

Monroe County Board of Commissioners

Minutes of the October 04, 2022

Regular Commissioners Meeting

6:00 P.M. Meeting

Present:

Greg Tapley, Chairman

Lamarcus Davis, Vice Chairman

Eddie Rowland, District 2-Not Present

John Ambrose, District 3

George Emami, District 4-Not Present

Staff:

Jim Hedges, County Manager

Ben Vaughn, County Attorney

Janet Abbott, County Clerk

Kelsey Fortner, Community Development Manager

Richard Dumas, Public Information Officer

Welcome

Chairman Tapley welcomed everyone in attendance.

Prayer

Commissioner Davis led 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.

Introduction-4H Culinary Clovers Team

4-H Agent Rachel Frisbee introduced Marissa Clements, Abby Etheridge, and Madison Justice as participants in the state's Culinary Clovers Food Challenge in which they placed second. Ms. Frisbee stated the team will compete August 2023, in New Orleans, Louisiana in the Great American Seafood Cookoff 4-H edition.

New Business

Approve Agenda

Chairman Tapley presented the agenda for approval with the removal of the health insurance discussion, the homelessness issue, and Warren and Associates discussion.

Commissioner Ambrose motioned to approve the agenda with said changes.

Commissioner Davis seconded the motion and the motion carried 3-0.

Approve Minutes-BOC Meeting-September 20, 2022, Regular Meeting

Commissioner Ambrose motioned to approve the minutes of the September 20, 2022, Regular meeting with the usual 30 days for changes.

Commissioner Davis seconded the motion and the motion carried 3-0.

Oglethorpe Power Smarr Fire Station Land Donation

Commissioner Ambrose stated Oglethorpe Power announced the donation of four acres of land to the Monroe County Commissioner for the construction of a new fire station. The land is located off Rumble Road, adjacent to Smarr Energy Facility, a natural gas-fired power plant operated by Oglethorpe Power. With proximity to I-75, the donated land provides an ideal location for the Monroe County Fire Department to respond to fire-related emergencies quickly and efficiently.

The new fire station will feature a state-of-the-art facility, equipped with rescue and fire trucks and personnel onsite 24 hours a day. Once constructed, the facility will expand fire prevention and protection coverage for residents of Monroe County.

Oglethorpe Power representatives, Sydne Smith, Manager, Community & Government Relations and Shannon Randall, Information Specialist were present on behalf of the land donation.

Commissioner Ambrose motioned to approve to accept.

Commissioner Davis seconded the motion and the motion carried 3-0.

Planning & Zoning Hearings-Crook/Variance

Commissioner Ambrose motioned to enter a public hearing at 6:11 p.m. for a variance located at 1826 Charlie Benson Road, Map 067 Parcel 032.

Commissioner Davis seconded the motion and the motion carried 3-0.

Community Development Manager Kelsey Fortner presented an application for multiple variances on a 2-acre lot. Ms. Fortner stated the current mobile homes will be demolished and four stick built single family homes within 1,200-1,300 sq ft will be built on the lot. The road frontage will be lacking approximately 165' total for four homes. The setbacks will most likely be met but as a precaution a setback variance is being requested for approximately 30'-50' off the front and back property lines, and four stick built homes on a two-acre lot. Soil Studies and environmental health inspections have been completed for this project. Ms. Fortner stated this lot has been a mobile home park and replacing the existing lots with mobile homes is an option, however; he is wanting to improve the land with stick-built homes.

The applicant and property owner is Levi Crook with Crook Construction. Wes Cone was present to represent the application.

Ms. Fortner stated the Planning and Zoning board had no recommendation, the motion to approve failed for the lack of a second.

No one was present in opposition to the application.

Commissioner Ambrose motioned to come out of the public hearing at 6:18 p.m.

Commissioner Davis seconded the motion and the motion carried 3-0.

Commissioner Ambrose motioned to approve the application.

Commissioner Davis seconded the motion.

Commissioner Ambrose stated this is not normally something that would be approved, but it is currently approved as an existing mobile home park, and this is an improvement to the property.

Motion carried 3-0.

Jenkins/Variance

Commissioner Ambrose motion to enter a public hearing at 6:20 p.m. for a variance located at 132 Jenkins Road, Map 090 Parcel 032G.

Commissioner Davis seconded the motion and the motion carried 3-0.

Community Development Manager Kelsey Fortner presented an application for multiple variances are being requested for the 33.12-acre lot assigned to this map and parcel. Variances requested are as follows:

1. Division of three lots on a pond less than the 3-acre minimum in agriculture.
2. Division of three lots on a private road (Jenkins Lane) less than the 10-acre minimum.
3. The three proposed lots would total 1.59-acres, leaving 31.53-acres partially landlocked.
4. No true road frontage accessed except for the private road (Jenkins Lane) partially connected to county road (Jenkins Road) with the front portion of the remaining parcel.
5. Curb cuts

6. Section 41.1.4 of the subdivision ordinance.

The applicant explained that houses are not going to be built on these lots and are only for family members to each have their own accessibility and ownership to the pond.

The applicant is Robert Murray, and the property owners are John and Robert Jenkins.

Ms. Fortner stated the Planning and Zoning board recommended approval with the condition that no permanent or temporary structures be constructed on the lots.

No one was present in opposition to the application.

County Attorney Ben Vaughn stated that conditions can be placed on the actual plat, so that everyone in the future is aware of them.

Commissioner Ambrose motioned to come out of the public hearing at 6:36 p.m.

Commissioner Davis seconded the motion and the motion carried 3-0.

The Board discussed in length whether any type of structure would be allowed on the property.

Commissioner Davis motioned to approve with recommendation of Planning and Zoning Board.

Chairman Tapley seconded the motion.

Commissioner Ambrose left the meeting at 6:43 p.m.

Commissioner Ambrose returned to the meeting at 6:44 p.m.

Commissioner Davis stated his motion was intended to state to approve with no permanent structures.

Ms. Fortner asked for the application to be pulled to get a better understanding of what the applicant is asking for.

Commissioner Davis rescinded his motion and the applicants agreed to pull the application and postpone.

Unified Development Ordinance Public Hearing

Commissioner Ambrose motioned to open a public hearing for the Unified Development Ordinance at 6:53 p.m.

Commissioner Davis seconded the motion and the motion carried 3-0

County Attorney Ben Vaughn presented the following recommendations from the Planning and Zoning Board for the Unified Development Ordinance:

- Section 1.10.00- Definitions. The Planning and Zoning Board recommends the definition of manufactured home covers and includes modular homes.
- Section 1.10.00 - Definitions. The Planning and Zoning Board recommends the definition of subdivision reference the definition for minor subdivisions, (see 10.02.06)
- Section 2.01.03 - Residential Zoning Districts - Section C. The Planning and Zoning Board recommends in Section C, R-3 single-family residential high density that "where public water and sewer are not available, the R-3 zoning district will be subject to the same

development standards as the R-2 district," be removed and replaced with "Must have public water and sewer."

- Section 2.02.02 - Table of Permitted Uses. The Planning and Zoning Board recommends that under "dry cleaning and laundering establishment" that C-1's "SU" be changed to "P".
- Section 2.02.03 - Dimensional standards for building height and location. The Planning and Zoning Board recommends that under "Minimum Front Yard Setback from Right-of-Way of Street for: Other Streets" that A-R be changed from 15 yards to 30 yards, that R-1 be changed from 15 yards to 30 yards and that R-2 be changed from 15 yards to 30 yards.
- Section 3.05.03 - District use and regulations. The Planning and Zoning Board recommends that the Riparian Buffer Zone (RBZ) District that encompasses on either side of all streams in Monroe County be changed from 100 feet to 50 feet.
- 4.02.22 - Manufactured homes - Section D, Installation Requirements, No. 6. - Exterior Finish. The Planning and Zoning Board recommends that metal siding is added to accepted forms of exterior finishes for manufactured homes.
- 4.06.04 - Landscape requirements for parking lots. Section B, Interior Landscaping. The Planning and Zoning Board recommends that paragraph one be removed.
- 5.03.02 - Mobile Food Services. Section E, No. 2. The Planning and Zoning Board recommends the any required setback area or buffer area matches.
- 5.04.03 - Regulations for Signs. Section D Interstate Signs, No. 3. The Planning and Zoning Board recommends that digital signs be added, (1) LED Lighting only and (2) Intensity regulation.
- Table 6.01.07(1<}. Industrial, Commercial, and Office Subdivision Street Construction Standards - Turnaround area. The Planning and Zoning Board recommends that the turnaround area be changed from 55 feet radius cul-de-sac pavement and 110 feet diameter to 75 feet radius cul-de-sac pavement and 150 feet diameter.
- Design mix- GA DOT Standards
- 10.00.03 Expiration of approvals. Section A. The Planning and Zoning Board recommends that "work authorized" be defined and that building permits and other permits would be become void after 12 months of not using the permits after their date of issuance.

Home Builders Association of Middle Georgia Director Tim Thornton stated he objects to minimum square footage requirements for residential homes.

Kerri Swearingen, Reedy Creek Road resident, stated she has question about the multifamily. She stated the ordinance prohibits multi-family and asked the board what the thought process of prohibiting this was. County Attorney Ben Vaughn replied that the county does not have the infrastructure needed to support multifamily dwellings such as apartment complexes.

Lynn Daniels, 117 Park Drive, stated she is opposed to the minimum square footage as well.

Planning and Zoning Chairman, Jim Rollins stated the P&Z board discussed at length the size of houses.

Yvonne Stewart resident of 2940 Hwy 41 stated she to is opposed to the minimum square footage. She stated the county needed to resolve the ambulance shortage.

Commissioner Ambrose stated he is opposed to the 1500 square-foot minimum and feels there is a place for multi-family housing.

Commissioner Davis motioned to close the public hearing at 7:15 p.m.

Commissioner Ambrose seconded the motion and the motion carried 3-0.

Central Georgia Joint Development Authority Appointment

Commissioner Ambrose motioned to appoint Tom Baugh to the Central Georgia Joint Development Authority for a four-year term to replace Benson Ham whose term is expiring on December 15, 2022.

Commissioner Davis seconded the motion for discussion.

Commissioner Davis stated he would like to see the board reach out to the community more and try to find new community members to serve on the boards instead of continually reaching from within.

The motion passed 2-1 with Commissioner Davis opposed.

Warren & Associates Contract

This item was removed from the agenda.

Health Insurance Discussion

This item was removed from the agenda.

Homelessness Issue-General Discussion

This item was removed from the agenda.

LOST

Jim Hedges presented the following recommendations for the approval of the LOST:

- Distribution rates of County 70%, City of Forsyth 20.5%, and City of Culloden 2.4%.
- The City of Forsyth will nominate, and the County will appoint a representative to the Monroe County Hospital Authority.
- The City of Forsyth will nominate, and the County will appoint a representative to the Development Authority of Monroe County.

- The City of Forsyth will sell water to Monroe County via a master meter for the north system/customers at a rate of \$3.00/1000 gallons. The County must complete the engineering, bidding, and construction within 2 (two) years.
- The City of Forsyth will be entitled to provide water and sewer service to any development in the area annexed into the City of Forsyth by H&H Timberlands.

Following a Board discussion, Commissioner Ambrose motioned to approve subject to a written agreement acceptable by the Board.

Commissioner Davis seconded the motion and the motion passed 3-0.

Old Business

There was no old business discussed.

Commissioners' Comments

Commissioner Davis thanked everyone in attendance and for their comments regarding the UDO and reminded everyone of the next town hall meeting he would be having with City Councilman Julius Stroud in Culloden.

Commissioner Ambrose thanked everyone for coming out regarding the UDO. Commissioner Ambrose stated he is proud of the progression with the fire stations in High Falls and Smarr.

Public Comments

Jan Knect resident of 4097 Boxankle Road, asked exactly how the citizens of High Falls would be affected by the water the City of Forsyth would be providing.

Bronwen Morgan, resident of 159 Towaliga Lake Drive, stated her objections to the minimum square footage requirement in the UDO.

James Freeman Jr., resident of 112 Annie Freeman Road, stated he was blindsided about the decision to not repair the bridge on Old Brent Road. Mr. Freeman stated there are 20-25 homes that use the road, and it needs to be repaired.

Dyssie High, Moreland Road resident, stated the road did not deteriorate overnight. Ms. High stated the county had not paid enough attention to the bridge and that was the reason for the failure. She asked the Board to consider the residents that live on the road.

Larry Evans, resident of Marshall Road, stated he owns 1000 feet on Old Brent Road, and stated there are 26 homes affected by the bridge closure. He stated the solution in the past was to put two 10-foot pipes in and those pipes survived the flood of '94.

Public Works Director Chris Walker spoke regarding the cost to repair the bridge.

Executive Session-Personnel and Litigation

Commissioner Ambrose motioned to enter executive session for Personnel and Litigation at 7:56 p.m.

Commissioner Davis seconded the motion and the motion carried 3-0.

Commissioner Davis motioned to come out of executive session at 8:06 p.m.

Commissioner Ambrose seconded the motion and the motion carried 3-0.

Action from Executive Session

County Attorney Ben Vaughn summarized executive session stating a litigation matter was discussed with no action needed and a personnel recommendation was made.

Commissioner Ambrose motioned to approve the County Manager's personnel recommendation.

Commissioner Davis seconded the motion and the motion carried 3-0.

Adjourn

Commissioner Ambrose motioned to adjourn at 8:08 p.m.

Commissioner Davis seconded the motion and the motion carried 3-0.

Respectively Submitted by:

Janet Abbott, County Clerk