

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 Harris to approve agenda with the following additions/changes: add Personnel under Executive and remove item #21 Fee Schedule for Animal Services. Unanimously Approved.

### **SCHEDULED PUBLIC COMMENT-Matthew Schulze**

Mr. Schulze came before to the Board to address issues regarding Sugar Bend Subdivision.

### **MINUTES**

February 02, 2021 BOC Meeting  
February 09, 2021 Public Hearing  
February 09, 2021 Special Called Meeting  
February 16, 2021 Work Session  
February 16, 2021 BOC Meeting

**MOTION** by Commissioner Ainslie, Seconded by Commissioner Kurtz to approve the minutes as presented. Unanimously Approved.

### **CONSENT AGENDA**

Motion to accept as information the February 2021 payables to include General Fund in the amount of \$1,125,159.81, TSPLOST in the amount of \$151,792.08, SPLOST in the amount of \$70,099.34, General Fund electronic payments in the amount of \$140,907.39 and the February 2021 financials.

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

### **DEVELOPMENT SERVICES INTERGOVERNMENTAL CONTRACT BETWEEN THE JDA, JASPER COUNTY, MORGAN COUNTY, NEWTON COUNTY AND WALTON COUNTY**

This agreement would allow the Joint Development Authority (JDA) to work with companies on new development projects for Stanton Springs to determine which county would be the best fit to handle permitting.

**MOTION** by Commissioner Ainslie, Seconded by Commissioner Harris to approve the Intergovernmental Contract for Development Services between the JDA, Jasper County, Morgan County, Newton County and Walton County as presented. Unanimously Approved.

### **DEVELOPMENT AGREEMENT BETWEEN BAYMARE AND NEWTON COUNTY - ACKNOWLEDGMENT**

**MOTION** by Commissioner Ainslie, Seconded by Commissioner Harris to acknowledge the development agreement between Baymare and Newton County as presented. Unanimously Approved.

### **INFRASTRUCTURE AGREEMENT BETWEEN BAYMARE AND THE JDA - ACKNOWLEDGEMENT**

**MOTION** by Commissioner Ainslie, Seconded by Commissioner Harris to acknowledge the agreement between Baymare and the Joint Development Authority (JDA) as presented. Unanimously Approved.

**RESOLUTION TO AUTHORIZE THE MORGAN COUNTY BOARD OF TAX ASSESSORS TO ENTER INTO A CONTRACT WITH BAYMARE AND THE JDA**

**MOTION** by Commissioner Ainslie, Seconded by Commissioner Harris to approve the Board of Tax Assessor to enter into a contract with Baymare and the JDA as presented. Unanimously Approved.

**GDOT QUITCLAIM DEED SEWELL CHURCH RD ROW**

**MOTION** by Commissioner Ainslie, Seconded by Commissioner Harris to approve the GDOT quitclaim deed Sewell Church Road ROW as presented. Unanimously Approved.

**RESOLUTION - PROPERTY CONVEYANCE FOR RELOCATION OF A PORTION OF SEWELL CHURCH RD**

**MOTION** by Commissioner Ainslie, Seconded by Commissioner Harris to approve the property conveyance for relocation of a portion of Sewell Church Road as presented. Unanimously Approved.

**RESOLUTION - CONSENT TO ACQUISITION OF LAND FOR MADISON AIRPORT EXPANSION**

**MOTION** by Commissioner Harris, Seconded by Commissioner Kurtz to approve resolution 2021-RES-010 as presented. Unanimously Approved.

**RESOLUTION – EXTENSION OF TEMPORARY MORATORIUM**

**Motion** by Commissioner Riden, Seconded by Commissioner Kurtz to extend the temporary moratorium on applications for subdivisions through April 6, 2021. Unanimously Approved.

**REQUEST FROM SHAHIDA JAHAN WITH FAIRPLAY MANAGEMENT LLC FOR AN ALCOHOLIC BEVERAGE LICENSE AT 2700 FAIRPLAY ROAD**

**Motion** by Commissioner Riden, Seconded by Commissioner Harris to approve the alcoholic beverage license for Shahida Jahan with Fairplay Management LLC at 2700 Fairplay Road as presented. Unanimously Approved.

**REQUEST FROM BARBARA WILLIAMS SAUERBIER TO ABANDON A PORTION OF CR-67, CUMMING DRIVE**

This request is being made to abandon a portion of Cumming Drive that leads into Barbara Williams Sauerbier's property.

The Board agreed to have Planning Director Chuck Jarrell move forward with the abandonment process.

**REQUEST FROM MARK GILES WITH GDOT TO ABANDON CR-235**

GDOT is requesting CR-235 be abandoned. This is a loop road that has been closed for many years.

The Board agreed to have Planning Director Chuck Jarrell move forward with the abandonment process.

**REQUEST FROM CAROL SANCHEZ, PARK MANAGER FOR HLCSP, TO LOWER THE SPEED LIMIT AND INSTALL SPEED TABLES ON KNOX CHAPEL ROAD**

Discussion only. No action taken. Planning Director, Chuck Jarrell will move forward with the process to lower the speed limit.

**GEORGIA SHERIFFS YOUTH HOMES FOUNDATION IS REQUESTING A ZONING MAP AMENDMENT, FROM AG TO C2, FOR 20 ACRES LOCATED ON LIONS CLUB ROAD (HIGHWAY 441 BY-PASS ACROSS FROM MORGAN MEDICAL CENTER) (TAX PARCEL 036E-009)**

Georgia Sheriffs Youth Home Foundation is requesting a zoning map amendment, from AG to C2, for 20 acres located on Lions Club Road across from Morgan Medical Center. The proposed use of the property is a 23,000 square foot building that will house offices for the Georgia Sheriffs Youth Home Foundation and affiliated organizations. The applicant's letter stresses that the location will not be used for a youth home. The building will be used to house office spaces and training facilities. The site plan provided is preliminary and may change but represents the basic concept for the project. The Comprehensive Plan identifies this area as Medical, which was originally envisioned as offices and professional services to support Morgan Medical Center. The description for Medical allows for office uses as well, therefore, the proposed use is not outside the scope identified in the Comp Plan.

Chairman von Hanstein allowed proponents to speak:  
Sheriff, Robert Markley spoke in favor of the request.

Chairman von Hanstein allowed opponents to speak:  
No one spoke against the request.

**Motion** by Commissioner Harris, Seconded by Commissioner Kurtz to approve the zoning map amendment from AG to C2 for 20 acres located on Lions Club Road (Hwy. 441 by-pass across from Morgan Medical Center) as presented. Unanimously Approved.

**FARMVIEW MARKET, LLC, IS REQUESTING A VARIANCE TO THE MAXIMUM SIZE AND HEIGHT FOR A FLAG FOR 46.11 ACRES LOCATED AT 2610 EATONTON HIGHWAY (TAX PARCEL 046-005)**

Keith Kelly, on behalf of Farmview Market, is requesting a variance to the maximum size for an official flag for a 46-acre commercial (C2) property located at 2610 Eatonton Highway. The applicant is requesting a 10' x 15' flag and a 55' tall pole. The maximum height allowed in the C2 zoning district is 75 feet. Therefore, a variance is not required for the proposed height, but is necessary for the size of the flag.

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 Riden, Seconded by Commissioner Harris to approve the variance request with the following conditions set by the Planning Commission Board: must be an official flag, pole must be a minimum 75 feet from property line, must be located in a commercial zoning district, flag must be illuminated from dusk until dawn, road frontage must be a minimum of 250 feet and the flag can only be located on a state or U.S. highway. 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, Morgan County Resident  
Ginny Vanoostrom, Morgan County Resident  
Pam Hendrix, Morgan County Property Owner

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

**EXECUTIVE SESSION- Personnel**

**MOTION** by Commissioner Ainslie, seconded by Commissioner Riden to enter Executive Session to discuss personnel at 11:35 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 12:18 p.m. Unanimously Approved.

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Philipp von Hanstein, Chairman

ATTEST:

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Leslie Brandt, County Clerk