

LAMAR COUNTY BOARD OF COMMISSIONERS

Workshop Minutes
September 17th 2018
12:00 P.M.

The meeting was called to order at 12:15 p.m. on September 17th, 2018. Present for the meeting were Chairman Glass, Vice-Chairman Heiney, Commissioners Horton, Commissioner Traylor, Commissioner Thrash, County Administrator Zellner, and County Clerk Davidson.

Chairman Glass called the workshop meeting to order at approximately 12:20 p.m. Commissioner Thrash made a motion to go into executive session at 12:21 p.m. Vice-Chairman Heiney seconded the motion. The motion passed unanimously. The board adjourned the executive session at 1:05 p.m. Commissioner Thrash made a motion to request the Sheriff to investigate the use of County Equipment on personal property. Vice-Chairman Heiney seconded the motion. The motion passed unanimously.

The board reconvened the Workshop meeting at 2:43 p.m.

Regular Meeting and another Item Discussion

1) Attorney Bill Lindsey is scheduled to give the invocation.

The board heard comments from Building and Zoning Director Dan Gunter regarding two Public Hearings and a Special Exception.

2) The First Public Hearing is for a re-zoning app # 2018-04 by Fisher Holloway Properties, LLC to rezone approximately 2.20 acre from M-1 (Manufacturing-Light) to A-R (Agricultural-Residential) to allow a boarding kennel. Building and Zoning Director Gunter said that this is the property that was in the news as a theft shop on the northern end of Crawley Road and it had been vacant for a while. The Fishers bought the property and there are three buildings on two lots. The farthest North building is going to remain M2 zoning and the other building and the office will be re-zoned to A-R in order to do a special exception to allow for a boarding kennel. A kennel is only allowed in an A-R district as a special exception. The Fisher's bought the property with this in mind. The husband is an electrician and will do all of the electrical work. The property is less than 3 acres and they have spoken with the neighbors with a letter from the property owner directly behind them. There are no homes directly behind them and no objection for the use of a kennel. The request is first for the re-zoning and then the special exception. Commissioner Thrash inquired about the drainage and the septic system on the property. Building and Zoning Director Gunter stated that they could get the health department to come and check the size of the septic tank.

3) Building and Zoning Director stated that there is also a Special Exception App. 2018-03 by Fisher Holloway Properties, to allow a boarding kennel. The property is located at 176 Crawley Road, in land lot 250 of the 2nd Land District, as shown on Map 016 Parcel 007B; and recorded in Deed Book 893, Page 680.

4) Building and Zoning Director stated that the Second Public Hearing is for a re-zoning app # 2018-05 by 314 Barnesville, LLC to rezone approximately 4.84 acres from C-2 (Highway Commercial) to M-2 (Manufacturing General) to allow a recycling facility. The business would be run by Mrs. Paulette Bunn's grandson, Mr. Andrew Carey Bunn III (Buck). Vice-Chairman Heiney inquired about toxic waste including oil and fuel and the environmental impact it will have. Building and Zoning Director Gunter stated that the board can impose conditions. He stated that the plan is for the owner to strip down tractors and haul away old carcasses. There was discussion from Commissioner Thrash regarding having a privacy fence. County Administrator Zellner stated that he did not want to see it turned into a junk yard. Vice-Chairman Heiney noted that the plan is to put everything inside the fence but questioned whether or not they would do this. Building and Zoning Director Gunter said that they need to make a condition that says that the carcasses must be moved within a certain time frame then code enforcement can enforce that. Commissioner Thrash stated that they could add that they can't stack up the carcass tractors in the back of the property. Building and Zoning Director Gunter stated that there was quite a bit of discussion in the planning zoning meeting about this. A comment in the planning meeting was made by Mr. Bunn stating that they will have a roll off trailer and the carcasses would be hauled off within two weeks. Commissioner Thrash said that this is a condition that needs to be put in there. Chairman Glass also noted that there would be a privacy fence put up and this can be a condition too. Building and Zoning Director Gunter said that this would be North, South and back of the property. This will fence in the triangle. The privacy fence will obstruct the view of the carcass. County Administrator Zellner stated that the Environmental Protection Division (EPD) has a list of all of the junk yards and if there was an issue they could contact EPD. The board decided the conditions would be that the carcass must be removed within 2 weeks, a privacy fence must be maintained between the adjoining property, the tear down must be in the confined area of the fencing, there must be an adequate system for containing any fluids released during the recycling process. Chairman Glass noted that the re-zoning of the Fisher Property has to happen before there can be a Special Exception. Chairman Glass said that the order of the Public Hearings and a Special Exception is important. Building and Zoning Director Gunter stated that with the re-zoning of the Bunn property the first two buildings are M2 and they are re-zoning the first two building as A-R so that they can have the kennel.

5) Building and Zoning presented Ordinance 2018-03 Erosion and Sedimentation Control is required by the State and when the State changes their Ordinance the County has to comply. He said that there were model Ordinance changes in 2016 and the Erosion and Sedimentation Ordinance did not include pollution control. The change includes the word pollution and a number of the definitions changed along with some other specifics for Lamar County. The section for coastal plains needs to be removed since Lamar County doesn't have coastal plains. This will be the first reading of the Ordinance 2018-03 since this the change to the Lamar County Code Book. Chairman Glass stated that he noticed some typos' that need to be corrected. Commissioner Thrash inquired if Attorney Mayfield had reviewed the Ordinance. It was noted that he had.

6) Building and Zoning Director Gunter went over the proposed permit fees. He said that section 2-5-5 specifies that changes are made to the Ordinance periodically. This is not a code change but rather a fee schedule change. A description of the change with the fees was given to each board member for review. A two-story home with 3597 sq. ft. of conditioned air space, with a 919 sq. ft. garage, a 272 sq. ft. covered front porch and a 194 sq. ft. rear deck had a calculated cost for the building of \$218,255.00 and a permit fee of \$948.50 under the current schedule. Under the new proposed fee schedule, the building cost would be \$238,821.00 with a permit fee of \$1041.00. The permit fee schedule presented at the September 18th, 2018 board meeting, if approved, could have an effective date as early as November 1st, 2018. Building and Zoning Director said that a manufactured home will go from \$50.00 per square ft. to \$55.00 per sq. ft. He said that Lamar County's fees are lower than the surrounding fees even with the increase in fees.

7) The Board reviewed 4 sets of minutes from August.

- i. Public Hearing Meeting August 14th, 2018
- ii. Public Hearing Meeting August 14th, 2018
- iii. Special Called Meeting August 14th, 2018
- iv. Public Hearing Meeting August 21st, 2018
- v. Regular Business Meeting August 21st, 2018

8) The Board reviewed two Proclamations. One for Prostate Cancer and the other for Constitution Week.

9) The Board heard about a request for a Monument in Memory of America's Revolutionary War Soldiers. Mary Alice English with the Daughters of American Revolution (DAR) had made this request. There was discussion from the board about the County taking ownership of the monument and about who would clean the monument. The monument will be placed in front of the Court House. Chairman Glass stated that they could table this until October once they receive more information.

10) The Board agreed to keep the County Audit on the agenda. County Auditor Underwood is scheduled to give an audit report. Chairman Glass stated that overall the audit was a good report and the County is in the black for the year. The Board discussed putting the County Audit out for bid. Commissioner Traylor stated that he thought the board had previously discussed rotating the audit out every five years. The board discussed the cost of having another auditor and a second set of eyes so that you are no overlooking something. Chairman Glass stated that they may want to put out an RFP for a peer review for the 2018 audit. Commissioner Thrash stated that Ms. Underwood charges less than most County auditors. Chairman Glass stated that the last time they put the audit out of bid her charge was less by half of what the other auditors charged. Chairman Glass stated that the could use the same RFP as they did before if they put the audit out for bid. He said that if she comes up low again, it would be a tough decision to decide if they stay with her

or choose someone else to do the audit. Chairman Glass requested that County Administrator Zellner work on putting out an RFP for 2019.

11) The Board heard remarks regarding an Intergovernmental Agreement between Butts County and Lamar County. Chairman Glass stated that he had received an email from Butts County and they want to change the terms of the agreement. They want more money. Chairman Glass stated that there wasn't enough time to analyze the differences before the meeting tomorrow night. Chairman Glass stated that they could approve the agreement as it is now and use this as leverage that it has already been approved. Chairman Glass said that the agreement is the same as the one they had done with Spalding County and Dollar General. The only difference is where they put Lamar County in Spalding County's place. In 2013, the agreement was never brought to the board for approval. One of the big concerns is that Butts County is going to have to pay for the road. Chairman Glass stated that they can't come down Short Road because of traffic. They have a way in through the existing park off of Hwy 36 but the road stops at the edge of the property. Chairman Glass stated that Laura Hale with the Industrial Development Authority (IDA) in Butts County is leaving to take another job. Butts County is having financial struggles and they are talking about not funding the IDA next year. There are some board members that are also planning to resign at the end of the year. There is a developer that it is talking about buying at least 100 acres at this site with the intent of marketing it as a distribution company of some sort. Their plan is to start with a million ft. warehouse. Most of the site is in Lamar County. Butts County wants to sell this site because they still have a loan payment. If they give the property away, they could ask the company to put the roads in but if they don't, Butts County will put in the roads. Chairman Glass said that this will hurt them because they don't have cash right now.

12) The Board discussed the priority list of roads for LMIG. County Administrator submitted a list of what he had been given to the board. This would be plant mix/asphalt and not new paving. This would be just resurfacing. The County is expecting to receive \$394,609.37 from the Georgia Department of Transportation for the Local Maintenance and Improvement Grant (LMIG). County Administrator Zellner was instructed to bring a recommended list of roads for the Board to approve at the meeting tomorrow night.

13) The Board heard an Administrators report from County Administrator Zellner. He sent an email back to the Georgia Department of Transportation with an invoice for County Kitchen Road pipe project. County Administrator Zellner shared some information regarding the growth of the County. He requested that the Board of Commissioners think about hiring a planner for the County. He stated that in the future, there will be a need for someone to take over the Building and Zoning Department. He said that this person will need to have a Planning degree and they will need to be able to come up with development standards. They will also need to have someone that will think about the infrastructure for the County because the County is continuing to grow. The salary range for this job is anywhere from \$55,000.00 to \$95,000.00 in surrounding counties. County

Administrator Zellner stated that he has a job description for this position. Chairman Glass said that they need to plan on putting this in the 2019 budget.

14) Commissioner Traylor said that he had had a couple of people who requested that they put signage up on the Martin Luther King by-pass. County Administrator Zellner stated that this is a State highway. County Administrator Zellner stated that he would notify the Georgia Department of Transportation about this. Chairman Glass stated that there are signs on Hwy 341 but they could put some green street signs up stating that it is Martin Luther King by-pass.

15) County Administrator Zellner stated that he received an email from Joe Watkins with Carter Watkins and Associates regarding the new Health Department building. The cost of construction will need to be re-negotiated to meet the actual cost needs of the project. The only thing that Pro-Form, the approved contractor, came back with was replacing the brick on the front of the building. The would reduce the cost by \$5,246.00. The cost of construction is still around \$37,000.00 over budget. County Administrator Zellner emphasized that the board needs to go ahead and approve this because the project needs to keep moving. The bid was originally way over budget and then it was re-bid and the low bid was still over budget. The original bid was \$1,168,000.00 and has been reduced to around \$1,004,000.00.

16) County Administrator Zellner stated that he had received a Probate Contract for the Magistrate Court call JAG which stands for Judicial Alternatives of Georgia. Judge Jackson would like for the board to approve this contract at the meeting tomorrow night.

17) The Board discussed attending the upcoming 2018 District 4 meeting on November 16th in Newnan, Georgia. Chairman Glass recommended that they meet with the legislators at breakfast or lunch like they did last year. Chairman Glass recommended that they have a list of priorities to discuss with them.

18) The board discussed a proposed FCC order that would limit the County right of ways. Chairman Glass said that they need to send a letter to the secretary of the FCC regarding this.

Adjournment

Commissioner Thrash made a motion to adjourn the workshop at 2:38 p.m. Commissioner Traylor seconded the motion. The motion passed unanimously.

THE LAMAR COUNTY BOARD OF COMMISSIONERS

Charles Glass, Chairman

Robert Heiney, Vice-Chairman

Bennie Horton, Commissioner

Ryran Traylor, Commissioner

Nancy Thrash, Commissioner

Attest: _____ Carlette Davidson, County Clerk