

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

MEETING WAS HELD ON THE SECOND FLOOR OF THE ADMINISTRATION BUILDING.

PRESENT: Chairman Philipp von Hanstein, Vice-Chair Ben Riden, Jr., Commissioners Bill Kurtz, Donald Harris and Andy A. Ainslie, Jr.

STAFF: County Manager Adam Mestres, Procurement Director Mark Williams, County Attorney Christian Henry, and Staff Member Kim Cox.

The meeting was called to order at 10:00 a.m., followed by the Pledge of Allegiance and Invocation.

AGENDA APPROVAL

Motion made by Commissioner Riden, Seconded by Commissioner Harris to approve agenda with the following additions: Development Regulations under Unfinished Business and Real Estate under Executive. Unanimously Approved.

MORGAN MEDICAL CENTER AUDIT PRESENTATION

Kyle Wilkerson, CFO of Morgan Medical Center and Ralph Castillo, CEO, presented the FY20 hospital audit.

ELECTION OF CHAIRMAN AND VICE-CHAIRMAN FOR 2021

MOTION by Commissioner Ainslie, Seconded by Commissioner Harris to nominate Commissioner von Hanstein as Chair for year 2021. Unanimously Approved.

MOTION by Commissioner Ainslie, Seconded by Commissioner Harris to nominate Commissioner Riden as Vice-Chair for year 2021. Unanimously Approved.

MINUTES

December 01, 2020

December 15, 2020

December 17, 2020

MOTION by Commissioner Riden, Seconded by Commissioner Harris to approve the minutes as presented. Unanimously Approved.

CONSENT AGENDA

Motion to accept as information the December 2020 payables to include General Fund in the amount of \$478,843.44, TSPLOST in the amount of \$150,533.26, SPLOST in the amount of \$197,363.54, General Fund electronic payments in the amount of \$37,410.79 and the December 2020 financials.

MOTION by Commissioner Riden, Seconded by Commissioner Harris to approve the consent agenda as presented. Unanimously Approved.

PROPOSED DEVELOPMENT REGULATIONS

Chairman von Hanstein opened the floor for public comments regarding the proposed development regulations from the Public Hearing that was held prior at 9:30 a.m. However, no public comments were made.

COUNTY MANAGER REPORT

County Manager, Adam Mestres, presented a monthly overview of Morgan County government's current projects and/or issues.

JAMES & STEPHANIE HARDEN ARE REQUESTING A VARIANCE TO THE REAR SETBACK FOR 5.39 ACRES LOCATED AT 1050 SAILVIEW DRIVE (TAX PARCEL 065C-001)

James & Stephanie Harden are requesting a variance to the rear setback for property located at 1050 Sailview Drive. The property is 5.39 acres, which makes it one of the largest lots in the Sailview subdivision. The Sailview regulations require a 100' setback, and the Harden's are requesting a 40' variance to the periphery setback.

Chairman von Hanstein allowed proponents to speak:

Applicant, James Harden spoke in favor of the application. He stated the request does not negatively impact the neighbors or subdivision. The Harden's have conducted drainage and soil tests that show the desired placement of the house will allow the basement structure to be located in dry soil.

Chairman von Hanstein allowed opponents to speak:

No one spoke in opposition.

No action was taken. The applicant withdrew the application to work with the Planning Staff on a 20' variance instead of the 40' variance.

STUART MAGILL IS REQUESTING CONDITIONAL USE APPROVAL OF AN ACCESSORY DWELLING ON 15.1 ACRES LOCATED AT 1200 WHITE OAK WAY (TAX PARCEL 066C-022)

The applicant is requesting approval for an accessory dwelling on 15.1 acres. The applicant has submitted a building permit application for a three-bedroom principal dwelling. They are waiting to pick up the application until a decision is made today regarding the conditional use request as they want to construct both dwellings at the same time. If approved, the site plan shows the dwellings will share the same driveway. Planning staff would ensure the same meter and address during the building process.

The accessory dwelling would be located approximately 40' from the primary dwelling. The primary dwelling is 4,890 square feet (2,445 heated) and contains 3 bedrooms. The accessory dwelling would be 600 square feet, located on the 1st floor of the garage behind the garage parking area. The floorplan shows a one bedroom/bathroom and living/kitchen area. The

planning commission was concerned the garage appears to have a second floor. The applicant said the second floor would be unfinished.

The applicant's letter states that the accessory building apartment is desired so that visiting relatives will have a place to stay. Consideration should be given to whether this use will meet the intent of the Ordinance, which states the primary purpose of accessory dwellings and accessory building apartments is to provide living quarters for family members to provide care to relatives in need of assistance.

The Planning Commission vote was tied and broken by the Chairman in favor of the applicant.

Chairman von Hanstein allowed proponents to speak:

Applicant, Stuart Magill spoke in favor of the application. Mr. Magill stated the accessory dwelling would be used to house his adult children and in-laws when they visit. He also stated, he does not intend to rent the dwelling.

Chairman von Hanstein allowed opponents to speak:

No one spoke in opposition.

MOTION by Commissioner Kurtz, seconded by Commissioner Harris to approve the conditional use request for an accessory dwelling on 15.1 acres located at 1200 White Oak Way with the following conditions: the primary dwelling and accessory dwelling must share a driveway and meter, both dwellings must have the same architecture, the accessory dwelling is for private use only, and the accessory dwelling cannot be rented. Unanimously Approved.

PUBLIC COMMENTS ON AGENDA ITEMS

Public comments were made by:
Gary Savage, Buckhead Resident

MOTION by Commissioner Ainslie, seconded by Commissioner Riden to exit regular session. Unanimously Approved.

EXECUTIVE SESSION- REAL ESTATE

MOTION by Commissioner Ainslie, seconded by Commissioner Riden to enter Executive Session to discuss real estate. Unanimously Approved. (Original signed Affidavit in Executive Session Legal Requirement Book).

MOTION by Commissioner Ainslie, seconded by Commissioner Riden to exit Executive Session and adjourn. Unanimously Approved.

Philipp von Hanstein, Chairman

ATTEST:

Leslie Brandt, County Clerk

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