

**Lamar County Board of Commissioners**  
**Regular Business Meeting**  
**January 15<sup>th</sup>, 2019**

Present for the meeting were Chairman Glass, Vice-Chairman Traylor, Commissioner Horton, Commissioner Heiney, Commissioner Thrash, County Administrator Zellner, and County Attorney Mayfield. County Clerk Davidson was absent for the meeting.

**I. Call to Order**

Chairman Glass called the meeting to order at approximately 7:00 p.m.

**II. Pledge of Allegiance and Invocation**

Everyone said the pledge of Allegiance. Building and Zoning Director Dan Gunter gave the invocation.

**III. Recess for Public Hearing**

Commissioner Heiney made a motion to recess for a Public Hearing. Vice-Chairman Traylor seconded the motion. The motion passed unanimously.

**IV. Reconvene Regular Business Meeting**

Chairman Glass reconvened the Regular Business Meeting.

**V. Agenda Approval**

Vice-Chairman Traylor made a motion to approve the agenda with one addition. The first addition was for T.J. Outfitters Beer and Wine License. Vice-Chairman Traylor recommended that they continue to table the rezoning for Ordinance 2018-09 for the Rezoning Application 2018-07 by Zotti Investments until the next meeting. Commissioner Thrash seconded the motion. The motion passed unanimously.

**VI. Minutes Approval**

Commissioner Thrash made a motion to approve the following three sets of minutes Commissioner Horton seconded the motion. The motion passed unanimously.

- i. December 13<sup>th</sup>, 2018-Workshop
- ii. December 18<sup>th</sup>, 2018-Public Hearing
- iii. December 18<sup>th</sup>, 2018-Regular Commissioner Meeting

## **VII. Lamar County Comprehensive Plan**

Building and Zoning Director Gunter gave a brief summary of the Lamar County Comprehensive Plan. The plan was included in a handout provided to the citizens at the meeting. The Comprehensive Plan is required by the State of Georgia and is the basic foundation for local planning and is intended to provide a guide for the County through the year 2040. This plan follows the basic local planning requirement of the standards and procedures for local comprehensive planning developed by the Georgia Department of Community Affairs which was effective on March 1<sup>st</sup>, 2014 with revised local comprehensive planning effective October 1<sup>st</sup>, 2018. The plan for Lamar County has been written to comply with the code with the requirement of the State. Building and Zoning Director Gunter said that the board will need to authorize the committee to submit the Comprehensive Plan to Three Rivers Regional Commission where they in turn will review it making sure it meets the requirements before it is forwarded onto the State. If they approve it, they will return the plan back to Lamar County for adoption at a date to be determined based on their approval. Building and Zoning Director Gunter reported that the Comprehensive Plan was laid out based on how the committee had determined that they want the County to be. He said that letters were sent out to 75 leaders of the County in their particular area requesting comments from each of them. Those comments are included in the Comprehensive Plan and were considered by the committee. There were 10 volunteers in the community on the committee and employees of the County and comments were incorporated in the Comprehensive Plan. The vision statements are rural and country quite living with well separated and designated industrial and commercial areas with the preservation of existing farms, environmental sensitive areas, historic buildings, cemeteries, private and rural grave sites and forest lands will be encouraged. Building and Zoning Director Gunter stated that based on comments heard from the local leaders and the 10 committee members, it was determined that they want a quite country rural place to live. Chairman Glass thanked Building and Zoning Director Gunter and the 10 committee members who worked on the Comprehensive Plan for Lamar County and stated that he hoped it was approved at the State level so that we could move forward over the next 10 years.

Commissioner Heiney asked Building and Zoning Director Gunter asked if the property listed in the rezoning application 2019-03 was 2.63 miles off of I-75. Building and Zoning Director Gunter replied that it was and this area is considered to be an industrial and commercial area. Commission Heiney stated that the Comprehensive Plan document shows that this area is more suited for industrial and commercial development than for a residential development. Building and Zoning Director Gunter stated that this is because there is already industrial usage there. Commissioner Heiney stated that it also says that this area is expected to expand. Building and Zoning Director Gunter responded that this is correct and the area from the County line to High Falls Road is potentially commercial and currently most of it is zoned A-R. He said that as businesses grow, it would expand to commercial. Building and Zoning Director Gunter stated that he doesn't foresee it going past High Falls Road. Commissioner Heiney stated that this moving company requesting the rezoning would be consistent with this plan. Building and Zoning Director Gunter agreed.

Vice-Chairman Traylor made a motion to approve the Lamar County Comprehensive Plan as presented. Commissioner Heiney seconded the motion. The motion passed unanimously.

### **VIII. Service Delivery Strategy Agreement**

Chairman Glass gave a detailed report regarding the Service Delivery Strategy plan and stated that the plan is for a period of 10 years. This is an agreement with the municipalities of Lamar County and how they are going to provide services. There has been a plan in place since 1999. According to State law it has to be updated every 10 years. The only change being made is with the agreement about the jail. In the past the County was providing 5 beds per night, on average, for Barnesville prisoners for free. The jail was built with SPLOST funds and the City of Barnesville gave up their SPLOST funds to support the jail. The records show that the only time there has been more than 5 prisoners at a time is at the first of the year, when people are celebrating, and Buggy Days. The old plan implied that there were 150 beds per month and there was not a daily limit on it. The wording was changed to up to 8 beds per night so that they wouldn't be charged for having prisoners there per night. The City of Barnesville is going to impose a 10 percent add on fee for criminal and trafficking penalties which will be provided to the County on a monthly basis. This will be deposited into the jail fund which will be used for operation, construction and maintenance on the jail.

Commissioner Thrash asked if the plan could be amended and Chairman Glass stated that it could be as long as the other municipalities were in agreement. He said that it was amended in 2012 with the Water Authority and then one with some information for Aldora with the Storm Water Management and a Grant they had requested.

Vice-Chairman Traylor made a motion to approve the Service Delivery Strategy Agreement and Commissioner Heiney seconded the motion. The motion passed unanimously.

### **IX. Resolution 2019-01 Tax Anticipation Note (TAN)**

County Administrator Zellner did not have a cash flow report. Chairman Glass stated that the cash flow throughout the year is negative so this is the reason for the Tax Anticipation Note (TAN). The amount that the County is proposing to borrow is 3.8 million dollars and will need to be paid back by December 31<sup>st</sup> 2019. This is essentially a line of credit and draws will be taken as needed. Interest is paid on the draws until the TAN note is paid back. Commissioner Thrash made a motion to approve Resolution 2019-01, the Tax Anticipation Note (TAN) for 3.8 million dollars and Commissioner Horton seconded the motion. The motion passed unanimously.

### **X. Ordinance 2019-02-Rezoning Application by Lawrence Fuller**

Vice-Chairman Traylor made a motion to approve Ordinance 2019-02 for the Rezoning Application 2019-01 by Lawrence Fuller and Commissioner Horton seconded the motion. The motion passed unanimously.

#### **XI. Ordinance 2019-03-Rezoning Application by Lawrence Fuller**

Vice-Chairman Traylor made a motion to approve Ordinance 2019-03 for the Rezoning Application 2019-02 by Lawrence Fuller and Commissioner Thrash seconded the motion. The motion passed unanimously.

#### **XII. Ordinance 2019-04-Rezoning Application by Burhan Khudatberdiyev**

Commissioner Heiney made a motion to approve Ordinance 2019-04 for the Rezoning Application 2019-03 by Burhan Khudatberdiyev with restrictions. The first restriction is the addition of a privacy fence facing the street and the second restriction is that he put some type of pavement down so that dirt is not dragged out to the road. Commissioner Heiney stated that it could be gravel as long as it is maintained. Vice-Chairman Traylor seconded the motion. Commissioner Horton stated that this land has already been designated for approval according to what Building and Zoning Director Gunter but asked they always be considerate of the neighbors. The motion passed unanimously.

#### **XIII. Grove Street Closing**

Commissioner Thrash made a motion to accept the request from Jordan Lumber to close the portion of Grove Street that was presented to the board of Commissioners. Chairman Glass stated that this should include easements for government and emergency vehicle access. Commissioner Thrash amended her motion to include with the easement for City of Barnesville for utilities, County and emergency vehicles. Mr. Spillers with Jordan Lumber stated that it should include any City or County vehicles. He stated that a dump truck may need to haul something. Commissioner Thrash then stated that the easement would include any City or County vehicles or utilities vehicles. Vice-Chairman Traylor seconded the motion. The motion passed unanimously. Chairman Glass stated that the motion is to approve the closing of Grove Street between the railroad track and Industrial Road with an easement provided for City, County, utility or emergency vehicles. The motion passed unanimously.

#### **XIV. Annual Appointments**

Commissioner Heiney made a motion to approve Commissioner Traylor as the Vice-Chair (District 3) for the year 2019. Commissioner Thrash seconded the motion. The motion passed unanimously.

Commissioner Thrash made a motion to approve County Attorney-Smith, Welch, Webb, and White as the attorney for Lamar County. Commissioner Heiney seconded the motion. The motion passed unanimously.

Commissioner Horton made a motion to approve Drs. Woodall, Wilson and Manley and Dr. Aaron Buice as the County Physicians for Lamar County. Vice-Chairman Traylor seconded the motion. The motion passed unanimously.

Vice-Chairman Traylor made a motion to approve Mr. James Butler as the County Surveyor and Commissioner Thrash seconded the motion. The motion passed unanimously.

Commissioner Thrash made a motion to appoint County Attorney Mayfield as the Open Records Custodian and Vice-Chairman Traylor seconded the motion. The motion passed unanimously.

#### **XV. T.J. Outfitters Beer and Wine License**

County Administrator Zellner stated that since this is a new application the background checks and finger printings were performed and cleared. Vice-Chairman Traylor made a motion to approve the alcohol sales for T.J. Outfitters and Commissioner Heiney seconded the motion. The motion passed unanimously.

#### **XVI. Public Comments**

Mr. Devon Horst of 185 Frances Street stated that this is the third or fourth time he has been at a Board of Commissioners meeting trying to get a light at the corner of Suddeth and Hwy 36 and he gets nothing but the run around. He says that it has been 6 months since he has been here but he has been promised and never heard a word. He said when it comes to election time how can he trust a man to vote for him if they don't get back with them at their word? He said that it is a dangerous corner here and when it is raining and when it is really dark? He said that he has almost gone up into the other driveway and gone in the ditch. He says his wife complains about this all of the time. He said that he has talked to the neighbors and they said the same thing. Mr. Horst said that he would like to have some action taken on this and he would like to hear something within the next 21 to 30 days. He said that he doesn't think that this is too much to ask. Chairman Glass stated that he did contact the Georgia Department of Transportation (GDOT) about this and did not hear back from them and he forgot to follow up on this matter. Chairman Glass apologized and said that he would contact the GDOT again. Chairman Glass stated that this is GDOT right of way and if they can't put it on the right of way it will be a good way back. Mr. Horst said that it is very dangerous and there is also a big pot hole when you come around the corner onto Hwy 36. He said he had to put new tires on his trailer because of that pot hole. Mr. Horst said that this might also be a state issue but said he had pictures on his phone he could share if that was needed.

#### **XX. Round Table**

Commissioner Horton thanked everyone for coming out to the meeting.

Commissioner Heiney had no comment.

Vice-Chairman Traylor thanked everyone for coming out to the meeting. He said that their job is very difficult especially with constituents calling with problems. He said that sometimes it seems that they are hit with questions from all over. He said that they talk about less government but yet they want to ask very detail questions. He said that they are appointed for a reason but he wanted to commend the board. He said that he made a note earlier that you have to be consistent on things that they do. He said that when the Comprehensive Plan was presented and stand to that but then they came back and regrouped and they made the right decisions and the right motions. He thanked the board and said it made him really proud. He said he drew lines through the comments he was going to make. He said sometimes it is an emotional job and they are hearing it and trying to make sure they do the right thing for the County. Vice-Chairman Heiney said that when you look back

and you follow suit and do the right thing sometimes it doesn't get noted. He said that tonight was an opportunity and an example of that. He said that he commended Commissioner Heiney for asking the right questions and for understanding the information being presented.

Commissioner Thrash stated that the legislative session kicked off Monday and the big item is going to be the voting machines and the broadband which is getting a lot of attention. Commissioner Thrash stated that she would be asking everyone to call their representatives.

County Administrator Zellner had no comment.

County Attorney Mayfield thanked the Board of Commissioners and said he had been with them for 16 years and had been at it neck and neck.

Chairman Glass thanked everyone for coming and said that it was a good turnout. He thanked everyone for their support and their interest for what is going on.

**XXI. Adjournment**

Commissioner Heiney made a motion to adjourn the Regular Business meeting at approximately 8:07 p.m. Commissioner Horton seconded the motion. The motion passed unanimously.

THE LAMAR COUNTY BOARD OF COMMISSIONERS

\_\_\_\_\_  
Charles Glass, Chairman

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Ryran Traylor, Vice-Chairman

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Bennie Horton, Commissioner

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Robert Heiney, Commissioner

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Nancy Thrash, Commissioner

Attest: \_\_\_\_\_ Carlette Davidson, County Clerk