

**GORDON COUNTY BOARD OF COMMISSIONERS  
WORK SESSION MINUTES  
OCTOBER 18, 2016**

The Gordon County Board of Commissioners held a Work Session Tuesday, October 18, 2016 at 5:00 p.m. in the conference room of the Administration Building

**MEMBERS PRESENT**

**BECKY HOOD, CHAIRMAN  
CHAD STEWARD, VICE CHAIRMAN  
NORRIS SEXTON, COMMISSIONER  
KEVIN CUNNINGHAM, COMMISSIONER  
JEFF GAZAWAY, COMMISSIONER**

**OTHERS PRESENT**

**JOHN KING, COUNTY ADMINISTRATOR  
JIM LEDBETTER, COUNTY ATTORNEY  
ANNETTE BERRY, COUNTY CLERK  
MEDIA  
15 GUESTS**

Chairman Hood called the meeting to order.

The Board discussed each item on the agenda for the Regular Meeting and made no changes or additions.

County Attorney Ledbetter explained the rezoning applications on the agenda. Concerning rezoning application #Z16-18, if approved, should also include a stipulation of evidence of a recorded permanent easement or access has been submitted to Planning and Development to both the tract that is being rezoned and the leftover tract. Also on #Z16-20, there is a concern about the driveway design.

Attorney Ledbetter also explained the resolution of acceptance of land from Knights Bottom Holdings. The resolution is basically that Gordon County will accept this property that is subject to limited uses, and that would be only for passive park purposes, with an ability to build limited facilities.

County Administrator King explained the appointment to the Northwest Regional Commission. This will fill the term that ends on December 31, 2016 and was previously filled by Mr. Dan McBee. Administrator King also explained the contract with Georgia D.O.T. for fiscal year 2017 Operating/Capital 5311 van program. This is an annual contract for federal funds through the state of Georgia with matching county funds to fund the transportation vans for Gordon County. Also the final item on the agenda is for disposal of county surplus property for the Fire Department for 25 sets of ensembles and to donate to the Cherokee County Fire Explorer Program. This type equipment has a 10-year life for fire fighting in a live situation so the decision is to donate it to a youth training program where the equipment can be used.

Mr. Matt Hibbert with Momon Construction, the contractor for the renovation of the Gordon County Government Plaza building, came before the Board to give an update on the progress of the renovation. The interior construction is approximately 99% complete with paint touchup and other finishing touches such as signage left to complete. Exterior of the building left to complete includes some sewer work and additional glass work. Glass samples have been supplied for Board approval and it will be about 4 weeks before that material is on-site to be installed. Mr. Hibbert showed the Board the glass samples and there was a consensus of the Board to approve the tinted glass. The goal is to have a punch list walk-through with the architect the first week of November; the punch list items would be taken care of on the interior from that point forward we will be waiting on the window installation.

The Board then discussed some ordinance amendments that were previously presented to the Board by the County Attorney. Following a lengthy discussion, the Board directed the County Attorney to prepare a re-draft of the backyard chicken ordinance to be presented to the Board for approval after the required advertisements and public hearings. Also discussed was the grass height ordinance. Commissioner Sexton suggested it be written with a 12 inch grass height with a 30-day grace period given to take care of it, before a citation is written. No consensus on grass height was

**reached by the Board.**

**Commissioner Gazaway made a motion to adjourn the Work Session. Commissioner Cunningham seconded the motion and all voted aye.**

**There being no further business, the Work Session adjourned at 5:56 p.m.**

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**Becky Hood, Chairman**

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**Annette Berry, County Clerk**

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**GORDON COUNTY BOARD OF COMMISSIONERS  
REGULAR MEETING MINUTES  
OCTOBER 18, 2016**

The Gordon County Board of Commissioners held their Regular Meeting on Tuesday, October 18, 2016, at 6:00 p.m. in the conference room of the Administration Building.

**MEMBERS PRESENT**

**BECKY HOOD, CHAIRMAN  
CHAD STEWARD, VICE CHAIRMAN  
KEVIN CUNNINGHAM, COMMISSIONER  
NORRIS SEXTON, COMMISSIONER  
JEFF GAZAWAY, COMMISSIONER**

**OTHERS PRESENT**

**JOHN KING, COUNTY ADMINISTRATOR  
JIM LEDBETTER, COUNTY ATTORNEY  
ANNETTE BERRY, COUNTY CLERK  
MEDIA  
12 GUESTS**

Chairman Hood called the meeting to order.

**INVOCATION AND PLEDGE OF ALLEGIANCE**

Invocation was led by Rev. John Allen. The pledge of allegiance was led by Chairman Hood.

**APPROVAL OF MINUTES**

Chairman Hood asked if there are any additions, omissions, or deletions to the Minutes for the Work Session October 11, 2016, and the Regular Meeting October 11, 2016. Commissioner Sexton made a motion to approve the minutes. Commissioner Cunningham seconded the motion and Commissioners Cunningham, Sexton, Gazaway and Steward voted aye. Motion approved.

**ADMINISTRATOR'S REPORT**

County Administrator King read the report into the record (copy attached).

**COMMISSIONERS' REPORT**

Commissioner Sexton commented that he attended a Board of Health meeting. Commission Steward attended a funeral visitation for Sheriff's Department employee, Sgt. Bramlett, who passed away this week.

**PUBLIC HEARING FOR ZONING**

Commissioner Cunningham made a motion to open the public hearing for zoning. Commissioner Gazaway seconded the motion and Commissioners Cunningham, Gazaway, Steward, and Sexton voted aye.

**APPLICATION #Z16-18 EDWIN GRAHAM REQUEST TO REZONE FROM A-1 TO RA-1**

County Attorney Ledbetter advised that this is application #Z16-18 Edwin Graham's request to rezone from A-1 to RA-1. This comes to the Board of Commissioners from the Planning Commission with their recommendation for approval. Attorney Ledbetter also mentioned that during previous discussion it was decided that a stipulation should be added. The recommendation is, upon approval; add a stipulation stating that approval is conditioned upon

recording of an easement of permanent access to the rezoned property and the leftover tract. No one signed to speak for or against the rezoning request.

Chairman Hood asked for a motion. Commissioner Cunningham made a motion to approve the rezoning application with the stipulation as discussed. Commissioner Steward seconded the motion and Commissioners Cunningham, Steward, Sexton, and Gazaway voted aye. Motion passed.

**APPLICATION #Z16-19 PFW PROPERTIES, INC. REQUEST TO REZONE FROM A-1 TO CH**

County Attorney Ledbetter advised that this is application #Z16-19 PFW Properties request to rezone from A-1 to CH. This comes to the Board of Commissioners from the Planning Commission with their recommendation for approval. Mr. Terry Brumlow, representing the applicant, came before the Board to explain the rezoning. No one signed to speak in opposition to the rezoning request. County Attorney Ledbetter asked if this would be for a retail type operation and Attorney Brumlow commented that this is what the plan is.

Commissioner Cunningham made a motion to approve the rezoning request. Commissioner Gazaway seconded the motion and Commissioners Cunningham, Gazaway, Steward, and Sexton voted aye. Motion passed.

**APPLICATION #Z16-20 PFW PROPERTIES, INC. REQUEST TO REZONE FROM A-1 TO I-1**

County Attorney Ledbetter advised that this is application #Z16-20 PFW Properties request to rezone from A-1 to I-1. This property is on Henderson Bend Road and is 20.87 acres. This comes to the Board of Commissioners from the Planning Commission with their recommendation for approval. Attorney Ledbetter said that one comment from a neighbor mentioned that when a new driveway is built, that it needs to be safe, considering a concrete culvert that exists within a few feet of a driveway. This should be taken care of in the permitting process. Mr. Barry Hice's departmental review states that rezoning the property does not affect the right of way along the property, a design entrance will be required for review and approval by the Public Works Department prior to the start of any construction. Mr. Brumlow commented that there is a great need for warehouse space which falls under light industrial zoning. His client had indicated to him that they would like to move forward and get the rezoning done so that they could go ahead and look at the issue with the flood plain and getting the property out of the flood plain. Mr. Brumlow advised that there would be no objection to a stipulation about the driveway.

Commissioner Gazaway made a motion to approve the rezoning with the condition that a design entrance will be required for review and approval by the Public Works Department prior to the start of construction. Commissioner Steward seconded the motion and Commissioners Gazaway, Steward, Sexton, and Cunningham voted aye. Motion passed.

Commissioner Gazaway made a motion to close the public hearing. Commissioner Steward seconded the motion and Commissioners Steward, Cunningham, Sexton and Gazaway voted aye.

CONSIDERATION OF UNFINISHED BUSINESS

None

CONSIDERATION OF NEW BUSINESS

APPOINTMENT TO THE NORTHWEST GEORGIA REGIONAL COMMISSION FOR DWAYNE BOWEN FOR A TERM ENDING 12/31/17

Chairman Hood advised that this is for an appointment to the Northwest Georgia Regional Commission for Dwayne Bowen for a term ending 12/31/17.

Commissioner Gazaway made a motion to approve the appointment of Dwayne Bowen. Commissioner Cunningham seconded the motion and Commissioners Steward, Gazaway, Cunningham, and Sexton voted aye. Motion passed.

RESOLUTION OF ACCEPTANCE OF LAND DONATION FROM KNIGHTS BOTTOM HOLDINGS, LLC FOR 165.42 ACRES OF PROPERTY

Chairman Hood advised that this is a resolution of acceptance of land donation from Knights Bottom Holdings, LLC for 165.42 acres of property.

Commissioner Steward made a motion to approve the resolution of donated property. Commissioner Cunningham seconded the motion and Commissioners Cunningham, Gazaway, Steward, and Sexton voted aye. Motion passed.

CONTRACT WITH THE GEORGIA DEPARTMENT OF TRANSPORTATION FOR FISCAL YEAR 2017 FOR THE 5311 OPERATING/CAPITAL PROGRAM FOR VAN TRANSPORTATION IN GORDON COUNTY

Chairman Hood advised that this is for Board approval of a contract with the Georgia D.O.T. for fiscal year 2017 for the 5311 Operating/Capital Program for van transportation in Gordon County.

Commissioner Gazaway made a motion to approve the contract with the Georgia D.O.T. Commissioner Sexton seconded the motion and Commissioners Cunningham, Gazaway, Steward, and Sexton voted aye. Motion passed.

DECLARATION OF SURPLUS PROPERTY FOR THE FIRE DEPARTMENT FOR 25 ENSEMBLES AND ENSEMBLE ELEMENTS TO BE DONATED TO THE CHEROKEE COUNTY FIRE EXPLORER PROGRAM

Chairman Hood advised that this is a declaration of surplus property for the Fire Department for 25 ensembles and ensemble elements to be donated to the Cherokee County Fire Explorer Program.

Commissioner Steward made a motion to approve the declaration of surplus property and the donation to the Cherokee County Fire Explorer Program. Commissioner Cunningham seconded the motion and Commissioners Gazaway, Steward, Sexton, and Cunningham voted aye. Motion passed.

**ADJOURNMENT**

Commissioner Gazaway made a motion to adjourn the meeting. Commissioner Sexton seconded the motion and all voted aye. There being no further business, the meeting was adjourned at 6:20 p.m.

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Becky Hood, Chairman

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Annette Berry, County Clerk