

**City of Bowdon**  
**Mayor and Council Meeting/Public Hearing**  
**Monday, April 11, 2022**  
**7:00PM**  
**Mayor and Council Chambers, 182 Grammar School Road**

**I.-IV. Agenda Items:**

The Mayor and City Council met for a regular meeting on Monday, April 11<sup>th</sup>, 2022. The meeting was called to order by Mayor Jim Chaffin at 7:00PM.

Roll call was conducted by City Clerk Susan Pierce.

Members present: Mayor Jim Chaffin  
Mayor Pro-tem Jan Johnson  
Councilmember Marty Johnson  
Councilmember Wes McEntyre  
Councilmember Randy Saxon

Staff present: City Manager Gary Bullock  
City Clerk Susan Pierce  
Police Chief Mark Brock  
Main Street Director Jan Gibbs

The Invocation was led by Mayor Pro-tem Jan Johnson and was followed with the Pledge of Allegiance.

**V. Approval of Meeting Agenda**

*Motion by Councilmember McEntyre to approve the meeting agenda as presented; second by Councilmember Saxon; motion carried unanimously.*

**VI. Approval of Minutes**

Minutes of Mayor & Council Meeting on March 14<sup>th</sup>, 2022 were read and presented for approval.

*Motion by Councilmember McEntyre to approve the minutes from the March 14, 2022 meeting as presented; second by Councilmember Saxon; motion carried unanimously.*

**VII. Public Hearing**

Zoning Change Request from Buildmore Enterprise Services, LLC – Jeff Camp, for property owners Eric Steve Lovvorn and Ben Hunt – request to change zoning for Parcel numbers B02 0100099 and B02 0100033 located on West Avenue, and Parcel number B02 0100002 located on North Carroll Street from current R-2 Residential to R-3 Residential, for the purpose of building duplexes for individual sale.

Mr. Camp was delayed, so the floor was opened for discussion and public comment on the zoning change request.

Ms. Paula Tant, who is currently building a new residence on Mill Street, spoke against the zoning change. She noted the pricing of the duplexes, the proximity to the creek on the property, neighborhood crowding, and the percentage of possible rental property for the new development.

Mayor Chaffin said these concerns would likely be addressed by the proposed HOA. Ms. Tant asked about enforcement of the HOA and asked about the possibility of building single-family homes instead. She also asked if there had been an environmental study. She also mentioned that the zoning change may set a precedent for future requests.

Ms. Tammy McEntyre spoke against the zoning change as well, stating the owners could build single-family homes.

Mr. Jeff Camp arrived and handed out information to the Mayor and Council, showing the homes sold in the last 6 months in Bowdon and the number of days they stayed on the market. The longest was 24 days. He stated that the duplexes would be in the high \$100,000 to low \$200,000 range. He also said it was a great location, close to downtown Bowdon. They would be single-family, one-level, 3 bedroom/2 bath homes.

Mayor Pro-tem Jan Johnson noted that the property was low-lying and asked about the environmental impact on the creek. Mr. Camp said they have to meet the setback requirements for the creek.

Mayor Chaffin informed Mr. Camp that several citizens had already spoken in opposition to the zoning change, and that the Planning Commission had also voted to recommend that the Council deny the request for the zoning change.

Councilmember Saxon asked Mr. Camp if there would be HOA dues collected. Mr. Camp said yes, when the HOA was formed, there would be requirements and fees, and they may also be able to levee fines and place liens.

There being no further discussion, Mayor Chaffin asked for a motion.

*Motion by Mayor Pro-tem Jan Johnson to accept the recommendation of the Planning Commission to deny the zoning change request for Parcels B02 0100099 and B02 0100033 on West Avenue, and Parcel B02 0100002 on North Carroll Street from R-2 Residential to R-3 Residential as presented; second by Councilmember Marty Johnson; motion carried unanimously.*

## **VIII. Public Comments**

None.

## **IX. Business Session**

- A. Date for Municipal Building Dedication and Open House – Mr. Bullock suggested Sunday June 5 from 2:00 to 4:00. There were no conflicts. He said we would notify and invite the Board of Education.
- B. There will be a Public Hearing before next month’s council meeting for the re-naming of a portion of Kent Avenue to Irene Keith Avenue.
- C. Liability Insurance renewal – Mr. Bullock said we do not have the final numbers, but we anticipate the renewal premium to be close to the same if not less than last year. We will forward the renewal information to Mayor and Council upon receipt.

Motion by Mayor Pro-tem Jan Johnson to authorize City Manager Bullock to renew the liability insurance as of 5/1/2022 upon receipt of current premium numbers; second by Councilmember McEntyre; motion carried unanimously.

- D. City Manager Reports – Mr. Bullock reported that we have received notice from Zurich that our claim on the wind damage to the Senior Citizens Center will be paid.
- E. Department reports – Mayor Chaffin asked about the water usage at the sewer plant. Mr. Bullock said there were some issues with GFL changing out the sludge dumpster, and those issues contributed to rising ammonia levels, requiring more water usage.

#### **IX. Financial Session**

- A. Property Tax Unpaid Balance Summary – no comments
- B. March Financial Reports – on target with the budget.
- C. Cash Balances as of 04/05/2022 – no questions.

Motion by Councilmember McEntyre to adjourn the council meeting; second by Councilmember Marty Johnson; motion carried unanimously.

#### **X. Adjournment**

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Mayor Jim Chaffin

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City Clerk Susan Pierce