

**MINUTES**  
**MERIWETHER COUNTY BOARD OF COMMISSIONERS**  
November 24, 2020

Commissioners Present: Chairman Bryan Threadgill, Vice Chairman Alfred McCoy, Commissioner Shirley Hines, and Commissioner Mary Bray

Commissioners Absent: Commissioner Beth Neely-Hadley

Staff Present: County Clerk Beverly Thomas, and Finance Director Bill Gregory

Staff Absent: County Administrator Theron Gay

County Attorney Michael Hill attended the meeting on Zoom

**I. CALL TO ORDER** – Chairman Threadgill called the meeting to order at 6:00 p.m.

**INVOCATION** – Commissioner Mary Bray

**PLEDGE OF ALLEGIANCE**

**II. ADOPT AGENDA**

Motion was made by Mary Bray and seconded by Shirley Hines to amend then approve the Agenda with the following additions and change. Add under New Business 7. Approve updated Resolution to Support the Flint River Water Trail in Meriwether County, 8. Accept resignation of Catherine Jenkins from the Meriwether County Recreation Advisory Board. Move Public Comments above Public Hearings. All were in favor.

**III MINUTES**

Motion was made by Mary Bray and seconded by Shirley Hines to approve the minutes of the November 11, 2020 Regular Meeting. All were in favor.

**IV. MUNICIPAL COMMENTS**

Greenville Mayor, Charlene Glover wished everyone a Happy and safe Thanksgiving.

**V. CONSTITUTIONAL OFFICERS COMMENTS**

None

**VI. DEPARTMENT HEAD COMMENTS**

None

**VII. PUBLIC COMMENT**

**VIII. PUBLIC HEARING**

Motion was made by Vice Chairman Alfred McCoy and seconded by Mary Bray to go into a Public Hearing to hear Case #15-2020. All were in favor.

Cathy Johnson, Director of Planning, Zoning and Community Development, stated Johnny and Teresa McElwaney own property located at 950 Fern Road, Woodbury, GA known as Tax Map & Parcel 148A-001, consisting of 10 acres in the A-1 Zoning District. The McElwaney's have requested a rezone from A-1 to LDR (5-acres) in order to deed their son a 5-acre parcel for a new Single-Family Dwelling. This 10-acre tract is part of a Subdivision, Green Rivers Forest, Phase I, which included eleven – 5-acre parcels. The McElwaney's own the corner parcel at the intersection of Fern Road and Findley Cato Road. In 2014 they purchased the adjacent 5-acre lot and combined it to create the current 10-acre parcel. Due to Mr. McElwaney's health, they want to deed 5-acres to their son for his home so he will be near to provide assistance to the family.

Existing nearby parcels include residential subdivision lots of 5-acres each and other parcels consisting of less than 1-acre up to 175 + acres. The proposed 5-acre split contains a residence with extensive fire damage. This will be removed for a new home.

The use of this property is consistent with the neighboring parcels and will not adversely affect the existing use or property values.

Ms. Johnson recommended to approve the rezoning request to LDR to allow for two 5-acre lots.

There were no objections and no comments from the public.

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 Vice Chairman McCoy and seconded by Shirley Hines to approve the request for rezone. All were in favor.

Motion was made by Mary Bray and seconded by Vice Chairman McCoy to go into a Public Hearing to hear Case #16-2020. All were in favor.

Cathy Johnson, Director of Planning, Zoning and Community Development stated Hope Grubbs and her husband Joseph Grubbs own property at 6801 Luthersville Rd, Gay, GA, known as Tax Map & Parcel #118-020, consisting of a total of 98.69 acres currently zoned RD (2-acres). Hope is requesting rezoning to A-1 (AG 25 Ac) to properly reflect usage of property. This is an active farm which houses cows, sheep, hogs, chickens, and horses. Their private residence is located here along with barns for storage of tractors, farm equipment, hay, and feed. The property is in conservation use.

Neighborhood properties range from 2-acres up to 300+ acres parcel sizes. Existing uses are a cell tower site, agricultural use, and private residences. This rezoning will be consistent with the actual existing usage and will not adversely affect the surrounding properties' valuations.

Ms. Johnson stated the Zoning office is currently working to update the April 2006 zoning map for Meriwether County. During this process, in conjunction with preparing for September case, it was found that this property was rezoned by Meriwether County Board of Commissioners from LDR to RD for developers to expand a subdivision in November 2006. Given that this is a true agricultural use and working farm, the owner is requesting proper zoning of A-1.

Ms. Johnson recommended approval of the rezoning to A-1.

There were no objections or comments from the public.

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

Motion was made by Vice Chairman McCoy and seconded by Mary Bray to approve the rezoning request. All were in favor.

#### **IX. UNFINISHED BUSINESS**

1. Motion was made by Shirley Hines and seconded by Vice Chairman McCoy to appoint Dora Elizabeth "Beth" Dow to the Department of Family and Children Services Board (DFACS). This is an unexpired term that will end on June 30, 2024. All were in favor.

#### **X. NEW BUSINESS**

1. Motion was made by Mary Bray to appoint Shantress Thrash to the Recreation Advisory Board. This is an unexpired term that will end on December 31, 2020. All were in favor.

2. Chairman Threadgill stated Administrator Gay will discuss the LMIG with a focus on Luthersville Road at the next meeting. There was no action needed at this meeting.

3. Chairman Threadgill reported the County is having a survey on County owned property in Greenville to use for a Fire Station. The property already has utilities and is across the street from West Georgia Technical College. Commissioner Hines asked if there was any follow up or discussion on the Fire Station for Primrose. Chairman Threadgill and Vice Chairman McCoy stated not with them.

4. Motion was made by Vice Chairman McCoy and seconded by Mary Bray to surplus the Fire-EMS 2000 Ford F-450 XLT VIN 1FDXF46F4YEEZ8633. All were in favor.

Motion was made by Mary Bray and seconded by Shirley Hines to surplus the Fire/EMS 2006 Ford F-450 XLT VIN 1FDXF46P46ED91833. All were in favor.

Motion was made by Mary Bray and seconded by Vice Chairman McCoy to surplus the Fire/EMS 1996 Ford F-450 Super Duty XLT VIN 1FDLF47F3VEC60444. All were in favor.

5. The early coordination request for Roundabout on SR41 at Judson Bulloch Road was for information only and no action was needed.

6. Motion was made by Vice Chairman McCoy and seconded by Mary Bray to maintain the lighting for a 50-year period and allow the Chairman to sign the Agreement with GDOT. This is for the roundabout on SR41 at Judson Bulloch Road. All were in favor.

7. Motion was made by Shirley Hines and seconded by Mary Bray to allow the Chairman to sign the amended Resolution to support the Flint River Water Trail in Meriwether County. All were in favor.

8. Motion was made by Mary Bray and seconded by Vice Chairman McCoy to accept the resignation of Catherine Jenkins from the Meriwether County Recreation Advisory Board. All were in favor.

#### **XI. REPORT FROM FINANCE DIRECTOR**

Finance Director Bill Gregory stated the general fund was good and he had moved \$1M from the general fund to the Local Government investment pool to get a better interest rate.

#### **XII. REPORT FROM COUNTY ADMINISTRATOR**

Administrator Gay was absent.

#### **XIII. REPORT FROM COUNTY COMMISSIONERS**

Commissioner Shirley Hines: wished everyone a Happy Thanksgiving and asked that everyone keep the community in their thought and prayers. There are many who are having difficulties and some with mental health issues.

Commissioner Mary Bray: wished everyone a Happy Thanksgiving and asked that we keep people in mind since we do not know what many are going through.

Vice Chairman McCoy: echoed what Commissioners Hines and Bray said and asked that everyone keep the Gay family in their thoughts and prayers.

Chairman Bryan Threadgill: wished everyone a Happy Thanksgiving.

#### **XIV. REPORT FROM COUNTY ATTORNEY**

County Attorney Michael Hill stated there was no need for an Executive Session.

#### **XV. EXECUTIVE SESSION**

None

#### **XVI. FUTURE MEETINGS & NOTICES**

Chairman Threadgill announced future meetings and notices that were listed on the Agenda following the Report from the County Attorney.

#### **XVII. ADJOURNMENT**

Motion was made by Vice Chairman McCoy and seconded by Mary Bray to adjourn the meeting at 6:19 p.m. All were in favor.

Approved by: *majority vote of the Board of Commissioners*

Attest: *Beverly A. Thomas, County Clerk*

Date: *December 9, 2020*