

**GORDON COUNTY BOARD OF COMMISSIONERS  
WORK SESSION MINUTES  
MARCH 1, 2022 AT 5:30 P.M.**

**MEMBERS PRESENT**

**BECKY HOOD, CHAIRMAN  
CHAD STEWARD, VICE CHAIRMAN  
M. L. BUD OWENS, COMMISSIONER  
KEVIN CUNNINGHAM, COMMISSIONER  
BRUCE POTTS, COMMISSIONER**

**OTHERS PRESENT**

**JIM LEDBETTER, COUNTY ADMINISTRATOR  
ANNETTE BERRY, COUNTY CLERK  
MEDIA  
APPROXIMATELY 10 GUESTS**

Chairman Hood called the meeting to order.

County Administrator Ledbetter explained to the Board Members the rezoning application and the agenda items under New Business on the Agenda for the Regular Meeting.

There was discussion about rezoning application #Z21-34 concerning installing the traffic light. Commissioner Potts advised that he was not in favor of a traffic light there, he prefers a round-about and asked about looking at long-term maintenance, will that come from the County. Administrator Ledbetter advised that it would probably fall on the County to maintain the traffic light. The City is contracted with the County to maintain the few traffic lights that we have. We have to go by what the traffic engineers that go by the National Highway Safety Administration says and they set the standards. It's kind of a matter of engineering. Now would be a good time to ask Mr. Valentine about that at the Public Hearing.

Commissioner Cunningham made a motion to go into Executive Session for Personnel matters, Legal matters, and Real Estate matters. Commissioner Steward seconded the motion and all voted aye. Executive Session began at 5:39 p.m.

Commissioner Owens made a motion to close the Work Session. Commissioner Steward seconded the motion and all voted aye.

There being no further business, the Work Session adjourned at 5:55 p.m.

**Annette Berry, County Clerk**

**Becky Hood, Chairman**

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**GORDON COUNTY BOARD OF COMMISSIONERS  
REGULAR MEETING MINUTES  
MARCH 1, 2022**

The Gordon County Board of Commissioners held their Regular Meeting on March 1, 2022 beginning at 6:00 p.m. in the Conference Room of the Administration Building.

**MEMBERS PRESENT**

**BECKY HOOD, CHAIRMAN  
CHAD STEWARD, VICE CHAIRMAN  
M. L. BUD OWENS, COMMISSIONER  
KEVIN CUNNINGHAM, COMMISSIONER  
BRUCE POTTS, COMMISSIONER**

**OTHERS PRESENT**

**JIM LEDBETTER, ADMINISTRATOR  
ANNETTE BERRY, COUNTY CLERK  
MEDIA  
APPROXIMATELY 15 GUESTS**

Chairman Hood called the meeting to order.

**INVOCATION AND PLEDGE OF ALLEGIANCE**

Invocation was led by Commissioner Potts. Chairman Hood led the Pledge of Allegiance to the Flag.

**EMPLOYEE RECOGNITION** – Employees with Anniversary Hire Dates in March

**APPROVAL OF MINUTES**

Chairman Hood asked if there are any additions, omissions, or deletions to the Minutes for the Work Session and Regular Meeting of February 15, 2022. Commissioner Potts made a motion to approve the Minutes. Commissioner Owens seconded the motion and Commissioners Owens, Potts, Cunningham, and Steward voted aye. Motion passed.

**ADMINISTRATOR'S REPORT**

Administrator Ledbetter read the report (copy attached).

**COMMISSIONERS' REPORT**

Commissioner Owens reported that he attended the joint Gordon/Floyd Development Authority meeting, attended the Northwest Georgia Regional Commission, Gordon County Development Authority, the local EMS Quality Review meeting, and escorted the Leadership Class to the Georgia State Capitol and met with our delegates.

Commissioner Potts reported that he attended the monthly meeting of the Development Authority, visited the waste management facility at Redbone Ridge, had a phone conversation with Lucia Easton that is a part of the Animal Rescue League who spoke well of our facility. Also gave his department reports from Public Works, Building and Grounds, and Fleet Management.

Commissioner Owens made a motion to open the Public Hearing for Zoning. Commissioner Cunningham seconded the motion and all voted aye.

**PUBLIC HEARING FOR ZONING**

Application #Z21-34 Industrial VI Enterprises, LLC's Request to Rezone from A-1 to I-1 Light Industrial.

Administrator Ledbetter advised the Board that this is the Dobson Property that is southeast of Old Highway 53, they call this project Union Grove South, and it's about 74 acres. This comes to

the Board of Commissioners from the Planning Commission for approval with some stipulations or agreements by the developer that in order for this property to be useable at I-1 they are going to need a sewer extension, also a GDOT permitting for an entrance which they hope to align with old Hwy 53 and Hwy 53 with a traffic light, which will be welcomed to make that safer. GDOT is requiring a frontage road that serves this property and other properties. All of these improvements are to be paid for by the developer.

Mr. William Valentine representing the application came forward and advised the Board that the A-1 to I-1 light industrial rezoning is consistent with the Future Land Use Map, we believe it is an appropriate request. The road improvements may be part of how the Board is considering this proposal. It will be a speculative building that we are intending to build.

Commissioner Owens asked if there had been a change on the frontage road. Mr. Valentine handed out the proposed drawing for the frontage road. Mr. Ledbetter commented that GDOT has required that road to continue all the way down to Union Grove Church Road. Mr. Valentine advised that discussions with GDOT and with Public Works was that GDOT agreed to give aligning with 53 and then adding a frontage road, the additional properties to the west would then access Union Grove via the frontage road to the driveway that will align with 53. They are going to build on their property the frontage road, and when the property west is ready for development they would need to also attach to the frontage road and bring their traffic out to Union Grove that way. Mr. Ledbetter commented that this would be a condition that the Board would establish at rezoning. Mr. Valentine reported that GDOT used the verbiage in the DRI comments was "county coordination", it would be a County road and built to County standards.

Administrator Ledbetter advised that Commissioner Potts was asking a question and expresses a clear preference for a roundabout. Mr. Valentine commented that GDOT is also aware of that preference and they were clear that that should also be a part of the analysis when they go to do the intersection control evaluation. The way that will be done is, they will do a detailed drawing and the traffic engineer will evaluate both a traffic light and a roundabout drawn there. Between his recommendation and GDOT, they will make the decision, it is actually out of his hands.

Administrator Ledbetter commented that this is probably the final hearing the Board will have on the zoning matter, the Applicant's operation has agreed to front the cost of the frontage road on this property, the intersection improvements, whether the traffic light or roundabout, and water and sewer extensions to the property. Mr. Valentine agreed and commented about the water, that he believes there is a 10 inch or 12 inch main at Mason and Union Grove and will be extending west toward their property and the sewer will be extended south along 53 and is just over a mile of gravity sewer extension. This property is not within the City of Calhoun, it is within Gordon County, so the tax dollars that this property would pay would go to Gordon County.

Administrator advised the Board that in the motion we will go with what the records will reflect and that Mr. Valentine had confirmed about the applicant will be providing some major benefits to Gordon County by funding sewer extensions, water extension, and improvements as dictated basically by GDOT to the intersection at Highway 53 and old Highway 53.

Commissioner Owens made a motion to accept the recommendation by the Planning Committee with the additional addendums and approve the rezoning application #Z21-34 for Industrial VI Enterprises, LLC to rezone from A-1 to I-1 light industrial, Commissioner Steward seconded the motion and Commissioners Cunningham, Steward, Owens, and Potts voted aye. Motion passed.

Commissioner Potts made a motion to close the Public Hearing for zoning. Commissioner Cunningham seconded the motion and all voted aye.

#### CONSIDERATION OF UNFINISHED BUSINESS

None

**CONSIDERATION OF NEW BUSINESS****DECLARATION OF SURPLUS PROPERTY FOR A 2000 FORD F-150  
VIN1FTRX18LOYNB26249N, 1995 Ford Super Duty VIN#1FDLF47G9SEA84777, 2009  
CROWN VICTORIA VIN#2FAHP71V29X109307 AND FIVE TRUCK BRAKE DRUMS**

Administrator Ledbetter advised the Board that this is a Declaration of Surplus Property for three vehicles and five truck brake drums.

Commissioner Cunningham made a motion to approve the Declaration of Surplus Property. Commissioner Steward seconded the motion and Commissioner Potts, Owens, Cunningham, and Steward voted aye. Motion passed.

**DECLARATION OF SURPLUS PROPERTY FOR THE SHERIFF'S DEPARTMENT FOR A  
LIST OF UNSERVICEABLE/OBSOLETE EQUIPMENT**

Administrator Ledbetter advised that this is a Declaration of Surplus Property for the Sheriff's Department for a list of unserviceable/obsolete equipment.

Commissioner Potts made a motion to approve the Declaration of Surplus Property for the Sheriff's Department. Commissioner Owens seconded the motion and Commissioners Cunningham, Potts, Owens, and Steward voted aye. Motion passed.

**MALT BEVERAGE AND WINE APPLICATION FOR HENY PATEL AND HIGHWAY  
EXPRESS**

Administrator Ledbetter advised that this is a malt beverage and wine license application for Heny Patel and Highway Express. This is at 4053 Chatsworth Highway 225 in Resaca.

Commissioner Potts made a motion to approve the application for beer and wine license for Heny Patel and Highway Express. Commissioner Owens seconded the motion and Commissioners Owens, Steward, and Potts voted aye. Commissioner Cunningham opposed the motion. Motion passed.

**MALT BEVERAGE AND WINE APPLICATION FOR ASHIK PATEL AND RAINBOW  
CORNER**

Administrator Ledbetter advised that this is an application for a malt beverage and wine license for Ashik Patel and Rainbow Corner. The Board suspended the Rainbow Corner license in 2020 for approximately 90 days, and then they were back in front of the Board in 2021 for a revocation because Mr. Patel was again selling to underage customers. They were permanently revoked at that time, which means they can apply again after 30 day. Ashik Patel has applied and is at the same residence address as the licensee who the Board revoked, we think he's the son. He has formed his own corporation but the registered address is his house which is also his mother's house, she is the former license holder. The title to the property has not been changed. These are some of the questions to be asked.

Commissioner Steward made a motion to table the application and let Mr. Ashik Patel come before the Board to answer some questions. Motion dies due to lack of a second. Commissioner Owens made a motion to deny the application. Commissioner Cunningham seconded the motion and Commissioners Cunningham, Steward, Owens, and Potts voted aye. Motion passed.

**RESOLUTION TO ADOPT THE DCA APPROVED COMPREHENSIVE PLAN AMENDMENT**

Administrator Ledbetter advised the Board that this is a resolution to adopt the DCA Approved Comprehensive Plan Amendment for Broadband.

Commissioner Potts made a motion to approve the resolution to adopt the DCA approved Comprehensive Plan Amendment. Commissioner Cunningham seconded the motion and Commissioner Potts, Owens, Steward, and Cunningham voted aye. Motion passed.

**APPOINTMENT TO THE DFCS BOARD FOR MARY JANE GARIGAN FOR A FIVE YEAR TERM ENDING 2/28/2027**

Administrator advised that this is an appointment to the Department of Family and Children Services Board for Mary Jane Garigan for a five-year term ending 2/28/2027.

Commissioners Owens made a motion to approve the appointment of Mary Jane Garigan to the DRCS Board. Commissioner Steward seconded the motion and Commissioners Potts, Owens, Steward, and Cunningham voted aye. Motion passed.

**ADJOURNMENT**

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

There being no further business, the meeting adjourned at 6:32 p.m.

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Annette Berry, County Clerk

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Becky Hood, Chairman