CITY OF STATHAM
CITY COUNCIL MEETING MINUTES
Statham Community Center
336 Jefferson Street, Statham, GA 30666

Regular Meeting **DATE: November 17, 2026** **6:30 P.M.**

I. INVOCATION AND PLEDGE

Councilmember Burnette gave the Invocation.
Mayor Krause led the Pledge of Allegiance.

II. CALL TO ORDER

Mayor Krause called the meeting to order at 6:30 p.m.
Present: Mayor Krause and Councilmembers Terilli, Burnette, Patterson, and Barton. Councilmember Penn was out of town but joined the meeting via telephone.
Also present: City Administrator Cheryl Venable, City Attorney Jody Campbell, Major Stephen Daniels, Statham Police Department and Deputy City Clerk Joe Davis.

III. MINUTE APPROVAL

III.1 November 03, 2026 Public Hearing and Work Session Meeting Minutes.
Mayor Krause asked for a motion to approve the November 03, 2026 Meeting Minutes. Councilmember Terilli made a motion to approve the November 03, 2026 Meeting Minutes. Councilmember Burnette seconded the motion. Terilli – Yes, Burnette – Yes, Patterson – Yes, Scott – Yes, and Barton – Yes. Motion passed 5-0.

IV. VOTING ITEMS

IV.1 R-26-03 Rezoning from LI (Light Industrial District) to HB (Highway Business District). Yusuf Kutan, applicant.
Mayor Krause asked for a motion on the Rezone Application R-26-03. Councilmember Terilli made a motion to deny R-26-03 and subsequently, V-26-01 and if seconded, would share his discussion for denial. Councilmember Barton seconded the motion. Councilmember Terilli stated:"In making this motion, I have taken into consideration the not just this property, but existing commercial development, the Future Land Use Map, and the impacts on surrounding properties and public infrastructure.
I recognize that the property's proximity to the reconfigured intersection with State Route 316 interchange potentially makes it suitable for future economic development beyond its present zoning. However, the proposed gasoline service station and convenience store raises specific concerns regarding traffic circulation, fuel-delivery vehicles, access from Bethlehem Road and Statham Drive, operating hours, lighting, noise, and the effect of these activities on nearby residential properties. The public hearing also identified concerns regarding the nearby creek and the potential effects of petroleum-related activities on the surrounding environment.
Statham already has multiple convenience stores and gasoline stations serving residents and motorists. While the existence of other similar businesses is not, by itself, grounds for denial, the Council must consider whether adding a sixth convenience store/gas station serves the needs of the residents and the City's long-term development objectives. The property's existing Light Industrial zoning provides opportunities for development without introducing the particular operational impacts associated with this proposed gasoline service station. And I will say that the applicant's non-committal response when asked about video gaming machines did not give the City Council much comfort or help address our concerns related to crime and unsavory business practices associated with convenience stores.

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I also want to address the variance request specifically. The City's Unified Development Code establishes a minimum lot area of one acre for gasoline service stations. The proposed property contains only 0.861 acres, approximately 13.9 percent below that requirement. That requirement is in place for a reason. When we amended the UDC, we made a determination that gas stations needed at least 1 acre for safe operation. This property has always been located near the intersection of 316, and when it was developed as part of the industrial park, the developer could have configured this property to increase the lot size and make it more suitable for different applications. The reduced lot area, combined with the property's configuration, would place additional constraints on the safe and efficient operation of a gasoline service station, including fuel deliveries by large tanker trucks, vehicle circulation, customer access, and the separation of potentially conflicting activities.
While the consulting planner has recommended approval, this is one of many recent recommendations from the consulting planner that are not consistent with this Council's goals and objectives for development in Statham. For these reasons, I move that the Council deny both Rezoning Application R-26-03 and Variance Application V-26-01. Mayor Krause asked for the vote on denial. Terilli – Yes, Burnette – Yes, Patterson – Yes, Penn – Yes, and Barton – Yes. Denial passed 5-0.

IV.2 V-26-01 Variance to the City of Statham Unified Development Code, Article 3, "Specific Use Provisions" Section 3-038, "Gasoline Service Station", to reduce the minimum area required from 1.0 acre to 0.861 acre. Yusuf Kutan, applicant.
(See comments and voting on IV.1 above)

IV.3 R-26-05 Rezoning from LI (Light Industrial District) to RR (Rural Residential District) Larry Baker, applicant.
Mayor Krause asked for a motion. Councilmember Terilli made a motion to approve R-26-05 and to reimburse applicant, Larry Baker the $500 application fee. Councilmember Burnette seconded the motion. Terilli – Yes, Burnette - Yes, Patterson – Yes, Penn – Yes, and Barton – Yes. Motion passed 5-0.

IV.4 Application for Distance Waiver Permit for sale of alcohol by Fajita Mex Grill located at 1916 Railroad Street, Statham, Georgia 30666.
Mayor Krause asked for a motion. Councilmember Patterson made a motion to approve the Distance Waiver Permit. Councilmember Barton seconded the motion. Terilli – Yes, Burnette – Yes, Patterson – Yes, Penn – Yes, and Barton – Yes. Motion passed 5-0.

IV.5 Pay Increase for Major Stephen Daniels, Statham Police Department.
Mayor Krause asked Attorney Campbell if a motion was needed for this? Attorney Campbell relayed that a pay increase above the approved 5% required a council vote. Mayor Krause asked for a motion. Councilmember Terilli made a motion to approve the pay increase with 5% paid retroactively from August 19, 2026 and an additional 1.5% effective with the pay beginning November 22, 2026. Mayor Krause asked for a vote. Terilli - Yes, Burnette – Yes, Patterson – Yes. Penn – Yes, and Barton – Yes. Motion passed 5-0.

IV.6 First Amendment to Automated Speed Enforcement System Agreement between Blue Line Solutions, LLC and the City of Statham.
Councilmember Patterson asked Attorney Campbell for clarity on this amendment. Attorney Campbell Relayed that Blueline operates speed cameras for the City. He explained that the Georgia General Assembly passed new rules and regulations regarding speed cameras and local governments would be required to hold referendums for approval of these agreements. Referendums are expensive. To get around this rule, Blueline is asking the City to just extend the current agreement each year, not renew. Mayor Krause asked for a motion. Councilmember Patterson made a motion to extend the current agreement. Councilmember Burnette seconded the motion. Mayor Krause asked for a vote. Terilli – Yes, Burnette-Yes, Patterson – Yes, Penn – Yes, and Barton – No. Motion passed 4-1.

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V. ADJOURN

Citing no further business, Mayor Krause asked for a motion to adjourn. Councilmember Patterson made a motion to adjourn the meeting at 6:42 p.pm. Councilmember Terilli seconded the motion. Mayor Krause Asked for a vote. Terilli – Yes, Burnette – Yes, Patterson – Yes, Penn – Yes, and Barton – Yes. Motion passed 5-0.

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