



# **MORGAN COUNTY COMMISSION A G E N D A**

**September 21, 2021**

**5:00 PM**

**150 East Washington Street, Madison, GA  
2<sup>nd</sup> Floor Board Room**

## **Pledge and Invocation**

## **Agenda Approval**

## **Minutes**

1. September 7, 2021 BOC Meeting

## **New Business**

2. FY21 Final Budget Amendments
3. JDA Vacancy
4. John & Susan Brown Hardship Request
5. Transfer Station Fees
6. Commissioner Liaison Reports
7. Public Comments on Agenda Items

## **EXECUTIVE SESSION**

8. Real Estate

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.

\_\_\_\_\_  
Philipp von Hanstein, Chairman

ATTEST:

\_\_\_\_\_  
Leslie Brandt, County Clerk



## MORGAN COUNTY AGENDA REQUEST

Department:

Presenter(s):

Meeting Date: mm/dd/yyyy

Type of Request:

Wording for the Agenda:

Background/History/Details:

What action are you seeking from the Board of Commissioners?

If this item requires funding, please describe:

Has this request been considered within the past two years?

If so, when?

Is Audio-Visual Equipment Required for this Request?\*

Backup Provided with Request?

***\* All audio-visual material must be submitted to the County Clerk's Office no later than 48 hours prior to the meeting. It is also your department's responsibility to ensure all third-party audio-visual material is submitted at least 48 hours in advance.***

Approved by Finance

Approved by Purchasing

Manager's Approval

Staff Notes:

**Move contingency funds to various departments to cover overages**

100-1565-52.2202	Elections building - relocation	75,000.00	
100-2180-52.2200	flooring in Jody's office	15,000.00	
100-6120-52.3850	FY 20 baseball ran into 21 - umpires and referees	29,000.00	
100-6124-53.1230	Electricity at pool to be reimbursed by Schneider	29,000.00	
100-6125-53.1100	Concession Supplies - Year end inventory	15,000.00	
100-6190-52.3850	Contract Labor - special events	8,600.00	
100-6200-51.1100	To cover overages in Park & Rec- see below	19,600.00	
100-1595-57.9000	Contingency		191,200.00

**To increase revenue for the funding we received from JDA and Cares Act Grant**

100-9000-61.1912	Transfer to Capital Projects	1,800,000.00	
100-1515-33.1150	Cares Act Grant		755,825.00
100-1515-33.6000	JDA payment to make initial investment whole		1,044,175.00

**Other unplanned expenditures at Park and Rec to cause overages**

Floor scrubber	3,553.99
temp. fencing	5,130.68
mower engines	6,000.00
replace ice maker	4,211.09
Widbit (Pool Play Float)	5,298.00
Replace field Lighting	3,000.00
	<hr/>
	27,193.76





## MORGAN COUNTY AGENDA REQUEST

Department:

Presenter(s):

Meeting Date: mm/dd/yyyy

Type of Request:

Wording for the Agenda:

JDA Vacancy

Background/History/Details:

We received two applications for the unexpired vacant term of Alan Verner from the following:

- Bob Hughes
- Kay Argroves

What action are you seeking from the Board of Commissioners?

Motion to appoint member to the JDA to represent Morgan County.

If this item requires funding, please describe:

Has this request been considered within the past two years?

If so, when?

Is Audio-Visual Equipment Required for this Request?\*

Backup Provided with Request?

**\* All audio-visual material must be submitted to the County Clerk's Office no later than 48 hours prior to the meeting. It is also your department's responsibility to ensure all third-party audio-visual material is submitted at least 48 hours in advance.**

Approved by Finance

Approved by Purchasing

Manager's Approval

Staff Notes:



## Morgan County Advisory Board Application

### Applicant Information:

ROBERT HUGHES  
Full Name

ONE MADISON GA 30650  
Address

\_\_\_\_\_  
Mailing Address (If different)

\_\_\_\_\_  
Telephone-Home

\_\_\_\_\_  
Telephone-Work

Board interested in serving on: \_\_\_\_\_

Commission District \_\_\_\_\_

JOINT DEVELOPMENT AUTHORITY

### Background Information:

Occupation/Employer  
MADISON MORGAN COUNTY CHAMBER OF COMMERCE 15 YRS EXPERIENCE

Education:  
BSIM GA TECH MBA-FINANCE GA STATE UNIVERSITY  
SEVERAL CGU CLASSES ASSOCIATED WITH ECONOMIC DEVELOPMENT

Do you have any experience in the field you are applying? If so explain.

YES. I PERFORM ECONOMIC DEVELOPMENT FOR MORGAN CO. SERVE AS REG AGENT/SEC  
FOR DEV AUTH OF MORGAN CO. WORK WITH JDA AS ECON DEV REP W/15 YRS EXPER.

### Contribution/Intentions:

What do you feel will be your biggest contribution if appointed to this board/position?

PROVIDE SUPPORT FOR ECON DEV ACTIVITIES & LOOK OUT FOR THE INTERESTS  
OF MORGAN COUNTY AND ITS CITIZENS.

### Other Comments or Information:

RECEIVED DEV AUTH BOARD MEMBER TRAINING W/ FANNING INSTITUTE  
& SEVERAL ADD'L TRAINING SESSIONS. MEMBER GETA.

### Policy:

I understand the obligations and commitments required by this board/position. If appointed by the Morgan County Board of Commissioners, I agree to serve and faithfully execute the obligations and commitments of said board/position for the duration of the term of appointment. In all respects, I will uphold the ordinances and policies of Morgan County and all municipalities in a professional and courteous manner and fully divulge any and all potential conflicts of interest. I understand that advisory boards offer advice and recommendations but policy decisions are the sole responsibility of the Board of Commissioners.

Robert Hughes  
Signature

8/31/2021  
Date



## Morgan County Advisory Board Application

### Applicant Information:

Kay M. Arroyves, DNP, FAANA, CRNA  
Full Name  
L., Madison, GA 30650  
Address  
Bostwick, GA 30623  
Mailing Address (If different)  
Telephone-Home  
Telephone-Work cell work

### Board interested in serving on:

**Joint Development Authority**

### Background Information:

Occupation/Employer  
KMA Anesthesia Services (owner) provide anesthesia @ Good Samaritan  
Lake Oconee + Madison Medical  
part time thru Classic City Anesthesia

### Education:

Dr. of Nursing Practice, Augusta Univ. 2020  
Certificate in Anesthesia, GA Baptist School of Anesthesia 1983  
Certificate in Perioperative & Patient Management, UNC (Chapel Hill) 2011  
Do you have any experience in the field you are applying? If so explain.  
yes on the board of AAPA GA area of expertise & advocacy &  
roles. Member of Co-Age various advanced practice nursing  
groups. Zelen  
Contribution/Intentions:

What do you feel will be your biggest contribution if appointed to this board/position?

Assist with Madison designation as Livable Community.  
Assist Morgan County with any of their developmental issues  
and initiatives + collaborating with other counties & individuals  
Other Comments or Information:  
Would love to assist on this board  
served as an interim @ the CDE in disaster preparedness  
in 2018.  
Policy.

I understand the obligations and commitments required by this board/position. If appointed by the Morgan County Board of Commissioners, I agree to serve and faithfully execute the obligations and commitments of said board/position for the duration of the term of appointment. In all respects, I will uphold the ordinances and policies of Morgan County and all municipalities in a professional and courteous manner and fully divulge any and all potential conflicts of interest. I understand that advisory boards offer advice and recommendations but policy decisions are the sole responsibility of the Board of Commissioners.

Kay M. Arroyves  
Signature

9-15-2021  
Date

## REQUEST FOR HARDSHIP CONSIDERATION

Submitted 9/14/2021

John and Susan Brown

1740 Pierce Dairy Rd.

My name is John Brown. My wife, Susan, and I are building a new home at 1740 Pierce Dairy Rd. We would like to ask the board for hardship consideration to allow both me and my wife of 29 years to continue to stay onsite in our nice fifth wheel camper with existing, permanent power, brand new well and permitted septic system for six months while we complete our home.

The request is being made because of a recent change in the county ordinance that no longer allows RVs or campers to be on a property without a primary structure. We were told the changes to the ordinance are to prevent people from permanently living in their campers. What about the people that have an active permit to build a home and are still following all the requirements prior to the changes in the ordinance? We have followed the original ordinance requirements under section 7.18.15 that states "Individual recreational vehicles occupied temporarily by a guest of the owner or tenant of the property on which the recreational vehicle is located, shall be allowed, not to exceed 15 consecutive calendar days in any 60 day period."

I am 53 years old, and have been struggling with an inflammatory bowel disease that has progressed over the last year greatly interfering with my ability to work. My wife is a brain tumor survivor who is only able to work part time as an RN at Piedmont Rockdale Hospital following brain surgery and radiation treatment. We have recently had to close our home building permit in order to convert the shop permit into a small home that could be completed as a permanent residence. We have never had any intention of living in any type of RV or camper on a permanent basis. The intent was to follow the ordinances that were in place to conserve energy, money, and time in order to move in within a six month period.

The camper is a 2014 Montana High Country model. It is currently tied to a permitted and approved, appropriately sized new septic system that the new regulations rejected as not legal to empty our waste into. Apparently, the less sanitary above ground holding tank that has to be pumped out on a regular basis is the preferred method of waste disposal.

The permanent 400 Amp power distribution system feeds two 200 Amp disconnects and a 200Amp sub panel. This system feeds multiple smaller 100Amp sub panels at the well, garden, front gate and camper. All of which would be considered by any observer to be permanent distribution power. These were inspected and approved as is and were observed connected to the camper. However, I was only notified this afternoon, September 14, 2021, that it was a violation to connect any RV or camper to any temporary power source. To which I replied that it was inspected twice and approved. This is a legal, permanent power supply. All of the above infrastructure should constitute a vested interest in our property in accordance with the original ordinance.

You are more than welcome to ask our wonderful neighbors on the lake if they mind us having the camper on site temporarily. I assure you our friends, Kathy and David Duffy and Tim and Lucy Monahan, to name a few, will tell you they don't mind at all. We have spoken to all the neighbors and they have all assured us that they are perfectly fine with us staying in our camper while we build. The one neighbor next door that apparently did care is no longer living next door. You cannot see the camper from the road, so we're really not bothering anyone.

There has never been any intention to violate any ordinance and we have talked openly with Planning and Development about our plans moving forward. We came to Madison after selling our home in Conyers, to get away from the crime and crowds and to build a "forever home" in a quiet lake community. Changes in the local ordinance would require us to rent an apartment or buy a house that we no longer have a down payment for. Recent medical issues have made it difficult to continue a 40 hour work week and we cannot afford to spend additional money on appropriate housing. All we're asking for is six months time to be allowed to stay on site

and finish the home we started. Once we're moved into the home, the camper will be removed from the site and we will take time to heal. Thank you for your time.





## MORGAN COUNTY PLANNING AND DEVELOPMENT

150 East Washington Street, Suite 200  
P.O. Box 1357  
Madison, Georgia 30650  
(706)342-4373 Office · (706)343-6455 Fax

### Memorandum

Date: September 16, 2021  
To: Board of Commissioners  
From: Chuck Jarrell, Director

Re: John and Susan Brown – Tax Parcel 046-043F

### Legal Documents

#### **Original Plat**

Tax Parcel 046-043F is described as Tract 3, which consist of 8.75 acres. (See attached recorded plat, Plat Book 15 Page 295)

### History

**On October 27, 2020** - Mr. John Brown was issued a building permit to construct a single-family dwelling on tax parcel 046-043F (Permit Number BP2020-379); A driveway permit (Permit Number DP2020-060); A land disturbance permit (Permit Number BP2020-380); and an accessory building permit (Permit Number BP2020-381)

**On November 2, 2020** – Mr. Brown requested an address for tax parcel 046-043F.

**On March 18, 2021** – Mr. Brown requested an inspection of his temporary electrical service. Louis Smith inspected the temporary service and noticed a recreational vehicle setup on the subject property. Mr. Smith sent an email to Mr. and Mrs. Brown informing them of Section 7.18.15 Recreational Vehicles on Private Lots. (See attached email)

**On August 30, 2021** – Mr. Brown updated building permit (BP2020-381) to his accessory building into his single-family dwelling.

**On September 2, 2021** – Mr. Brown asked for a refund for building permit (BP2020-379)

**On September 15, 2021** – Mr. Brown requested an inspection for a slab inspection on the accessory building/single family dwelling.

## **Staff Review**

### **Code Enforcement complaint log**

Received a Complaint on May 10<sup>th</sup> about Mr. Brown living in a camper off Pierce Dairy Rd.

May 10<sup>th</sup>, Adam and I went to investigate the Complaint. The gate was locked so we pulled into the neighbor's driveway. I stepped across the property line but did not go all the way to the camper since it looked occupied.

May 11<sup>th</sup> received complaint about Mr. Brown living in a camper off Pierce Dairy Rd.

May 12<sup>th</sup> received complaint about Mr. Brown living in a camper off Pierce Dairy Rd.

May 13<sup>th</sup> received complaint about Mr. Brown living in a camper off Pierce Dairy Rd.

May 13<sup>th</sup> Mr. Brown called for a slab inspection; I rode onto the property with the building inspector to get a up close view of the Camper. Based on my observations the camper was being lived in.

May 14<sup>th</sup> received complaint about Mr. Brown living in a camper off Pierce Dairy Rd.

May 17<sup>th</sup> received complaint about Mr. Brown living in a camper off Pierce Dairy Rd.

May 18<sup>th</sup> received complaint about Mr. Brown living in a camper off Pierce Dairy Rd, talked to complainant and said we were working on the case and asked if I could use their driveway to gain access to Mr. Browns property. Called Mr. Brown and talked about the receiving complaints of him living in Camper. He stated he was not living in the camper but was using it for him to cool off while working and for his wife to be comfortable while on the property while he was working

May 19<sup>th</sup> received complaint about Mr. Brown living in a camper off Pierce Dairy Rd.

May 20<sup>th</sup> received complaint about Mr. Brown living in a camper off Pierce Dairy Rd.

May 21<sup>st</sup> received complaint about Mr. Brown living in a camper off Pierce Dairy Rd.

May 24<sup>th</sup> received complaint about Mr. Brown living in a camper off Pierce Dairy Rd. Talked to complainant and mentioned that they did not need to call daily.

May 25<sup>th</sup> received complaint about Mr. Brown living in a camper off Pierce Dairy Rd.

May 26<sup>th</sup> received complaint about Mr. Brown living in a camper off Pierce Dairy Rd.

May 27<sup>th</sup> received complaint about Mr. Brown living in a camper off Pierce Dairy Rd.

May 27<sup>th</sup>, I used the gate code to access the property. I took pictures of the property, left a door hanger with the RV ordinance on the camper door.

May 28<sup>th</sup> Mr. Brown Called the office in regards of the door hanger and the ordinance.



May 31<sup>st</sup> received complaint about Mr. Brown living in a camper off Pierce Dairy Rd. Called Mr. Brown back regarding camper, he stated he was not living in the camper, and he would send me texts of hotel receipts to show he was not there 15 days in a row as ordinance stated.

June 1<sup>st</sup> received complaint about Mr. Brown living in a camper off Pierce Dairy Rd. I met with the complainants and found out that they had thought Mr. Brown had emailed them an explicit email and that stemmed their complaints. I verified that the email address that they had received was not from their neighbor Mr. Brown. They have not called and complained since.

June 4<sup>th</sup> Mr. Brown texted me a copy of a hotel receipt and a rental car receipt for proof that he hasn't been staying 15 consecutive days in a 60- day period. The rental receipt was from Hertz Rental in Dallas Fort Worth dated 5-29-21 with a return date of 6-1-21 at Atlanta Hartsfield. The hotel receipt was from 5-28-21 to 5-30-21 at the Hilton Dallas Lincoln Centre.

September 15<sup>th</sup> gave Mr. Brown a copy of the new recreational vehicle ordinance. Inform Mr. Brown again that he cannot live in the camper.

Staff believes that Mr. Brown is living full time in the recreational vehicle located on his property.

### **Applicable Zoning Regulations**

Tax Parcel 046-043F is currently zoned Agricultural Residential (AR)

### **Article 3 Definitions of Terms**

Recreational Vehicle: A vehicular type unit primarily designed for recreation, camping, travel or seasonal use which has its own motive power or is mounted on or towed by another vehicle. The basic entities are: travel trailer, folding camping trailer, park trailer, truck camper, motor home and custom van conversions.

Variance: A grant of relief from the requirements of this ordinance that permits construction in a matter otherwise prohibited by this ordinance where specific enforcement would result in unnecessary hardship.

### **Chapter 5.14 Electrical Power Service and Lighting Installation**

Neither temporary nor permanent electrical power service or lighting installations will be granted in any Zoning District for campers, recreational vehicles, shacks, tents, or other structures which do not meet all the requirements of this Zoning Ordinance. Electrical power service and/or lighting installations will be immediately terminated upon the discovery by the Director of Planning and Development of a use of the property which does not follow the information shown on the building permit.

### **Section 7.18.15 Recreational Vehicles on Private Lots**

Individual recreational vehicles occupied temporarily by a guest of the owner or tenant of the property on which the recreational vehicle is located, shall be allowed, not to exceed 15 consecutive calendar days in any 60-day period. No recreational vehicle shall be used as a permanent residence on any private lot.



**\*New Ordinance**

**Chapter 7.43 Recreational Vehicles**

**Section 7.43.1 Purpose and Intent**

The purpose of this Chapter is to detail Morgan County's Individual Recreational Vehicle regulations, which are separate from regulations described in this Ordinance for Recreational Vehicle Parks. It is Morgan County's policy that Recreational Vehicles shall not be considered equivalent to, nor be permitted as, nor be occupied as, a permanent residential structure.

**Section 7.43.2 Prohibitions**

No Recreational Vehicle shall be stored on property that does not contain a principal residence. Recreation Vehicles shall not be permitted or occupied as a permanent residence in any zoning district. No Recreational Vehicle shall be connected to a well, public water source, septic tank, sewer system or to an electrical power Exception:

1. When a Recreation Vehicle is in a legally approved Recreational Vehicle Park or Campground, or otherwise approved in Section 7.43.4; or
2. When a Recreational Vehicle is part of an established hunting camp that has these amenities pre-existing to the adoption of this ordinance.

Sanitary waste or grey water from Recreational Vehicles shall not be discharged, buried, or otherwise disposed of on the ground.

No Recreational Vehicle that is wrecked, dismantled, inoperative, dilapidated, or unregistered shall be parked or stored in any zoning district. Any Recreational Vehicle meeting these criteria, shall be deemed a public nuisance.

Except for the purpose and time frame provided for in Section 7.43.4, no electrical cords or generators may be used to provide power to any Recreational Vehicle, nor may any water line be connected. In addition to the presence of water, septic or electrical connections, the following factors may constitute acts to be considered indicative of residential use:

1. Evidence of persons entering or exiting the vehicle
2. Illumination of the vehicle
3. Accessory structures about the vehicle
4. Window masking
5. Slide-outs extended

**Section 7.43.3 Storage of Recreational Vehicles**

No Recreational Vehicle ~~may~~ shall be stored on property that does not contain a residence.

Legally stored Recreational Vehicles shall not be used for living, sleeping or housekeeping purposes, nor shall they be used as storage sheds.

No more than one Recreational Vehicle may be stored on property in any zoning district, unless approved as a Recreational Vehicle Park or Campground.

Recreational Vehicles must be currently registered and tagged, having the official, current license plate mounted in the appropriate location on the vehicle.

Recreational Vehicles shall be parked in the side or rear yard of the principal residence. Recreational Vehicles may be parked inside an enclosed accessory building located in the front yard, if permitted.

No Recreational Vehicles shall be parked or stored within any designated setback for the district.

#### **Section 7.43.4 Recreational Vehicles as Temporary Housing**

##### **Section 7.43.4.1 – Traveling Guest Accommodations**

Recreational Vehicles may be used as temporary guest housing in zoning districts where single family dwellings are permitted. Recreational Vehicles that are owned by non-Morgan County residents, guests or visitors and are registered and tagged from outside the county may be parked or occupied by guests or visitors on property on which a permanent occupied dwelling is located for a total cumulative period not to exceed 30 days per calendar year while visiting the resident of such property. This cumulative total period may include visits by a single guest or multiple guests over the period, but no more than one recreational vehicle at a time.

If guests are staying for more than nine (9) consecutive days at any one time, the property owner must obtain a Recreational Vehicle Temporary Guest permit. Recreational Vehicle Temporary Guest permit shall not be valid for more than thirty (30) days in a calendar year.

Recreational Vehicles shall not be parked on a street, sidewalk, right-of-way or within a required setback. Recreational Vehicles must be currently registered and tagged, having the official, current license plate mounted in the appropriate location on the vehicle. The Recreational Vehicle must be road worthy and maintained in good condition. Waste disposal shall be limited only to the Recreational Vehicle's holding tank or to an above ground holding tank that is regularly pumped by a waste disposal company. A Recreational Vehicle shall not be connected directly to a septic tank or sewer connection.

##### **Section 7.43.4.2 – Special Circumstance Accommodations**

A Recreational Vehicle may be approved as temporary housing for a limited time up to six (6) months under special circumstances. Those special circumstances include temporary accommodation during the reconstruction of the principal residence on the subject property after a natural disaster, such as a tornado, or due to fire or water damage, or for temporary medical care of a family member.

Applicant must obtain a Recreational Vehicle Temporary Housing permit, which shall not be valid for more than six (6) months. To renew this permit, the applicant must receive approval from the Morgan County Board of Commissioners.

The Recreational Vehicle Temporary Housing permit application must be accompanied by the following:

- “Letter of Need”, explaining the circumstances requiring the need for temporary housing.
- Fire damage: Copy of fire report with pictures.
- Tornado and water damage: Copy of insurance report with pictures.
- Medical care: Letter from the medical care provider, identifying the level of home care and approximate time.

The application and supporting documentation will be evaluated to determine if administrative approval may be granted for using a Recreational Vehicle as temporary housing.

Recreational Vehicles must be currently registered and tagged, having the official, current license plate mounted in the appropriate location on the vehicle. The Recreational Vehicle must be road worthy and maintained in good condition. Waste disposal shall be limited only to the Recreational Vehicle's holding tank or to an above ground holding tank that is regularly pumped by a waste disposal company. A Recreational Vehicle shall not be connected directly to a septic tank or sewer connection. No

structures such as porches, storage space, additional rooms, permanent stairs, or the like, may be attached to the recreational vehicle.

#### **Section 7.43.4.3 – Hunting Lease Accommodations**

A Recreational Vehicle may be approved as temporary housing for seasonal hunting accommodations. Applicants shall obtain a yearly Seasonal Hunting Accommodation permit to occupy a Recreational Vehicle on any leased property in Morgan County during hunting season.

The Seasonal Hunting Accommodation permit application must be accompanied by the following:

- Copy of Hunting Lease with property owner.
- Map of leased property indicating location of Recreational Vehicle.

Recreational Vehicles must be currently registered and tagged, having the official, current license plate mounted in the appropriate location on the vehicle. The Recreational Vehicle must be road worthy and maintained in good condition. Waste disposal shall be limited only to the Recreational Vehicle's holding tank; to an above ground holding tank or portable toilet that is regularly pumped by a waste disposal company. A Recreational Vehicle shall not be connected directly to a septic tank or sewer connection unless connections are pre-existing. No permanent or temporary electrical poles shall be allowed unless the electrical poles are pre-existing. No structures such as porches, storage space, additional rooms, permanent stairs, or the like, may be attached to the recreational vehicle.

Recreational Vehicles must be removed from leased property at end of said hunting season.

#### **Section 7.43.5 Recreational Vehicle Registration**

When required by this Chapter, individuals will be required to file an application with supporting documentation to obtain a permit. Applications can be obtained from Morgan County Planning and Development to register Recreational Vehicle. A copy of the registration certificate must be attached to a window, visible from the exterior of the Recreational Vehicle. A registration fee may be required as approved, from time to time, by the Morgan County Board of Commissioners.

#### **Section 7.43.6 Penalties**

Failure to follow the requirements of this Chapter may result in the revocation of the use permit, denial of future use permits, or citations per day that the violation exists. Penalties for Violation is further described in Chapter 2.17 of this Ordinance.







## **Smith, Louis**

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**To:** szbrown@outlook.com  
**Subject:** 1740 Pierce Dairy RD

Good morning. I wanted to touch base with you guys. I went to inspect your power service yesterday afternoon. The power service looks fine and I will be sending approval to the power company to get that going for you. However, I noticed the camper on site and wanted to give you a quick reminder. Morgan County ordinance states that can not stay in a camper on your property more than 15 days in any 60 day period. I am not sure what your plans are and I did not want you to run into issues. Please feel free to contact our office if you have any questions.

Louis Smith  
Building Inspector  
Morgan County, Georgia  
Office: 706-342-4373  
Fax: 706-343-6455



qPublic.net™

## Morgan County, GA

## Summary

Parcel Number	046 043 F
Location Address	PIERCE DAIRY RD
Legal Description	LOT 3 (Note: Not to be used on legal documents)
Class	R4-Residential (Note: This is for tax purposes only. Not to be used for zoning.)
Tax District	UNINCORPORATED (District 01)
Millage Rate	25.193
Acres	8.75
Homestead Exemption	No (S0)
Landlot/District	2 / 5

[View Map](#)

## Owner

[BROWN JOHN &  
SUSAN Z BROWN](#)  
246 W WASHINGTON ST  
MADISON, GA 30650

## Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	A-D Small Tract	Rural	1	8.75

## Permits

Permit Date	Permit Number	Type
10/27/2020	2020-380	LAND DISTURBANCE
10/27/2020	2020-060	DRIVEWAY
10/23/2020	2020-381	BARN
06/11/2020	2020-379	SINGLE FAMILY

## Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
6/12/2020	646 937	15 295	\$185,000	LAND MARKET FMV UNIMPROVED LAND	ROSHER RAYMOND A &	BROWN JOHN &
6/13/2007	431 130	15 294	\$175,000	LAND MARKET FMV UNIMPROVED LAND	TRIPLETT B STEVEN II	ROSHER RAYMOND A & CHARMAIN W ROSHER
12/13/2006	419 652	15 295	\$1	RELATED INDIVIDUALS OR CORPORATIONS	TRIPLETT BENNIE S &	TRIPLETT B STEVEN II
11/21/1995	202 221	15 295	\$40,000	NOT ON OPEN MARKET (LESS THAN 1,000) UNDEFINED	BOLTON W NEAL	TRIPLETT BENNIE S &

## Valuation

	2021	2020	2019
Land Value	\$179,882	\$57,514	\$57,514
+ Improvement Value	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0
= Current Value	\$179,882	\$57,514	\$57,514

## Assessment Notices 2018

[2018 Assessment Notice](#)

## Assessment Notices 2019

[2019 Assessment Notice \(PDF\)](#)

## Assessment Notices 2020

[2020 Assessment Notice \(PDF\)](#)

**Assessment Notices 2021**[2021 Assessment Notice \(PDF\)](#)

**No data available for the following modules:** Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Photos, Sketches.

The Morgan County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.

[User Privacy Policy](#)  
[GDPR Privacy Notice](#)

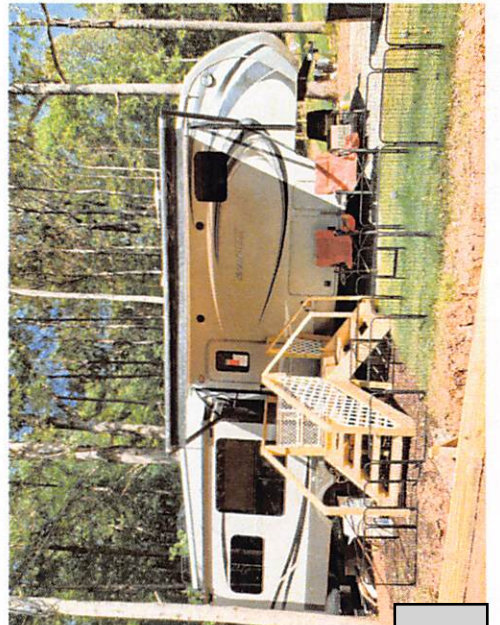
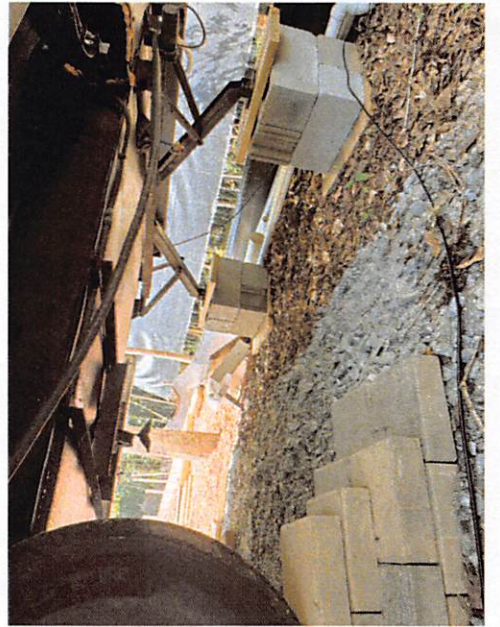
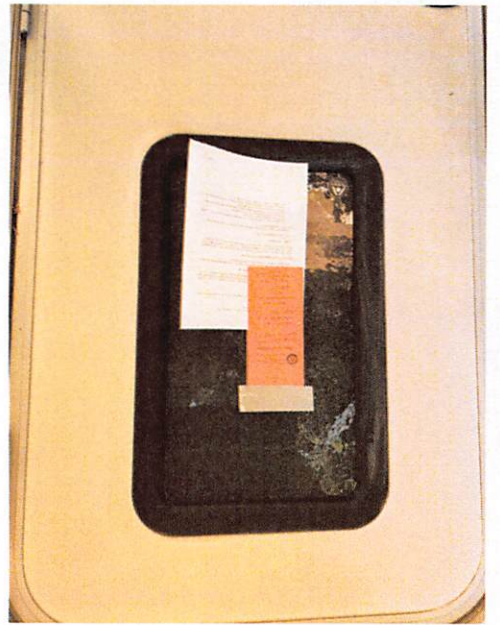
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Developed by

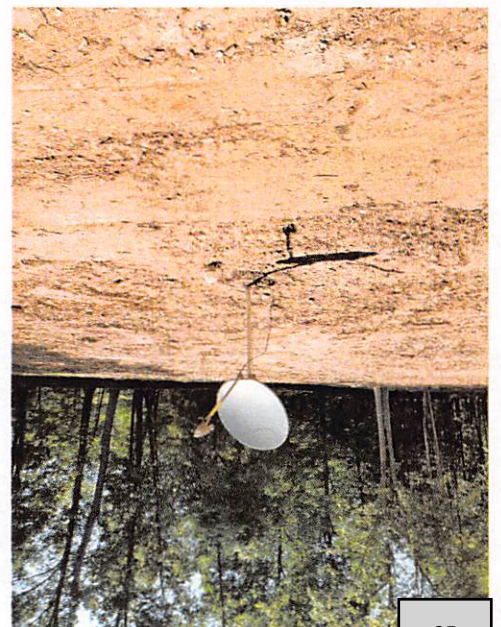
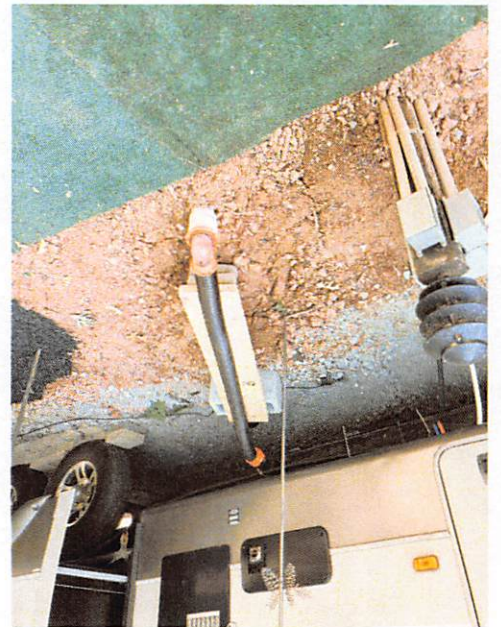
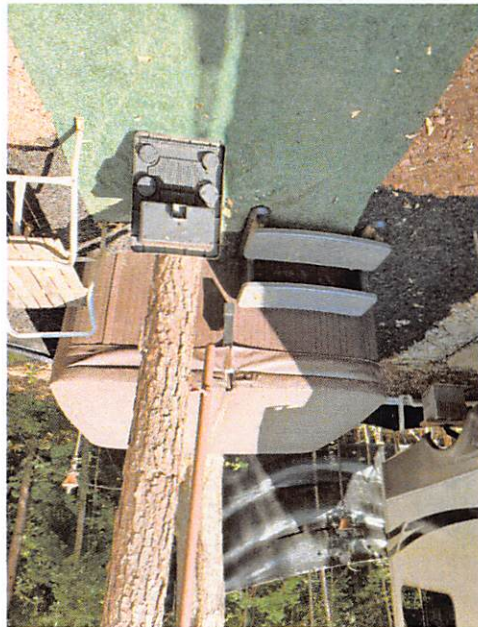
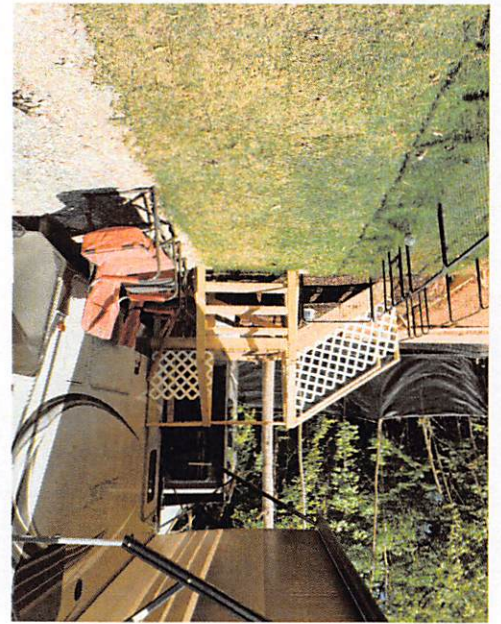


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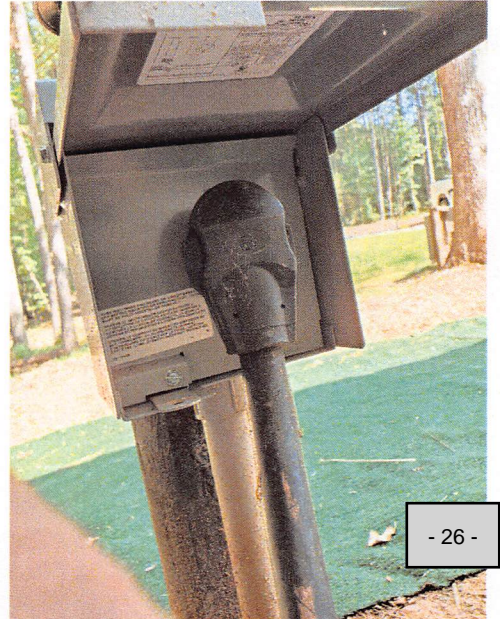


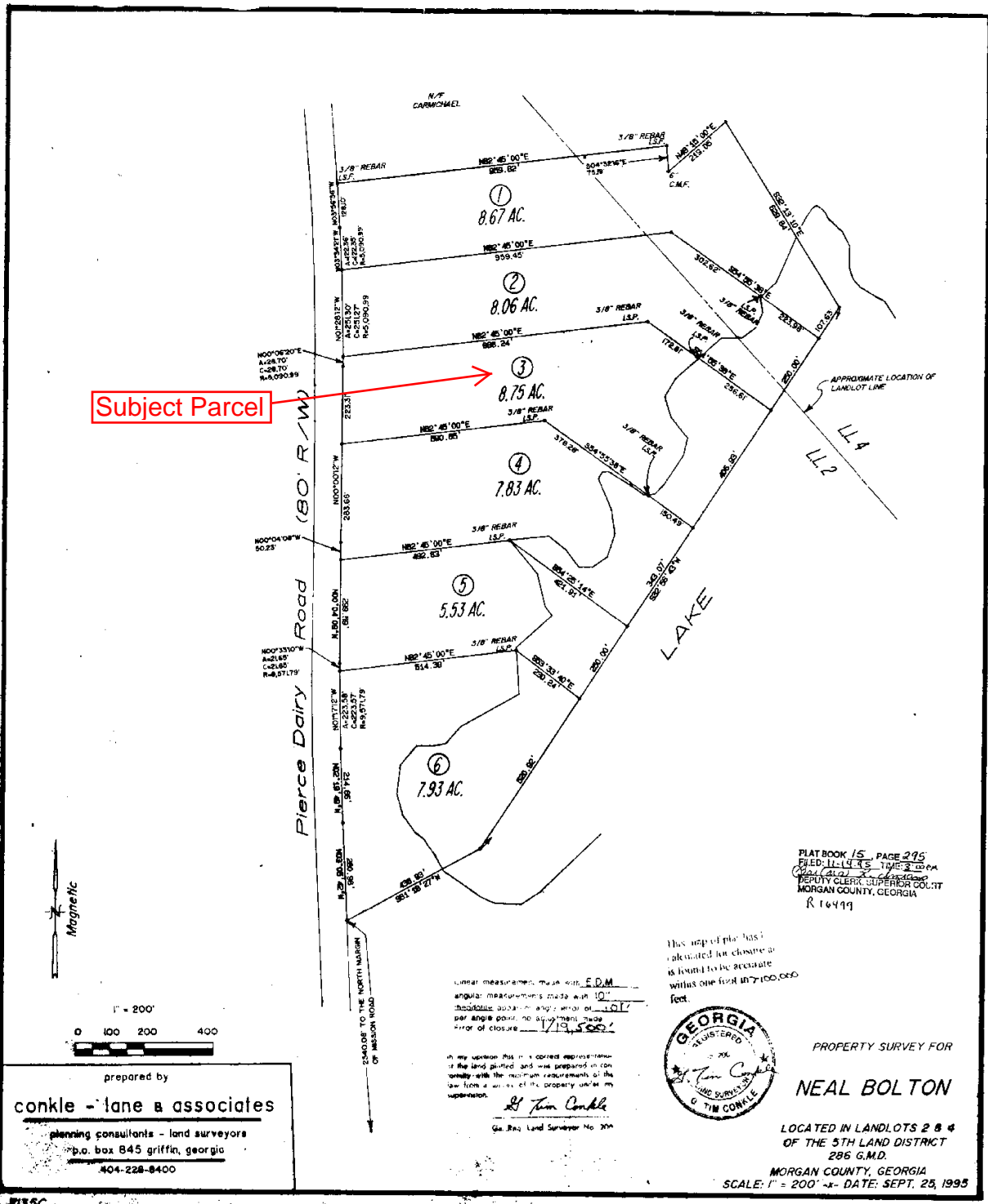












Subject Parcel

PLATBOOK 15, PAGE 295  
FILED: 11/14/95 1:10 PM  
DEPUTY CLERK, SUPERIOR COURT  
MORGAN COUNTY, GEORGIA  
R 16499

This map of the land  
is calculated for closure at  
is found to be accurate  
within one foot in 100,000  
feet.

Linear measurements made with EDM  
angular measurements made with 10"  
theodolite or similar instrument of equal  
per angle point no equivalent made  
Error of closure 1/19,500"

In my opinion this is a correct representation  
of the land plotted and was prepared in con-  
sistency with the requirements of the  
law from a survey of the property unless my  
superintendent.

By Tim Conkle  
Ge. Reg. Land Surveyor No. 304



PROPERTY SURVEY FOR

NEAL BOLTON

LOCATED IN LANDLOTS 2 & 4  
OF THE 5TH LAND DISTRICT  
286 G.M.D.

MORGAN COUNTY, GEORGIA

SCALE: 1" = 200' -X- DATE: SEPT. 25, 1995

prepared by  
conkle - lane & associates

planning consultants - land surveyors  
p.o. box 845 griffin, georgia  
404-228-8400

133C