



I. INVOCATION AND PLEDGE

II. CALL TO ORDER

Mayor Krause called the meeting to order at 6:31 pm.

Present: Mayor Krause and Councilmembers Terilli, Bogenrieder, Patterson, Penn, and Burnette.

Also Present: City Attorney Jody Campbell, Asst. City Accountant Karine Brooms, City Clerk Nicole Sapp, City Administrator Cheryl Venable, Public Works Director Brett Day and PD Personnel.

III. MINUTE APPROVAL

III.1 November 19, 2024- Regular Meeting

Councilmember Penn made a motion to approve the November 19, 2024 meeting minutes.

Councilmember Burnette second the motion.

Terilli -Yes, Bogenrieder- Yes, Patterson-Yes, Penn-Yes, Burnette-Yes

Motion passed 5-0.

IV. WORK SESSION

V.1 REPORTS

a. Finance Department- Karine Broom gave the finance report.

b. Police Department- Lt. Hood gave the police report.

c. Public Works Department- Brett Day gave the public works report.

d. Mayoral Report- Mayor Krause gave the mayoral report.

e. Committee Report-

Statham Tree & Beautification- Councilmember Terilli gave the report.

Statham Events- Councilmember Bogenrieder gave the report.

V. PUBLIC HEARING

V.1 1862 Railroad St. Rezone Application- Case No. R-24-01

Councilmember Patterson made a motion to enter into the Public Hearing at 6:45pm.

Councilmember Penn second the motion.

Terilli -Yes, Bogenrieder- Yes, Patterson-Yes, Penn-Yes, Burnette-Yes

Motion passed 5-0.

Jakob Sullins, applicant representative, from Sullins Engineering spoke about the 1862 Railroad St. Rezone Application- Case No. R-24-0- he stated he believes the area is better suited residential zoning, plan is to keep existing home already on the land and develop four additional homes in the front and three additional homes in rear. He stated that the applicant is open to adding the three zoning conditions the council is requesting; 1. House plans were in general fit to the proposal, 2. Minimum of two car garages, 3. Minimum of 2,000 sq. ft. homes.

Rob Scott, Owner, from RAC Properties of Athens, Inc. spoke about the 1862 Railroad St. Rezone Application- Case No. R-24-01- he states this location is best used as single family residential, like the area is surrounded by. His intention is to build around the trees as best as he can to keep the look and feel of the Broad St. area.

Councilmember Penn spoke about the 1862 Railroad St. Rezone Application- Case No. R-24-01- stated his biggest drawback is that new houses will not have the character that the historic houses on Broad St. have. He thinks there needs to be talks to figure out the best thing for the city. He also asked if Rob would be the builder for all the lots.

Rob Scott stated that it is his intention to be the builder, but that is subject to change, he typically builds out all his lots.

Councilmember Penn asked if they were to put the stipulation that Rob is the builder of all the lots would Rob be willing to go along with that.

Rob Scott stated he would not want to guarantee he is the builder of all the lots, but he would be ok with putting the stipulations of the three zoning conditions the council is requesting. He said there is a very good chance that he will be the builder but there might be someone that buys one or two lots that wants to have a custom home builder that might want to build those lots. He does not want to say that the homes cannot be built by anyone other than him. He suggested requirements of the rezone to have certain looks but to build a historic home would be too costly.

Councilmember Penn stated he is not trying to make the new homes look exactly look alike but the homes need to have the same appearance. He also asked what the plan was for greenspace buffers and if there would be anything buffering the noise from the train that passes often.

Rob Scott agreed that the buffers are a challenge. He said that he thinks they will be able to save a good number of existing trees. He said the lots will have to be septic, not sewer lots, so that area will have to be cleared. He said that they could put some trees back up on Railroad St. to help with the noise. He does not want to go in and mass clear, especially with the big oaks located there. He said that is if they get the rezone, if it stays commercial, that is a whole different story the whole thing would get clear cut.

Councilmember Patterson spoke about the 1862 Railroad St. Rezone Application- Case No. R-24-01- he mentioned the houses in Charlotte's Place that is owned by Rob Scott. He noticed that there are several homes that are not sold yet. He also noted that Statham does not have a shortage of available homes. He asked why Rob thinks he will be able to sell homes next to the railroad tracks if he has not sold any next to the middle school.

Rob Scott said that they have not yet received the COs for the homes that are already built and expect to get them next week. He does not like to list homes until the homes are built, to avoid buyers wanting to customize things such as lights, paint, carpet, which will make the price go up on the homes. He stated the houses will sell in Charlotte's Place because in the other neighborhoods around Statham, the houses are too expensive because of the size of the houses. He said that Broad St. is special and if he builds the right product someone will buy it because they want to live on Broad St...

Councilmember Patterson asked if the lots on Broad St. would be pre-sold.

Rob Scott said no they would not at 2,300 sq. ft... He showed some of the plans for homes he builds in other places, which have a craftsmen look, but that they will not be presold.

Councilmember Burnette spoke about the 1862 Railroad St. Rezone Application- Case No. R-24-01- he stated the earlier comment that Rob Scott said that he would probably be the developer and asked about the number of houses that would be built.

Rob Scott said that there would be seven homes built due to the fact there is already one existing home already on one of the lots. Also, the max number of houses on the seven lots would be seven, because the homes will be on septic.

Councilmember Burnette asked if all the homes in the proposal will have two car garages.

Rob Scott said the existing home does not and that home will be left, as is, and he is ready to agree that the homes proposed will have two car garages. He stated Statham's current code requires homes to be 1,400 sq. ft. and no garage, but he would be happy with the added condition for these proposed homes to have two car garages.

Councilmember Burnette asked if he heard correctly, the price range for these new homes would be between \$400,00-\$500,00.

Rob Scott said that they would probably be in that price range.

Councilmember Burnette asked about the intention for sidewalks and streetlights for the proposed homes.

Rob Scott said that would be at the City's request. He does not mind putting in sidewalks if that is what it takes to get the rezone.

Councilmember Burnette asked about siding on the homes if there would be brick or stone.

Rob Scott said the way he is currently building, stone or brick, is usually on 20% of the home. No vinyl will be used on the homes, he uses Hardie plank and board and batten. Unless there is a requirement, he will do the 20% stone/brick.

Councilmember Patterson asked Jody Campbell, City Attorney, if Rob Scott does not build all the lots, would the new builder(s) have to follow the same conditions placed on the approval.

Jody Campbell said yes, conditions that are placed, would have to be followed by anyone that comes along, they would have to adhere to the same approved conditions.

Dwight McCormick spoke in favor of the 1862 Railroad St. Rezone Application- Case No. R-24-01- he does not think highway business fits the area; he stated the 2006 conditions were never met and should have reverted back to residential.

Kurt Bogenrieder spoke in favor of the 1862 Railroad St. Rezone Application- Case No. R-24-01- he thinks highway business will impact Broad St. traffic; he wants to work with the builder to keep some greenspace along with homes in that area.

Laura Gutschmann spoke in favor of the 1862 Railroad St. Rezone Application- Case No. R-24-01- she supports change to residential but does not support the builder's proposal, she does not want stick & frame homes built in that area.

Scott Owen spoke in favor of the 1862 Railroad St. Rezone Application- Case No. R-24-01- he lives next to the area; he thinks the area should stay natural.

Kathy White spoke in opposition of the 1862 Railroad St. Rezone Application- Case No. R-24-01- she wants the area to stay wooded the way it is, she stated if it needs to change it needs to be a few small homes and family friendly business.

Gayle Steed spoke in opposition of the 1862 Railroad St. Rezone Application- Case No. R-24-01- she wants to see property to stay the way it is, she does not think this needs to be a rezone, at this time.

Jakob Sullins, applicant representative, from Sullins Engineering spoke again about the 1862 Railroad St. Rezone Application- Case No. R-24-01- stated that the property is not under contract with anyone, they have owned the property a couple of years. Their main goal is to have the property rezoned to residential. If the City does not see it the same, then the applicant will have to explore other avenues such as commercial or potentially selling the property. He said that the strongest argument is that they are not clear cutting the site. He stated he was available for any additional questions.

Councilmember Burnette asked if the builder would be open to changing house plans, to have them be craftsmen style.

Rob Scott, Owner, from RAC Properties of Athens, Inc. spoke again about the 1862 Railroad St. Rezone Application- Case No. R-24-01- stated that he considers the homes he showed to the council earlier to be craftsmen. He has not built historic looking houses, but he is not opposed to doing something like that for the homes on the Broad St. side, but the Railroad St. side would have challenges with houses that are too pricy. He said that if he can build something that fits better, he will, if he is not going to lose money on building the homes.

Councilmember Burnette said he was referring to homes that have large, open porches and pillars.

Rob Scott said that they can try to look for plans that have garages, beef up the columns and have front porches for the Broad St. side.

Councilmember Burnette said that side-entry garages help with the look of the front of craftsmen style homes.

Rob Scott said he is not opposed to side-entry garages, but his concern is that it puts the parking on the right and that would require more trees to be cut. He said if that were what it would take, he does not think that would be a problem.

There were no additional questions or discussion on 1862 Railroad St. Rezone Application- Case No. R-24-01

Councilmember Penn made a motion to exit out of the Public Hearing at 7:22pm.

Councilmember Patterson second the motion.

Terilli -Yes, Bogenrieder- Yes, Patterson-Yes, Penn-Yes, Burnette-Yes

Motion passed 5-0.

VI. DISCUSSION ITEMS

VI.1 Arbor Day Proclamation- Councilmember Terilli spoke about the Arbor Day Proclamation.

VI.2 Tree Committee 2025-26 Board Members- Councilmember Terilli spoke about the Tree Committee 2025-26 Board Members.

VI.3 ARPA Funds- Cheryl Venable spoke about the ARPA Funds.

VI.4 Ordinance Amending Section 12-21- Councilmember Terilli spoke about the Ordinance Amending Section 12-2.

VI.5 Ordinance Establishing Financial Institution Business Regulations- Jody Campbell spoke about the Ordinance Establishing Financial Institution Business Regulations.

VI.6 Moratorium on Developments- Cheryl Venable and Jody Campbell spoke about the Moratorium on Developments.

VII. CITIZEN INPUT

VII.1 Gary Venable- spoke about discussion items VI.4 and VI.6.

VII.2 Joe Piper- spoke about trees.

VIII. ADJOURN

Councilmember Bogenrieder made a motion to adjourn the public hearing and work session meeting.

Councilmember Burnette second the motion.

Terilli -Yes, Bogenrieder- Yes, Patterson-Yes, Penn-Yes, Burnette-Yes

Motion passed 5-0.

Meeting adjourned at 7:48pm.