

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 Riden, Seconded by Commissioner Kurtz to approve agenda as presented. Unanimously Approved.

**PRESENTATIONS**

The Board presented Alan Verner with a certificate and plaque thanking him for his 24 years of service and dedication representing Morgan County on the Joint Development Authority.

**SCHEDULED PUBLIC COMMENTS**

**Mack Bohlen**

Mack Bohlen of Prospect Road spoke before the Board expressing his frustration regarding the property clean up at 1801 Atlanta Highway that was conducted by the county.

**Mike Chawla**

Mike Chawla spoke before the Board regarding property he purchased in October 2020 at 1010 Apalachee River Road. Mr. Chawla believed when he purchased the property, which houses RV's, was grandfathered in to allow long-term RV campers on the site. However, he was informed by the Morgan County Planning staff that long-term RV campers were not allowed on the property and tenants were given 14-days to vacate.

The current zoning allows for overnight stays, no more than two weeks at a time. Mr. Chawla stated there is a need and high demand for long-term RV campgrounds and he would like to expand but requires additional time to submit his application to the Planning Board.

**MOTION** by Commissioner Kurtz, Seconded by Commissioner Ainslie to suspend any action against the property owner and residents, to grant an extension until the November 2021 Planning Commission Meeting and that no other spaces can be rented. Unanimously Approved.

**MINUTES**

August 17, 2021 BOC Meeting

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

**CONSENT AGENDA**

Motion to accept as information the August 2021 payables to include General Fund in the amount of \$736,093.74, TSPLOST in the amount of \$160,837.06, SPLOST in the amount of \$112,829.96, General Fund electronic payments in the amount of \$89,246.00 and the August 2021 financials.

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

**TRANSIT TITLE VI PLAN**

As a condition for receiving the 5311 Grant, the County is required to update the Title VI Plan every three years. The Title VI Plan prohibits recipients of Federal financial assistance from discriminating on the basis of race, color, or national origin.

**MOTION** by Commissioner Riden, Seconded by Commissioner Harris to approve the Transit Title VI Plan as presented. Unanimously Approved.

**DISCUSSION OF RIGHT OF WAY ENCROACHMENTS**

Planning Director, Chuck Jarrell addressed the Board for direction regarding complaints of vehicles parked on the road right of way blocking sight lines and trash being left behind. The three areas with the most complaints are Morris Road, Woodkraft Road, and the intersection of Sandy Creek Road and Fairplay Road.

Jarrell suggested removing all the gravel and reclaim the ditch in the areas and install “No Parking” signs in the areas. However, since signs have been removed, run over and ignored, a barrier may need to be installed.

No decision was made, the Board will address the issue at a later date.

**LAKEPOINT COMMUNITY CHURCH IS REQUESTING CONDITIONAL USE APPROVAL FOR A COMMUNITY CHURCH ON 13.39 ACRES LOCATED AT 1091 CONFEDERATE ROAD (TAX PARCEL 036-039B)**

Lakepoint Community Church is requesting a conditional use approval for a community church on 13.39 at 1091 Confederate Road. The church has outgrown its current location in the Wash Rock shopping center at the corner of Highway 83 and Highway 278 in Madison. They are looking to purchase and renovate a horse barn into a church and associated buildings surrounding it into other usage for the congregation.

The Planning Commission voted unanimously to recommend approval with three conditions:

1. The approval is contingent on the purchase of the property by Lakepoint Community Church.
2. Give the Planning Director the latitude to determine if additional landscape buffers are necessary during the plan review process.
3. The apartment that is currently located in the barn cannot be used as a short-term rental but can be used for stay of individuals in need for no payment.

Chairman von Hanstein allowed proponents to speak:

Danny Harrell, Lakepoint Lead Pastor and Jeff Rogers, Lakepoint Associate Pastor spoke in favor of the conditional use request. They have outgrown their current location and would like to expand and offer adequate greenspace for the congregation.

Chairman von Hanstein allowed opponents to speak:

No one spoke in opposition.

**MOTION** by Commissioner Riden, Seconded by Commissioner Harris to approve the conditional use request for a community church on 13.39 acres located at 1091 Confederate Road (Tax Parcel 036-039B) with the three conditions presented by the Planning Commission. Unanimously Approved.

**JEFF AND ANITA HIGHFILL ARE REQUESTING CONDITIONAL USE APPROVAL FOR AN ACCESSORY DWELLING ON 2.42 ACRES LOCATED AT 3010 BROWNWOOD ROAD (TAX PARCEL 029-073)**

This request is to renovate an existing accessory dwelling on the property at 3010 Brownwood Road for Anita Highfill’s aging father. The Highfill’s would move into the existing primary dwelling to help care for her father.

The Planning Commission unanimously recommended approval with the following conditions:

1. The accessory dwelling be kept under the existing electrical meter.
2. The accessory dwelling must have the same or similar exterior siding to match the primary dwelling.
3. The accessory dwelling must share the same address as the primary dwelling.
4. The accessory dwelling cannot be used as a rental at this time.

Chairman von Hanstein allowed proponents to speak:

Anita and Jeff Highfill both spoke in favor of the conditional use. They are making this request to be close to care for her aging father. The Planning Commission approved the accessory dwelling to be 800 heated square feet. However, after the Highfill’s began laying out their design, they realized they need an additional 60 square feet to allow enough space in the living area to be handicap accessible. Therefore, they asked the Board for a 60 square foot variance to make the total heated space 860 square feet.

Chairman von Hanstein allowed opponents to speak:

No one spoke in opposition.

**MOTION** by Commissioner Riden, Seconded by Commissioner Kurtz to approve the conditional use request for 3010 Brownwood Road (Tax Parcel 029-073), with the conditions presented by the Planning Commission with the exception of the 4<sup>th</sup> condition, changing “rental” to “short-term rental”. Also approve the variance request to allow an additional 60 square feet to the heated space (totaling 860 heated square feet). Unanimously Approved.

**STONEY AND KANDY BRITT ARE REQUESTING CONDITIONAL USE APPROVAL FOR AN ACCESSORY DWELLING ON 2 ACRES LOCATED AT 2171 MERGENDOLLAR ROAD (TAX PARCEL 003-004A)**

Stoney and Kandy Britt are requesting conditional use approval to allow an accessory dwelling on 2 acres located at 2171 Mergendollar Road. The proposed accessory dwelling is for a daughter, with the intention that she will assist with family care.

The Planning Commission unanimously recommended approval with the following conditions:

1. The accessory dwelling must have the same or similar exterior siding to match the primary dwelling.
2. The accessory dwelling be serviced by the same electrical meter as the primary dwelling.
3. The accessory dwelling must share the same address as the primary dwelling.

Chairman von Hanstein allowed proponents to speak:

Stoney Britt spoke in favor of the conditional use request.

Chairman von Hanstein allowed opponents to speak:

No one spoke in opposition.

**MOTION** by Commissioner Riden, Seconded by Commissioner Harris to approve the conditional use request for an accessory dwelling at 2171 Mergendollar Road (Tax Parcel 003-004A) with the conditions outlined by the Planning Commission. Unanimously Approved.

**PURCHASE FOR FIRE HOSE REPLACEMENT**

This is an annual request for the continuation to replace old, outdated fire hose on all front-line trucks.

| Quotes Received |             |
|-----------------|-------------|
| NAFECO          | TEN-8       |
| \$12,040.96     | \$12,050.20 |

**MOTION** by Commissioner Ainslie, Seconded by Commissioner Harris to approve the fire hose purchase from NAFECO in the amount of \$12,040.96 as presented. Unanimously Approved.

**PURCHASE OF TURN OUT GEAR**

Request to replace outdated turn out gear.

| Quotes Received |             |             |
|-----------------|-------------|-------------|
| MES             | NAFECO      | TEN-8       |
| \$21,012.12     | \$21,355.00 | \$25,437.64 |

**MOTION** by Commissioner Riden, Seconded by Commissioner Harris to approve the purchase from MES in the amount of \$21,012.12 as presented. Unanimously Approved.

**ADDENDUM TO CORRCARE CONTRACT FOR INMATE MEDICAL SERVICES**

No motion or discussion-tabled until a later date.

**MOU WITH SANE**

SANE (Sexual Assault Nurse Examiners) provides victim forensic examinations, evidence collection, court testimony and community prevention education related to rape, sexual and physical assault. This MOU between Morgan County and SANE will allow the group to operate 24/7 out of a vacant county building at 1640 Mission Road. The county will not provide funds for the program. SANE will staff the center and pay utilities.

**MOTION** by Commissioner Ainslie, Seconded by Commissioner Harris to approve the MOU with SANE. Unanimously Approved.

**PROPERTY TO BE DECLARED SURPLUS**

| DESCRIPTION   | DEPT               |
|---|--------------------|
| Ford Crown Vic VIN: 2FAFP71WX3X146130                             | Sheriff's Office   |
| 10 vertical file cabinets and 2 lateral file cabinets             | Clerk of Court     |
| 13 desks  | Clerk of Court/BOC |
| 1986 GMC 3500 VIN: IGDGC34M9GS534841                              | Public Works       |
| 3 Compactors  | Solid Waste        |
| Chevrolet 1500 Supercab VIN: 1GCEK19V3XZ186708                    | Public Works       |
| Set of handjacks  | Public Works       |
| John Deere 6415 tractor with Tiger mower sidearm SN: 06415B482966 | Public Works       |
| John Deere 5225 tractor VIN: LV5225S420182                        | Public Buildings   |
| 4 open top trash bins   | Solid Waste        |
| 2006 Ford E350 transit bus VIN: 1FDWE35S16DA85953                 | Transit            |
| Morbark model 17 chipper  | Public Works       |
| Chemical storage locker   | Solid Waste        |
| 2002 International 4700 Dump Truck VIN: 1HTSCABN92H538797         | Public Works       |
| John Deere 135 excavator SN: 1FF135DXECD303316                    | Public Works       |
| 3 fuel transfer tanks   | Public Works       |
| Root rake   | Public Works       |
| 2 truck bed tool boxes  | Public Works       |
| 2 drink vending machines  | Public Works       |
| Ford tractor truck VIN: 1FTYY90SXRVA03103                         | Solid Waste        |
| 2012 John Deere 328 D skid steer SN: 11TO328DJHCD233549           | Solid Waste        |
| Cub Cadet zero turn mower SN: 1C154H10058                         | Public Works       |
| 2 vinyl cutters and 3 partial rolls of vinyl                      | Public Works       |
| 6 executive office chair  | BOC                |
| 8 task chairs   | BOC                |
| 36 wooden stackable chairs  | BOC                |
| 5 seat and 2 seat dias  | BOC                |
| 5 x8 Utility Trailer  | Public Works       |
| 2 caradenzas  | BOC                |
| 2 wing back chairs  | BOC                |
| Pallet of used ceiling tiles                                      | BOC                |
| Lot of miscellaneous cubicle partitions and cabinets              | BOC                |
| Court docket shelf and warrant file cabinet                       | Clerk of Court     |
| Miscellaneous parts and supplies for Desert Aire System           | Public Works       |
|   |                    |

**MOTION** by Commissioner Harris, Seconded by Commissioner Kurtz to approve the items presented to be declared surplus and sold/disposed. 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**

No public comments were made.

**EXECUTIVE SESSION- REAL ESTATE**

**MOTION** by Commissioner Ainslie, seconded by Commissioner Riden to enter Executive Session to discuss real estate at 12:02 p.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 12:53 p.m. Unanimously Approved.

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Philipp von Hanstein, Chairman

ATTEST:

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Leslie Brandt, County Clerk