

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 Ben Riden, Jr., Vice-Chair Bill Kurtz, Commissioners Philipp von Hanstein, Donald Harris, and Blake McCormack.

STAFF: County Manager Adam Mestres, Assistant County Manager 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 McCormack, Seconded by Commissioner Harris to approve the agenda with the following addition: add Emergency Repair-Wagnon Mill Road Culvert Replacement under New Business. Motion Passed Unanimously.

MADISON-MORGAN CONSERVANCY PRESENTATION

Christine Watts with the Madison-Morgan Conservancy presented proposals for a Cost of Community Service (COCS) Study and a Critical Mass Study for Morgan County. The total cost for both studies is \$40,000. The conservancy group is requesting that the Board consider co-funding the studies.

The Board will review the proposals and make a decision at a later date.

MINUTES

October 17, 2023 BOC Meeting

Motion by Commissioner McCormack, Seconded by Commissioner Kurtz to approve the minutes as presented. Motion Passed Unanimously.

CONSENT AGENDA

Motion to accept as information the October 2023 payables and financials.

MOTION by Commissioner Harris, Seconded by Commissioner von Hanstein to approve the consent agenda as presented. Motion Passed Unanimously.

GEORGIA INVESTMENT GROUP, LLC IS REQUESTING A ZONING MAP AMENDMENT, FROM AG/C1 TO C3, FOR 3.39 ACRES LOCATED AT 4821 SEVEN ISLANDS ROAD (TAX PARCEL 055-038)

Planning Director, Chuck Jarrell presented the planning staff report for a Zoning Map Amendment, from AG/C1 to C3 for 3.39 acres located at the corner of Highway 441 and Seven Islands Road. The site is known locally as the old Joe's Store location. Joe's Store was a gas station on 1.21 acres that was zoned C1. The store closed years ago, and the buildings were removed. A 2.18 acre parcel behind it was zoned AG but used residentially. The current owner combined the parcels but did not address the different zoning designations, resulting in a split zoned parcel. The parcel is located on Highway 441 and the property size has been reduced by the increased right-of-way for the newly widened highway. GDOT installed two entrances for the parcel, one on the highway and one on Seven Islands Road. Both are located on the portion of the parcel that is zoned commercial.

The applicant proposes to use the parcel as a strip center, which is identified in the Morgan County Zoning Ordinance as a Shopping Center and requires C3 (Heavy Commercial) zoning. A 4,000 square foot gas station and convenience store will be the main use, but the plan also shows 3 additional suites of 1,200 square foot each. The site plan also shows parking, EV

charging stations, a detention pond, a proposed well location, septic tank locations and septic drain fields.

The Planning Commission voted unanimously to recommend denial of the request.

Property owner, Khan Nahidul and GA Investment Group Engineer, Thiep Huynh addressed the Board. They are requesting to build a gas station with shopping suites. They feel the proposed request is similar to the previous commercial operation and not out of character for the area. Huynh also stated that his client would be okay keeping the property zoned C1. The request to change to C3 was prompted because the zoning regulations state the desired shopping suites are only allowed in C3.

With Board members expressing opposition to the request, the property owner withdrew his request to work with the Planning Office on a new plan.

No action was taken.

MADISON METHODIST CHURCH IS REQUESTING CONDITIONAL USE APPROVAL TO OPERATE A CHURCH ON 24.42 ACRES LOCATED AT 1091 CONFEDERATE ROAD (TAX PARCEL 036-039E & 036-039B)

Planning Director, Chuck Jarrell presented the planning staff report for a conditional use approval to operate a church on a combined total of 24.42 acres located at 1091 Confederate Road. The proposed property is known locally as Dupree's horse arena. The same location was approved for a church in 2021, when Lakepoint Community Church submitted an application to locate on the property. At the time, Lakepoint had not purchased the property and the approval was contingent on the purchase. Since then, Madison Methodist has purchased the property, and the closing will occur prior to the Planning Commission meeting date.

Planning staff met with Butch Thompson on site and walked through the buildings. Proposed phases were discussed as well as building modifications and fire safety issues. Due to the scope of the modifications needed, the church intends to complete the building in 4 phases. They will start with the smaller building on the property and hold services there until renovation on the main building is complete. The proposed phases are:

1. Renovation of the smaller building for worship services, add parking, clean up property including pond, remodel limited space in large building for offices;
2. Renovation (including sprinkler) of the main building for worship services, a fellowship hall, a covered drop-off area, a catering kitchen and transition of the smaller building into a youth facility;
3. Renovation of the main building for Sunday school rooms. A preschool was also mentioned, which would operate similarly to the preschool at the Methodist Church in downtown Madison. The church was made aware that a preschool would require additional conditional use approval;
4. As needed, renovate the 2nd floor of the main building, including elevator. The second floor once housed an apartment. The applicant stated at the Planning Commission meeting the apartment will be removed and will be used for offices.

The property consists of 2 parcels with entrances on Confederate Road and Dixie Highway. The church is acquiring both properties, as opposed to Lakepoint Community Church in 2021, who only sought approval of the parcel on Confederate Road. The church intends to keep the entrance on Dixie Highway and use as needed but seeks to move the entrance on Confederate Road. The current entrance requires cars to drive around the smaller building to access the parking area. The new parking lot for the church is proposed for the field northeast of the main building. The church is aware of paving requirements. While renovation of the structures will not require a land disturbance permit and stormwater detention, the construction of the parking lot will.

The Planning Commission voted to recommend approval of the request with the condition that all setbacks and buffers must be adhered to according to the zoning ordinance.

Chairman Riden opened the floor for proponents and opponents to speak. Church member Jason Brown spoke in favor of the request, and no one spoke in opposition.

MOTION by Commissioner von Hanstein, Seconded by Commissioner Harris to approve the conditional use request to operate a church on 24.42 acres located at 1091 Confederate Road with the conditions recommended by the Planning Commission Board. Motion Passed Unanimously.

PURCHASE OF E-ONE PUMPER/FREIGHTLINER COMMERCIAL CAB AND CHASSIS

Fire Chief Garret Smith presented proposals submitted by FireLine Inc. for an E-One 1500 GPM pumper with a 1,000-gallon water tank built on a Freightliner M2 106 chassis. This unit will replace a 2020 Pierce pumper with 54,000 miles built on a similar International MV607 chassis currently serving as the first line Engine 16. The 2020 unit will be cycled down in the fleet to replace another aging unit as a first line pumper with less demand to eventually surplus an even older unit out of the fleet.

The unit was inspected at the FireLine. Inc. Milledgeville service center by Chief Smith and Chief Hagler. The unit is being held by FireLine and is ready for delivery pending purchase approval. In addition, the department evaluated the SAM Boost system as an upgrade to the pumping capabilities of this apparatus.

MOTION by Commissioner Harris, Seconded by Commissioner von Hanstein to approve the purchase from FireLine Inc. in the amount of \$447,358.00 to purchase the new pumper with the SAM Boost System upgrades. Motion Passed Unanimously.

ACCEPTANCE OF SWTF GRANT

Assistant County Manager, Mark Williams submitted a grant application to provide funding for a poured rubber surface made from recycled tires for the playground at the new park. The grant has been awarded for \$58,187 (80% of the cost) for the playground surface.

MOTION by Commissioner von Hanstein, Seconded by Commissioner McCormack to allow the Chairman to sign the grant acceptance and any other documents necessary to administer the grant. Motion Passed Unanimously.

2023-RES-007 MENTAL HEALTH RESOLUTION

This resolution is being adopted to urge the Governor and General Assembly to continue efforts in the 2024 Session of the Georgia General Assembly to enhance Georgia citizens' access to vital mental health services, including the provision of state budgetary funding for additional behavioral health crisis centers across the state, additional co-responder units, and other resources to assist those with mental health and substance abuse disorders.

MOTION by Commissioner McCormack, Seconded by Commissioner Harris to approve resolution 2023-RES-007 as presented. Motion Passed Unanimously.

EMERGENCY REPAIR-WAGNON MILL ROAD CULVERT REPLACEMENT

An emergency road repair was ordered on Wagon Mill Road due to a large void under the roadway. The turn-key fee to replace the culvert is \$23,000. The project will consist of 60 LF 48" HDPE, concrete road patch, mobilization, grading, incidentals, necessary stone, concrete headwalls, traffic control (all signage and detours to be provided by the county), and fence repair (if necessary).

MOTION by Commissioner Harris, Seconded by Commissioner von Hanstein to approve the emergency repair for culvert replacement on Wagon Mill Road as presented. Motion Passed Unanimously.

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

Rutledge resident, JoEllen Artz commented on the SWTF Grant.

COMMISSIONER COMMENTS

Commissioners made comments and gave updates on Liaison assignments.

MOTION by Commissioner von Hanstein, seconded by Commissioner McCormack to exit regular session at 11:14 a.m. Motion Passed Unanimously.

EXECUTIVE SESSION- POTENTIAL LITIGATION

MOTION by Commissioner von Hanstein, seconded by Commissioner McCormack to enter Executive Session to discuss potential litigation at 11:23 a.m. Motion Passed Unanimously. (Original signed Affidavit in Executive Session Legal Requirement Book).

MOTION by Commissioner McCormack, seconded by Commissioner Harris to exit Executive Session and adjourn at 12:14 p.m. Motion Passed Unanimously.

Ben Riden, Jr., Chairman

ATTEST:

Leslie Brandt, County Clerk