

THE HONORABLE BOARD OF COUNTY COMMISSIONERS, MADISON, GEORGIA,
MET THIS DAY IN REGULAR SESSION.

MEETING WAS HELD ON THE SECOND FLOOR OF THE ADMINISTRATION BUILDING.

PRESENT: Chairman Philipp von Hanstein, Vice-Chair Ben Riden, Jr., Commissioners Bill Kurtz, Donald Harris and Andy A. Ainslie, Jr.

STAFF: County Manager Adam Mestres, Procurement Director Mark Williams, County Attorney Christian Henry, and County Clerk Leslie Brandt.

The meeting was called to order at 10:00 a.m., followed by the Pledge of Allegiance and Invocation.

AGENDA APPROVAL

Motion by Commissioner Ainslie, Seconded by Commissioner Riden to approve agenda with the following additions: Development Regulations Discussion under Unfinished Business and Potential Litigation under Executive. Unanimously Approved.

SCHEDULED PUBLIC COMMENT-CHARLES KEITH PHARR

Mr. Pharr of 2831 Cedar Grove Road spoke before the Board regarding the Kingston Road dumpster site. Mr. Pharr purchased his property with knowledge of the dumpster site location. However, since that time, he has noticed leakage from the site onto his property and traffic safety issues. Mr. Pharr is requesting the Board to consider removing the dumpster location.

The Board informed Mr. Pharr they will research the issue further.

MINUTES

January 05, 2021-Public Hearing
January 05, 2021-BOC Meeting
January 19, 2021-BOC Meeting

MOTION by Commissioner Harris, Seconded by Commissioner Riden to approve the minutes as presented. Unanimously Approved.

CONSENT AGENDA

Motion to accept as information the January 2021 payables to include General Fund in the amount of \$623,043.29, TSPLOST in the amount of \$693,169.67, SPLOST in the amount of \$179,270.31, General Fund electronic payments in the amount of \$367,421.15 and the January 2021 financials.

MOTION by Commissioner Riden, Seconded by Commissioner Harris to approve the consent agenda as presented. Unanimously Approved.

PROPOSED DEVELOPMENT REGULATIONS

Planning Director, Chuck Jarrell gave an update of the ongoing revisions to the development regulations.

COURTHOUSE CLOCKTOWER REPAIRS

Public Buildings identified cracking in the support beams for the Courthouse clock tower. An RFP to repair the damage was prepared and only one company, Reams Enterprises submitted a bid. The cost to complete the repairs is \$49,780 and will be funded from the Capital Projects Fund.

MOTION by Commissioner Riden, Seconded by Commissioner Kurz to award the contract to Reams Enterprises for \$49,780. Unanimously Approved.

COUNTY MANAGER REPORT

County Manager, Adam Mestres, presented a monthly overview of Morgan County government's current projects and/or issues.

PUBLIC COMMENTS ON AGENDA ITEMS

Public comments were made by:
Jean Sims-Reid regarding development regulations.

ELLIS & CRYSTAL JOHNSON ARE REQUESTING CONDITIONAL USE APPROVAL TO ALLOW A CHURCH ON 19.79 ACRES LOCATED AT 1051 MEADOW LANE (TAX PARCEL 042-003G)

Senior Planner, Tara Cooner stated Ellis and Crystal Johnson are requesting a conditional use approval for a church at 1051 Meadow Lane. This is the second time the applicants have come to the Planning Commission and the Board of Commissioners to request a church at this location. The building is the historic Sugar Creek Church that was saved from demolition by being moved to this property in 2015 with the intent to use it as part of the event facility at Hundred Acre Farm. Later, the applicant was approached by Center Pointe Church to use the building for regular church services, and the applicant requested conditional use approval in October 2019 for temporary church services. The applicant stated at the time, regular services were not desired, and Center Pointe would only use the structure until the congregation constructed their own church. At that time, the applicants refused to pave the parking lot at the church, which is a requirement in Morgan County.

Cooner noted that Center Pointe Church came before the Board of Commissioners five months prior to October 2019 to ask for permission to build a church and approval was given. This coming April will be two years since the approval, which has now expired because Center Pointe has not started construction.

The Johnson's request in 2019 for temporary church services was approved by the Board of Commissioners with the condition, that should services continue longer than twelve months the church must comply with all requirements of the Morgan County Zoning Ordinance, which includes paving the parking lot. The specified twelve months expired in October 2020.

The applicants have now reapplied, seeking approval to continue to operate the building for regular church services with the caveat that the parking lot be left grass. At the Planning Commission meeting, Christian Chandler spoke on behalf of the applicants and reiterated that the Johnson's do not want a permanent church, but for Center Pointe to be allowed to use the building until they find another location or build a new structure.

The Planning Commission voted unanimously to recommend denial of the conditional request unless the parking lot was brought into compliance with the Morgan County Zoning Ordinance within 90-days. This would give Center Pointe Church 90-days to find other accommodations.

Chairman von Hanstein allowed proponents to speak:

No one spoke in favor of the request.

Chairman von Hanstein allowed opponents to speak:

No one spoke in opposition.

MOTION by Commissioner Kurtz, seconded by Commissioner Riden to deny the conditional use and allow 90-days for Center Pointe Church to find other accommodations. Unanimously Approved.

MOTION by Commissioner Ainslie, seconded by Commissioner Riden to exit regular session. Unanimously Approved.

EXECUTIVE SESSION- POTENTIAL LITIGATION

MOTION by Commissioner Ainslie, seconded by Commissioner Riden to enter Executive Session to discuss potential litigation at 11:11 a.m. Unanimously Approved. (Original signed Affidavit in Executive Session Legal Requirement Book).

MOTION by Commissioner Ainslie, seconded by Commissioner Riden to exit Executive Session and adjourn at 11:50 a.m. Unanimously Approved.

Philipp von Hanstein, Chairman

ATTEST:

Leslie Brandt, County Clerk