

Monroe County Board of Commissioners

Minutes of the February 06, 2024

Regular Commissioners Meeting

6:00 P.M.

Present:

Greg Tapley, Chairman

Eddie Rowland, Vice-Chairman

Lamarcus Davis, District 1

John Ambrose, District 3

George Emami, District 4

Staff:

Ben Vaughn, County Attorney

Jim Hedges, County Manager

Janet Abbott, County Clerk

Richard Dumas, Public Information Officer

Kelsey Fortner, Community Development Manager

Welcome

Chairman Tapley welcomed everyone in attendance.

Prayer

Elder Lloyd Strickland gave the invocation.

Pledge

Chairman Tapley led the Pledge.

Roll Call

County Clerk Janet Abbott called roll.

Call to Order

Chairman Tapley called the meeting to order at 6:00 P.M.

New Business

Approve Agenda

Chairman Tapley presented the agenda for approval with the removal of item L and item Q.

Commissioner Ambrose motioned to approve the agenda with said changes.

Commissioner Davis seconded the motion, and the motion passed 5-0.

Approve Minutes-BOC Meeting-January 16, 2024, Workshop and Regular Meeting

Commissioner Ambrose motioned to approve the minutes of the January 16, 2024, regular meeting with the normal 30 days for changes.

Commissioner Emami seconded the motion, and the motion passed 5-0.

VESTA Map Upgrade

IT Director Boyd Elrod stated VESTA Map Local is a software add-on to the recently upgraded VESTA E-911 system. This application enables the E-911 operator to pin-point the caller's exact location and visually shown on the E-911 operator's graphic display. The addition of this software was mistakenly omitted during the recent VESTA upgrade and is deemed to be a critical application for E-911 operators. The cost for this addition is \$82,342.47, and funding will be from contingency.

Commissioner Ambrose motioned to approve.

Commissioner Emami seconded the motion and the motion carried 5-0.

Rolloff Truck Purchase

Recycling Utilizes a 2001 Freightliner roll-off truck that has 869,000 miles and incurred \$289,000 in repairs during the past 20 years and is currently in need of repairs costing \$30,000. It's time to retire this truck. Kim Stokes is recommending the purchase of a 2024 Peterbilt roll-off truck at a cost of \$216,890 from MIG Auto LLC in Atlanta. Funding will come from Public Works 2024 budgeted capital.

Quotes received were as follows:

- | | | | | | |
|---|----------|-----------|------|------|-----------|
| • | MIG Auto | Peterbilt | 2024 | 548 | \$216,890 |
| • | A&A | Peterbilt | 2024 | 548 | \$246,400 |
| • | RDK | Kenworth | 2024 | T480 | \$259,900 |
| • | RDK | Peterbilt | 2024 | 548 | \$264,900 |

Replaces Recycle Center 2001 Freightliner

- | | | |
|---|-------------------|----------------------|
| • | Miles | 869,000 |
| • | Engine Rebid Est | \$30,000 |
| • | Repair cost years | 2001-2010 \$76,692. |
| • | Repair cost years | 2011-2023 \$212,237. |

Commissioner Ambrose motioned to approve.

Commissioner Rowland seconded the motion and the motion carried 5-0.

Traffic Sign Changes-Johnstonville Road

The 2024 LMIG project calls for the installation of a three-way stop sign at the intersection of Johnstonville Road and English Road, and a four-way stop sign at the intersection of Johnstonville Road and Boxankle Road. Approval is required by Resolution from the Board of Commissioners followed by advertising, temporary signage, installation of Message Boards and Thermo Rumble Strips.

Timeline:

- | | | |
|---------------------|--------------------|---|
| • February 6, 2024 | English & Boxankle | Board of Commissioners approval |
| • February 14, 2024 | English | Advertise in the paper for 30 days |
| • February 16, 2024 | English | Install Preliminary Warning Message Boards |
| • March 13, 2024 | Boxankle | Advertise in the paper for 30 days |
| • March 18, 2024 | English | Install Stop Signs, Stop Ahead, Thermoplastic Rumble Strips |
| • March 18, 2024 | Boxankle | Install Preliminary Warning Message Boards |
| • April 15, 2024 | Boxankle | Install Stop Signs, Stop Ahead, Thermoplastic Rumble Strips |

County Manager Jim Hedges stated the way forward is to approve the resolution and to authorize Public Works to proceed with the installation of stop signs at the intersections of Johnstonville Road and English Road, and Johnstonville Road and Boxankle.

Commissioner Emami motioned to approve the resolution and the installation of stop signs at the intersection of Johnstonville Road and English Road, and Johnstonville Road and Boxankle Road.

Commissioner Davis seconded the motion and the motion carried 5-0.

Meeting Organization and Public Access to Meetings

County Manager Jim Hedges stated Attorney Ben Vaughn has amended the proposed ordinance to exclude the need for individuals to submit a Speaker Appearance Form for the Public Comments segment of the Board agenda.

Commissioner Ambrose motioned to approve the Meeting Organization and Public Access to Meetings ordinance.

Commissioner Rowland seconded the motion and the motion carried 5-0.

UDO Amendment

County Attorney Ben Vaughn presented amendments to the recently passed UDO. The Planning and Zoning Board recommended approval of the amendments.

The following changes are recommended:

- A. Removal of Chapter 1, Section 1.10.00, Paragraph A. The definition of Subdivision is hereby amended to add the following sentence at the end of the definition:
 - 1. Division of tracts or parcels into lots each of five (5) acres or more shall not be deemed a subdivision for the purposes of these regulations.
- B. In Chapter 4, Section 4.03.02, pertaining to General design standards for subdivisions, shall be amended to add the word residential to paragraph E (2) and to delete subparagraphs (1) and (2) of paragraph F.
- C. In Chapter 4, paragraph B of Section 4.05.04 shall be restated as follows:
 - B. Each individual dwelling unit within the development shall be located on a separate lot, which shall be subject to the following minimum standards:
 - 1. Minimum front setback: 35 feet
 - 2. Minimum side setback for lots within development: 20 feet.
 - 3. Minimum rear setback: 30 feet
 - 4. Minimum Dwelling unit lot area: 7,500 square feet
 - 5. All Manufacture homes must be installed in accordance with the Georgia State Manufactured Housing Code.
- D. In Chapter 4, Section 4.06.01, pertaining to the Landscaping plans, shall be amended to renumber the existing language as Paragraph A, and add a new paragraph B exempting bona-fide forestry activities. Henceforth, Section 4.06.01 shall state as follows:

4.06.01 Purpose

- A. The purpose of this section is to provide requirements for the landscaping of developments in industrial, commercial, office-institutional, multi-family residential, new residential subdivision, and manufactured home zoning districts in order to enrich the urbanized and natural environment of Monroe County. It is the intent and purpose of this landscape section to reduce the adverse visual, environmental, and aesthetic effects of development in order to:
 - 1. Minimize the rate of stormwater runoff.
 - 2. Maximize the capability of groundwater recharge in urban or suburban areas.
 - 3. Increase air filtration and the removal of particulate and gaseous pollutants through plant materials.

4. Proved shade and noise attenuation.
 5. Filter and reduce the glare of headlights and reflected sunlight from parked automobiles onto the public street rights-of-way.
 6. Improve the appearance of parking areas and vehicular surface areas; and
 7. Minimize the visual blight created by large expanses of paved surface area.
- B. The requirements of this Section 4.06.00 et seq. pertaining to landscaping plans, buffers and tree protection are not intended to apply to or prohibit bona-fide forestry activities or any use or maintenance of property that is not subject to development plan approval.
- E. In Chapter 5, Paragraph A of Section 5.02.01 shall be amended to delete subparagraph 1 (pertaining to Private Garages) and subparagraph 11 (pertaining to pleasure boats). The remaining subparagraphs shall be renumbered accordingly, and henceforth, Paragraph A shall state as follows:
- A. The following uses are permitted as accessories in the A-R, R-1, R-2, R-3, R-4, and RMF zoning Classifications:
1. Structure for the storage of equipment and supplies used in maintaining the principal building and its grounds.
 2. Structure for a children's playhouse and the storage of children's play equipment.
 3. Private swimming pool and bathhouse or cabana meeting the following development standards: All such swimming pools which are at least three feet deep must be completely enclosed by a fence as specified by the state minimum standard building code.
 4. Private tennis court and/or basketball facilities. If lit, lights must be designed so that they do not intrude upon adjacent lots. Such a court may be surrounded by a fence up to 10 feet high.
 5. Noncommercial gardens, including a greenhouse and other customary garden structures not over eight feet high.
 6. Deck, Patio, barbecue grill, or other such facility.
 7. Fence, wall, exterior lighting fixture, or other general landscaping and site development facility.
 8. Antenna; satellite, television, radio.
 9. Temporary building for storage of materials meeting the following development standards:
 - a. Permitted only in conjunction with Construction of a building.

- b. Allowed either on the same lot where construction is taking place or on an adjacent lot.
 - c. Such a use must be terminated upon completion of construction.
10. Signs as permitted by Monroe County sign Regulations.
11. In the A-R district only, roadside stands for sale of agricultural products grown on the premises, but not to exceed 500 square feet in floor area. Road-side stands are prohibited as accessory uses in all other districts.
12. Except in R-4 and RMF districts, accessory dwelling units meet the following development standards.
- a. No more than one is permitted on a lot with another dwelling.
 - b. Shall not be occupied by more than two adult occupants.
 - c. The property has sufficient wastewater capacity as certified by the health department or Monroe County, et al., Water and Sewer Authority.
 - d. Shall not exceed 30 percent of the total gross floor area of the primary dwelling, minus square footage associated with storage or utility spaces and similar uninsulated or un-inhabitable areas.
 - e. Two additional parking spaces which may be legally allocated to the accessory unit must be in existence and provided for the accessory unit.

In R-4 and RMF zoning districts, accessory dwelling units shall not be permitted.

- F. In Chapter 5, subparagraph (B)(3) of Section 5.02.03 shall be amended to delete the comma between “parked” and “or”, such that the subparagraph states as follows:
- 3. The permanent resident shall be the owner of the real property where the vehicle is parked or may be a family-member of the property owner if the property owner lives on the property.
- G. In Chapter 2, Section 2.02.02, the Table of Permitted Uses shall be amended to add alphabetically a row for Vehicle Storage Lot, which shall be marked as “P” for permitted in the C-2, M-1, M-2, and M-3 districts.
- H. In Chapter 4, a new Section 4.02.23 shall be added, which shall state as follows:

Sec. 4.02.23. Vehicle storage yard

A. Section specific definitions:

Operational means in a condition in which the vehicle may be driven off or, if a trailer, pulled off the premises without the need of any maintenance or repair other than inflating tires or adding electricity or fuel.

Vehicle(s) means an automobile, truck, or trailer with a chassis on wheels with tires, including the following types of such vehicles; cars, recreational vehicles, pull-behind camping trailers, pull-behind boat trailers (with or without a boat), truck-tractors and semi-trailers.

Vehicle storage yard means an area of land as specified under this section for the temporary parking of operational vehicles. This term does not include residential or agricultural lots where private vehicles are parked for the use of the owner or occupant thereof.

- B. The following conditions must be met for the property to be used as a vehicle storage yard:
1. *Fencing.* Where vehicles are to be left for more than three consecutive days at a time, the vehicle storage yard shall have a fence at least eight feet in height. The fence shall be masonry, wood, or chain-link, shall be maintained and replaced when in disrepair, and shall be set back from the property line no less than ten feet.
 2. *Landscaping and screening.* The vehicle storage yard shall have a landscaped buffer which shall be planted in such a manner and with such vegetation to screen the fence from all rights-of-way and adjoining properties. Said landscape buffer shall be planted between the property line and the required fence. Landscaping for screening purposes shall include hedges, trees, or comparable natural plantings as approved by the director that are of a rapid growth species a minimum height of five feet at time of planting and shall be maintained and replace when the plants die.
 3. *Surface treatment.* Parking and driving surfaces inside and outside the fenced yard must be a paved surface. The surface treatment shall be constructed in accordance with the following minimum standards and subject to inspection and review by the county engineer; compacted soil subgrade; compacted graded aggregate base for storage of automobiles or vehicles similar weight or eight-inch compacted graded aggregate base for vehicles of greater wight such as tractor trailers; two-inch asphalt binder; and 1.5-inch asphalt topping.
- I. In Chapter 6, Section 6.01.01, pertaining to Transportation and Parking Facilities, Generally, paragraph G shall be amended to require that new lots of less than 10 acres have frontage on public roads. Henceforth, paragraph 6.01.01 (G) shall state as follows:
- G. Private roads may be allowed only by authorization from the board of commissioners. Any such roads must be designed and constructed in accordance with all applicable County ordinances and specifications. Verification must be provided by the owner/developer at their own expense to

satisfy the County engineer. No new lot of less than ten acres may be created unless it has frontage on a public road.

J. In Chapter 6, Section 6.01.05, pertaining to Access and Curb Cuts, shall be amended to delete Paragraphs F and G.

K. In Chapter 6, Section 6.01.08 shall be amended to strike any reference to residential developments. Henceforth, this section shall state:

6.01.08 Improvements to existing streets and rights-of-way commercial and/or industrial developments

A. Existing unpaved road. Any unpaved road upon which commercial and/or industrial developments have frontage and access shall be widened and paved, according to the functional class of the road, as set forth in subsection 6.01.071. along the frontage* of the development to the nearest intersection with a paved County Road. The minimum right-of-way required according to subsection 6.01.061. shall be dedicated along the entire frontage of the development back to the nearest intersection in which the roadway is to be improved. In addition to the design, construction, and right-of-way acquisition, the developer shall also be responsible for relocation of utilities. Where a development has frontage, but does not provide access to an unpaved road, the developer shall preserve right-of-way along the development's frontage for future improvements to the roadway.

*In instances where improving a roadway to the limits of the frontage causes for an undesirable termination point for the improved roadway (i.e., alignment issues, topographic issues, etc.), the improvement shall be required to be further extended in order to provide for an acceptable tie-in to the existing roadway.

B. Existing paved road. Any existing paved County Road upon which a development has frontage and access, and which is deficient relative to County specifications (see Tables 6.01.07(I) and (K) shall be widened and resurfaced from the limit of the frontage back to the nearest roadway meeting Monroe County standards as determined by the County engineer for the entire frontage of the development. The minimum right-of-way required according to subsection 6.01.06(I) shall be dedicated along the entire frontage of the development.

L. Chapter 6, Section 6.03.01, pertaining to Sanitary sewer, shall be amended, and restated as follows:

Section 6.03.01 Sanitary sewer

A. Any commercial establishment or industrial establishment shall be connected to public sewer when sewage lines are available within two hundred (200) feet for connection. Connection shall

beat the cost of the property owner and in accordance with the policies and procedures of the applicable water and sewer utility provider.

- B. Where public sanitary sewer systems are not available, onsite sewage disposal systems (i.e., septic tank) shall be installed, subject to approval by the board of health and provided that the lots conform to all requirements of this UDO.

M. Removal of Chapter 6, Paragraph A of Section 6.03.03.

A. Fire Protection-

In all residential districts, the placement of fire hydrants within a subdivision or parcel of land deemed necessary for the protection of buildings, homes, facilities, or other property types shall be required, with hydrant placement at locations such that each structure is not further than five hundred (500) feet from such hydrant. When six-inch (6") public water lines are available within two hundred (200) feet from any portion of the subdivision, the developer/property owner shall assume all costs of extending such lines to the subdivision such that no structure within the subdivision is more than five hundred (500) feet from a hydrant. Refer to the current edition of the International Fire Code, Appendix B, for minimum fire-flow requirements.

N. Removal of Chapter 10, Section 10.02.06

- H. Divisions of property into lots each of five (5) acres or more shall not be deemed a subdivision for the purposes of these regulations.

Community Development Manager Kelsey Fortner stated there are a couple of sections where the Planning and Zoning revisions show that more language may be forthcoming:

- Renting recreational vehicles 5.02.03 (Chad Tyler to suggest revisions)
- Illumination (David Hunter)
- Commercial Paving – 6.01.07 (K) notes to update to GDOT specs-was this done?
- 6.04.02 Stormwater management plans-Jim Rolins to provide recommendations.

Commissioner Emami stated he wanted to make sure he understood what the changes were.

Commissioner Emami asked for clarification from the county attorney about the minor subdivision portion.

County Attorney Ben Vaughn stated basically this is creating a third category for minor subdivisions.

Commissioner Emami motioned to approve as presented rejecting the deletions from Planning and Zoning Board.

Commissioner Ambrose seconded the motion and the motion carried 5-0.

County Attorney Ben stated he failed to bring the portion regarding the installation of fire hydrants to the board's attention.

Commissioner Emami motioned to reject paragraph M-A from the UDO.

Commissioner Ambrose seconded the motion and the motion carried 5-0.

Poll Workers Compensation

County Manager Jim Hedges stated Kaye Warren, Monroe County Elections Supervisor, has brought to my attention that Monroe County Poll Workers are paid \$7.25 per hour; the lowest of responding counties to a quick survey. I am recommending we increase the hourly rate to \$12.50 per hour, which is the same as Butts County, and \$1.00 per hour higher than Lamar County.

Cost to Increase:

March 12, 2024	No.	No.	No.	\$7.25	\$10.00	\$12.50
PPP	Days	Workers	Hours	Hour	Hour	Hour
Early	17	5	8	\$4,930	\$6,800	\$8,500
Election Day	1	49	14	\$4,974	\$6,860	\$8,575
				\$9,904	\$13,660	\$17,075
May 21, 2024						
General Primary				\$9,904	\$13,660	\$17,075
November 5, 2024						
General Election				\$9,904	\$13,660	\$17,075
				\$29,711	\$40,980	\$51,225
Difference					\$11,270	\$21,515

County Manager Jim Hedges stated the 2024 Budget is \$50,000.

Commissioner Ambrose asked about reducing the number of voting precincts.

Chairman Tapley asked the County Manager and the County Attorney to research reducing the number of precincts and bring back to the board.

Commissioner Ambrose motioned to approve \$12.50 per hour for the poll workers.

Commissioner Davis seconded the motion and the motion carried 5-0.

H2O CPI Adjustment

Pursuant to the contract, H2O Innovation is requesting an annual CPI adjustment of 3.0%, the Consumer Price Index for November 2023 was 6.8%. The contract will increase from \$513,144 to \$528,538. This is the second year of a five-year contract with H2O.

Commissioner Emami stated he would like to take a second to say that he appreciates Jeff Dorough and his team for their hard work.

Commissioner Rowland motioned to approve the annual CPI adjustment of 3.0% for H2O Innovation.

Commissioner Emami seconded the motion and the motion carried 5-0

Bolingbroke USPS Lease

Jones Lang LaSalle Brokerage, Inc. (JLL) represents the United States Postal Service's Bolingbroke Main Office Ground Lease at 8043 Rivoli Road, Bolingbroke, GA. The lease agreement with Monroe County has been in place for many years and is up for renewal effective April 13, 2024. This is a 5-year lease renewal valued at \$2,048.00 annually; however, they have agreed to increase the lease agreement to \$2,248.00 annually.

Commissioner Ambrose asked the county manager to ask about the county using the back lot.

Commissioner Ambrose stated in the past the USPS has denied the county the use of the back lot.

The Board agreed by general consensus to table until the County Manager could research the county's ability to access the back lot of the property.

Defined Benefit Plan Resolution

In May 2023, the Board of Commissioners approved amending the vesting period for the Defined Benefit Plan for Monroe County employees from eight (8) years and five (5) years eligible to five (5) years and three (3) years eligible. ACCG Retirement Services has requested this change be adopted by Resolution.

Commissioner Ambrose motioned to approve the resolution.

Commissioner Emami seconded the motion and the motion passed 5-0.

P&Z Hearing-McMullen Road

This hearing was requested by the applicant to be postponed.

P&Z Hearing-Strickland Loop

Commissioner Ambrose motioned to table the application for research due to a threatening letter he would like time to investigate.

Commissioner Emami seconded for discussion.

County Attorney Ben Vaughn stated he recommends the board not take the letter as a threat; he stated it was a procedural letter filed by the applicant's attorney.

The motion failed 1-4 with Commissioner Emami, Commissioner Davis, Commissioner Rowland, and Chairman Tapley opposed and Commissioner Ambrose in favor.

Commissioner Davis motioned to open a public hearing at 6:44 p.m. for a Rezoning located on Strickland Loop and Sutton Road (Phase 2) Strickland Woods, Map 052 Parcel 018.

Commissioner Emami seconded the motion and the motion carried 5-0

Community Development Manager Kelsey Fortner presented a Rezoning application for Phase 2 Strickland Woods. The applicant and property owner is Brian Wesley, PTW Properties, LLC. The request is rezone from R-1 to R-2 for phase 2 of the subdivision named Strickland Woods. R-1 minimum is two acres. R-2 is minimum of one acre. Phase one of Strickland Woods has been developed and was rezoned to one acre lots; the property owner is seeking conformity. Ms. Fortner stated the Planning and Zoning Board recommended approval 2-0 with David Hunter abstaining.

The applicants Attorney Warren Tillery spoke on behalf of the application. Attorney Tillery stated the letter was not intended at all as a threat, he stated the Superior Court mandates that the letter is sent.

Mitchell Frederick, resident of 380 Strickland Loop spoke in opposition stating he has signatures of 18 property owners and zero residents agree with this size subdivision. He stated the schools are overloaded, it will cause problems with the water system, problems with infrastructure. Mr. Frederick asked what if this becomes an abandoned project. He stated the developers have dragged their feet and should be held to the 2 acre lots.

Iesha Robinson, resident of 732 Sutton Road spoke in opposition stating the driveways are small and narrow. Ms. Robinson stated due to the narrowness of the road, she must sit in the neighbor's yard for the bus to drop off her children.

Attorney Tillery responded stating this is going to increase the tax base, so the development makes sense, as far as dragging their feet, this was already approved in 2021 and this is a phased development. He stated the only reason this is coming back is because the UDO changed in the middle of the development process, and this is just a continuation of the last request.

Commissioner Ambrose asked Attorney Tillery if he was present in 2021 when the application was presented. Attorney Tillery responded he was the attorney, but he was not at the public hearing.

Commissioner Ambrose motioned to close the public hearing at 7:19 p.m.

Commissioner Davis seconded the motion and the motion carried 5-0.

Following an extensive discussion, Attorney Tillery requested the application be postponed so that he could get more information.

Commissioner Ambrose motioned to table the application.

Commissioner Davis seconded the motion and the motion carried 5-0.

P&Z Hearing-Hickory Lane

Commissioner Davis motioned to open a public hearing at 7:21 p.m. for a Rezoning/Special Use application located at 110 Hickory Road, Jackson Ga 30233, Map 012H, Parcel 060.

Commissioner Emami seconded the motion and the motion carried 5-0

Community Development Manager Kelsey Fortner presented a rezoning/special use application. Mrs. Fortner stated the applicant is requesting to rezone from Residential-1 to Agricultural-Residential zoning with a special use application to become an overnight home daycare. Mrs. Fortner stated before the applicant can move forward for the State of Georgia certification process, the property owner must have local zoning approval first. Mrs. Fortner stated the applicant is only allowed to have six (6) children and an adult must be always awake. The Planning and Zoning Board recommended approval 3-0.

No one was present in opposition to the application.

Commissioner Emami motioned to close the public hearing at 7:24 p.m.

Commissioner Rowland seconded the motion and the motion carried 5-0.

Commissioner Emami motioned to approve the application.

Commissioner Davis seconded the motion and the motion carried 5-0.

P&Z Hearing-Martha Lane

Commissioner Davis motioned to open a public hearing at 7:25 p.m. for a Rezoning/Special Use/Variance application located at 118 Martha Lane, Jackson Ga 30233, Map 013A, Parcel 017.

Commissioner Ambrose seconded the motion and the motion carried 5-0.

Community Development Manager Kelsey Fortner presented a Rezoning/Special Use/Variance application for 118 Martha Lane. Mrs. Fortner stated the Rezoning is from C-1 to A-R for a campground. The property owner is Randy Steadham, and the applicant is Buddy Patrick.

The Special use is being requested to bring a campground/recreational vehicle park compliant with the Unified Development Ordinance and the Variance is requested for having less than the 25-acre minimum for a campground/recreational vehicle park. Ms. Fortner stated the campground currently has recreational vehicles and cabins.

Ms. Fortner stated in conversations with Gina Smith, Environmental Health, and the applicant Buddy Patrick, If Mr. Patrick operates the campground as a true tourist accommodation the existing septic system on the property will operate and function suitable.

Ms. Fortner stated that Mr. Patrick has stated to Ms. Smith and me that he wishes to operate the campground as a tourist accommodation and is currently working on his business plan, all that Ms. Smith has asked of him.

Mr. Patrick has stated his intent is to completely remodel the cabins and RV park and bring all to compliance. This will include automatic gates with gate code access, new landscaping, dumpsters, and gravel. Noticeable sections for RVs and any accommodations, software system for tracking all information, new light and camera systems and buffers as needed for property lines.

Ms. Fortner stated the Planning and Zoning Board recommended approval 3-0 on the condition of this being completed within 2 years per the Unified Development Ordinance.

No one was present in opposition to the application.

Commissioner Rowland stated the board has discussed RVs and we keep coming back to the same thing.

Commissioner Rowland stated I am concerned the pump that pumps the waste is not on your property nor the drain field. He stated all of this is on someone else's property, what happens if the property owner decides he is not going to let you have access.

Mr. Patrick stated he has a signed agreement by all parties involved that I have full access.

George Emami asked if every single dwelling on the property will be under the same requirement of less than two week stays.

Mr. Patrick replied yes.

Commissioner Emami asked are we certain we have checked the box for legal septic per the health department. Gina Smith, Environmental Health stated at the time this development was put into place, it was several parcels that are now separated into three different parcels. The intent was for tourist accommodation and this property will go back to its original plan so the septic will be fine if operated as intended.

Commissioner Emami asked Ms. Smith was she concerned about the 20 sites on the septic system.

Ms. Smith replied she has measured the property, and he has room if in the future he needs to expand his septic system.

The Board discussed in depth the application.

Jan Kinect resident of Boxankle Road stated it is past time to bring this up to standard. She stated that place is horrible. She stated the sewer system runs on to Martha Lane and if someone wants to come in and fix it up it would be a benefit.

John Steinhauer resident of 40 Drewery Company Drive asked does the applicant have a way to monitor the drugs/security to keep them out.

Chairman Tapley replied he has said he will have security cameras and gates.

Mr. Patrick stated we will have security cameras, gates, and a full-time person on site.

Commissioner Ambrose motioned to close the public hearing at 7:47 p.m.

Commissioner Emami seconded the motion and the motion carried 5-0.

Commissioner Emami motioned to deny the application.

The motion failed for lack of a second.

Commissioner Emami stated he will withdraw his motion to deny.

Commissioner Rowland motioned to approve the application.

Commissioner Davis seconded the motion.

Commissioner Emami expressed his concern stating he doesn't see the need to continue approving RV campgrounds.

Commissioner Davis stated this is an existing campground and if we don't allow this, what are we going to do to clean it up.

Commissioner Ambrose stated the new UDO wanted to get rid of the RV parks, if we do that, we are going to have to hire someone to help Deputy Wilson. Commissioner Ambrose stated, "I like what he is trying to do, he is cleaning up the property. He stated most of the existing ones that won't come into compliance, the county is going to have to clean out.

The motion to approve carried 4-1 with Commissioner Emami opposed.

Subdivision Plat Approval

Community Development Manager Kelsey Fortner presented a subdivision plat for approval. Mrs. Fortner stated the property is located on Blue Store Road (no address yet). The property owner is Lisa Farmer. Mrs. Fortner stated Ms. Farmer is asking to divide 78-acres into four (4) lots, with the creation of a private road. All lots are over the required amount, but the creation of the private road must go before the Board of Commissioners. The proposed road will come off Blue Store Road.

Commissioner Ambrose stated he wants to make sure it is noted on the plat the road will not be maintained or paved, now or in the future, by the County.

Chairman Tapley stated he is recusing himself from the vote due to owning property close by. Commissioner Emami stated he is also recusing himself because he has the land listed.

Commissioner Ambrose motioned to approve the Subdivision Plat.

Commissioner Davis seconded the motion and the motion carried 3-0-2 with Chairman Tapley and Commissioner Emami abstaining.

Public Comments

Jan Kinect stated she had an issue at her property on Boxankle after it rained. She stated the road flooded because all ditches are filled with debris. She stated Mr. Futch, and the road department guys were very expedient and cleared and fixed the problem.

Scott Bogulski resident of 390 Sunset Terrace addressed the Board regarding conflicts and dysfunction he had with Family Connections that he feels were due in part by Chairman Tapley's involvement.

Commissioners' Comments

Commissioner Lamarcus Davis

Commissioner Davis thanked Ms. Knect for her comments regarding the road department.

Commissioner Davis reminded everyone the county has a local, Malik Herring, playing in the Super Bowl this Sunday.

Commissioner Eddie Rowland

Commissioner Rowland stated one of the common questions he gets is how the county will handle losing Georgia Power. He stated he had spoken with Joe Evans a few weeks ago about a program called BRECC, Building Resilient Economies in Coal Communities. Commissioner Rowland stated the county has embarked on this and he encouraged everyone to go on the website for more information. He stated basically this teaches communities how to survive post-coal.

Commissioner John Ambrose

Commissioner Ambrose stated he made a comment earlier that he was not for subdivisions, and he would like to clarify. He stated the taxes from a subdivision does not pay for the services the county provides. He stated he is against the county growing to an extent.

Commissioner Ambrose stated when Mr. Bogulski oversaw Family Connections it was growing and if it gets back started, he recommends putting him back in charge.

Commissioner George Emami

Commissioner Emami stated he is grateful that he can be diametrically opposed to something and the five board members can walk out and still respect each other. He stated he thinks all four of the board members are wrong about the application approved tonight. He stated he wants the board to think about allowing more campgrounds. He feels like it is the board's job to direct what the county is growing into. He thinks the board made a mistake approving the campground tonight.

Chairman Greg Tapley

Chairman Tapley stated a lot of people know the local National Guard troop has been called for deployment. He stated he would like for people to put it down for March 16th, they are going to be leaving the armory and we want to talk about lining the streets. Commissioner Tapley stated we need to be praying for them and we need to honor them by lining the streets.

Executive Session

There was no executive session.

Action from Executive Session-

There was no executive session, therefore no action.

Adjourn

Commissioner Davis motioned to adjourn at 8:23 p.m.

Commissioner Ambrose seconded the motion, and the motion passed 5-0.

Respectively Submitted by:

Janet Abbott, County Clerk