

**GORDON COUNTY BOARD OF COMMISSIONERS  
REGULAR MEETING MINUTES  
FEBRUARY 5, 2019**

The Gordon County Board of Commissioners held their Regular Meeting on February 5, 2019 beginning at 6:00 p.m. in the conference room of the Administration building.

**MEMBERS PRESENT**

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

**OTHERS PRESENT**

**JIM LEDBETTER, CTY. ADMINISTRATOR  
ANNETTE BERRY, COUNTY CLERK  
MEDIA  
APPROXIMATELY 30 GUESTS**

Chairman Hood called the meeting to order.

**INVOCATION AND PLEDGE OF ALLEGIANCE**

Invocation was led by Commissioner Owens. The pledge of allegiance was led by Chairman Hood.

**EMPLOYEE RECOGNITION**

Commissioner Owens read the list of employees with Anniversary Hire Dates in February. Commissioner Cunningham drew the name of Shane Strickland from the Public Works Department as employee of the month for February.

**APPROVAL OF MINUTES**

Chairman Hood asked if there are any additions, omissions, or deletions to the Minutes for the Work Session January 15, 2019 and the Regular Meeting January 15, 2019. Commissioner Sexton made a motion to approve the Minutes. Commissioner Steward seconded the motion and Commissioners Cunningham, Steward, Owens and Sexton voted aye. Motion passed.

**ADMINISTRATOR'S REPORT**

Administrator Ledbetter read the Administrator's Report into the record during the Work Session. (copy attached)

**COMMISSIONERS' REPORT**

None

**PUBLIC HEARING FOR ZONING**

Commissioner Cunningham made a motion to open the public hearing for zoning. Commissioner Steward seconded the motion and all voted aye.

**APPLICATION #Z18-26 MARTY CARROLL'S REQUEST TO REZONE FROM A-1 TO COMMERCIAL**

Administrator Ledbetter read application #Z18-26 Marty Carroll's request to rezone from A-1 to Commercial. This comes to the Board of Commissioners from the Planning Commission with their recommendations for approval. No one signed to speak concerning the rezoning application. Mr. Carroll came before the Board to explain the rezoning project and to answer

any questions.

Commissioner Steward made a motion to approve the rezoning from A-1 to Commercial. Commissioner Owens seconded the motion and Commissioners Steward, Owens, Sexton, and Cunningham voted aye. Motion passed.

#### **APPLICATION #Z18-22 JOHN ROSS AND BRANDON ROSS' REQUEST TO REZONE FROM A-1 TO CONDITIONAL USE**

Administrator Ledbetter read the application and advised that this came from the Planning Commission with recommendations for approval. Administrator Ledbetter announced that this is an application for a dry litter poultry operation. This matter came before the Board at a previous hearing and currently there are about 12 people signed up to speak, anyone signing up who has spoken on this application before, we have a record of that, and we asked that you only speak about new information, or if you have not spoken before and would like to be heard, then you need to sign up. We don't want to limit anyone, but we have a very good record of those who have spoken before.

Mr. Terry Brumlow, representing the applicant, spoke to the Board and explained why he had asked the Board to take up this application again so that a decision of approval or denial would be on the record, since the first time it came before the Board, a motion was made but no second was forthcoming so the motion died and the Board did not render a decision on the application.

Administrator Ledbetter read some letters from UGA Department of Poultry Science and Georgia Department of Agriculture regarding any impact poultry farming has on bee colonies stating that there was no indications that chicken houses had an adverse effect on the bees.

Mr. Marvin Blalock asked, concerning the letters, why they did not talk to Dr. Deleplane, the State of Georgia's official bee keeper.. He stated that the ammonia will kill his bees, and further that he'd been in the bee business for 20 years and "I know" was his comment. Mr. Steve Bradshaw spoke and says the chicken houses are to be built where it's open, there is no barrier. It's about the money and greed not about chickens to supply to restaurants. Mr. Andrew Cole spoke in favor of the rezoning to allow chicken houses, saying that it's a farming community and it meets the ordinance. Lydia Hite's comments were about geese ruining her pond from carrying something on their feet from chicken farms and poisoning her pond and killing her fish. Adam Longino stated he lives in the neighborhood and opposes having the chicken houses there because of property values being lowered. Roger Mathis said he lives within 500 ft. of the buffer prescribed by the zoning ordinance and has reviewed the code and determined this is the appropriate use of the property. and expecting the property to remain under developed is not realistic. Charlene Hendrix states that she has 40 plus years as a biologist and a chemist and her opinion is you can get all kinds of allergies and health hazards from being around chicken houses. James Youngblood says smells affect sale of nearby homes and they do not bring in jobs. Kyle Smith opposes the rezoning and worries about health hazards, she wants her grandkids to visit her and to grow up healthy. Billy Parker says his grandchildren won't want to build their homes on his land because of the chicken houses with the smell and unhealthy conditions and trucks going in and out all the time. Betty Payne owns property in the vicinity, her family has farmed the property that has been in her family for 150 years, also comments that there are too many chicken houses now in Gordon County.

John Ross came before the Board and advised the Board he had been looking at the property for two years before getting under contract to purchase it and he has done a lot of impact studies on the property and has already spent a lot of money. He states that he is not doing any more than six chicken houses, he had planned to do eight, but cut back to six. Son and daughter will build homes on the property later on. States that they have met every requirement that this Board passed. There have been chicken houses there since 1971. He said he didn't come asking for a variance, he moved those chicken houses above and beyond what's asked of those codes, also stated "I'm giving a 200 ft. buffer". The purpose we are proposing to do with the property is the only thing you can do with the property.

Administrator Ledbetter went over the ordinance covering the plans for the property. Commissioner Steward asked if Mr. Ross was ok with a stipulation to only build six chicken houses and Mr. Ross agreed to that along with a 200 ft. buffer.

Commissioner Cunningham made a motion to approve the rezoning application with the stipulations of building only six chicken houses and a minimum of a 200 ft. buffer. Commissioner Steward seconded the motion and Commissioners Cunningham, Steward, and Hood voted aye. Commissioners Owens and Sexton opposed the motion. Motion passed.

Commissioner Owens made a motion to close the public hearing for zoning. Commissioner Sexton seconded the motion and all voted aye.

#### CONSIDERATION OF UNFINISHED BUSINESS

None

#### CONSIDERATION OF NEW BUSINESS

#### QUALITY REVIEW COMMITTEE RESOLUTION

Administrator Ledbetter advised that this is a resolution to establish a quality review committee for emergency medical services. This will create an open forum of communication between EMS and the committee members to discuss EMS services.

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

#### BOARD OF COMMISSIONERS REQUEST TO GDOT FOR AN ARCHAEOLOGICAL SURVEY FOR TRANSFER OF PROPERTY LOCATED IN THE GORDON COUNTY HISTORIC DISTRICT

Administrator Ledbetter advised that the Historic Preservation Commission received a request from the Georgia Department of Transportation to review some property located in a Gordon County historic district which would be transferred to the Department's right of way office. The Historic Preservation Commission recommended that GDOT conduct an archaeological survey in this underdeveloped area.

Commissioner Owens made a motion to approve the request for an archaeological survey by GDOT. Commissioner Sexton seconded the motion and Commissioner Owens, Sexton, Steward, and Cunningham voted aye. Motion passed.

#### BOARD APPROVAL TO APPLY FOR A UNITED WAY GRANT FOR PARKS AND RECREATION DEPARTMENT

Administrator Ledbetter advised that Don Holley, Director of Parks and Recreation, requested approval to apply for the annual grant from United Way for allocation of funds to allow

participation by children unable to afford recreation fees.

Commissioner Cunningham made a motion to approve the Parks and Recreation Department applying for a United Way Grant. Commissioners Owens seconded the motion and Commissioners Owens, Cunningham, Steward, and Sexton voted aye. Motion passed.

**ADJOURNMENT**

Commissioner Sexton made a motion to adjourn the Regular Meeting. Commissioner Cunningham seconded the motion and all voted aye.

There being no further business, the meeting was adjourned at 7:04 p.m.

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**Annette Berry, County Clerk**

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**Becky Hood, Chairman**