February 7, 2017

THE HONORABLE BOARD OF COUNTY COMMISSIONERS, MADISON, GEORGIA, MET THIS DAY IN REGULAR SESSION.

PRESENT: Chairman Donald B. Harris, Vice-Chair Ron Milton, Commissioners Andy A. Ainslie, Jr., Philipp Von Hanstein and Ben M. Riden, Jr.

STAFF: Assistant County Manager Mark Williams, County Attorney Christian Henry and County Clerk Jane Laseter

Mark Williams, Assistant County Manager, called the meeting to order at 10:00 a.m. and Chairman Harris gave the invocation.

APPROVAL OF AGENDA

MOTION by Comm. Milton, seconded by Comm. Riden to approve the agenda as presented. Unanimously Approved.

AUDIT PRESENTATION FOR FISCAL YEAR 2016-17 BY BETH GRIMES, BATES & CARTER

Beth Grimes with Bates & Carter gave the audit presentation for Fiscal Year 2016-17. Ms. Grimes reported a $600,000 surplus over the budget and found there were no insufficiencies.

MINUTES

January 3, 2017 – Regular Meeting
January 17, 2017 – Work Session
January 17, 2017 – Special Called
January 25, 2017 – Special Called


CALENDARS

Assistant County Manager, Mark Williams reviewed the calendars for February, March and April 2017.

CONSENT AGENDA

1. Motion to approve the January 2017 payables to include General Fund in the amount of $691,447.20, SPLOST in the amount of $69,928.30 and General Fund electronic payments in the amount of $31,914.98 and the 2017 financials.
2. Motion to accept the December 2016 Staff Reports as presented at the January 17, 2017 Work Session.

MOTION by Comm. Milton, seconded by Comm. Riden to approve the consent agenda as presented. Unanimously Approved.

INCLEMENT WEATHER POLICY

MOTION by Comm. Ainslie, seconded by Comm. Riden to approve the Inclement Weather Policy for Morgan County. (COPY: Miscellaneous Book)

RESOLUTION AUTHORIZING COUNTY TO ENTER INTO FINANCING FOR ACCG LEASING PROGRAM AND OTHER DOCUMENTS REQUIRED FOR LEASE, RESOLUTION NO. 2017-RES-001
This is a lease purchase through ACCG for (7) seven Ford Explorer Patrol vehicles or similar models. The amount of the lease purchase is $315,000.00.

**MOTION** by Comm. Milton, seconded by Comm. Riden to approve the Resolution Authorizing the County to enter into Financing for ACCG Leasing Program and for Chairman to sign any and all other documents required for the leasing program. Unanimously Approved. (COPY: Resolution Book, Resolution No. 2017-RES-001)

**APPROVAL TO PURCHASE CAD HARDWARE**
This quote is for the purchase of hardware needed to run software already purchased for the new CAD system. Interim County Manager Mark Williams noted that hardware has been reviewed by the IT Director and the Communications Director to assure that it meets required specifications. Quote is in the amount of $41,905.76. It was also noted that monitor and keyboards will still need to be purchased.

**MOTION** by Comm. Von Hanstein, seconded by Comm. Milton to approve the purchase of CAD Hardware from CPak Technology Solutions in the amount of $41,905.76. Unanimously Approved. (COPY: Miscellaneous Book)

**WATER USE STUDY FOR HARD LABOR CREEK RESERVOIR**
Interim County Manager Mark Williams recommended to Commissioners that we have a long range water study performed by Precision Planning in order to prepare for moving forward with finding alternate water sources. The approximate cost would be $2,000.00.

**MOTION** by Comm. Ainslie, seconded by Comm. Riden to approve contracting with Precision Planning to perform long range water study for the approximate amount of $2,000.00. Unanimously Approved.

**ASSISTANT COUNTY MANAGER REPORT**
Assistant County Manager Mark Williams presented a monthly overview of Morgan County government's current projects and/or issues. (COPY: Miscellaneous Book)

**CHAIRMAN HARRIS ALLOWED PUBLIC COMMENTS**
There were no public comments.

**PLANNING COMMISSION**

New Business:

1. The Cottages on Mergendollar is requesting conditional use approval to operate a short term rental in AG zoning on property located at 1651 Mergendollar Road (Tax Parcels 002-018A & 018AA).

Planning and Development Director Chuck Jarrell stated that this request is for one building, a bridal cottage, to be used as a short term rental. He commented that the building has been inspected and is in the process of being modified for accessibility. Mr. Jarrell stated that there are currently no short term rentals in the County, however, this area is not densely populated and is zoned for short term rentals. Additionally, all of the owners live on this property. The use was added to the zoning ordinance in the AG zoning designation in order to support agri-tourism. Planning Commission recommended to approve with conditions that the use is limited to the bridal cottage and that the maximum number of occupants would be eight.

Commissioners discussed and commented that the renting of the bridal cottage should be tied to the rental of the venue.
CHAIRMAN HARRIS ALLOWED PROPONENTS TO SPEAK
Steve Britt, Co-owner of Cottages on Mergendollar spoke in favor of the conditional use. Mr. Britt commented that he would not have a problem with the bridal cottage rental being tied to rental of the event facility.

CHAIRMAN HARRIS ALLOWED OPPONENTS TO SPEAK
No opponents spoke.

MOTION by Comm. Riden, seconded by Comm. Von Hanstein to approve with the provision added that renting the bridal cottage be tied to event facility rental and with Planning Commission’s recommended conditions that the approval is limited to the bridal cottage and the maximum number of occupants would be eight. Unanimously Approved.

2. Morgan County Planning & Development is proposing text amendments to Article 4, Districts and Maps, of the Morgan County Zoning Ordinance.

The changes for Article 4 address confined animal feeding operations, specifically poultry houses. The changes increase the front setback from 200 ft. to 400 ft., but leave the side and rear setbacks at 200 ft. It adds a 100 ft. setback from State water and a 400 ft. setback from any residence not occupied by the owner or caretaker. It limits the number of poultry houses per property to eight. The language allows for grandfathered structures to be rebuilt if damaged. The Planning Commission approved unanimously.

Commissioners discussed. Commissioner Riden was concerned about the front setback requirement increasing from 200 ft. to 400 ft. There were also concerns about too many houses being built on one piece of property if that property was divided.

MOTION by Comm. Ainslie, seconded by Comm. Von Hanstein to table until the March 7, 2017 meeting for proposed amendments to be reviewed further. Unanimously Approved.

TEMPORARY MORATORIUM ON APPLICATIONS FOR BUILDINGS AND STRUCTURES RELATED TO CONFINED ANIMAL OPERATIONS

MOTION by Comm. Ainslie, seconded by Comm. Von Hanstein to approve a temporary moratorium on applications for buildings and structures related to confined animal operations. This moratorium shall remain in effect for 45 days or until such time as the relevant sections of the Morgan County Zoning Ordinance are amended and/or revised, whichever occurs first. Unanimously Approved.


EXECUTIVE SESSION – PENDING LITIGATION AND PERSONNEL

MOTION by Comm. Ainslie, seconded by Comm. Riden to enter Executive Session to discuss pending litigation and personnel. Unanimously Approved. (Original signed Affidavit in Executive Session Legal Requirement Book).


Donald B. Harris, Chairman

ATTEST:

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Jane S. Laseter, County Clerk 

JL