

PUTNAM COUNTY BOARD OF COMMISSIONERS



117 Putnam Drive, Suite A ♦ Eatonton, GA 31024

Minutes

Tuesday, January 16, 2018 ♦ 6:30 PM

Putnam County Administration Building – Room 203

The Putnam County Board of Commissioners met on Tuesday, January 16, 2018 at approximately 6:30 PM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia

PRESENT

Chairman Stephen Hersey
Commissioner Kelvin Irvin
Commissioner Daniel Brown
Commissioner Alan Foster
Commissioner Trevor Addison

STAFF PRESENT

County Attorney Adam Nelson
County Manager Paul Van Haute
Assistant County Manager Lisa Jackson
County Clerk Lynn Butterworth

Opening

1. Welcome - Call to Order

Chairman Hersey called the meeting to order at approximately 6:33 p.m. (Copy of agenda made a part of the minutes on minute book page _____.)

2. Invocation

The invocation was given by Pastor Kevin Magness, Lakepoint Community Church.

3. Pledge of Allegiance

The Pledge of Allegiance was led by Chairman Hersey.

Zoning Public Hearing

4. Request by Rick McAllister, agent for Patricia A. Wilson & M. John Wilson & ET AL to rezone 25,264.80 square feet (.58 acres) at Tract A, 151 Collis Marina Road from R-1 to RM-2 [Map 104B, Parcel 014] (staff-P&D)
5. Request by Rick McAllister, agent for Mary Ellen Peebles Revocable Living Trust to rezone 26,571.60 square feet (.61 acres) at Tract B, 149 Collis Marina Road from R-1 to RM-2 [Map 104B, Parcel 013] (staff-P&D)
6. Request by Rick McAllister, agent for Estate of Claude P. Duncan to rezone 20,037.60 square feet (.46 acres) at Tract C, 147 Collis Marina Road from R-1 to RM-2 [Map 104B, Parcel 012] (staff-P&D)

Zoning items #4, #5, and #6 were handled together. Mr. Rick McAllister spoke in support of these requests. No one signed in to speak against these items. Planning & Development staff recommendation was for approval with the following conditions: (1) the three parcels must be combined with each other and the adjacent parcel: Map 104B, Parcel 011, and cannot be used or sold as standalone parcels, (2) a 15-foot wide landscape buffer shall be established adjacent to all single-family residential zoned property, and (3) this rezoning shall be conditioned upon the resurveying and the recordation of the plats as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.

Motion made by Commissioner Foster, seconded by Commissioner Addison, to approve the requests by Rick McAllister: 1) as agent for Patricia A. Wilson & M. John Wilson & ET AL to rezone 25,264.80 square feet (.58 acres) at Tract A, 151 Collis Marina Road from R-1 to RM-2 [Map 104B, Parcel 014], 2) as agent for Mary Ellen Peebles Revocable Living Trust to rezone 26,571.60 square feet (.61 acres) at Tract B, 149 Collis Marina Road from R-1 to RM-2 [Map 104B, Parcel 013], and 3) as agent for Estate of Claude P. Duncan to rezone 20,037.60 square feet (.46 acres) at Tract C, 147 Collis Marina Road from R-1 to RM-2 [Map 104B, Parcel 012] with the following conditions: (1) the three parcels must be combined with each other and the adjacent parcel: Map 104B, Parcel 011, and cannot be used or sold as standalone parcels, (2) a 15-foot wide landscape buffer shall be established adjacent to all single-family residential zoned property, and (3) this rezoning shall be conditioned upon the resurveying and the recordation of the plats as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances. Motion carried with Commissioners Irvin, Brown, Foster, and Addison and Chairman Hersey voting yes.

Regular Business Meeting

7. Public Comments

None

8. Approval of Agenda

Chairman Hersey advised that an Executive Session was needed.

Motion made by Commissioner Addison, seconded by Commissioner Foster, to approve the agenda with the addition of an Executive Session. Motion carried with Commissioners Irvin, Brown, Foster, and Addison and Chairman Hersey voting yes.

9. Consent Agenda

- a. Approval of Minutes - January 5, 2018 Regular Meeting (staff-CC)
- b. Approval of 2018 Alcohol Licenses (staff-CC)

Motion made by Commissioner Addison, seconded by Commissioner Irvin, to approve the Consent Agenda. Motion carried with Commissioners Irvin, Brown, Foster, and Addison and Chairman Hersey voting yes. (Copies of alcohol licenses made a part of the minutes on minute book pages _____ to _____.)

10. Discussion and possible action on Oconee Springs Park Improvement Plan (staff-OSP)
County Manager Van Haute explained that funding for park improvements will come from accrued profits and FEMA. Lonnie and Susan Campbell presented ideas for growth, including closing the road in front of the park so it can become part of the park for parking cars and boats and larger RVs; this would also allow for cleanup of the old fence and wall. They also presented plans and quotes for a new pavilion.

Motion made by Commissioner Foster, seconded by Commissioner Irvin, for staff to prepare engineered design bid package for a pavilion at Oconee Springs Park, not to exceed \$10,000. Motion carried with Commissioners Irvin, Brown, Foster, and Addison and Chairman Hersey voting yes. (Copies of documents made a part of the minutes on minute book pages _____ to _____.)

11. Proposed adoption of changes to the Putnam County Code of Ordinances - Appendix D (Short Term Vacation Rentals) (AF) (tabled at 01-05-18 meeting)

Public comments were received from the following individuals:

Kaitlyn Parham – on behalf of the Chamber of Commerce – short term vacation rentals are a great way to encourage visitation and outside tax dollars and Chamber will support whatever changes are made; questioned how do homeowners know to register; encouraged everyone to tell their neighbors and to let everyone know there are consequences for not registering.

Mark Willett – everyone needs to register, but most people don't know they need to; make it easy to apply; don't make big restrictions; prefers Alternate 2.

Genny Willett – rental homes are maintained at a higher rate; all should pay hotel/motel tax; don't do like Greene County; too many regulations deter even people that are total rule followers.

There was a motion on the floor from the last meeting and the December 19, 2017 meeting and this item will resume from that point:

“Motion made by Commissioner Foster, seconded by Chairman Hersey, to approve changes to the Putnam County Code of Ordinances – Appendix D (Short Term Vacation Rentals) to include Alternate 1.”

After additional discussion, motion denied with Commissioner Foster voting yes and Commissioners Irvin, Brown, and Addison and Chairman Hersey voting no.

Motion made by Commissioner Addison, seconded by Commissioner Irvin, to approve changes to the Putnam County Code of Ordinances – Appendix D (Short Term Vacation Rentals) with Alternate 2 and with the section numbers and letters listed in accordance. Motion carried with Commissioners Irvin, Brown, and Addison voting yes and Commissioner Foster and Chairman Hersey voting no. (Copy of changes made a part of the minutes on minute book pages _____ to _____.)

Meeting recessed at approximately 8:32 p.m.
Meeting reconvened at approximately 8:48 p.m.

12. Authorization for Chairman to sign Service Delivery Strategy Certificate of Extension (staff-CM)

Motion made by Commissioner Irvin, seconded by Chairman Hersey, to authorize the Chairman to sign the Service Delivery Strategy Certificate of Extension. Motion carried with Commissioners Irvin, Brown, Foster, and Addison and Chairman Hersey voting yes. (Copy of certificate made a part of the minutes on minute book pages _____ to _____.)

13. Authorization for Chairman to sign letter to GDOT for concurrence with road closures in conjunction with the upcoming SR24-US441 widening project (staff-P&D)

Motion made by Commissioner Foster, seconded by Commissioner Irvin, to authorize the Chairman to sign a letter to GDOT for concurrence with road closures in conjunction with the upcoming SR24-US441 widening project. Motion carried with Commissioners Irvin, Brown, Foster, and Addison and Chairman Hersey voting yes. (Copy of letter made a part of the minutes on minute book page _____.)

14. Discussion on litter maintenance (AF)

Commissioner Foster commented that the county roads are looking terrible with all the litter. He advised that talked to the Public Buildings department and the Public Works department and that both could use extra fulltime workers. These employees could keep the roadways clean and be split between the two departments. He asked the board to please consider this and/or any other ideas. No action was taken.

14.1 Motion to enter Executive Session as allowed by O.C.G.A. 50-14-4, if necessary, for Personnel, Litigation, or Real Estate

Motion made by Commissioner Foster, seconded by Commissioner Addison, to enter Executive Session as allowed by O.C.G.A. 50-14-4 for the purpose of litigation. Motion carried with Commissioners Irvin, Brown, Foster, and Addison and Chairman Hersey voting yes.

Meeting closed at approximately 8:58 p.m.

14.2 Motion to reopen meeting and Execute Affidavit concerning the subject matter of the closed portion of the meeting

Motion made by Commissioner Addison, seconded by Commissioner Irvin, to reopen the meeting and execute the affidavit concerning the subject matter of the closed portion of the meeting. Motion carried with Commissioners Irvin, Brown, Foster, and Addison and Chairman Hersey voting yes. (Copy of affidavit made a part of the minutes on minute book page _____.)

Meeting reopened at approximately 10:35 p.m.

14.3 Action, if any, resulting from the Executive Session

County Attorney Nelson reported that one litigation item was discussed and no action was taken.

Reports/Announcements

15. County Manager Report

No report.

16. County Attorney Report

No report.

17. Commissioner Announcements

Commissioner Irvin: none

Commissioner Brown: announced he was proud of Commissioners Addison and Foster for their work on the short term rental ordinance

Commissioner Foster: none

Commissioner Addison: none

Chairman Hersey: none

Closing

18. Adjournment

Motion made by Commissioner Addison, seconded by Commissioner Irvin, to adjourn the meeting. Motion carried with Commissioners Irvin, Brown, Foster, and Addison and Chairman Hersey voting yes.

Meeting adjourned at approximately 10:37 p.m.

ATTEST:

Lynn Butterworth
County Clerk

Stephen J. Hersey
Chairman