

**MADISON COUNTY BOARD OF COMMISSIONERS  
MINUTES  
AGENDA SETTING WORK SESSION  
February 7, 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:**

Christina Baxter, County Clerk

**MEDIA PRESENT:**

Zach Mitcham, Madison County Journal

**STAFF PRESENT:**

Tracy Dake, Human Resources Director  
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 an update on the end of the 2021 year for the Madison Oglethorpe Animal Shelter. MOAS will be having a fund raiser starting soon. Chairman Higdon asked for local businesses and citizens to contribute if possible. H V Chandler road construction at the rail road crossing should begin during the middle of March.

**2. Business Involving Guests, Groups or Multiple Visitors**

Bobbie Rooker, Food Bank Director- Ms. Rooker gave a quarterly report: The Food Bank disbursed over 43,932 pounds of food in year 2021. During Christmas of 2021 the Food Bank provided over 148 children with food and gifts. The Food Bank provided \$1,120 towards power bills for families in need. Ms. Rooker explained there is a need for a program to assists more residents for power bills.

Mr. Steve Ebbert approached the Board regarding the Industrial Development and Building Authority. Mr. Ebbert encouraged the Board to continue working on water and sewer infrastructure.

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

1. Jimmy Garrett and Candace Pressley are requesting to rezone 5.01 ac. property from A1 to RR.

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

Chairman Higdon asked if anyone would like to speak in favor of the request. Jimmy Garrett 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 Adams and second by Commissioner Chandler the Board voted to approve the rezone request. The vote was as follows: Commissioner Adams, Chandler, May, Kirk and Doster voted Yes to approve.

2. Berry Lord is representing his company Interstate 85 Services is requesting to rezone their 46.5 ac. property from A1 to I.

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

Chairman Higdon asked if anyone would like to speak in favor of the request. Berry Lord spoke in favor of.

Chairman Higdon asked if anyone would like to speak in opposition of the request. Ms. Jane Osbourne spoke in opposition.

On motion by Commissioner Chandler and second by Commissioner Doster the Board voted to approve the rezone request with the condition that this rezone be for only the warehouses proposed in the site plans and no hazardous chemicals or environmental hazards be involved in storage on the property. The vote was as follows: Commissioner Adams, Chandler, May, Kirk and Doster voted Yes to approve.

Commissioner Adams asked Mr. Lord how many jobs this warehouse would provide in Madison County. Mr. Lord responded with approximately 25 new jobs per warehouse. Commissioner Adams also requested that a vegetative buffer be in place around the perimeter of the two warehouses. Mr. Lord agreed to maintain a vegetative buffer.

Commissioner Doster suggested that County staff refer to the Georgia Department of Transportation regarding the influence on Highway 98 needing a deceleration lane.

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3. Tommy Barrett is requesting to rezone his 3.43 ac. property from RR to B. Planning and Zoning Chairman Scott explained the rezone request and stated Planning and Zoning Commission voted four to three to deny.

Chairman Higdon asked if anyone would like to speak in favor of the request. Tommy Barrett spoke in favor of. 15 other Madison County citizens also spoke in favor of Mr. Barrett's rezone request.

Chairman Higdon asked if anyone would like to speak in opposition of the request. Mr. Jerry Cronic spoke in opposition of the request along with 2 other citizens.

On motion by Commissioner Chandler and second by Commissioner Kirk the Board voted to approve the rezone request with the condition that the property can only be used for a trucking business, the trucking business facilities cannot be expanded, and the trucking business cannot operate at a greater intensity than at present. The vote was as follows: Commissioner Adams, Chandler, May, Kirk and Doster voted Yes to approve.

**OLD BUSINESS:**

**Item No. 4. Discuss the Request for Proposal for the Madison County Concession Operations.**

Chairman Higdon explained to the Board the advertisement ran in the local newspaper for two weeks. The submission deadline was January 27, 2022. The Board of Commissioners Office did **not** receive any proposals for concessionaires.

Chairman Higdon answered citizen questions regarding high school team operating the concession for fundraisers. Chairman Higdon explained he felt sure the Recreation department would be open to any suggestions and volunteers willing to help operate the Concession stand. Also, Higdon explained all applications for and/or proposals would have to go through the Recreation Department Board before being recommended to the Board of Commissioners.

Commissioners Adams and Kirk also made suggestions for citizens to consult with the Recreation Department on how citizens could contribute to the need of concession help for the spring season.

**Item No 5. Discuss the Request for Proposal for the Madison County Wage Study**

Chairman Higdon gave the Board an update on moving forward with the interview process next week.

**NEW BUSINESS:**

**Item No 6. Discuss adopting a Resolution amending the Code of Ordinance Flood Ordinance**

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Chairman Higdon turned this item over to County Attorney, Mike Pruett. Mr. Pruett explained this Resolution was to update the Flood Ordinance to meet the Federal Emergency Management Agency requirements. Mr. Pruett has reviewed the ordinance Resolution and will provide an updated Resolution.

**Item No. 7 Discuss Abandoning a portion of Madico Drive**

Chairman Higdon explained to the Board the portion of Madico Drive to be abandoned. The portion of Madico Drive to be abandoned is off the main street, has three small parcels and a cul-de-sac. A current company in Madico Industrial Park has purchased the three parcels to expand their current business.

**Item No. 8 Discuss public concerns with the Madison County Recreation Department**

Chairman Higdon asked to postpone this item due to unforeseen circumstances. The Board discussed the immediate need to increase the salaries for seasonal positions. Mr. Darrell Woods, Recreation Department Board member answered questions from the Board.

Commissioner Chandler asked Mr. Woods to coordinate with the Recreation Department Director to provide a future plan for the Recreation Department. Mr. Woods agreed.

Commissioner Doster asked if the Chairman could assist in temporary filling the vacant Assistant Director position until a new hire has been placed. Mr. Doster also encouraged the public to volunteer services to any county program that needs volunteers.

Chairman Higdon discussed the number of registered children for spring sports. The enrollment rate has maintained a steady increase along with an increase in the options of sports and activities being offered throughout the county.

On motion by Commissioner Doster and second by Commissioner Chandler the Board approve an immediate pay increase for seasonal employees for a starting pay of \$10.50 per hour. The vote was as follows: Commissioner Adams, Chandler, May, Kirk and Doster voted YES to approve.

**Item No. 9. Urgent Matters**

There were no urgent matters.

**Item No. 10. Executive Session to discuss real estate acquisition, personnel matters and/or potential litigation**

There was no need for executive session.

**Item No. 11. Adjourn**

Chairman Higdon adjourned the meeting at 7:50 p.m.