

**MINUTES**  
**MERIWETHER COUNTY BOARD OF COMMISSIONERS**  
February 25, 2020

Commissioners Present: Chairman Bryan Threadgill, Vice Chairman Alfred “Buster” McCoy, Commissioner Shirley Hines, Commissioner Mary Bray, and Commissioner Beth Neely-Hadley, Staff Present: County Administrator Theron Gay, County Clerk Beverly Thomas, Finance Director Bill Gregory and County Attorney Michael Hill

- I. CALL TO ORDER** – Chairman Threadgill at 6:00 p.m.  
**INVOCATION** – Vice Chairman Alfred McCoy  
**PLEDGE OF ALLEGIANCE**

**II. ADOPT AGENDA**

Motion was made by Beth Neely-Hadley and seconded by Vice Chairman McCoy to adopt the Agenda. All were in favor.

**III. MINUTES**

Motion was made by Vice Chairman McCoy and seconded by Mary Bray to approve the Minutes of the February 12, 2020 Meeting. All were in favor.

**IV. MUNICIPAL COMMENTS**

Carolyn McKinley, Chamber of Commerce Director, shared information regarding the Economic Impact Data. Ms. McKinley also shared information on the article listed on the DCA website regarding the Woodbury Broadband designation.

**V. CONSTITUTIONAL OFFICER’S COMMENTS**

None

**VI. DEPARTMENT HEAD COMMENTS**

Commissioner Hines asked Jane Fryer, IDA Executive Director, if we had reached out to Amazon regarding their new location that will be built at the Moreland exit. Ms. Fryer stated she had reached out to see if there would be any support manufacturers and was told there may be a box manufacturer. Commissioner Hines asked about the Goodyear Plant. Ms. Fryer had not checked on that one at this time.

**VII. PUBLIC HEARING**

Motion was made by Vice Chairman McCoy and seconded by Mary Bray to go into a Public Hearing to hear Case #2-2020 – the request from Mark and Patricia Headrick to rezone property located on Dallas Mill Road and Wadley Street from A-1 (25-acre minimum) to RR (10-acre minimum). Property is located on map & parcel #016 018, 7<sup>th</sup> LD, 162<sup>nd</sup> LL, with an area of 30 +/- acres. The purpose of the request is to divide 30 +/- acres into two tracts consisting of 13 +/- acres and 16.75 +/- acres to sell. Property is in District 2.

Cathy Johnson, Building, Zoning and Community Development Director stated surrounding properties are a mix of large and small tracts with homesites. The tract size will continue to preserve the rural character of the landscape. Surrounding property values will not be affected. The subject property has no improvements. No excessive or burdensome use of existing street, transportation, utilities or schools. This change in lot size and zoning conforms to the Meriwether County Comprehensive Plan. Staff recommended approval to rezone from A-1 to RR on 30+/- acre tract.

Mark Headrick addressed the Board and stated he would appreciate the Board’s approval. There were no other comments. Motion was made by Vice Chairman McCoy and seconded by Mary Bray to go out of

the Public Hearing. All were in favor. Motion was made by Mary Bray and seconded by Beth Neely-Hadley to approve the request for rezone. All were in favor.

Motion was made by Beth Neely-Hadley and seconded by Vice Chairman McCoy to go into a Public Hearing to hear case #3-2020 – JB Communities, LLC request to rezone from RR (10-acre minimum) to LDR (5-acre minimum). Property is located on Map & Parcel #49 006 001, 11<sup>th</sup> DD, 145<sup>th</sup> LL, with an area of 76.78 acres. The purpose of the rezone is to create 10 lots ranging in size from 5.71 acres to 10.15 acres for new home construction on Ellis Road. This is in District 2.

Cathy Johnson, Building, Zoning and Community Development Director provided the corrected plat. This was approved in the Planning Commission Meeting with the plat correcting an error on road frontage on one of the proposed lots. Ms. Johnson stated JB Communities, LLC owns Map & Parcel #049006001 totaling 76.78 acres. The property frontage on Ellis Road is in excess of 2350' and has an 80' ROW. The owner is requesting to rezone 76.78 acres from RR to LDR and asks for approval of the preliminary plat creating new building lots conforming to road frontage requirement of 200' with lot #10 having 238.12' (per corrected plat) of road frontage. Lot sizes are as follows: Lot #1 – 5.079 acres, Lot #2 – 5.818 acres, Lot #3 – 6.583 acres, Lot #4 – 6.583 acres, Lot #5 – 6.818 acres, Lot #6 – 7.275 acres, Lot #8 – 9.637 acres, Lot #9 – 10.137 acres and Lot #10 – 11.063 acres. The current zoning of adjacent property and parcels on the Southside of Ellis Rd. are RR and Northside of Ellis are LDR and RD. Just west of this parcel are Phase I and Phase II Turkey Creek Farms. Overall property value will increase with creation of lots and individual homes placed on them. Current zoning has no economic impact. No development of this property has occurred. Neighboring parcel on North side of Ellis Road was recently rezoned to RD and 4 new homes have been permitted and are under construction. Adjacent properties include timber tracts and private homes. The larger residential lot sizes will help preserve the rural character of the landscape. This proposed development conforms to the 2018-2038 Meriwether County Comprehensive Plan.

Staff recommended approval of the preliminary plat with exception of road frontage on Lot #10 and approve the rezoning from RR to LDR.

Jason Byrd, representative for JB Communities, LLC, stated they are trying for 10 lots with a minimum of 5-acres. Commissioner Bray asked what the impact would be on the dirt road when it rained. Mr. Byrd discussed breaking up the property and allowing individuals to build their own home or JB Communities could build it.

Mike Gentle, Montgomery Road, stated he would be most impacted. He owns 100+ acres south of the ten lots. Mr. Gentle found out about the Public Hearing yesterday. Mr. Gentle has a farm, lake etc. on his land and uses it for recreation, hunting etc. Mr. Gentle is aware of growth in this section of the County and has a big investment. All neighbors have large tracts of land. One of Mr. Gentle's neighbors, has the same outlook. They are not opposed to new people building there and they have a good feeling about the builder. Mr. Byrd has said he would build homes on Ellis Road but now he is selling the lots on the other side. Mr. Gentle asked the Board if they wanted to drop from 10 to 5 acres. Mr. Gentle had no problem with the 10-acre lots but did have a problem with 5-acre lots. Mr. Gentle stated he had been there for 22 years.

Tommy Inman stated Mr. Byrd has the right to do this with his land. Mr. Inman stated he purchased his property and retired three years ago. His dream was to give the land to his children to build and enjoy. Mr. Inman had called Building and Zoning a month or so ago about the rezone. The outcome of the zoning across the road was not the outcome he received from that office. Mr. Inman recommended not to rezone the property. The main reason is Ellis Road is a pitiful dirt road and traffic will be increased. Going from 10 acres to 5 acres will increase traffic. Mr. Inman wanted to leave a 10-acre minimum. Mr. Byrd stated he planned to sell the property and they do not specialize in big lots. Buyers can purchase the property and build if they want. The land is for sale for anyone who wants to purchase.

There was discussion of the lot sizes on the other side. Ms. Johnson stated the home restriction size on the other side was 1,250 minimum square feet. LDR is a 5-acre minimum and 1,250 sq. ft. minimum.

With no other comments, motion was made by Vice Chairman McCoy and seconded by Beth Neely-Hadley to go out of the Public Hearing. All were in favor.

Commissioner Bray stated she was familiar with Ellis Road and there are complaints. If we increase homes the tax value will increase. Commissioner Bray hopes for improvements on Ellis Road and did not have a problem going to 5-acre lots. Mary Bray motioned to approve the request for rezone as recommended by Building and Zoning. Vice Chairman McCoy seconded the motion, and all were in favor.

#### **VIII. UNFINISHED BUSINESS**

1. Chairman Threadgill stated the Board will come back to this when Ms. Carter-Young arrives. (See Table below following New Business #4)

#### **IX. NEW BUSINESS**

1. Administrator Gay stated the County made application with ACCG for a summer internship program. The person in this position will work on GIS and ACCG will provide \$2,607.60 for program that includes 40 hours each week at \$11.00 per hour. We will need to advertise for this. The timeframe is May 1, 2020 – September 1, 2020. Motion was made by Shirley Hines and seconded by Beth Neely Hadley to accept the Meriwether County #19 Summer Georgia Intern Grant Agreement. All were in favor.

2. Motion was made by Beth Neely-Hadley and seconded by Vice Chairman McCoy to appoint Beverly Thomas as the ACCG-IRMA Insurance Contact, Claims Contact and HR Liaison and Brin Jones as the ACCG-IRMA Safety Coordinator and allow the Chairman to sign the contact form. All were in favor.

3. Administrator Gay explained the need to get information out to the public for the 2020 Census count. The 2020 Census Count Committee requested the County allow a one time push using the Civic Ready System to ask all citizens to participate in the 2020 Census count. Motion was made by Mary Bray and seconded by Beth Neely-Hadley to approve using the Civic Ready System one time for this purpose. All were in favor.

4. Motion was made by Beth Neely Hadley and seconded by Vice Chairman Alfred McCoy to approve the Life Line Proclamation and allow the Chairman to sign. All were in favor.

Motion was made by Vice Chairman McCoy and seconded by Chairman Threadgill to table the Unfinished Business 1. Nneka Carter-Young – recommendations for Recreation Advisory Committee on Recreation Advisory Committee Ordinance. All were in favor.

#### **X. REPORT FROM THE FINANCE DIRECTOR**

Finance Director, Bill Gregory, provided the finance report. The general fund is in good shape and there has been an increase in E-911 and EMS.

#### **XI. REPORT FROM COUNTY ADMINISTRATOR**

Administrator Gay reported the bid package for the roadside spraying program has gone out. The design for the culverts will be in the newspaper next week.

Administrator Gay is working on the County Codes for completion along with subdivision and zoning. A form is being developed to allow the county to require all utility companies to obtain a right of way permit prior to installation of utilities in a Meriwether Count right of way. The utility company will be responsible for repairs and the County will not be responsible for their damage. If we widen a road, the utility company would have to make adjustments at no cost to the County. All of this will be brought back to the Board. There was conversation regarding Spectrum and AT&T. Motion was made by Beth Neely-Hadley and seconded by Vice Chairman McCoy to allow the Administrator to complete the form as an agreement between the utility company and the County, and to bring back in the future as an Ordinance for inclusion in the County Code. All were in favor.

Administrator Gay stated the methane monitoring was good.  
Administrator Gay attended the 2020 Census Complete Count Committee. The Airport inspection went well. We are dealing with drainage issues. The County will host Leadership Meriwether on March 6, 2020.

**XII. REPORT FROM COUNTY COMMISSIONERS**

Commissioner Beth Neely-Hadley: received a text from Mr. Joe Pinley regarding logging trucks on Swaggart and Manson Roads. Longtime employee, Laurie Harrison, passed away on February 20, 2020. Commissioner Neely-Hadley asked all to keep the family and staff in their prayers.  
Commissioner Neely-Hadley asked if the County had loaned out the Boom Axe. Administrator Gay stated we prefer to operate the equipment ourselves and will look into this.

Vice Chairman McCoy: reported the infrastructure is in bad shape with so many washouts due to so much rain. Vice Chairman McCoy asked citizens to be patient and the County will get back with them.

Chairman Bryan Threadgill: reported the event at the Presidents Theater on Saturday night has sold out.

Commissioner Mary Bray: helped sponsor a community breakfast a few weeks ago. There was a speaker who discussed the upcoming election and the new voting machines. Commissioner Bray announced the locations of the demonstrations. There will be a potluck lunch and a Census speaker. Everyone was invited to come out and train on the new voting machines. Chairman Threadgill attended a training session on the voting machines and feels it is fail proof. If you do not have a driver license you can use a state issued ID or can get a voter ID card from the Election Office.

Commissioner Shirley Hines: No report.

**XIII. REPORT FROM COUNTY ATTORNEY**

No report.

**XIV. PUBLIC COMMENT**

Ms. Sue Ann Reid was aware TSPLOST passed and was still concerned about Mt. Pilgrim Road. Ms. Reid reported someone had knocked on her door last week regarding moving cables. Today someone's car got stuck and Public Works brought in gravel. Administrator Gay stated it was discussed in the Work Session today that the Board of Commissioners will set the criteria to pave some of the gravel roads. We must determine how much money we will have. Administrator Gay thought Mt. Pilgrim Road would score well on the criteria list. Ms. Reid wanted to make sure her road was on the list to be paved. Commissioner Hines wanted consistency and wants information posted on the website. Administrator Gay will start work on the criteria so people can submit applications.

**XV. EXECUTIVE SESSION**

None

**XVI. FUTURE MEETINGS AND ANNOUNCEMENTS**

Chairman Threadgill read the Future Meetings and Announcements.

**XVII. ADJOURNMENT**

Motion was made by Vice Chairman McCoy and seconded by Mary Bray to adjourn at 7:15 p.m. All were in favor.

Approved by: *Majority vote of the Board of Commissioners*  
Attest: *Deputy Shunda, County Clerk*  
Date: *March 11, 2020*