



**MADISON COUNTY BOARD OF COMMISSIONERS
REGULAR BUSINESS MEETING MINUTES**

PUBLIC MEETING ROOM • GOVERNMENT COMPLEX • JUNE 27, 2022 • 6:00P.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

MEDIA PRESENT:

Zach Mitcham, Madison County Journal

STAFF PRESENT:

Christina Baxter, County Clerk
Mike Pruett, County Attorney
Christopher Roach, Planning and Zoning Dept. Head

Item No 1. Chairman Higdon called the Regular Business Meeting to Order at 6:00 PM.

Item No. 2. Chairman Higdon led the meeting with the pledge to the American Flag.

Item No. 3. Approval of minutes:

Minutes of the May 23, 2022 Regular Business Meeting

Minutes of the June 6, 2022 Agenda Setting Work Session

On motion by Commissioner Chandler and second by Commissioner Kirk the Board voted to approve the minutes of the May 23, 2022 Regular Business Meeting and the June 6, 2022 Agenda Setting Work Session. The vote was as follows: Commissioners Adams, Chandler, May, Kirk and Doster voted YES.

Item No. 4. Business Involving Guests, Groups or Multiple Visitors

Dmitry Lampe, Powerlift Proclamation

Chairman Higdon presented Mr. Dmitry Lampe with a Proclamation congratulating him on his achievements.

Item No. 5. Chairman's Report

Chairman Higdon notified the public of the Colbert Independence Day Celebration Saturday, July 2nd festival begins at 8 AM and the parade starts at 9 AM. The Recreation Department currently has Fall Registration Sports sign-ups open until July 1st. Late registration will be from July 2nd through July 8th.

Madison County Industrial Development and Business Authority is now accepting sealed bids for the Mize Water Project. Contractors can contact the County Clerk's Office for further information.

Update on the Department of Transportation yearly mileage report. The current number of road miles in Madison County is 573.173. This brings Madison County and Georgia Department of Transportation to finally have matching correct road miles. The original discrepancies were 21.252 miles.

The Emergency Medical Services Station in Comer update trusses were set last week and decking began Thursday. The next Comprehensive Plan Public Workshop will be held Thursday, July 14th at the Shiloh Volunteer Fire Department and July 26th at the Comer Travel Museum at 6 pm.

Local Options Sales Tax Renegotiations will commence on Wednesday, June 29th. The initial negotiation meeting with the City Mayors will be July 20th. The Certificate of Distributions will have a 60 day from Commencement date deadline which is set by the Georgia Department of Revenue.



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Service Delivery Strategy Plan has also begun. Notices were sent out to City Mayors May 23rd requesting any changes to the current SDS Plan. We have requested changes be sent to the County Clerk by the end of August. The SDS Plan renewal is due to the Department of Community Affairs by October 31st.

Item No. 6. Statements and Remarks from Citizens on agenda items

Chairman Higdon asked if there were any statements or remarks on agenda items. No one came forward.

PUBLIC HEARINGS:

Item No. 7. Consider amendments to the Planning and Zoning Ordinance and Subdivision Regulations:

A. Consider amending Article III of the Zoning Ordinance definition for a “Pole Barn”

County Clerk, Christina Baxter explained the motion made by the Planning and Zoning Commission and stated the Planning and Zoning Board voted four to two to delete the definition of a pole barn in Article III of the Zoning Ordinance.

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

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

On motion by Commissioner Chandler and second by Commissioner Kirk the Board voted to delete “Pole Barn” definition in Article III of the Zoning Ordinance. The vote was as follows: Commissioner Adams, Chandler, May, Kirk and Doster voted YES.

B. Consider amending Article III of the Zoning Ordinance definition for an “Accessory Structure”

County Clerk, Christina Baxter explained the motion made by the Planning and Zoning Commission and stated the Planning and Zoning Board voted six to zero not to change the definition of an Accessory Building or Use in Article III of the Zoning Ordinance.

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

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

On motion by Commissioner Kirk and second by Commissioner May the Board voted not to amend the definition of an Accessory Building or Use in Article III of the Zoning Ordinance. The vote was as follows: Commissioner Adams, Chandler, May, Kirk and Doster voted YES.

C. Consider amending the Zoning Ordinance Section 12.2

County Clerk, Christina Baxter explained the motion made and stated the Planning and Zoning Commission voted six to zero to approve changing the minimum square footage required without obtaining a building permit from 288 to 400 square feet.

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

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

On motion by Commissioner Chandler and second by Commissioner Adams the Board voted to change the minimum square footage required without obtaining a building permit from 288 to 400 square feet in



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Section 12.2 of the Zoning Ordinance. The vote was as follows: Commissioner Adams, Chandler, May, Kirk and Doster voted YES.

D. Consider amending Article III of the Subdivision Regulations adding a definition for “Digital Copy”

County Clerk, Christina Baxter explained the motion made and stated the Planning and Zoning Commission voted six to zero to approve the definition amendment.

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

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

On motion by Commissioner Kirk and second by Commissioner Chandler the Board voted to approve the amendments to the Subdivision Regulations, digital copy to read, “a digital copy must be on a flash drive and must contain both the JPEG and MPEG formats of the subdivision’s preliminary and final plats”. The vote was as follows: Commissioner Adams, Chandler, May, Kirk and Doster voted YES.

E. Consider amending the Subdivision Regulations Section 8.4, #3 (d)

F. Consider amending the Subdivision Regulations Section 9.0 (g)

G. Consider amending the Subdivision Regulations Section 9.4 (b)

County Clerk, Christina Baxter noted to the Board items E, F and G could be taken as a single vote. Baxter explained the motions and votes made by the Planning and Zoning Commission.

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

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

On motion by Commissioner Chandler and second by Commissioner Adams the Board voted to approve the amendments to the Subdivision Regulations Section 8.4, #3 (d), Subdivision Regulations Section 9.0 (g) and the Subdivision Regulations Section 9.4 (b). The vote was as follows: Commissioner Adams, Chandler, May, Kirk and Doster voted YES.

OLD BUSINESS:

Item No. 8. Consider amendments to the Compensation Policy Ordinance Chapter 50 Section 40

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

Item No. 9. Consider amendments to the Personnel Policy Ordinance Chapter 50 Section 34

On motion by Commissioner Adams and second by Commissioner Chandler the Board voted to approve the amendments to the Ordinance with adding “with Board of Commissioners Chair consent” to paragraph number one and adding “leaves employment within 90 days” to paragraph number two. The vote was as follows: Commissioner Adams, Chandler, May, Kirk and Doster voted YES.



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Item No. 10. Consider amendments to the Personnel Policy Ordinance Chapter 50 Section 42

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

Item No. 11. Consider amendments to the Personnel Policy Ordinance Chapter 50 Section 43

On motion by Commissioner Doster and second by Commissioner Adams the Board voted to approve the amendments to the Ordinance with the term “Chairman” being replaced with “Board of Commissioners Chair” to be consistent with the previous ordinances. The vote was as follows: Commissioner Adams, Chandler, May, Kirk and Doster voted YES.

Item No. 12. Consider amendments to the Offenses and Miscellaneous Provisions Ordinance Chapter 42 Section 6

On motion by Commissioner Chandler and second by Commissioner May the Board voted to approve the amendments to the Ordinance with corrected grammatical errors. The vote was as follows: Commissioner Adams, Chandler, May, Kirk and Doster voted YES.

NEW BUSINESS:

13. Consider amending the Moratorium Resolution

Chairman Higdon opened the Public Hearing for anyone to speak in favor of or opposition. Ms. Lesley Seymour spoke in favor of the additional exceptions being added to the Moratorium.

The Board held discussion with the County Attorney, Mike Pruett regarding the Resolution presented not being the most recent version. County Clerk, Christina Baxter retrieved current copies for the Board to review.

On motion by Commissioner Chandler and second by Commissioner Kirk the Board voted to approve the amendments to the Moratorium Resolution to include the additional exceptions to the moratorium in place.

(1) applications and submittals will be accepted for approvals of plats which create no more than one additional Lot of Record; and

(2) applications and submittals will be accepted for approvals of plats of property currently zoned Business and/or Industrial, without regard to how many new Lots of Record are created.

The vote was as follows: Commissioner Adams, Chandler, May, Kirk and Doster voted YES.

14. Consider approving the 2022/2023 Public Defender’s Indigent Defense Agreement and Resolution

On motion by Commissioner Adams and second by Commissioner Chandler the Board voted to table the 2022/2023 Public Defender’s Indigent Defense Agreement and Resolution for further negotiations. The vote was as follows: Commissioner Adams, Chandler, May, Kirk and Doster voted YES.

15. Discuss amending the Madison County Planning and Zoning Commission Ordinance and By-laws



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The Board of Commissioners discussed the Ordinance amendments presented. The Board agreed for Planning, Zoning and Code Enforcement Department Head, Christopher Roach to forward the amendments to the Planning and Zoning Commission for review and input.

Item No. 16. Roads Update

Chairman Higdon asked the Board for any Road requests for their districts. Commissioner Adams presented the Chairman and County Clerk with a list of requests for the Road Department.

Commissioner Chandler wanted to thank the Road Department for the continued work on Timberlane Drive and Moriah Church Road. Chandler also discussed the maintenance needs for Drake Woods and Bishop Carey area. Commissioner May requested shoulder work and possible road widening on Stone Stewart Road. May also requested potholes on Woodland Creek Place be repaired. Commissioner Kirk asked for the ditches on Roy Woods be cleaned of debris.

Chairman Higdon updated the Board on current County road maintenance and projects. Timberlane Drive culverts were installed last week. Follow up on the intersection of Neese Commerce Road, Diamond Hill Neese Road and Highway 106. Mrs. Baxter reached out to the Georgia Department of Transportation on May 31st in regards to County concerns with the safety of that intersection. The Georgia Department of Transportation has recognized the request and analyzed a 5 year crash history report. The findings are being forward to their Safety Group for review of possible future projects.

Item No. 17. Urgent Matters

Chairman Higdon advised the Board of a letter received by the Georgia Department of Transportation. The letter requested the Board of Commissioners to submit an "Indication of Roundabout Support" form in an effort to finalize the process necessary for consideration of the installation of a roundabout at the State Route 98 and State Route 192 intersection. The conditions of this agreement would be the Board of Commissioners would be responsible for maintenance of any electric energy used for signage and landscaping after construction is completed.

On motion by Commissioner Doster and second by Commissioner Chandler the Board vote to approve signing the Indication of Roundabout Support. The vote was as follows: Commissioner Adams, Chandler, May, Kirk and Doster voted YES.

Planning, Zoning and Code Enforcement Department Head, Christopher Roach approached the Board requesting Mr. Clint Larkins be placed on the Planning and Zoning Commission's agenda for July 5th Business Meeting for a preliminary plat review, due to miscommunications and misunderstandings during the last meeting. County Attorney, Mike Pruett advised this would not be an issue since the Preliminary Plat Review does not required a public hearing. Mr. Pruett also clarified the contractor/owner does not have to be present during the Preliminary Plat Review presentation. The Board gave a unanimous agreeance to move forward with the Preliminary Plat Review for the Planning and Zoning July 5th Business Meeting.



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Commissioner Doster approached the Board with a water expansion project at the Madico Industrial Park with SMI Composites. The Board began discussion. The Executive Director of the Industrial Development Authority, Frank Ginn explained to the Board the proposed water expansion, costs of the project and explained the request for funds. Commissioner Doster suggested a cost sharing split up to \$200,000 with the Industrial Development Authority using the American Rescue Plan Act funds. Commissioner Adams suggested to utilize the Utility Contractor who is already on site to help save on mobilization costs to quote an estimate for the cost of the original 8 inch pipe to a proposed 12 inch pipe for the water expansion. The Board discussed using the difference in cost from the 8 inch pipe to 12 inch pipe and cost splitting the difference with the IDBA. Commissioner Adams also requested that estimate be shared with the Board of Commissioners for the final approval of fund disbursement. Chairman Higdon also requested the allocated funds for this water expansion project be administered through the Board of Commissioners sealed bid process.

On motion by Commissioner Doster and second by Commissioner Chandler the Board vote to approve a cost sharing with the Industrial Development Authority up to \$200,000 on a water expansion project at the Madico Industrial Park. The vote was as follows: Commissioner Chandler, May, Kirk and Doster voted YES. Commissioner Adams sustained from voting due to being involved in the SMI building expansion project to avoid any conflict of interest.

Item No. 18. Statements and Remarks from Citizens

Chairman Higdon asked if there were any statements or remarks. No one came forward.

Item No. 19. Statements and Remarks from Commissioners

Chairman Higdon asked if there were any statements or remarks from Commissioners. Commissioner May commented wanting to promote the Keep Madison County Clean and Beautiful program. May encouraged the community to reach out to the Transfer Station and join the program to adopt a highway.

Item No. 20. Executive Session to discuss real estate acquisition, personnel matters and/or potential litigation. County Attorney, Mike Pruett advised there was no need for executive session.

Item No. 21. Adjourn.

On motion by Commissioner Doster the Board unanimously agreed to adjourn at 8:24 PM.