

**Lamar County Board of Commissioners  
Regular Business Meeting  
January 17<sup>th</sup>, 2023**

Present for the meeting were Chairman Traylor, Vice-Chair Thrash, Commissioner Fletcher, Commissioner Lovett, Commissioner Gilles, County Administrator Townsend, County Clerk Davidson, and County Attorney Mayfield. The meeting was available via Zoom.

**I. Call to Order**

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

**II. Pledge of Allegiance and Invocation**

Everyone said the Pledge of Allegiance. Pastor Jason Teal of the First Baptist Church of Barnesville gave the invocation.

**III. Agenda Approval**

Vice-Chair Thrash made a motion to approve the agenda. Commissioner Lovett seconded the motion. The motion passed unanimously.

**IV. Recess for Public Hearing**

Vice-Chair Thrash made a motion to recess for a Public Hearing. Commissioner Fletcher seconded the motion. The motion passed unanimously.

**V. Reconvene the Public Hearing**

Commissioner Gilles made a motion to reconvene the Regular Business meeting. Commissioner Fletcher seconded the motion. The motion passed unanimously.

**VI. Minutes Approval**

Vice-Chair Thrash made a motion to approve the following three sets of minutes. Commissioner Fletcher seconded the motion. The motion passed unanimously.

- i. Public Hearing Meeting-December 5th, 2022
- ii. Special Called Meeting Minutes-December 12th, 2022
- iii. Workshop Meeting-December 15th, 2022
- iv. Regular Business Meeting-December 20th, 2022

**VII. Ordinance 2023-01 Rezoning and Minor Subdivision by Hazelrig Living Trust**

Commissioner Lovett made a motion to approve Ordinance 2023-01 Rezoning and Minor Subdivision by Hazelrig Living Trust to Rezone Property from A-R to R-1 (Tax Map

055, Parcel 008B). Vice-Chair Thrash seconded the motion. The motion passed unanimously.

### **VIII. Board Appointments**

- i. Commissioner Gilles made a motion to approve the appointment of Jason Lovett to the Three Rivers Regional Commission and the re-appointment of Irvin Trice-Non-Public member of the Council of the Three Rivers Regional Commission for a term of one year. Vice-Chair Thrash seconded the motion. The motion passed unanimously.
- ii. Vice-Chair Thrash made a motion to approve the appointment of Ashley Gilles to the E911 Committee for a term of one year. Commissioner Fletcher seconded the motion. Commissioner Gilles abstained from the motion. The motion passed 3-0.
- iii. Commissioner Lovett made a motion to approve the appointment of Jarrod Fletcher to the Region 6 Behavioral Health and Development Disabilities Board for a three year term. This appointment replaces Ryran Traylor who was elected Chairman to the Board of Commissioners. Commissioner Gilles seconded the motion. The motion passed unanimously.
- iv. Commissioner Gilles made a motion to re-appoint Doug Walker to the Board of Appeals for a term of 4 years expiring on January 1<sup>st</sup>, 2027. Vice-Chair Thrash seconded the motion. The motion passed unanimously.
- v. Chairman Traylor made a motion to acknowledge the re-appointment of Bill Christopher to serve on the Board of Elections as the representative for the City of Milner and Elaine Williams as the representative for the City of Barnesville for a four-year term expiring 12-31-2026.

### **IX. LMIG/TSPLOST Project**

Commissioner Fletcher made a motion to approve the 22-12-01-2023 Street Rehabilitation Project bid for a cost of \$1,197,852.85. Commissioner Lovett seconded the motion. The motion passed unanimously.

Commissioner Lovett made a motion to approve the 22-12-02-2023 Microsurfacing Project bid from Asphalt Paving Systems for a cost of \$2,341,138.80. Commissioner Gilles seconded the motion. The motion passed unanimously.

### **X. Administrator's Report**

County Administrator Townsend reported the following:

- i. Reported that revenues for the month of December are at 102.19 percent, and expenditures are at 93.87 percent.
- ii. Reported that the cash flow is subject to change due to outstanding invoices.
- iii. Reported that the gym renovation includes new flooring, foam spray insulation, new bleachers, and new basketball goals. Waiting on the air conditioners to be shipped.
- iv. Reported that renovations are going on in the new Administration Building. They are gutting the building and installing metal walls.
- v. Reported that he is working on the final details of the Lamar County Animal Shelter to start the process with the architects.
- vi. Reported that the Local Options Sales Tax (LOST) distribution for December was \$136,768.93.

- vii. Reported that the Special Purpose Local Options Sales Tax (SPLOST) distribution for December was \$237,417.97.
- viii. Reported that the Transportation Special Purpose Local Options Sales Tax (TSPLOST) distribution for December was \$216,764.89.

## **XI. Public Comments**

Elaine Hallada of 131 Steeple Chase addressed the board. Mrs. Hallada addressed her issues with the Board of Commissioners regarding hunting in an Estate Residential. Mrs. Hallada presented the board with the covenant for Little Tobesofkee Creek Ranch dated March 25th, 1998. She told the board that the Moyes annexed the property and took certain lots out of the subdivision for tax purposes. Mrs. Hallada said that she and her husband hired the best Real Estate lawyer in the State of Georgia. Mrs. Hallada requested that the Board of Commissioners meet with the Homeowners Association (HOA) to discuss the rights of adding or subtracting property. Mrs. Hallada said that the Moyes failed to grant themselves annex rights to either add or subtract land from the HOA being governed by the covenant. She said that the Moyes would have needed 75 percent of lot owners' approval to remove any of these in the HOA. Mrs. Hallada addressed the Board of Commissioners regarding the State of Georgia rules regarding subtracting property from subdivisions in an HOA. She stated that Planning and Community Development Director Buice told her Lamar County does not have this rule. Mrs. Hallada said that under Estate Residential, you have a 5-acre minimum and 2500 square feet homes, and the County wants all of the new developments to form HOAs to govern what happens in that subdivision. She said there was a challenge in 2001 where three owners sued after covenants were amended to remove three lots and allow for commercial use. Mrs. Hallada said the Court of Appeals of Georgia held that the owners could not be stripped of those rights without their 100 percent approval. Mrs. Hallada went on to speak about her issues with hunting in Estate Residential. She said that the 109 acre-tract was included in the original subdivision, but to get to the 109 acre-tract, they must go through the residential area. Mrs. Hallada said that when she came here four years ago, they had buckshot land in their yard and on her neighbor's house. Mrs. Hallada said that they are continuing to hunt in the Estate Residential portion of the subdivision, and now they are hunting on the other side of the subdivision, and bullets are flying in their backyards. Mrs. Hallada would like the Board of Commissioners to uphold the Estate Residential ruling within the bounds of their subdivision. She stated that she does not mind them hunting on the Moye's 109-acre tract, but she does mind hunting in her subdivision, Estate Residential. Mrs. Hallada said that Planning and Community Development Director Buice said that there is no law on the books in Lamar County that says that the developer cannot take out lots in a planned subdivision, but she wants the Lamar County citizens to know that there is a State rule against this. Mrs. Hallada also spoke about developers removing lots from subdivisions and putting the land into conservation.

## **XII. Round Table**

Commissioner Gilles announced several upcoming events. The process of adopting a new Comprehensive Plan for Lamar County is underway. The kickoff meeting will be in February. The Lamar County Blood Drive, sponsored by the Barnesville First United Methodist Church, is on January 26<sup>th</sup>, 2023, with homemade cookies offered to those that

give blood. Citizens can drop off donations for the Spalding County tornado victims at the Barnesville Church of the Nazarene.

Vice-Chair Thrash, who serves on the Georgia Superior Court Clerk’s Cooperative Authority Board, announced that a new notification system had been formed for property owners called Filing Activity Notification System (F.A.N.S.) to Benefit Georgia’s Citizens. People are taking people's property by doing quick claim deeds, and the property owner does not even know it.

Chairman Traylor requested prayers for all those involved in the recent tornado and encouraged relief donations. Chairman Traylor thanked all his family members, including his mother, sister, aunt, and son, for being in attendance.

**XIII. Executive Session and Adjournment**

Vice-Chair Thrash made a motion to adjourn the meeting to go into Executive Session for litigation at approximately 8:06 p.m. Commissioner Lovett seconded the motion. The motion passed unanimously. The board came out of Executive Session. Vice-Chair Thrash made a motion to adjourn the Regular Business meeting at approximately 8:48 p.m. Commissioner Gilles seconded the motion. The motion passed unanimously.

THE LAMAR COUNTY BOARD OF COMMISSIONERS

\_\_\_\_\_  
Ryran Traylor, Chairman

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Nancy Thrash, Vice-Chair

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Jarrod Fletcher, Commissioner

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Jason Lovett, Commissioner

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Ashley Gilles, Commissioner

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