

JANUARY 17, 2023

CITY OF BREMEN COUNCIL MEETING

PUBLIC SAFETY COMPLEX 191 N GEORGIA AVE. BREMEN, GA 30110

CITY OFFICIALS IN ATTENDANCE: Mayor Sharon Sewell and Council Members: Salli Thomason, Dobby Harris Jai Otwell, Lin Clayton

ADMINISTRATION IN ATTENDANCE: Perry Hicks, Mike Thompson, Keith Pesnell, Amy Ridley, Pat Johnson, Lisa Walton-Cagle, Jay Hurley, Matt Cody, Roy Andrews, City Attorney John Hopkins

6:00 PM / WORK SESSION / MAYOR & CITY COUNCIL INFORMAL DISCUSSIONS

The work session consists of informal discussions among the mayor, council members, city administration, and any other attendees. There are no actions taken during informal work sessions. Mayor Sewell called the work session to order at 6:00 pm. and the following topics were discussed during this session.

Department Head Updates
Agenda Items

Mayor Sewell adjourned the work session at 6:50 pm.

7:00 PM / REGULAR MEETING / MAYOR & CITY COUNCIL REGULAR SESSION

CITY COUNCIL MEETING AGENDA

- Call Meeting to Order
- Pledge of Allegiance & Invocation
- Review & Modification of the Agenda
- Approval of the Minutes: Regular Meeting held on November 21, 2022
- Rezoning Request for Wheeler Crossing Subdivision from R-20 to PUD
- Rezoning Request for 1170 Hwy 27 N from C-2 to M-1 Zoning
- Open to the Public
- 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 made to the agenda.

APPROVAL OF MINUTES

Mayor Sewell asked for a motion to approve the minutes from the November 21, 2022 regular council meeting.

Council Member Clayton made a motion that was seconded by Council Member Otwell to approve the minutes from the regular council meeting held on November 21, 2022. The motion carried unanimously.

Rezoning Request for Wheeler Crossing Subdivision from R-20 to PUD

Mayor Sewell opened the floor for a public hearing and asked if anyone would like to speak in favor or against the rezoning request for Wheeler Crossing Subdivision from R-20 to PUD.

Tyler Smith, representing those requesting the rezoning for Wheeler Crossing Subdivision, spoke in favor of the rezoning and stated that the PUD zoning would allow Townhomes. He stated that the townhomes that are planned for this property would value between two and three hundred thousand each, which is in line with other townhomes in Bremen. He stated that the home prices would be between three and four hundred thousand which is in line with other subdivisions in the area. Mr. Smith stated that the Wheeler Crossing Subdivision would not be rentals and they are willing to wait until sewer capacity is not an issue before they begin building.

Mayor Sewell asked if anyone else would like to speak regarding the rezoning request for Wheeler Crossing Subdivision.

John Robinson of South Georgia Avenue, Michael Scialfo of Daylilly Hill, James Thompson of Tucker Trail and Pat Strawser of Tucker Trail all spoke in opposition of the requested rezoning for Wheeler Crossing Subdivision.

Council Member Harris made a motion to adhere to the recommendation of the Planning and Zoning Commission and deny the request to rezone the Wheeler Subdivision from R-20 to PUD.

Council Member Thomason seconded the motion made by Council Member Harris and the motion carried unanimously.

Rezoning Request for 1170 Hwy 27 N from C-2 to M-1 Zoning

Mayor Sewell opened the floor for a public hearing and asked if anyone is in favor of or against the rezoning request for 1170 Hwy 27 North from C-2 to M-1 Zoning.

Joe Guion with PDC Atlanta LPV, LLC stated that he made the rezoning request for industrial for the intent of a warehouse being built on the property that can utilize the Norfolk Southern Rail Spur and the close proximity to the interstate. He stated that it's a 400k square foot building with railroad would require the M-1 zoning.

There was no one to speak in opposition of the rezoning request.

Council Members voiced concerns that M-1 zoning would allow crematories, adult entertainment and auto painting, which are not desirable for a small town like Bremen.

City Attorney John Hopkins stated that the council may rezone with conditions if the applicant agrees to the conditions.

Other concerns are the traffic issues that it could cause with there being only one way in and one way out. The entry/exit for the property is situated very close to the Hwy 27 Bypass and Business 27 traffic light which already gets backed up waiting for the light to change. This would add big trucks coming and going in an already congested area.

Due to potential traffic issues, Council Member Harris made a motion that was seconded by Council Member Thomason, to deny the request.

After further discussing traffic issues, Council Member Harris made a motion, seconded by Council Member Otwell to reconsider the denial. The motion to reconsider the denial carried unanimously.

Council Member Harris made a motion to table the rezoning for 1170 Hwy 27 North. Council Member Clayton seconded the motion and the motion carried unanimously.

OPEN TO THE PUBLIC

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

MEETING ADJOURN

Council Member Clayton made a motion to adjourn the regular meeting and the meeting adjourned at 8:50 pm.