



Town council workshop Jan. 26, 2026

Present: Mayor Chris Lelle; Councilmen, Eric Dailey, Sally Brown, Sharon Johnson and Doug Koestel; (Kathy Bridges, clerk; Attorney, Jack Samuels-in virtual attendance)

Visitors: Sarah McQuade, CPL; Scott Morgan (in virtual attendance)

The meeting opened at 7:00 with the Pledge of Allegiance.

The mayor opened the public hearing for the 898 Harrison Mills Road special use permit to place a metal building more than 500 square feet. Sarah McQuade of CPL said the council had to approve the permit. The Mayor opened the floor for public speakers. Scott Morgan spoke against the permit saying the structure would be in front of his house with no buffer. After Morgan gave his comments, the regular meeting opened.

Lelle asked for a motion on the Jan. 5 minutes. Sally Brown made a motion to approve, Sharon Johnson seconded and the motion passed by unanimous vote.

Stormwater options were discussed next. The council considered the MS4 compliance proposals. The first proposal would enable the town to become an officially permitted Small MS4 (small municipal separate storm sewer system) with CPL administering the details for an estimated cost of \$23,000. Option 2 was an MS4 waiver request which would be estimated to cost \$35,500. The deadline is April 1. Doug Koestel made the motion to go with the first option, Sally Brown seconded the motion, and it passed unanimously.

The council next discussed the LIA proposal (Local Issuing Authority) which would give the town more oversight to manage stormwater issues.

The council considered the business license of Strategic Concrete, a home office business owned by Lucio Palla, residing at 52 McElhannon Rd. SW. The council tabled the item requesting that the business owner attend the next meeting to answer questions.

The Mayor informed of an upcoming SPLOST and said he would give an update later this week.

The Bethlehem Gateway project was discussed. McQuade said there were changes to the concept plan that needed council approval. The developer was changing the layout of the site and the orientation and number of structures. The proposed plan would be eight structures of 3-story buildings-33 units total.

Sharon Johnson made the motion to accept the proposal, Eric Dailey seconded the motion, Sally Brown voted yes and Doug Koestel voted no. The motion passed.

Attorney Jack Samuels explained the charter amendment which would change specific fines to align with state laws. The amendment would be made by ordinance, and an advertisement would be placed near the end of February.

The council reviewed the resume of Barbara Edwards for the clerk's assistant position. The Mayor said he would schedule an interview with another council member present.

The public hearing on the special use permit was closed at 8:10 and the council discussed making a decision. Doug Koestel made a motion to deny the permit based on the location of the building. Sally Brown seconded the motion and Eric Dailey voted to approve. The motion failed.

Sally Brown made a motion for discussion on land use. Eric seconded the motion, and the motion passed unanimously.

Samuels said a motion to reconsider (made by Koestel or Brown) could be allowed at the next meeting.

The meeting adjourned at 8:35.