

**MADISON COUNTY BOARD OF COMMISSIONERS
MINUTES
AGENDA SETTING WORK SESSION
January 3, 2022
6:00 P.M.**

MEMBERS PRESENT:

Commission Chairman Todd Higdon
District 1 Commissioner Dennis Adams
District 2 Commissioner Terry Chandler
District 3 Commissioner Frank May
District 4 Commissioner Brian Kirk
District 5 Commissioner Derek Doster

MEMBERS ABSENT:

None

MEDIA PRESENT:

Zach Mitcham, Madison County Journal

STAFF PRESENT:

Christina Baxter, County Clerk
Mike Pruett, County Attorney

Chairman Higdon called the work session to order at 6:00 p.m.

Item No. 1. Chairman's Report

Chairman Higdon gave a report on 2021 statistics. The Chairman's office hosted or attended 227 meetings in 2021. Four of the commissioners and the chairman has completed their required training through ACCG. The 911 center reported number of service calls: EMS-4,617, Sheriff's Office-27,695, and Volunteer Fire Department 566. The Government Complex Sheriff Deputies encountered 63,755 citizens inside the courthouse throughout the year. The Madison County Road Department spread over 23,894 tons of gravel among the 145 dirt roads within the county while also maintaining 456 paved miles.

Chairman Higdon also discussed in 2021 the Madison County Government Offices along with other agencies applied for over \$34 million dollars in grant funding for 2022. The County received nearly 6 million dollars through grants and the Federal Government. These funds will be directed towards County Infrastructure projects. Chairman Higdon also spoke on the challenges navigating through a Global Pandemic. Higdon expressed his gratitude to all Madison County Employees for a productive year. Chairman Higdon also thanked the citizens of Madison County for their support towards the Board of Commissioners.

Business Involving Guests

Brian Traylor, Owner of Traylor Business Services, Inc.

Mr. Traylor presented to the Board the assessing process for his company on business personal property. Mr. Traylor explained some of the operations and public communications his company provides. He also explained the wide range of services offered through Traylor Business Services.

Paul Walton, City of Hull Mayor

Mayor Walton was not present.

Item No. 2. Hearings and Actions on Zoning Matters

1. Tim Seymour representing the property of the Dilworth Family LP. He is requesting to rezone the 12.61 ac. property from B to R3 to allow for eight town homes, with 3 units each. The property is located at the corner of Hwy 72 and Foote McClellan Rd. on Map 59 Parcel 8 in District 5.

Planning and Zoning Chairman Scott explained the rezone request and stated Planning and Zoning Commission voted four to zero to approve.

Chairman Higdon asked if anyone would like to speak in favor of the request. Mr. Tim Seymour spoke in favor of.

Chairman Higdon asked if anyone would like to speak in opposition of the request. No one came forward.

On motion by Commissioner Doster and second by Commissioner Chandler the Board voted to deny the rezone request. The vote was as follows: Commissioner Adams, Chandler, May, Kirk and Doster voted Yes to deny.

2. Gyeong Ho Park who was requesting a conditional use permit for a dog kennel of at least 25 breeding dogs. The property is located at 861 Hannah Creek Church Rd. on Map 75 Parcel 5 in District 4.

Planning and Zoning Chairman Scott explained the conditional use request and stated the Planning and Zoning Commission voted four to zero to deny.

Chairman Higdon asked if anyone would like to speak in favor of the request. Mr. David Jordan representing Mr. Gyeong Ho Park spoke in favor of the request.

Chairman Higdon asked if anyone would like to speak in opposition of the request. No one came forward.

The Board spoke with Code Enforcement Officer Christopher Roach regarding ordinances and guidelines pertaining to dog kennels. The Board would like for Planning and Zoning to provide clear guidelines and regulations for this dog kennel and the conditional use being requested.

On motion by Commissioner Kirk and second by Commissioner Chandler the Board voted to remanded back to Planning and Zoning. The vote was as follows: Commissioner Adams, Chandler, May, Kirk and Doster voted Yes to remand.

3. Clint Larkin is requesting his company Highpoint Bailey LLC. be allowed to rezone his two parcels, the first is Map 45 Parcel 173 that is 13.93 ac. zoned A1. The second parcel is on Map 45 Parcel 181 that is 8.15 ac. zoned A1. He would like rezone these properties to R1 to combine for a major subdivision of 13 lots. The properties are located on Spratlin Mill Rd. in District 3.

Planning and Zoning Chairman Scott explained the rezone request and stated Planning and Zoning Commission voted four to zero to approve.

Chairman Higdon asked if anyone would like to speak in favor of the request. No one came forward.

Chairman Higdon asked if anyone would like to speak in opposition of the request. No one came forward.

On motion by Commissioner Doster and second by Commissioner Chandler the Board voted to approve the rezone request with preliminary plat approval. The vote was as follows: Commissioner Adams, Chandler, May, Kirk and Doster voted YES to approve with preliminary plat approval.

4. Rhonda Black was representing her mother, Roberta Dove. She would like to rezone 2.07 ac. for her 30.47 ac. property. She would like to give this to her son where he currently lives. The property is zoned A1 she would like to rezone this parcel to RR. The property is located on Map 64 Parcel 16 at 4140 Hwy 29 North in District 4.

Planning and Zoning Chairman Scott explained the rezone request and stated the Planning and Zoning Commission voted four to zero to approve.

Chairman Higdon asked if anyone was in favor of the request. Ms. Rhonda Black spoke in favor of.

Chairman Higdon asked if anyone would like to speak in opposition. No one came forward.

On motion by Commissioner Kirk and second by Commissioner May the Board voted to approve the rezone request. The vote was as follows: Commissioner Adams, Chandler, May, Kirk and Doster voted YES.

5. Logan Waters he was representing Axitan Inc. They were wanting a variance on a new building, to allow it to exceed the max. 35' building height. The property is located in at 25 Madico Dr., on Map 83 Parcel 5-01 in District 4

Planning and Zoning Chairman Scott explained the variance request and stated the Planning and Zoning Commission voted four to zero to approve.

Chairman Higdon asked if anyone would like to speak in favor of the request. Mr. Logan Waters spoke in favor of.

Chairman Higdon asked if anyone would like to speak in opposition to the request. No one came forward.

Commissioner Adams abstained his vote for conflict of interest and explained his situation to the Board.

On motion by Commissioner Chandler and second by Commissioner Kirk the Board voted to approve the variance height is increased to 75 foot. The vote was as follows: Commissioner Chandler, May, Kirk and Doster voted YES.

Items 6 and 7 were taken as one vote.

6. Daniel Hardigree is representing his company Triple M Land Holdings LLC. He is requesting to rezone his 9.3 ac. parcel from A1 to RR to subdivide into 4 parcels. The property is located at 11626 Wildcat Bridge Rd. on Map 65 Parcel 32 in District 4.

7. Daniel Hardigree, he was representing his company Triple M Land Holdings LLC. He was requesting to rezone his 5.88 ac. parcel from A1 to RR to subdivide into 3 parcels. The property is located on Wildcat Bridge Rd. on Map 65 Parcel 32 in District 4.

Planning and Zoning Chairman Scott explained the rezone request and stated the Planning and Zoning Commission voted four to zero to deny.

Chairman Higdon asked if anyone would like to speak in favor of the request. Mr. Daniel Hardigree spoke in favor of.

Chairman Higdon asked if anyone would like to speak in opposition of the request. Mr. Travis Adams and his wife, Mr. Neal Miller, Brandon Sexton and Brett Summers spoke in opposition.

On motion by Commissioner Kirk and Second by Commissioner Adams the Board voted to remand the rezone request back to Planning and Zoning. The vote was as follows: Commissioner Adams, Chandler, May, Kirk and Doster voted YES.

8. Zoning Ordinances: Codification of the Zoning Ordinance and Storm Water Ordinance.

Planning and Zoning Chairman Scott explained to the board the codification and stated Planning and Zoning Commission voted four to zero to approve.

County Attorney, Mr. Mike Pruett clarified this codifications did not include any changes to the ordinance other than just the codification of previously amended ordinances.

On motion by Commissioner Doster and second by Commissioner Chandler the Board voted to approve the codification of the Zoning ordinance and the Storm Water Ordinance. The vote was as follows: Commissioner Adams, Chandler, May, Kirk and Doster voted YES.

OLD BUSINESS:

Item No. 3. Discuss Request for Proposals for the Comprehensive Plan

Christopher Roach approached the Board with his recommendations on two consulting firms for the Comprehensive plan. After Board discussion the consensus was to schedule two separate zoom interviews with Hall Consulting, Inc. and Southern Prosperity Consulting.

Item No. 4. Discuss the department structure of Planning and Zoning/Building Inspection/ Code Enforcement as one department

The Board discussed the current structure of the three offices. The Board agreed to keep Christopher Roach as the department head of Planning and Zoning and Code Enforcement. Building Inspections will be a standalone department with no department head and the building inspection, Eddie Pritchett to report to the Chairman.

NEW BUSINESS:

Item No. 5. Consider adopting a Resolution Supporting Reform to Georgia's Annexation Dispute Resolution Law

On motion by Commissioner Adams and second by Commissioner Kirk the Board voted to approve the Resolution Supporting Reform to Georgia's Annexation Dispute Resolution Law. The vote was as follows: Commissioner Adams, Chandler, May, Kirk and Doster voted YES.

Item No. 6. Consider reappointing Michael Baker to the Board of Assessors

On motion by Commissioner Chandler and second by Commissioner May the Board voted to approve reappointing Mr. Michael Baker to the Board of Assessors. The vote was as follows: Commissioner Adams, Chandler, May, Kirk and Doster voted YES.

Item No. 7. Urgent Matters

Commissioner Doster made a motion to appoint Mr. Bruce Gandy from District 5 to the Planning and Zoning Board. The motion was second by Commissioner Chandler. The vote was as follows: Commissioner Adams, Chandler, May, Kirk and Doster voted YES.

Item No. 8. Executive Session to discuss real estate acquisition, personnel matters and/or potential litigation

There was no need for executive session.

Item No. 12. Adjourn

Chairman Higdon adjourned the Work Session at 9:25 p.m.