

**MADISON COUNTY BOARD OF COMMISSIONERS
MINUTES
AGENDA SETTING WORK SESSION
November 1, 2021
6:00 P.M.**

MEMBERS PRESENT:

Commission Chairman Todd Higdon
District 1 Commissioner Dennis Adams
District 2 Commissioner Terry Chandler
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 6:02 p.m.

Item No. 1. Chairman's Report

Chairman Higdon informed the Board submittal for the Law Enforcement and First Responders grant supplement has begun and should be completed this week for all qualified employees. A budget work session will be held November 9, 2021 at 3:00 p.m. in the meeting room. Chairman Higdon also gave an update on LMIG projects list and possible TSPLOST projects list. Mr. Higdon advised the Board Barwick Hill Road should have a concrete culvert installed by the end of December. The Road Department is working with Georgia Department of Transportation on those repairs. Also, changes that were made at Brittany Point subdivision regarding cul-de-sac curbing and the future adoption of private drives with cul-de-sac medians. Chairman Higdon explained why this is a problem for school buses and the safety of transporting students to their homes.

Chairman Higdon also acknowledged Anna Strickland's hard work at the Chamber of Commerce. The Chamber has surpassed their goal for memberships this year and have over 250 members total for businesses. Chairman Higdon encouraged all business owners to join the Chamber of Commerce for the benefits the Chamber offers. Also mentioned were the total number of building permits thus far this year being 695. As of the end of October permits had surpassed the total for 2020.

Chairman Higdon encouraged citizens to attend the Pioneer Harvest Festival November 6, 2021 at the Madison County Fairgrounds in Comer from 10:00 a.m. until 3:00 p.m. Chairman Higdon announced the retirement of Mrs. Linda Fortson, the Zoning Administrator. Mrs. Fortson has served the citizens of Madison County for 20 years and plans to retire in February 2022. Chairman Higdon congratulated and thanked Mrs. Linda Fortson for her years of service and knowledge to Madison County.

Item No. 2. Hearings and Actions on Rezone Matters, Special Use Permits, Etc.

1. Bobby Duncan; this request was by the Board of Commissioners. The request was to rezone Mr. Duncan's 2 acre property with his home from A1 to RR. The property is located on Rousey Duncan Drive Royston, on map 88 parcel 71 in District 4.

Planning and Zoning Chairman Scott explained the rezone request and stated the Planning and Zoning Commission voted six 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 to the request. No one came forward.

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

2. Dan Ceserto is requesting to rezone his 9.04 acres parcel from A2 to RR. The property is located on Seagraves Mill Rd. Map 15 parcel 11 at 1604 Seagraves Mill Rd. in District 1.

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

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

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

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

3. Danny Martin is requesting for a 70' Variance from the road. He is also asking for a Variance to build across a property line, and he is asking for a Variance because he cannot meet the setback from a property line. The property is located at 3421 Transco Rd. in District 4.

Chairman Scott explained the variance requests and stated the Planning and Zoning Commission voted six to zero to approve all three variance requests.

Chairman Higdon asked if anyone would like to speak in favor of the request. Danny and Vickie Martin, property owners explained their requests for the variances. Mr. Paul Simmons asked the board to approve the variance requests. Senator Frank Ginn also spoke in favor of the requests.

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

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

***The board unanimously requested it to be noted in the property valuation office, when Mr. Martin Land Conservation Use is to be renewed in 2025 to have all three parcels combined into one.

Chairman Higdon announced this meeting was a work session and citizens were encouraged to speak freely with any statements or remarks.

Mr. Drago Tesanovich approached the board concerning new ordinances for Industry and businesses and possible moratoriums. Commissioner Kirk responded and explained during the process of the comprehensive plan and public input the Board will put together ordinances regarding industries. No moratoriums would be put in place on Industries or businesses. Chairman Higdon also advised citizens the Board is currently looking into partnerships with planning the Comprehensive Plan and public hearings.

Mr. Drago Tesanovich also asked about GRP Madison Power Plant's Waste Water Disposal plan. Mr. Tesanovich asked for the Board to deny GRP water permitting. Chairman Higdon explained the Madison County Board of Commissioners rely on the Environmental Protection Division (EPD) of the Georgia Department of Natural Resources for those laws and regulations and for them to enforce those laws. Code Enforcement Director, Christopher Roach explained Madison County Code Ordinances enforces Business ordinances and EPD is the issuing authority for Waste Water Disposal.

Commissioner Chandler asked Commissioner Doster to explain the current update of information regarding the Nosie Study. Commissioner Doster advised the study was still in process. Senator Frank Ginn also gave an update of the rail road crossing located on H V Chandler road. GRP has evaluated the crossing and is planning to work with the County on rebuilding that railroad crossing.

OLD BUSINESS:

Item No. 3. Discuss Request for Proposals for Personal Business Property Audit

Chief Tax Appraiser, Robin Baker presented to the Board the Request for Proposals received on October 28, 2021. Mr. Baker asked for the Board to consider Traylor Business Services, Inc. Chairman Higdon would like to reach out on behalf of the Board of Commissioners to the Board of Education in partnering with this task as it would be beneficial for both Boards.

Commissioner Adams, County Attorney Mike Pruett and Mr. Baker discussed the future possibility of the county requiring an Occupational Tax. Mr. Baker explained Madison County currently has 688 active business parcels accounts on file.

Item No. 4. Discuss 2022 LMIG Road Projects

Chairman Higdon discussed LMIG (Local Maintenance Improvement Grant) and potential TSPLOST (Transportation Special Local Option Tax) project list. Commissioner Kirk asked to consider East Jones Chapel Road. Commissioner Chandler asked to add Johnson Bridges Road to the projects list. Commissioner Adams requested Neese Diamond Hill Road on behalf of District 3 for the roads project list.

NEW BUSINESS:

Item No. 5. Discuss 2022 Qualifying Fees

The board discussed the 2022 Qualifying Fees and the changes in fees due to the 2020 census.

Item No. 6. Discuss Redistricting Map

Board of Elections and Registrar's Chairperson, Tracy Dean approached the Board regarding her concerns with the proposed redistricting map. Mrs. Dean encouraged the Board to meet with the Reapportionment Office

on changing the district lines. Mrs. Dean also explained to the Board the reasoning for the 12 current voting precincts. Chairman Higdon also discussed the need for poll workers.

Item No. 7. Urgent Matters

There were no urgent matters.

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. 9. Adjourn

The Board unanimously agreed to adjourn at 7:23 p.m.