

September 04, 2018

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

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

STAFF: County Manager Adam Mestres, Assistant County Manager Mark Williams,
County Attorney Christian Henry and County Clerk Leslie Brandt.

Commissioner Milton, called the meeting to order at 10:00 a.m. and lead the Pledge of
Allegiance.

Commissioner von Hanstein gave the invocation.

APPROVAL OF AGENDA

MOTION by Comm. Ainslie, seconded by Comm. Harris to approve agenda as presented.
Unanimously Approved.

KYLE WILKINSON, CFO AND RALPH CASTILLO, CEO MORGAN MEMORIAL HOSPITAL ANNUAL REPORT & UPDATE

Kyle Wilkinson, CFO of Morgan Memorial and Ralph Castillo, CEO of Morgan Memorial gave
updates on the Hospital's current finances and operations.

MINUTES

August 07, 2018 Regular Meeting

August 21, 2018 Regular Meeting

MOTION by Comm. Riden seconded by Comm. von Hanstein to approve the minutes for the
August 07, 2018 Regular Meeting, and the August 21, 2018 Regular Meeting. Unanimously
Approved.

CALENDARS

County Manager, Adam Mestres reviewed the calendars for September, October and November
2018.

CONSENT AGENDA

1. Motion to accept as information the August 2018 payables to include General Fund in the
amount of \$1,569,528.90, SPLOST in the amount of \$504,938.31 and General Fund
electronic payments in the amount of \$1,786.56 and the August 2018 financials.

2. Motion to accept as information the July 2018 Staff Reports which were presented at the August 21, 2018 Commission Meeting.

MOTION by Comm. Ainslie, seconded by Comm. Harris to approve the consent agenda as presented. Unanimously Approved.

TRANSIT ASSET MANAGEMENT GROUP PLAN

MOTION by Comm. Riden, seconded by Comm. von Hanstein to approve the Transit Asset Management Group Plan as presented. Unanimously Approved.

COUNTY MANAGER REPORT

County Manager, Adam Mestres, presented a monthly overview of Morgan County government's current projects and/or issues. (COPY: Miscellaneous Book)

CHAIRMAN MILTON ALLOWED PUBLIC COMMENTS ON AGENDA ITEMS

Public comments were made by:

David Jackson, Riverwalk Resident

PLANNING COMMISSION

PRESTON AND MARY ANN SLAUGHTER ARE REQUESTING A ZONING MAP AMENDMENT, FROM AGRICULTURAL RESIDENTIAL (AR) TO GENERAL COMMERCIAL (C2), FOR 3.31 ACRES LOCATED ON 2840 GREENSBORO HIGHWAY (TAX PARCEL 043-025)

Senior Planner, Tara Cooner stated Preston and Mary Ann Slaughter are requesting a zoning map amendment, from Agricultural Residential to General Commercial, for 3.31 acres located at 2840 Greensboro Highway (Tax Parcel 043-025).

The applicant has been approached by prospective buyers, but the interested parties have businesses that would require commercial zoning. The property in question has housed a custom dairy equipment business, from 1978 until 2 or 3 years ago. The use was allowed as a grandfathered use, as it was existing before zoning was created in Morgan County in 1986. As part of the county's stated support for agriculture, ag related businesses are allowed to be located in agricultural areas to support farmers. As such, this use is still allowed as a conditional use in the AR zoning district. This property was zoned AR in 1986 when zoning was created, and it has always been zoned AR. The future land use map shows the area staying as agricultural. The closest commercially zoned properties are Bradley's Welding, 2.5 miles toward Madison and the River Store, 2.5 miles toward Greensboro.

The Planning Commission determined that without the presence of adjacent commercial zoning, the request would be spot zoning, and that the application did not meet the comprehensive plan. The Planning Commission voted unanimously to recommend denial of the rezoning application

at 2840 Greensboro Highway. For the record, Staff agrees with the recommendation of the Planning Commission.

CHAIRMAN MILTON ALLOWED PROPONENTS TO SPEAK

Mary Ann Slaughter spoke in favor of the request; stating that she was not aware the property was not zoned commercial, as they have been paying commercial taxes.

CHAIRMAN MILTON ALLOWED OPPONENTS TO SPEAK

Allison Stover spoke in opposition to the application; stating she feared that one commercial business could lead to others in the neighborhood.

MOTION by Comm. Ainslie, seconded by Comm. Harris to deny the requested zoning map amendment, from Agricultural Residential (AR) to General Commercial (C2), for 3.31 acres located at 2840 Greensboro Highway (Tax Parcel 043-025). Motion passed 3-1 (with Commissioner von Hanstein voting with the motion and Commissioner Riden voting against the motion).

STEPHEN NOLAN WATSON IS REQUESTING A ZONING MAP AMENDMENT, FROM LOW DENSITY RESIDENTIAL (R1) TO HEAVY COMMERCIAL (C3), FOR 3.205 ACRES LOCATED AT 2220 LIONS CLUB ROAD (PORTION OF TAX PARCEL 036B-095)

Senior Planner, Tara Cooner stated Stephen Nolan Watson is requesting a zoning map amendment, from Low Density Residential (R1) to Heavy Commercial (C3), for 3.205 acres located at 2220 Lions Club Road (portion of Tax Parcel 036b-095)

The applicant has been operating a heavy equipment sales business illegally on Lions Club Road for a while, despite interaction with code enforcement. The request is to rezone a portion of the property C3, while leaving 1.5 acres with the applicant's home as R1. If rezoned, the property would have to be upgraded to commercial standards. The application was also for rezoning to support farm equipment sales, which does not accurately describe the equipment for sale on the property.

The Planning Commission discussed the application at length. They mentioned the applicant's continued operation after being told to stop by code enforcement, uses that are allowed in C3 zoning, the practicality of planting vegetation that would hide the business from the road, whether the request was spot zoning due to no C3 zoning on the by-pass, and the application's lack of compatibility with the comp plan, as the comp plan advises against abrupt zoning transitions. The Planning Commission vote tied on a motion to deny the application. The Chairman broke the tie in favor of the motion. The Planning Commission recommendation is to deny the application for rezoning at 2220 Lions Club Road. For the record, Staff agrees with the recommendation of Planning Commission.

CHAIRMAN MILTON ALLOWED PROPONENTS TO SPEAK

The applicant was represented by Lee Abney, who stated that the use would have little effect on neighbors as it would be low-impact, and he pointed out the location on a state highway, the proximity to C2 zoning at the corner of the by-pass and Bethany Road, and compatibility with the comp plan, which shows the area as transitional with a mix of residential and commercial uses. He also stated the applicant's agreement to shield the business from the by-pass with vegetation. Mr. Abney provided 6 letters of support from neighbors on the by-pass. Robert Pennington stated that the Pennington family did not oppose the application. Sandy Sanford stated support for the application, as a customer of the applicant.

Morgan County resident, Zeke Lambert also spoke in favor of the request.

CHAIRMAN MILTON ALLOWED OPPONENTS TO SPEAK

No one spoke in opposition.

MOTION by Comm. Harris, seconded by Comm. Riden to approve the zoning map amendment request, from Low Density Residential (R1) to Heavy Commercial (C3), for 3.205 acres located at 2220 Lions Club Road (portion of Tax Parcel 036B-095). Motion passed 3-1 (with Commissioner von Hanstein voting with the motion and Commissioner Ainslie voting against the motion).

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

EXECUTIVE SESSION – PERSONNEL

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

MOTION by Comm. Ainslie, seconded by Comm. Riden to enter Regular Session. Unanimously Approved.

MOTION by Comm. Ainslie, seconded by Comm. Riden to adjourn. Unanimously Approved.

Ronald H. Milton, Chairman

ATTEST:

Leslie Brandt, County Clerk

LB