

**MADISON COUNTY BOARD OF COMMISSIONERS
MINUTES
AGENDA SETTING WORK SESSION
JULY 12, 2021
6:00 P.M.**

MEMBERS PRESENT:

Commission Chairman Todd Higdon
District 1 Commissioner Dennis Adams
District 2 Commissioner Terry Chandler
District 5 Commissioner Derek Doster

MEMBERS ABSENT:

District 4 Commissioner Brian Kirk

MEDIA PRESENT:

Zach Mitcham, Madison County Journal

STAFF PRESENT:

Rhonda S. Wooten, County Clerk
Christian Baxter, County Clerk in training
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 said the TSPLOST Intergovernmental Agreements are coming in from the cities and we are on schedule to have TSPLOST on the November ballot.

Chairman Higdon said a new software program for Building, Zoning and Code Enforcement is being addressed to replace the failing system that has been in place for 30 years. A citizen friendly on-line program was demonstrated today, the second program to be reviewed, and met all requirements plus included tech support.

Chairman Higdon announced that August 2nd is the projected date for the Board of Elections Office to relocate to their new facility on Albany Avenue.

Chairman Higdon provided statistics given in a quarterly courthouse report submitted by Lieutenant Scott Rice. A total of 16,179 people entered the Government Complex through courthouse security during the months of April through June with a year-to-date total of 31,801. Other statistics such as weapons collected, entry denial and incidents were also reported.

Chairman Higdon recognized Commissioner Chandler's guest, Mike Stanley, owner of Novelty Wood Specialty. Mr. Stanley discussed possible options for the historic Presbyterian Church in Danielsville. There was discussion among the Board, Mr. Stanley and Zoning Administrator Linda Fortson regarding the historic importance in keeping the building in tack, limited parking, possible funding from the Madison County Historical Society and uses for the building such as a museum or welcome center.

Chairman Higdon stated the work on Newtown Church Road is complete.

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

1. Banister Sexton is requesting to rezone 1.36 acres of his 20.68 acres from A2 to RR to combine with his adjoining property. The property is located at 152 Wesley Chapel Road on Map 23 Parcel 104-A in District 2.

Chairman Hughston explained the rezone request and stated the Planning and Zoning Commission voted seven 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 Adams and second by Commissioner Chandler the Board voted to approve the rezone request. The vote was as follows: Commissioners Adams, Chandler and Doster voted YES.

2. Manuel Robledo is requesting to rezone his 12.43 acre property from A1 to RR to subdivide into four parcels. The property is located at the corner of Sanford Road and Helican Springs Road on Map 18 Parcel 73 in District 1.

Chairman Hughston explained the rezone request and stated the Planning and Zoning Commission voted seven to zero to approve with conditions of no less than 2,000 square foot new construction homes which are to be for sale and not for rent.

Chairman Higdon asked if anyone would like to speak in favor of the request. Applicant Manuel Robledo spoke in favor of the rezone request.

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

The Board asked Chairman Hughston and Mr. Robledo questions about the conditions that were recommended by the Planning and Zoning Commission and road access for the four parcels.

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

3. Zoning amendments

There was discussion regarding several zoning amendments that will go before the Board on August 2, 2021 and plans for a reclassification endeavor to bring parcels up to date with current zoning classifications.

OLD BUSINESS:

Item No. 3. Consider awarding sealed bid for county owned parcel #0010 049

On motion by Commissioner Chandler and second by Commissioner Doster the Board voted to award the sale of county owned parcel #0010 049 to the highest bidders, Bruce and Sandra Bennett, in the amount of \$20,101.00. The vote was as follows: Commissioners Adams, Chandler and Doster voted YES.

Item No. 4. Discuss approving a survey for Danielsville Volunteer Fire Department and going out for sealed bid

The Board and County Land Surveyor Gary Harvin discussed a couple of minor changes to the survey lines to accommodate an easement.

Item No. 5. Discuss approving a survey for Collins Volunteer Fire Department and going out for sealed bid

The Board and County Land Surveyor Gary Harvin discussed a couple of minor changes to the survey lines to accommodate an easement.

NEW BUSINESS:

Item No. 6. Discuss Personal Property Audit procedures

Chief Appraiser Robin Baker addressed the Board to request their consideration in hiring a company to perform audits of business personal property accounts. The detailed on-site reviews and consulting fees led to discussion of the vendor selection process being considered through the Request for Proposal method.

Item No. 7. Discuss adopting a Broadband Ready Community Ordinance

Item No. 8. Discuss adding Broadband amendments to the Comprehensive Plan

Item No. 9. Discuss approving a resolution amending the Comprehensive Plan to include Broadband amendments

Items seven, eight and nine were discussed together as all documents are necessary to allow Madison County to be classified as a Broadband Ready Community.

Item No. 10. Discuss 2021 millage rate

The Board discussed not increasing the millage rate.

Item No. 11. Discuss amending sections 6-65 and 6-66 of the Alcoholic Beverage Ordinance regarding the new and renewal application fee

County Clerk Rhonda Wooten explained that the amendments are a result of a GBI fingerprinting requirement and corresponding fee to process an application for an Alcoholic Beverage License.

Item No. 12 Discuss approving an agreement with the Northeast Regional Commission to develop a comprehensive plan

The Board discussed their desire to engage in a larger effort than before in developing a full comprehensive plan for Madison County.

Item No. 13. Urgent Matters

There were no urgent matters.

Item No. 14. Executive Session to discuss land acquisition, personnel matters and/or potential litigation (if needed).

There was no need for executive session.

Item No. 15. Adjourn

Hearing no objections, Chairman Higdon adjourned the meeting at 7:45 p.m.