police Chief Keith Pesnell, Recreation Director Matt Cody, Library Assistant Pat Johnson, Codes Enforcement Todd Files, City Attorney Sam Price, IT Director Roy Adrews

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**6:00 P.M.  
Work Session  
Mayor & City Council  
Informal Discussions Session**

Mayor Sewell called the work session to order at 6:05 pm and the below listed items were the topics of discussion. This session is a period of informal comments and questioning among the Mayor and Council Members as well as the Department Heads and the City Attorney. There are no actions taken during the work session.

*Department Head Updates  
Agenda Items*

Mayor Sewell adjourned the work session at 6:45 pm.

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**7:00 PM  
City Council Meeting  
Mayor & Council Members  
Regular Scheduled Council Session**

## Meeting Agenda

1. Call Meeting to Order
2. Pledge of Allegiance & Invocation
3. Review and Modification of the Agenda
4. Approval of the Minutes from the July 15, 2019 Regular Meeting
5. Chief Keith Pesnell - Street Naming
6. Re-Zoning Request by Michael Wade for 1077 & 1117 Pacific Avenue  
Currently Zoned C-2 / Requesting M-1 Zoning
7. Public Hearing - Small Cell SWFAA Proposed Ordinance
8. Open to the Public
9. Adjourn

## Call to Order

Mayor Sewell called the regular scheduled council meeting to order at 7:00 p.m. followed by the pledge of allegiance and invocation.

## Review & Modification of the Agenda

There were no changes to the agenda.

## Approval of Minutes

Mayor Sewell asked for a motion to approve the minutes of the regular council meeting held on July 15, 2019.

A motion was made by Council Member Otwell, seconded by Council Member Clayton to approve the minutes of the regular council meeting held on July 15, 2019. The motion carried unanimously.

## Chief Keith Pesnell - Street Naming

Keith Pesnell, Police Chief stated that the former Police Chief Larry Hembree and the former Fire Chief Clark Farr that had a lot to do with getting this Public Safety Building. He stated that he would like the mayor and council members to consider naming the street that is directly behind the public safety building to Hembree Farr Lane. He stated that he spoke with both of the former chiefs to be sure it is ok with them and they were both honored.

Mayor Sewell thanked Chief Pesnell and asked for a motion to name the street that runs directly behind the public safety complex to Hembree Farr Lane.

A motion was made by Council Member Harris and seconded by Council Member Thomason to name the street that runs directly behind the public safety complex to Hembree Farr Lane. The motion carried unanimously.

### **Re-Zoning Request by Michael Wade for 1077 & 1117 Pacific Avenue from C-2 Zoning to M-1 Zoning**

City Manager, Perry Hicks stated that this is a rezoning request made by Michael Wade for properties located at 1077 & 1117 Pacific Avenue from C-2 (commercial) zoning to M-1 (light industrial) zoning. He stated that this comes as a recommendation from the planning and zoning board.

Mayor Sewell opened the floor for a public hearing and asked if anyone is present to speak in favor of the rezoning request.

Attorney Jack Witcher of Bremen, Georgia, representing Michael Wade, was present and spoke in favor of the rezoning request. He stated the purpose of the request is because a crane company is looking at purchasing the property for the purposes of a crane storage site. Mr. Witcher stated that the property was previously used for a mobile home lot and currently is being used for semi-truck driver training. He stated that Mr. Wade has already agreed that he will put up a buffer to hide the property from the neighboring properties owned by Claude Thompson.

Mayor Sewell asked if anyone would like to speak in opposition of the rezoning request at 1077 & 1117 Pacific Avenue.

Attorney Joe Fowler of Douglasville, Georgia, representing Mr. Claude Thompson who is an adjoining property owner, was present and spoke in opposition of the rezoning request. Mr. Fowler explained that his client, Claude Thompson, who owns two bordering properties, has concerns about a crane storage yard locating next to his daughters insurance business and next to a building that he is trying to rent or sale but is not able to do so due to the use of the property owned by Mr. Wade. Mr. Fowler requested that the mayor and council put stipulations on the rezoning if they consider rezoning the property to M-1. He requested a fifty foot buffer, footed lighting, ten foot tall solid fence and a noise barrier stipulation be put on the rezoning if approved.

Mr. Fowler brought forward property appraiser Bill Edmondson, who stated that in his real estate appraisal and financial career, he has never seen a crane storage yard not become a junk yard. He stated that those type of businesses would need to be shielded in order to keep adjoining property values from being reduced.

Mayor Sewell asked if there is a motion to rezone the property at 1077 & 1117 Pacific Avenue from C-2 zoning to M-1 zoning.

Council Member Otwell made a motion to rezone the property at 1077 & 1117 Pacific Avenue from C-2 zoning to M-1 zoning. Council Member Harris seconded the motion.

Council Members discussed the issue and had the opportunity to ask questions.

There are eight criteria set out in the City of Bremen zoning ordinance that must be considered for a rezoning request. The mayor and council members asked questions to each party and the attorneys while considering all eight factors required by the City of Bremen zoning ordinance.

Mayor Sewell asked all in favor of the motion that is currently on the table, which is to rezone the property at 1077 & 1117 Pacific Avenue from C-2 zoning to M-1 zoning to raise their hands. No one was in favor of the motion and it did not carry.

Council Member Harris made a motion to rezone 1077 & 1117 Pacific Avenue from C-2 zoning to M-1 zoning with the stipulation of a ten foot buffer of trees, shrubbery, or other vegetation. Council Member Otwell seconded the motion to rezone with the stipulation of a ten foot buffer of trees, shrubbery, or other vegetation. The motion carried unanimously and the property located at 1077 & 1117 Pacific Avenue was rezoned to M-1.

### **Public Hearing - Small Cell SWFAA Proposed Ordinance**

City Attorney, Sam Price explained the Small Cell SWFAA Proposed Ordinance and stated that this is a public hearing and a first reading of the proposed ordinance. He stated that the proposed ordinance is available at city hall if anyone wishes to have a copy.

Mayor Sewell opened the floor for comments and asked if anyone would like to speak in favor of or in opposition of the proposed Small Cell SWFAA ordinance.

There were no comments from the floor.

Mr. Price stated that the second hearing and the adoption will be on September 16, 2019.

**Open to the Public**

There was no business from the floor to come before the mayor and council.

**Meeting Adjourn**

Mayor Sewell asked for a motion to adjourn the meeting.

Council Member Clayton made a motion to adjourn and the meeting was adjourned at 8:15 pm