

MADISON COUNTY BOARD OF COMMISSIONERS
AGENDA SETTING WORK SESSION MINUTES
May 2, 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

Item No. 1. Chairman's Report

Chairman Higdon gave an update from the Georgia Department of Transportation regarding the Highway 281 Bridge shutdown project. The tentative start date of May 9th has been postponed until June. Higdon followed up with the Family Connection event held May 1st at the Recreation Department speaking on Mental Health and the memory of Mr. Ryan Melton. Higdon gave a report on the recent Recycling Event held at the Government Complex April 23rd. This Event is hosted twice a year. For the spring event over 4,000 pounds of material was shredded and two five gallon buckets of medication takeback was received. Higdon also explained unused or expired medications can be turned into the Sheriff's Office or Danielsville Walgreens year round for disposal. Higdon announced the Madison County Health Department is raising awareness of overdoses in Madison County. The Department of Health are in the beginning stages of creating an Overdose Program to help citizens in need for assistance.

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

Neel-Schafer, Chris Dills

Mr. Chris Dills with Neel-Schafer presented the pavement ratings from the County and City wide road survey conducted over the past few months. Mr. Dills explained how this survey will help the Board and County Road Department to prepare future pavement preservation techniques to expand the lifespan of County Roads. Dills noted he would return for a more formal in depth meeting to review all ratings and discuss specific actions and future road preservation plans.

911 Director, Brenan Baird

Mr. Brenan Baird gave an update on the current status of the Radio System Implementation for dispatch, Sheriff's Department, first responders and volunteer fire fighters. The new system has been completely installed and is at 100% functionality. Baird explained this system has overcome most of the issues they were having with the older system. Baird noted two additional sites were added for coverage in the County and discussion to add more for

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low range areas. Commissioner Doster requested a final collective report from all departments using the radio system to be present by the first Board of Commissioner's meeting in August. Commissioner Chandler asked Mr. Marc Perry to address some concerns from the Volunteer Fire Fighters perspective. Mr. Perry addressed the Board with areas the coverage is not adequate. Commissioner Adams asked for all departments to contact Mr. Baird within 60 days to discuss the short comings of the radio system. Adams request for Baird to put together all of the concerns from each department and contact the radio vendor to address each concern and present an action plan at the August Work session.

Hope Hill Inc., Mitchell Hill Preservation

Mr. Mitchell Hill approached the Board discussing a new non-profit corporation, New Hope Inc. New Hope is for citizens in need for emergency housing. New Hope's goals are to provide emergency shelter for emergency situations of home displacement. Mr. Hill said in Madison County there are 112 homeless children in the County school system. New Hope has a goal to help provide housing for homeless students. Mr. Hill announced there will be qualifications for Housing assistance. Currently the non-profit is working towards raising funds to either build or buy homes for emergency shelter. Mr. Hill asked the Board of Commissioners for assistance with funds to apply for grants and resources for funds.

Item No. 3. Hearings and Actions on Rezone Matters, Special Use Permits, Zoning Matter, Etc.
Public Hearings and Action:

1. Brenda Escobedo is requesting to rezone her 5.9 acre property from A2 to RR to allow her to cut out two acres to sell to a family member to live on. The property is located at 0 Neese Commerce Road on map 0015 parcel 143-A03 in **District 1**.

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

Chairman Higdon asked if anyone would to speak in favor of the Request. Brenda Escobedo spoke in favor. 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 with the condition the remaining 3.9 acres be combined with the adjoining A2 property. The vote was as follows: Commissioner Adams, Chandler, May, Kirk and Doster voted YES to approve.

2. Steven & Candace Bradley are requesting to rezone their 15.94 acre property from A1 to A2 to combine .82 acres from adjoining A2 property for a suitable building site to build a home for his disabled brother. Property has unsuitable soil for septic system. The property is located at 1025 Lem Edwards Road on map 0047 parcel 073 in **District 3**.

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

Chairman Higdon asked if anyone would to speak in favor of the Request. Steve Bradley spoke in favor. Chairman Higdon asked if anyone would like to speak in opposition of the request. No one came forward.

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

3. Jimmy & Judy Bates are requesting to rezone a portion (.69 ac) of their 13.54 acre property from A2 to RR to combine with adjoining RR property to give a courtesy buffer to neighbor. The property is located at 854 Jack Sharp Road on map 0046 parcel 178 in **District 5**.

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

Chairman Higdon asked if anyone would to speak in favor of the Request. Mr. Bates spoke in favor.

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 the condition the property be combined with the adjoining 2.13 property. The vote was as follows: Commissioner Adams, Chandler, May, Kirk and Doster voted YES to approve.

4. Billy Crouch with Cajun Investments, LLC, is requesting to rezone his 10 acre property from A1 to A2 to prohibit intensive farming practices on the property. The property may be used for future home sites for him or his children, or possible investment property. The property is located at 0 Jot Em Down Road/0 Thousand Oaks Drive on map 0008 parcel 017 in **District 2**.

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

The applicant was not present for the Planning and Zoning Public Hearing, concluding the request to be null and void. There was no Board action required.

5. Robert & Wendy Toll are requesting to rezone their 39.22 acre property from A1 to A2 to prohibit intensive farming practices on the property. The property is located at 750 Davis Farms Road on map 0008 parcel 026 in **District 2**.

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

Chairman Higdon asked if anyone would to speak in favor of the Request. Mr. Toll and Victor Boutier spoke in favor.

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

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

6. Robert & Donna Kelley are requesting to rezone their 29.59 acre property from A1 to A2 to prohibit intensive farming practices on the property. The property is located at 433 Thousand Oaks Drive on map 0008 parcel 022 in **District 2**.

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

Chairman Higdon asked if anyone would like to speak in favor of the Request. Mr. Kelley spoke in favor.

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

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On motion by Commissioner Chandler 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 to approve.

7. Randy & Cindy Pethel are requesting to rezone their 21.17 acre property from A1 to A2 to prohibit intensive farming practices on the property. The property is located at 545 Thousand Oaks Drive on map 0008 parcel 023 in **District 2**.

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

Chairman Higdon asked if anyone would to speak in favor of the Request. Mr. Pethel spoke in favor.

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

On motion by Commissioner Chandler 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 to approve.

8. David Robbins is requesting to rezone his 10.53 acre property from A1 to A2 to prohibit intensive farming practices on the property. The property is located at 176 Thousand Oaks Drive on map 0008 parcel 020 in **District 2**.

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

Chairman Higdon asked if anyone would to speak in favor of the Request. Mr. Robbins spoke in favor.

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

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

9. Billy Norris is requesting to rezone his three contiguous tracts of land from A1 to A2 to prohibit intensive farming practices on the properties. The properties are located at 0 Davis Farms Road on map 21 parcels 134 (10.13 ac), 135 (33.02 ac), and 136 (29.68 ac) in **District 2** (Note: There is a fourth contiguous tract located above these and he and his wife, Priscilla Norris, own all four parcels together. However, the fourth tract is listed in Priscilla's name and a separate rezone application has been submitted for it as well and is for the same purpose.)

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

Chairman Higdon asked if anyone would to speak in favor of the Request. Mr. Norris spoke in favor.

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

On motion by Commissioner Chandler 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 to approve.

10. Priscilla B. Norris is requesting to rezone her 20.45 acre property from A1 to A2 to prohibit intensive farming practices on the property. The property is located at 470 Dunneden Drive on map 0020 parcel 001 D in **District 2**. (Note: This is the fourth contiguous parcel of the four owned by Mrs. Norris and her husband, Billy Norris. Mr. Norris has submitted a rezone application for three of the parcels they own

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together (134, 135, & 136). Mrs. Norris had to submit this separate request because the property was in her name only.)

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

Chairman Higdon asked if anyone would to speak in favor of the Request. Mrs. Norris spoke in favor.

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

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

Zoning Matters:

1. Amendments to Zoning Ordinance Article XII, Section 12.2 Building Permit Required
2. Amendments to the Subdivision Regulations Section 8.4 Preparation of Preliminary Plat and Distribution of Copies-
 - Section 8.4 # 3
 - Section 8.4 3 (b)
 - Section 8.4 3(c)
 - Section 8.4 3(d)

Christopher Roach, Building, Zoning and Code Enforcement Director approached the Board to discuss Zoning Matters number 1 and 2. The Board agreed to move forward with the required Public Hearings on June 7th during the Planning and Zoning meeting and June 27th during the Board of Commissioners Regular Business meeting. Commissioner Chandler asked during this time to also amend the definition of Pole Barns. Commissioner Doster suggested to define digital copies format requirements.

3. Amendments to Subdivision Regulations Section 9.0-Application for Final Plat Approval
4. Amendments to the Subdivision Regulations Section 9.4-Distribution of Final Plat

Items no. 3 and 4 under Zoning Matters were tabled for further review.

5. Temporary Moratorium

Mr. Dennis Moon approached the Board to encourage the Commission to stand strong in the zoning ordinance reconfiguration. Mr. Moon commended the Board for discussing a Moratorium and the approaching zoning challenges. Mr. Moon also stated the importance and desired need for zoning to protect all citizens in residential and agricultural zones.

County Attorney, Mike Pruett noted the current comprehensive plan taking place. Madison County citizen can attend the upcoming Public Workshops to voice their concerns. Madison County also has a website, Madison-compplan.com for citizens to complete surveys.

Commissioner Kirk strongly encouraged all citizens to take the survey and attend the Public Workshops.

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On motion by Commissioner Doster and second by Commissioner Chandler the Board voted to approve a 30 day Moratorium. The vote was as follows: Commissioner Adams, Chandler, May, Kirk and Doster voted YES to approve.

A Public Hearing will be held May 23, 2022 at 6 p.m. in the Government Complex Public Meeting room to hear the public input and consider imposing an additional period for the Moratorium.

OLD BUSINESS:

Item No. 4. Discuss approving a Referendum for the sale of Liquor by the drink

The Board discussed considering a Referendum to allow the sale of Liquor by the drink to be placed on the ballot for public vote. The Board was also presented with future amendments to the Beer and Wine Ordinance if a public vote is past.

Item No. 5 Consider approving an ordinance for Construction of New Private Roads

On motion by Commissioner Doster and second by Commissioner Kirk the Board voted to approve the new Construction of Private Roads Ordinance. The vote was as follows: Commissioner Adams, Chandler, May, Kirk and Doster voted YES to approve the Ordinance presented.

NEW BUSINESS:

There was no New Business.

Item No. 6. Urgent Matters

Commissioner Doster requested the Road Department to fill potholes on Moons Grove Church Road. Commissioner Chandler requested maintenance on Moriah Church Road. Commissioner Adams also requested Crabapple Hollow Road rumble strips to be repaired. Commissioner May suggested the entrance of Stone Stewart Road shoulder have some reconstructed maintenance.

Item No. 7. Executive Session to discuss real estate acquisition, personnel matters and/or potential litigation

There was no need for Executive Session.

Item No. 8. Adjourn

The Board unanimously agreed to adjourn at 8:48 p.m.