

Monroe County Board of Commissioners

Minutes of the January 05, 2021

Workshop

4:15 P.M. Workshop

Present:

Greg Tapley, Chairman

George Emami, Vice Chairman, District 4

Lamarcus Davis, District 1

Eddie Rowland, District 2

John Ambrose, District 3

Staff:

Jim Hedges, County Manager

Ben Vaughn, County Attorney

Janet Abbott, County Clerk/HR

Richard Dumas, Public Information Officer

Workshop

Chairman Tapley called the January 05, 2021 Workshop to order at 4:15 P.M. The Board discussed the following items on the regular session agenda:

- A. Approve Agenda
- B. Approve Minutes
 - a. BOC Meeting-December 15, 2020
- C. County Clerk Appointment
- D. Middle Georgia Regional Commission Appointment
- E. Monroe County Development Authority Appointments
- F. Central Georgia Joint Development Authority Appointment
- G. Monroe County Board of Health Appointment
- H. Monroe County Hospital Authority Appointment
- I. Planning & Zoning Appointments
- J. Recreation Department Board Appointments
- K. DBHDD Appointment
- L. River Edge Community Service Board Appointment
- M. Two Rivers RC & D Appointments

Commissioner Tapley adjourned the work session at 5:00 P.M.

Monroe County Board of Commissioners

Minutes of the January 05, 2021

Regular Commissioners Meeting

6:00 P.M. Meeting

Present:

Greg Tapley, Chairman

George Emami, Vice Chairman, District 4

Lamarcus Davis, District 1

Eddie Rowland, District 2

John Ambrose, District 3

Staff:

Jim Hedges, County Manager

Ben Vaughn, County Attorney

Janet Abbott, County Clerk/HR

Richard Dumas, Public Information Officer

Kelsey Fortner, Zoning Officer

Welcome

Chairman Tapley welcomed everyone in attendance.

Prayer

Chairman Tapley gave the invocation.

Pledge

Chairman Tapley led the Pledge of Allegiance.

Oath of Office-Judge Donna Robins

Judge Donna Robins performed the swearing in ceremony and issued the Oath of Office to the following Commissioners:

- Lamarcus D. Davis
- Edward B. Rowland
- Gregory V. Tapley

Roll Call

County Clerk Janet Abbott called roll.

Call to Order

Chairman Tapley called the meeting to order at 6:15 p.m.

Citizen Service Awards

The Board issued the annual Citizen Service Awards to the following citizens:

- District 1 Larry Evans-Connie Gannt
- District 2 Eddie Rowland-Lynn Miller
- District 3 John Ambrose-Pam Wolff
- District 4 George Emami-Jay Pace
- Chairman Greg Tapley-Wendy Baker

New Business

Approve Agenda

Chairman Tapley presented the agenda for approval.

Commissioner Ambrose motioned to add term limits for Commissioners to the agenda after Planning & Zoning.

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

Approve Minutes-BOC Meeting-December 15, 2020

Commissioner Ambrose motioned to approve the minutes of the December 15, 2020 Regular Meeting with the usual 30 days for changes.

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

County Clerk Appointment

Commissioner Ambrose motioned to reappoint Janet Abbott as County Clerk.

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

Middle Georgia Regional Commission Appointment

Commissioner Ambrose motioned to reappoint the following members to the Middle Georgia Regional Commission Council:

- Commission Board Chairman Greg Tapley
- City of Forsyth Mayor Eric Wilson
- Dick Bazemore
- Culloden Mayor Lynn Miller
- City of Forsyth Council member Melvin Lawrence

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

Monroe County Development Authority Appointments

Commissioner Ambrose motioned to appoint District 4 Commissioner George Emami to the Development Authority and reappoint Greg Head and Wendall Horne.

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

Commissioner Emami asked the County Attorney could it be agreed that in any event the appointed Commissioners term ends, they resign that post, so the Board of Commissioners does not take up more than one seat on Development Authority.

County Attorney Ben Vaughn stated he will have to look into the code and bring back the process.

Central Georgia Joint Development Authority Appointment

Commissioner Ambrose motioned to reappoint Chairman Tapley to the Central Georgia Joint Development Authority.

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

Monroe County Board of Health Appointment

Commissioner Ambrose motioned to appoint Lamarcus Davis to the Board of Health.

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

Monroe County Hospital Authority Appointment

Commissioner Davis motioned to reappoint Dr. Stan Hickman.

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

Planning & Zoning Appointments

Commissioner Ambrose motioned to appoint upon the recommendation of the Board members, the following people to the Planning and Zoning Board.

- David Hunter-District 1
- Michael Brewster-District 4
- Chuck Benson-District 2
- Richard Ezell-District 3
- Jim Rollins-Chairman

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

Recreation Department Board Appointments

Commissioner Ambrose motioned to appoint upon the recommendation of the Board members, the following people to the Recreation Board.

- Marecha Gaines-District 1
- Ron Shipman-District 2
- Adam Ham-District 3

- Melissa Mixon-District 4
- Kenneth Mantle-Chairman

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

DBHDD Appointment

Commissioner Ambrose motioned to reappoint Greg Tapley to the Region 4 Department of Behavioral Health and Development Disabilities Planning Board.

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

River Edge Community Service Board Appointment

Commissioner Ambrose motioned to reappoint Priscilla Doster to the River Edge Community Service Board and to table the other appointment until the next meeting.

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

Two Rivers RC & D Appointments

Commissioner Ambrose motioned to reappoint Road Superintendent Ira Watts, Jr., and Chairman Tapley to the Two Rivers RC & D Board.

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

Planning & Zoning-Jackie F. Hicks-Variance

Commissioner Ambrose. motioned to open a public hearing at 6:57 p.m. for a variance application.

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

Zoning Officer Kelsey Fortner presented an application for a variance located at 211 Loraine Woods Drive on behalf of Jackie Hicks. Ms. Fortner stated the applicant is requesting to split the lot into two 1-acre tracts for an immediate family member to build a home and due to the width of the lot. Ms. Fortner stated the request is due to the subdivision lots being previously approved by the Board of Commissioners in 1979; therefore, it needs Board approval to alter.

Ms. Fortner stated the P&Z Board recommended approval 4-0.

Ms. Hicks spoke on behalf of the application. Ms. Hicks stated the other home will be for her son and his family. She continued with she had originally wanted to build a pool house and she would live in the pool house but that was not acceptable, so the other option was to survey off one acre and build a house.

Commissioner Rowland asked why it was not possible to do the pool house.

Ms. Fortner stated they could do a pool house, but it must be located behind the house, and they did not want to do that.

Ms. Hicks replied that was correct.

Commissioner Rowland asked what the rules on a mother-in-law house is.

Ms. Fortner stated they must be located behind the main dwelling and smaller than the main dwelling but a max of 1000 sq feet.

Chairman Tapley asked does it have to be completely behind or can it be behind and to the side.

County Attorney Ben Vaughn replied behind is not defined in the code it is up to the board.

Rick Kite spoke in opposition stating he lives at 204 Lorraine Woods. He stated we want to find a solution for Ms. Hicks, she has a beautiful home, but my biggest challenge with the request is splitting the lot allowing other people in the subdivision to do the same. It is an established subdivision. All the lots are bigger lots and that was the draw to move there. He stated our HOA has expired but we may need to revisit it down the road.

Commissioner Emami motioned to close the public hearing at 7:23 p.m.

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

Commissioner Emami motioned to approve the subdividing of the property.

Commissioner Davis seconded the motion.

Commissioner Rowland asked is this hardship different enough from the ones that will be coming that have no good reason other than wanting to split a lot.

Mr. Vaughn stated that is always going to be a decision you will have to make, and you have to look at the standards for making a decision and the definition of a hardship and judge them each on the merits of their request.

The motion was approved 3-2 with Commissioner Rowland and Chairman Tapley opposed.

Commissioner Davis asked can we make some type of document that defines a hardship?

Mr. Vaughn stated we cannot amend the zoning ordinance without a process.

Planning & Zoning-George Emami-Variance

Commissioner Ambrose motioned to open a public hearing at 7:35 p.m. for a variance application.

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

Zoning Officer Kelsey Fortner presented a variance application located at 2467 Smith Road on behalf of George Emami, The Brokery, LLC.

Commissioner Emami recused himself from the commission.

George Emami spoke on behalf of the application stating he is requesting to place multiple homes on a 10.59-acre tract and to create a 60-foot private drive to access the homes.

Ms. Fortner stated the Planning & Zoning Board did not have a recommendation to send to the Board of Commissioners.

Mr. Emami stated after listening to the peoples concerns at the Planning & Zoning meeting, he had made several changes.

Some of the concessions Mr. Emami agreed to are as follows:

- limit the number of tiny houses on the tract to 12.
- Homes would be in excess of 250 square feet heated or cooled.
- All homes will be stick built and built to IBC code.
- Homes will have a minimum quality/grade of exterior siding of hardiplank or masonry-based siding and either 30-year shingles or metal roofs.
- The distance between the houses shall be 45-feet.
- The property owner will be responsible for all grounds maintenance and shall keep a service contract with a grounds and maintenance company for trimming of lawns, bushes, trees, etc.
- Driveways shall be provided to the rear of each home and a parking pad sufficient for two cars shall be constructed.
- Overflow parking will be provided.
- No car awnings will be allowed.
- A minimum of one pine straw bed, which has no less than three 3-gallon shrubs plus one 4 or 5 five-foot tree installed.
- A small storage shed for each resident will be constructed behind each dwelling unit. The storage unit shall match the color and feel of each of the dwellings. All excess belongings of residents must be stored in the units.
- A small, fenced waste station will be installed for disposal of garbage, no individual trash bins will be allowed.
- The location of the homes has been moved 50 feet further north than previously presented to allow for an additional buffer. Present vegetative growth along Johnstonville Road, the rear of the property or between the property and its nearest neighbor will not be cut.
- Each dwelling will have no more than two full-time occupants.

Mr. Emami stated the purpose for the variance is Monroe County's current zoning ordinance does not presently have a clause that deals directly with tiny homes.

Lee Dearing of 1446 Smith road spoke in opposition to the application. Mr. Dearing stated he appreciates the reduced number of houses but this has not reduced the extra traffic. He stated these houses could be picked up and moved and that sounds mobile. He continued to state there is not a market here for these types of homes, maybe in Atlanta but not here.

Ty Hanna with H&H Properties spoke in opposition stating this is setting a precedent for areas around to do the same and others will not build a quality product.

Mr. Hanna stated he thinks it premature to ask for variance.

Larry Evans, 31 Marshall Road, spoke in opposition asking does this fit the definition of a variance. He continued with he should ask for a zoning change to multi family or for a mini subdivision. Mr. Evans stated in agricultural zoning it requires 3-acres per dwelling and if this passes you can throw out the planning and zoning ordinance.

Ms. Jan Knect of Boxankle Road, Mr. Archie Brown of 829 Allen Street, and Mr. Wes Cone were present on behalf of the application.

Commissioner Rowland motioned to close the public hearing at 8:18 p.m.

Commissioner Ambrose seconded the motion and the motion carried 4-0.

Following a lengthy Board discussion, Commissioner Ambrose motioned to approve the plat presented with the conditions Mr. Emami proposed.

Commissioner Rowland seconded the motion and the motion carried 4-0.

Term limits

Commissioner Ambrose proposed to the Board the implementation of term limits. Commissioner Ambrose state new people bring new ideas. He continued with the president has term limits and he believes the commissioners should also.

County Attorney Ben Vaughn stated he would need to look into the process, but it would probably require local legislation to amend the enabling legislation. Mr. Vaughn requested that he be allowed to look into the requirements and bring back to next meeting.

The Board agreed by general consensus to allow Mr. Vaughn's request.

Old Business

No old business

Public Comments

Jan Knect thanked County Manager Jim Hedges and Commissioner George Emami for the new hydrant on Boxankle Road.

Bob David Hunter addressed the board regarding affordable housing.

Larry Evans 31 Marshall Road addressed the Board regarding statements that were made during the zoning hearing.

Executive Session

No executive session.

Adjourn

Commissioner Ambrose motioned to adjourn at 8:47 p.m.

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