

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

MINUTES

May 20, 2021 BOC Meeting

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

CONSENT AGENDA

Motion to accept as information the May 2021 payables to include General Fund in the amount of \$1,130,652.04, TSPLOST in the amount of \$142,055.82, SPLOST in the amount of \$311,977.77, General Fund electronic payments in the amount of \$122,025.13 and the May 2021 financials.

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

TENNIS COURT REHABILITATION CHANGE ORDER

Tear down of the tennis courts is complete. Due to a poor proof roll, additional work must be conducted. Therefore, a change order has been submitted to replace dirt and install french drains. The total cost for the additional work is \$91,793, of which the County is responsible for 50% (45,896.50). The Board of Education would pay the remaining 50%.

MOTION by Commissioner Harris, Seconded by Commissioner Ainslie to approve the change order for \$91,793, to be split 50/50 between the County and the Board of Education (the County will pay \$45,896.50 and the Board of Education will pay \$45,896.50. Unanimously Approved.

DFACS - LEASE RENEWAL LETTER OF INTENT

The County received a letter of intent for a lease renewal at 2005 S. Main Street, Suite 100, Madison, GA 30650 for the DFACS office.

MOTION by Commissioner Harris, Seconded by Commissioner Riden to approve the letter of intent for the DFACS lease renewal. 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.

MOTION by Commissioner Ainslie, seconded by Commissioner Riden to exit regular session at 10:35 a.m. Unanimously Approved.

EXECUTIVE SESSION- POTENTIAL LITIGATION

MOTION by Commissioner Ainslie, seconded by Commissioner Riden to enter Executive Session to discuss potential litigation at 10:37 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 re-enter regular session at 10:58 a.m. Unanimously Approved.

REDEEMER CHURCH OF MADISON IS REQUESTING CONDITIONAL USE APPROVAL TO OPERATE A CHILDCARE LEARNING CENTER ON 7 ACRES LOCATED AT 1890 BETHANY ROAD (TAX PARCEL 045-024D)

This request is from Redeemer Church to operate a childcare learning center on seven acres located within the church at 1890 Bethany Road. This same request was brought before the Board of Commissioners October 2, 2018 and was unanimously approved. However, conditional use approvals are only valid for 12 months if the approved has not been started. The church has been operating the daycare for several months and were flagged for additional conditional use approval when a zoning letter was requested to send to the state for licensing.

Chairman von Hanstein allowed proponents to speak:

Russ Johnson with Redeemer church spoke in favor of the conditional use request. Mr. Johnson stated there is a need for additional childcare services in Morgan County.

Chairman von Hanstein allowed opponents to speak:

No one spoke against the request.

MOTION by Commissioner Kurtz, seconded by Commissioner Harris to approve the conditional use request for Redeemer Church to operate a childcare learning center at 1890 Bethany Road. Unanimously Approved.

MORGAN COUNTY PLANNING & DEVELOPMENT IS REQUESTING A TEXT AMENDMENT TO ARTICLE 7 OF THE MORGAN COUNTY ZONING ORDINANCE RELATED TO RECREATIONAL VEHICLES

Senior Planner, Tara Cooner presented a text amendment to Article 7 of the Morgan County Zoning Ordinance related to recreation vehicles. Cooner stated, the Planning Staff has seen an increase in RVs used as single-family residences. The county has always had issues with RVs being used as residences, but the recent housing boom and increase material prices are encouraging the use.

While sick relatives used to be the primary reason for requesting RV housing, the main reasons now seem to revolve around poor planning from selling an existing home, building a new home, or registering children for school.

Cooner stated the three main issues with enforcement are:

1. The current wording in the ordinance states RVs may be temporarily occupied no more than 15 consecutive days out of 60. This has led some savvy RV owners to stay 15 days, leave one day, and then come back.
2. There is nothing in writing regarding the storage of RVs. The Planning office receives several calls each week asking if someone can live in their RV. Once they are informed, they cannot, the second question is, can I just store it on my vacant property. This inevitably ends up with someone living in the supposed stored RV.
3. How to address visiting RVs? We do not want to say guests cannot come in their RVs to visit, but we need language to specifically address visiting RVs.

The language proposed today states, RVs cannot be used as a residence, the storage of RVs on property without a residence is not allowed, it identifies what code enforcement will be looking for regarding residential use of RVs, and it allows for visiting RV's 30 days out of the year.

The proposed language was reviewed by code enforcement before it was submitted to the Planning Commission. The Planning Commission agreed that more detailed language is necessary to enforce the growing problem. The Planning Board requested the following changes: remove the word permanent where it says RV's will not be permitted as permanent

residential structures and in 7.43.2 replace expanded bays popped out with slide outs extended. The Planning Commission Board voted unanimously to recommend approval of the text amendment to Chapter 7.43 with the changes identified and to strike the existing language in 7.18.15.

Commissioners questioned how the proposed language would impact out of county hunters who bring in RV's during the hunting season.

Cooner stated the proposed language would limit hunters to 30 days out of the year to setup RVs for hunting.

Chairman von Hanstein allowed proponents to speak:

No one spoke against the request.

Chairman von Hanstein allowed opponents to speak:

No one spoke against the request.

MOTION by Commissioner Ainslie, seconded by Commissioner Riden to table the proposed text amendment for further review and revisions. Unanimously Approved.

MOTION by Commissioner Ainslie, seconded by Commissioner Riden to adjourn at 11:28 a.m. Unanimously Approved.

Philipp von Hanstein, Chairman

ATTEST:

Leslie Brandt, County Clerk