

MINUTES
MERIWETHER COUNTY BOARD OF COMMISSIONERS
SPECIAL CALLED MEETING
August 25, 2020

Commissioners Present: Chairman Bryan Threadgill, Vice Chairman Alfred 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 Attorney Michael Hill

- I. **CALL TO ORDER** – Chairman Threadgill called the meeting to order at 4:30 p.m.
INVOCATION – Commissioner Mary Bray
PLEDGE OF ALLEGIANCE

II. **ADOPT AGENDA**

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

III **PUBLIC HEARING**

I. Motion was made by Beth Neely-Hadley and seconded by Vice Chairman McCoy to go into a Public Hearing to discuss the Subdivision Ordinance #2020-03 – an Ordinance Repealing and Readopting the Subdivision Regulations of Meriwether County, GA. All were in favor. Administrator Gay stated he had been working on the Ordinances for a while and following the Public Hearing, the Board will be able to vote on this at the 6:00 p.m. meeting. The Fee Chart will go into Supplement #1 once the document is ready to be brought before the Board for approval along with the Code Codification. Administrator Gay stated the County will need to make other changes in the future and will work toward a timelier codification.

Administrator Gay removed references that read Planning Commission. Those references will now be stated as “Meriwether County”. Commissioner Hines asked if we take the Planning Commission out who would provide the review. Administrator Gay stated it would be brought back before the Board of Commissioners then he explained the process of Building & Zoning. We have not eliminated the Planning Commission, but the Board of Commissioners will have input and make final decision. For example, the old Ordinance states the Planning Commission can approve the Comprehensive Plan. The Board of Commissioners approves the Comprehensive Plan, not the Planning Commission. Chairman Threadgill stated it would be good to have Building and Zoning start the process and then bring the topic before the Board of Commissioners. Administrator Gay explained the process. There are many items that can be started at the Director of Planning Zoning and Community Developments level. Commissioner Bray asked for an explanation of having three lots using an example of having 50 acres and wanting three children to divide the land. Commissioner Bray asked if this would be considered a subdivision.

Administrator Gay stated it had to occur over time. The initial land cannot be re subdivided for a 3-year period or it would make it a subdivision. It is three lots excluding the parent lot for a total of four lots. Commissioner Hines asked about having 30 days moved to 60 days regarding the preliminary plat being taken to the community development department. Administrator Gay suggested 45 days. There was additional discussion of the other changes regarding the plat. Commissioner Hines asked who would utilize the Application for preliminary plat approval.

Article IX, Section 903, changed to read: Subdivisions shall be located so as to gain access over a public street. Any new subdivision developments with more than 50 lots must provide a secondary means of ingress and egress to the development via a street accepted into the County Road System.

Article IX, Section 904, Add C. All access points into a subdivision that require construction and acceptance of a new County Road or Street must provide a deceleration lane constructed to Meriwether

County specifications. Meriwether County also reserves the right to require acceleration lanes if warranted.

Section 1002 Street names to read: Require the approval of the community development department after verification from E-911.

Section 1004. A Cul-de-sac to read: shall be provided at the closed end with a turn-around having a property line radius of at least eighty feet. Each Cul-de-sac lot shall have a minimum of 50 feet of frontage.

Article XI. Added to section 1101 (a) (1) Sixty-foot-wide right-of-way, legally deeded to the county, plus right of way for deceleration and acceleration lanes as required.

Changes in (2) (a) Should read: Subdivision entry road, acceleration and deceleration lanes as required shall have a minimum of 8-inch compacted 98% standard proctor graded aggregate base. Entry road must be minimum of 20' wide and extend for a distance to be determined by Meriwether County, but no less than 50' into the subdivision.

(c) remove old language and add Minimum of 2 inches of 19mm Asphaltic Concrete Binder.

There were other minor changes and discussion of ROW ditches and shoulders and curbs and gutters. Administrator Gay recommended using polymer coated metal or concrete pipe for driveways, with all cross drainpipe being concrete and meeting GDOT specifications. We will need to proof roll at various stages pre and post gravel.

We will allow for one model home before they pave and complete the road. Bonding was discussed along with the timeframe for a developer to complete the buildout. Headwalls will be required at the origin and terminus of culverts and cross drains. Lots which have reduced lot sizes of 1.5 acres shall have a minimum road frontage of one hundred feet.

Motion was made by Vice Chairman McCoy and seconded by Shirley Hines to go out of the Public Hearing. All were in favor.

2. Motion was made by Vice Chairman McCoy and seconded by Mary Bray to go into a Public Hearing to discuss Zoning Ordinance #2020-04 – an Ordinance Repealing and Readopting the Zoning Ordinance of Meriwether County, Georgia. All were in favor. Administrator Gay will send Board members a copy of the current and proposed future fees for their review.

The minimum square footage of a manufactured home, once it is erected on-site, will go from 320 square feet to 1,375 or more square feet. Administrator Gay stated we would talk about going forward with the Zoning Map at a later date.

Change in Article 3, Section 3.1 Subdivision: A subdivision shall be defined as all divisions of a tract or parcel of land under common ownership into not more than three lots excluding the parent tract.

Change in Article 3, Section. 4.2 (2) "if approved by Meriwether County" was added to the end of the sentence.

A removal was made on Article 3, Section. 6.2. The second sentence should read: The zoning map and all notations, references and other information shown thereon are a part of this ordinance and have the same force and effect as if the zoning district map and all the notations, references and other information shown thereon were fully set forth and described herein, which zoning district map is on file with the Meriwether County Zoning Administrator and available for public review.

Administrator Gay reviewed all the changes in Article 7, Section 7.1. There was discussion regarding the minimum lot area acreage and the minimum lot width at setback, and the front, side, and rear yard feet.

All zoning districts shall allow a minimum 2-acre residential lots that access paved county roadways. All zoning districts will allow a minimum of 5 acres residential lots that access dirt or unimproved County Roadways. This provision shall also apply to new subdivision streets accessing dirt or unimproved roads unless the road is improved to Meriwether County Road and Street standards. Provisions of this section does not exempt properties from Meriwether County Subdivision requirements.

The minimum heated square footage was changed to 1375 for Type I, II, III and IV MHP Only. For manufactured homes, a masonry curtain wall shall be constructed on a foundation requiring a minimum of 6" trench depth, 4" of concrete and foundation width shall extend a minimum of 2" on each side of the wall.

Manufactured homes that cannot remove towing devices shall enclose the device with concrete masonry wall meeting Meriwether County specifications.

Auto/Motor vehicle racetracks – changed from a permitted use to a special use under I Zoning.

Crematory will be allowed under NHC and I as a permitted use. Funeral Homes and mortuaries are listed as S under A-1, RR, and LDR and was removed from R-1 and added as a permitted use under I.

Hospitals, Health and Medical Institutions was removed from R-1 and I. Recycling collection stations was added as a permitted use under I. Sewerage treatment facilities, public or private was added under I as Special use. Solar farms was added as Special use under I.

Administrator Gay explained all zoning districts and recommended adding zoning districts as CIPD PID to table 7.1.

For clarification wording was changed under Section 10.2 (e) at the sentence beginning with: At the time of inspection, the space beneath each manufactured home shall be enclosed with the exception of ventilation and access openings with a masonry curtain wall meeting Meriwether County requirements.

All ventilation and access openings shall be covered with wire mesh screen or its equivalent.

Section 10.2 1. Definitions changed in Manufactured homes to 1375 or more square feet when erected on-site.

Section 10.3 (b) Regulations (4) Streets – change to Mobile homes parks with more than 50 developed lots, must have an approved secondary access. b. All cul-de-sacs shall be constructed per Meriwether County Road Standards.

Attorney Hill arrived.

(12) Sewerage disposal and treatment a. A public sewerage treatment system approved by the Georgia Department of Human Resources and section b. add “Water and Sewerage after Meriwether County, and meeting all state requirements” at the end of the sentence.

Section 10.4 (4) b. minimum lot size changed to 5 acres.

Section 10.4 i. added a secondary access requirement if park exceeds 50 individual spaces.

Section 10.5 remove section of sentence that reads: requiring temporary recreational vehicles or camps that stay overnight in MC, or fishing and hunting clubs or lodges, shall apply of a permit. The County will make allowance for electrical service.

Section 11.3 (3) Commercial vehicles, licenses by the state, busses and recreational vehicles shall not be allowed to park overnight on any street or road in the Meriwether County Road System.

Section 11.3 (4) Recreational vehicles shall not be allowed to park overnight on any street or road in the Meriwether County Road System.

Section 14.6 Height Requirements: The maximum number of stories shall be ten and the height shall not exceed 100'. All structures exceeding a height of 40' must include a fire suppression system and fire response plan approved by the Meriwether County Fire Department.

Section 15.3 Density controls (d) Maximum number of stories shall be 10 and maximum height shall not exceed 120' unless a variance is granted by Meriwether County. All structures exceeding the height of 40' must include a fire suppression system and fire response plan approved by the Meriwether County Fire Department.

Section 16.1 Zoning Administrator (b) (1) change to read: Serve or appoint a designee as administrative secretary to the planning commission.

Section 16.2 (h) language changed to clarify the Planning Commission recommends but does not grant variances.

(k) The planning commission shall make findings and render a decision within 45 days rather than 32.

Section 16.10 (3) “limited number” was removed from the sentence.

Section 16.11 the sentence “Any amendment involving charges to the official map(s) must be made within (5) business days after approval by the county commission.

Section 16.15 Change sentence to read as: Any person who alleges there is an error in, or who is aggrieved by, a decision of the zoning administrator in the administration, enforcement, and/or interpretation of this Code may file an appeal through the community development office to the County Administrator within thirty days...

Section 16.22 (c) change to 45 days.

There were additional questions asked regarding 5 acres of dirt road and 2 acres. Curb and gutter streets shall be required on all subdivision with lots less than 5 acres. Administrator Gay asked if the Commissioners wanted the same square footage throughout all zoning districts. The Board agreed to 1375 minimum heated square feet.

Motion was made by Vice Chairman McCoy and seconded by Mary Bray to go out of the Public Hearing and back into the Special Called Meeting. All were in favor.

IV. NEW BUSINESS

None

V. EXECUTIVE SESSION

None

VI. PUBLIC COMMENT

None

VII. FUTURE MEETINGS & NOTICES

Future Meetings and Notices were listed on the Agenda.

VIII. ADJOURNMENT

Motion was made by Commissioner Neely-Hadley and seconded by Shirley Hines to adjourn the Special Called Meeting at 6:12 p.m. All were in favor.

Approved by: *Majority vote of the Board of Commissioners*
Attest: *Beulah Thomas, County Clerk*
Date: *September 9, 2020*