

**GORDON COUNTY BOARD OF COMMISSIONERS
WORK SESSION MINUTES
JANUARY 24, 2017**

The Gordon County Board of Commissioners held a Work Session Tuesday, January 24, 2017 at 5:30 p.m. in the conference room of the Administration Building

MEMBERS PRESENT

**BECKY HOOD, COMMISSIONER
CHAD STEWARD, COMMISSIONER
NORRIS SEXTON, COMMISSIONER
KEVIN CUNNINGHAM, COMMISSIONER
M. L. BUD OWENS, COMMISSIONER**

OTHERS PRESENT

**JOHN KING, COUNTY ADMINISTRATOR
JIM LEDBETTER, COUNTY ATTORNEY
ANNETTE BERRY, COUNTY CLERK
MEDIA
17 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. One item was added to the Regular Meeting agenda later in the meeting.

Attorney Ledbetter explained each re-zoning application.

Attorney Ledbetter advised that on application #Z16-26 Stanley Simpson's request to rezone from A-1 to CH, there was a split vote on the Planning Commission due to the staff report stating that the property is inconsistent with nearby land uses, which are agricultural and low-density residential and includes undeveloped land, in addition that it may generate adverse impacts due to the nature of the proposed use. This comes from the Planning Commission to the Board of Commissioners with their recommendations for approval.

All other rezoning applications, #Z16-27 Mitchell Wayne Worley, #Z16-28 Tony Temple, #Z16-29 James Mark Bunch, #Z16-30 Ton Tran, #16-31 Patrick Davis and Ted King, were all sent from the Planning Commission to the Board of Commissioners with their recommendations for approval.

Mr. Kenny Padgett came before the Board to request approval from the Board allowing the Civil War Reenactors to erect a monument within Gordon County's Conservation Easement/Trust for Public Land on Chitwood Road. Following a lengthy discussion, there was a consensus of the Board to add this item to the Regular Meeting Agenda for Board consideration.

Chairman Hood read County Administrator King's report to the Board.

Commissioner Sexton made a motion to adjourn the Work Session. Commissioner Owens seconded the motion and all voted aye.

There being no further business, the Work Session adjourned at 5:46 p.m.

Becky Hood, Chairman

Annette Berry, County Clerk

**GORDON COUNTY BOARD OF COMMISSIONERS
REGULAR MEETING MINUTES
JANUARY 24, 2017**

The Gordon County Board of Commissioners held their Regular Meeting on Tuesday, January 24, 2017, 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
M. L. BUD OWENS, COMMISSIONER**

OTHERS PRESENT

**JOHN KING, COUNTY ADMINISTRATOR
JIM LEDBETTER, COUNTY ATTORNEY
ANNETTE BERRY, COUNTY CLERK
MEDIA
APPROXIMATELY 20 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 January 10, 2017, and the Regular Meeting January 10, 2017. Commissioner Sexton made a motion to approve the minutes. Commissioner Cunningham seconded the motion and Commissioners Cunningham, Sexton, Owens and Steward voted aye. Motion approved.

ADMINISTRATOR'S REPORT

County Administrator King's report was read by title only by the Chairman in the Work Session. (copy attached)

COMMISSIONERS' REPORT

Commissioner Owens reported that he attended the Northwest Georgia Regional Commission meeting and the General Administration Committee meeting. Commissioner Sexton reported that he attended the Council of Chief Elected Officers meeting and the Northwest Regional Commission meeting, the Annual Chamber Banquet, and the Board of Health meeting. Commissioner Steward attended the Chamber Banquet and the Development Authority meeting, and had lunch with the new State Senator Chuck Payne. Commissioner Hood attended the Chamber Banquet and had lunch with the new State Senator.

PUBLIC HEARING FOR ZONING

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

APPLICATION #Z16-26 STANLEY SIMPSON'S REQUEST TO REZONE FROM A-1 TO CH

County Attorney Ledbetter read application #Z16-26 Stanley Simpson's request to rezone from A-1 to CH and incorporates the entirety of the information sheets and the requests, and the

finding of the Planning Commission. At the Planning Commission meeting there was a motion made to deny the rezoning, but that did not receive a second. Then a vote of the remaining members to approve the rezoning, so this comes to the Board of Commissioners from the Planning Commission with their recommendations for approval. No one signed to speak for or against the rezoning.

Commissioner Sexton made a motion to table the application until the next Board meeting. Commissioner Owens seconded the motion and Commissioners Sexton, Owens, and Hood voted aye. Commissioners Steward and Cunningham opposed the motion. Motion passed.

APPLICATION #Z16-27 MITCHELL WAYNE WORLEY'S REQUEST TO REZONE FROM A-1 TO R-1

County Attorney Ledbetter read application #Z16-27 Mitchell Wayne Worley's request to rezone from A-1 to R-1 and incorporates the entirety of the information sheets and the requests, and the finding of the Planning Commission. This comes to the Board of Commissioners from the Planning Commission with their recommendations for approval. No one signed to speak for or against the rezoning.

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

APPLICATION #Z16-28 TONY TEMPLE'S REQUEST TO REZONE FROM A-1 TO CH

County Attorney Ledbetter read application #Z16-28 Tony Temple's request to rezone from A-1 to CH and incorporates the entirety of the information sheets and the requests, and the finding of the Planning Commission. This comes to the Board of Commissioners from the Planning Commission with their recommendations for approval. No one signed to speak for or against the rezoning.

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

APPLICATION# Z16-29 JAMES MARK BUNCH'S REQUEST TO REZONE FROM A-1 TO R-1

County Attorney Ledbetter read application #Z16-29 James Mark Bunch's request to rezone from A-1 to R-1 and incorporates the entirety of the information sheets and the requests, and the finding of the Planning Commission. This comes to the Board of Commissioners from the Planning Commission with their recommendations for approval. No one signed to speak for or against the rezoning.

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

APPLICATION Z16-30 TON TRAN'S REQUEST TO REZONE FROM CG TO A-1

County Attorney Ledbetter read application #Z16-30 Ton Tran's request to rezone from CG to A-1 and incorporates the entirety of the information sheets and the requests, and the finding of the Planning Commission. This comes to the Board of Commissioners from the Planning Commission with their recommendations for approval. No one signed to speak for or against the rezoning.

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

APPLICATION #Z16-31 PATRICK DAVIS AND TED KING'S REQUEST TO REZONE FROM A-1 TO I-2

County Attorney Ledbetter read application #Z16-31 Patrick Davis and Ted King's request to rezone from A-1 to I-2 and incorporates the entirety of the information sheets and the requests, and the finding of the Planning Commission. This comes to the Board of Commissioners from the Planning Commission with their recommendations for approval.

Ms. Debra Owens came before the Board with her comments regarding the rezoning. Ms. Owens advised that she is the owner of a business on Johnson Lake Road and is not in opposition to the rezoning, however, she would like the rezoning approved with the stipulation that a traffic light will be installed at Union Grove and Belwood/Johnson Lake. Previously there was a four-way stop at this intersection, but with the widening of Union Grove, the South Calhoun By-Pass, that intersection was shifted to the east, this change has resulted in a dangerous traffic situation. The additional truck stop traffic that will be built, if this rezoning is approved, will make an already problematic traffic situation totally unbearable. Maybe the developer, the DOT, and the County could share the cost of installing a traffic light.

Mr. Patrick Davis, the developer for the proposed truck stop came before the Board. Mr. Davis advised that his company develops project from New York to Florida and have identified this site for a travel center. Georgia DOT is going to determine what happens on that road, it is out of his company's control. They are willing to look at that and research it and share any findings, but that will be a Georgia DOT issue.

Mr. Ross Grimbball, the civil engineer on the project came forward to answer some questions. Mr. Grimbball stated that the developer and he himself want to develop a safe site. Georgia DOT actually controls everything that will happen to Union Grove, working with the county and with the developer as well. There is a process that the DOT will go through when a signal is requested, called a signal warrants study, and if it doesn't meet the warrants they typically will not allow a signal to be installed there unless there are certain circumstances to come into play. These studies are common and prevent signals from blocking the main line of traffic on Georgia DOT roadways from signals that don't necessarily need to be there. From previous projects, he stated, that he would guesstimate that over a 24-hour period it may generate 1,500 to 2,000 vehicles per day and the number of trucks could be from 600 to 1,000. He also stated they were hoping to get zoning approval and then do the necessary studies that need to take place. County

Attorney Ledbetter stated that the safety comes in at the County's permitting of the development land. Attorney Ledbetter advised that his recommendation for a motion to approve to include the stipulation that the developer must comply with all the recommendations of department heads including safety recommendations and traffic issues.

Commissioner Cunningham made a motion to approve the rezoning contingent upon the stipulation that the developer must comply with all the recommendations of department heads including safety recommendations and traffic issues. Commissioner Owens seconded the motion and Commissioner Cunningham, Owens, Sexton, and Steward voted aye. Motion passed.

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

CONSIDERATION OF UNFINISHED BUSINESS

None

CONSIDERATION OF NEW BUSINESS

REAPPOINTMENTS OF DOUG HIGDON AND LEE CRUMP TO THE LIMESTONE VALLEY RC&D COUNCIL FOR TWO-YEAR TERMS ENDING 12/31/2018

Chairman Hood advised that this is for reappointment of Doug Higdon and Lee Crump to the Limestone Valley RC&D Council for two-year terms ending 12/31/2018.

Commissioner Cunningham made a motion to approve reappointments of Doug Higdon and Lee Crump to the Limestone Valley RC&D Council for two-year terms ending 12/31/2018. Commissioner Sexton seconded the motion and Commissioners Steward, Cunningham, Owens and Sexton voted aye. Motion passed.

BUDGET AMENDMENT FOR THE CHERT PIT FOR \$43,000 TO REPAIR D8 DOZIER

Chairman Hood advised that this is a budget amendment for the Chert Pit for \$43,000 to repair the DS dozier. This is the only one the Chert Pit has so it has to be repaired and a new one would cost approximately \$1 Million. Administrator King advised that the Chert Pit is reaching the end of its life expectancy and this dozier would need to get the Chert Pit through the end of the life of the Chert Pit.

Commissioner Steward made a motion to approve the budget amendment for the Chert Pit to repair the D8 dozier. Commissioner Cunningham seconded the motion and Commissioners Cunningham, Owens, Sexton, and Steward voted aye. Motion passed.

REQUEST FROM CIVIL WAR REENACTORS REQUESTING PERMISSION TO ERECT A MONUMENT WITHIN GORDON COUNTY'S CONSERVATION EASEMENT/TRUST FOR PUBLIC LAND ON CHITWOOD ROAD

Mr. Kenny Padgett had spoken to the Board at their Work Session explaining his request. He advised that he had verified with the GIS Department that the coordinates where they were

requesting to place the monument are in the Gordon County Conservation Easement. He had also consulted with the County Attorney regarding this request. Chairman Hood advised that this was discussed at the Work Session and the Board agreed to add this item to the Agenda for Board consideration.

Commissioner Cunningham made a motion to approve the request from the Civil War Reenactors to place a monument within Gordon County's conservation easement on Chitwood Road. Commissioner Sexton seconded the motion and Commissioners Owens, Steward, Sexton, and Cunningham voted aye. Motion passed.

ADJOURNMENT

Commissioner Sexton made a motion to adjourn the meeting. Commissioner Steward seconded the motion and all voted aye. There being no further business, the meeting was adjourned at 6:40 p.m.

Annette Berry, County Clerk

Becky Hood, Chairman