

MADISON COUNTY BOARD OF COMMISSIONERS
AGENDA SETTING WORK SESSION MINUTES
April 4, 2022 6:00 P.M.

MEMBERS PRESENT:

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:

Commission Chairman Todd Higdon

MEDIA PRESENT:

Zach Mitcham, Madison County Journal

STAFF PRESENT:

Christina Baxter, County Clerk
Mike Pruett, County Attorney

Commission Vice-Chairman Doster called the meeting to order at 6:03 p.m. and led in the pledge to the American Flag.

Item No. 1. Chairman's Report

Vice-Chairman Doster gave the Chairman's Report advising the Board of an update on the Arpeggio Nosie Study. Arpeggio is currently working on Modeling and will begin Field Studies in the coming months. There is a meeting planned with the Arpeggio Team during the end of April.

Commissioner Doster also advised the public of the Georgia Department of Transportation construction on Highways 174, 72 and 98 throughout the County.

Commissioner Doster reminded the public of the April 11th meeting at the Courthouse for the Highway 281 Bridge Replacement.

Also, the Comer EMS station slab has been poured and construction is on schedule.

Item No. 2. Business Involving Guests, Groups or Multiple Visitors

Broad River Landowners

Ginni Edwards presented concerns regarding the uses of the Broad River and private property. Mrs. Edwards expressed her concerns for County involvement and oversight of the river's uses and would like to have the Department of Natural Resources provide services to the Broad River.

Item No. 3. Hearings and Actions on Rezone Matters, Special Use Permits, Etc.

OLD BUSINESS:

1. The **Madison Preserve Subdivision** Preliminary Plat Review (ABE Consulting) (Postponed from 3/1/22 Meeting to allow more time to review.) Abe Abouhamdan with ABE Consulting, representing Beech Tree Forest, LLC, will

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be presenting the preliminary plat for review for the major subdivision that was approved by the Board of Commissioners on 9/13/21 with conditions. **District 5.**

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

Vice-Chairman Doster asked if anyone would like to speak in favor of the request. Mr. Abe Abouhamdan spoke in favor of.

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

The Board discussed the easement width around the pond for lots 59 and 60 to be increased to 50 foot. The Board discussed lots 42-47 unbuildable acreage to not be included in the lot sizes.

The Board discussed the current road standards and conditions for this phase of Madison Preserve. The Board discussed lots 12, 13 and 14 property line to be 50 feet off of the creek and for all lot sizes to be reconfigured to be conforming to the Planning and Zoning Ordinance regarding useable land, waterways and bodies of water. Board discussion continued with County Attorney, Mike Pruett council. The Board discussed postponing the review and remitting back to County staff for review to have all lots in compliance with the Zoning Ordinance and Subdivision Regulations.

On motion by Commissioner Chandler and second by Commissioner Kirk the Board voted to table for 30 days the Preliminary Plat Review. The voted was as follows: Commissioner Adams, Chandler, May, Kirk and Doster voted YES to table the review for 30 days.

NEW BUSINESS:

1. **Mark Whitfield** is requesting to rezone his 5-acre property from A2 to RR to cut off two acres with existing home to sell. The remaining three acres will be used for pasture area and it adjoins property that he owns. The property is located at 1399 Neese Commerce Rd on map 12, parcel 167, in **District 1.**

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

Vice-Chairman Doster asked if anyone would like to speak in favor of the request. Mr. Mark Whitfield spoke to the Board and withdrew his request prior to any action by the Board.

2. **Jay Pridgen and Hunter Downing** with Capital Resource Management are requesting to rezone their 17.83-acre property from A2 to R1 to subdivide into (11) 1.5-acre lots for a major subdivision. The property is located on Diamond Hill Colbert Rd on map 58, parcel 47, in **District 5.**

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

Vice-Chairman Doster asked if anyone would like to speak in favor of the request. Ms. Hunter Downing spoke in favor of.

Vice-Chairman Doster asked if anyone would like to speak in opposition of the request. Mr. David Hazinski and Mr. James Clemant spoke in opposition.

The Board entered into discussion.

Vice- Chairman Doster made a motion there was no second the motion died.

The Board Continued discussion.

Vice-Chairman Doster made a motion there was no second the motion died.

The Board discussed further conditions with council. The Board also discussed unbuildable acreage in consideration with lot size requirements.

On motion by Commissioner Chandler and second by Commissioner May the Board voted to approve the rezone request with the conditions of there be a maximum of five lots all being approximately the same size in acreage, all homes to have a concrete turnaround driveway so that no resident would back into the road, an undisturbed 50 foot buffer along the properties adjacent to Brush Creek residents and to include wellhead protection area. The voted was as follows: Commissioner Adams, Chandler, May, Kirk and Doster voted YES to approve with conditions.

3. **Staci and Tommy Wilson** are requesting to rezone a portion of their 5.01-acre property from A2 to RR to cut off two acres with their home and have the remaining three acres be combined with the adjoining property of Staci's brother. The property is located on 1851 Jot Em Down Rd on map 10, parcel 97 B, in **District 1**.

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

Vice-Chairman Doster asked if anyone would like to speak in favor of the request. Mr. Brandon Wood, Mrs. Staci Wilson's brother spoke in favor of the request.

Vice-Chairman Doster 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 with the condition that the remaining three acres be combined with the adjoining A2 property of

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Mr. Wood's. The voted was as follows: Commissioner Adams, Chandler, May, Kirk and Doster voted YES to approve with a condition.

OLD BUSINESS:

Item No. 4. Consider approving a referendum for liquor by the drink

Vice-Chairman Doster advised the Board this referendum would be moved to discussion and not for consideration tonight. Doster also advised if approved this Referendum would be on the November 8, 2022 ballot for public vote.

The Board discussed the effects of the Beer and Wine Ordinance and future amendments to accommodate distilled spirits and the sale of liquor by the drink.

NEW BUSINESS:

Item No. 5. Discuss approving the Timber Harvesting Ordinance

Vice-Chairman Doster advised the Board this was issued by the State of Georgia. Mr. Mike Pruett has reviewed the amendments to this ordinance and will provide information of amendment placement in the County Ordinance. Code Enforcement, Christopher Roach also discussed with the Board the benefits and improvement of this Ordinance for the County and its citizens.

Item No. 6. Discuss amendments to the Acceptance of private roads into the County Road System Ordinance

Vice-Chairman Doster explained the amendments to the Board for accepting private drives into the County road system. The Board entered into discussion on amendments to be made and changes to be constructed. The Board agreed to draft a County Road Standards Manual for the requirements of private road construction.

Item No. 7. Discuss amendments to the Beer & Wine Ordinance

Vice-Chairman Doster opened the discussion explaining the suggested changes from the March 28th meeting have been added to the amendments presented. The Board held a discussion concerning the amendments to the Ordinance and the process for the Call for a Referendum.

Item No. 8. Urgent Matters

There were no urgent matters

Item No. 9. Executive Session to discuss real estate acquisition, personnel matters and/or potential litigation

There was no need for Executive Session.

Item No. 10. Adjourn

On motion by Commissioner Chandler and second by Commissioner Kirk the Board unanimously agreed to adjourn at 8:12 p.m.