

June 7, 2016

THE HONORABLE BOARD OF COUNTY COMMISSIONERS, MADISON, GEORGIA,
MET THIS DAY IN REGULAR SESSION.

PRESENT: Chairman Donald B. Harris, Vice-Chair Ellen Warren, Commissioners Andy A. Ainslie, Jr., Ron Milton and Philip Clack

STAFF: County Manager Michael Lamar, County Attorney Christian Henry, County Clerk Jane Laseter, and Staff Member Leslie Brandt

Donald B. Harris, Chairman, called the meeting to order at 10:00 a.m. and gave the invocation.

APPROVAL OF AGENDA

MOTION by Comm. Clack, seconded by Comm. Milton to approve the agenda as presented. Unanimously Approved.

MINUTES

May 3, 2016 – Regular Meeting
May 17, 2016 – Work Session
May 17, 2016 – Special Called Meeting

MOTION by Comm. Clack, seconded by Comm. Warren to approve the minutes for May 3, 2016 Regular Meeting, May 17, 2016 Work Session, and May 17, 2016 Special Called Meeting. Unanimously Approved.

CALENDARS

Michael Lamar reviewed the calendars for June, July and August 2016.

CONSENT AGENDA

1. Motion to reappointment David Bentley to the NEGA Regional Development Commission Council with new term beginning July 1, 2016 and ending June 30, 2017.
2. Motion to reappoint Huey Atkins to the NEGA Regional 10 Emergency Medical Service Advisory Board with new term beginning July 1, 2016 and ending June 30, 2019.
3. Motion to reappoint Barbara Cumming and to appoint John Pickle to the Agricultural Center Authority Board with terms beginning July 1, 2016 and ending June 30, 2019.
4. Motion to reappoint Sheree Evans to the Department of Family and Children Services Board with new term beginning July 1, 2016 and ending June 30, 2021.
5. Motion to approve the Intergovernmental Agreement between Morgan County and the Morgan County Board of Education for a Joint Vehicle Maintenance Facility with terms and conditions contained in approved agreement.
6. Motion to approve the May 2016 financials and the May 2016 payables to include General Fund in the amount of \$495,162.80, SPLOST in the amount of \$196,759.82 and General Fund electronic payments in the total amount of \$33,510.30.
7. Motion to accept the April 2016 Staff Reports as presented at the May 17, 2016 Work Session.

MOTION by Comm. Ainslie, seconded by Comm. Clack to approve the consent agenda as presented. Unanimously Approved.

NEW BUSINESS

SCHEDULE OF FY17 BUDGET HEARINGS

Finance Director Lori Sayer announced the FY17 budget hearing dates. The first budget hearing and reading is scheduled for June 14, 2016 and the second reading and adoption of the FY17 budget is scheduled for June 21, 2016 during a Special Called meeting after the Work Session.

COUNTY MANAGER'S REPORT

County Manager Michael Lamar presented a monthly overview of Morgan County government's current projects and/or issues. (COPY: Miscellaneous Book)

FY17 BUDGET PRESENTATION

Finance Director Lori Sayer presented the proposed FY17 budget. Discussion only.

CHAIRMAN HARRIS ALLOWED PUBLIC COMMENTS

No public comments were made.

PLANNING COMMISSION

Old Business:

1. Carolyn S. Crafts is requesting conditional use approval to operate a Farmstay on 50 acres located at 2070 Fieldcrest Lane, between Madison and Buckhead (Tax Parcel 044-058A).
(TABLED AT MAY 3, 2016 REGULAR MEETING)

MOTION by Comm. Milton, seconded by Comm. Clack to untable item. Unanimously Approved.

Tara Cooner, Senior Planner stated the applicant has 50 acres on Fieldcrest Lane in the Fieldcrest Farms subdivision, and proposes two lodging accommodations on her property: a 2 person cabin and a 2 person suite in the main house. At the April 28, 2016 Planning Commission meeting, Ann Hightower spoke in favor of the application. Cotton Cummings, Bob Hughes, Vic Stewman and Karen Cummings spoke in opposition. The main concerns were how the Farmstay would affect the private road, who would be coming into the neighborhood, and whether the Farmstay would evolve into something else. The Planning Commission did not feel that four guests would create a noticeable increase in traffic. Furthermore, as a publicly accessible road, it would be impossible to determine whether any wear and tear on the road was strictly caused by guests of the Farmstay. Regarding who could be staying at the Farmstay, the Planning Commission warned against the use of supposition, and regarding the feared evolution of the facility, the Planning Commission confirmed that additional conditional use approvals would be required for that to happen and did not feel that a Farmstay constituted a commercialized presence. The Planning Commission concluded that the application met the criteria for conditional use consideration, but allowed that some compromise could possibly allay the fears of the neighbors. The applicant was amenable to the pro-offered terms. The Planning Commission voted 5:1 to recommend approval of the Farmstay application for 2070 Fieldcrest Lane with the conditions that the maximum number of guests would be four total, and that the maximum number of days per stay would be two. An additional condition was offered, that the approval would expire when the land was sold, but as noted by the County Attorney, such a condition is not allowable, per zoning case law.

CHAIRMAN HARRIS ALLOWED PROPONENTS TO SPEAK

Anne Hightower of 1181 Fieldcrest Lane spoke in favor of the Farmstay. Ms. Hightower stated that she did not believe the Farmstay permit would have a negative effect on the surrounding property values.

CHAIRMAN HARRIS ALLOWED OPPONENTS TO SPEAK

Opponents that spoke were:

Victor Stewman-1070 Field Crest Lane, Madison
Cotton Cummings-3001 Field Crest Lane, Madison
Bob Hughes-1020 Fieldcrest Lane, Madison

Opponents are concerned that allowing a Farmstay would negatively affect the single lane gravel road and property values. Opponents were also concerned if this Farmstay is granted that it will set a precedent for other commercial uses in the future.

Commissioner Milton discussed his concerns that the location is in a subdivision on a single lane gravel road.

Commissioner Warren stated that she understood the residents' concerns, but ultimately did not think there would be any impact on the road.

MOTION by Comm. Warren, seconded by Comm. Clack to approve conditional use to operate Farmstay with the condition that the maximum number of guests would be four total and the maximum number of days per stay would be two - Votes in Opposition – Comm. Milton, Votes in Favor – Comm. Warren, Comm. Ainslie and Comm. Clack. Motion Passed 3-1.

New Business:

1. Donald and Julie Parsons are requesting Conditional Use approval to operate an Event Facility on 58 acres located at 1370 Shepherd Road (Tax Parcel 018-022B).

Tara Cooner, Senior Planner stated the subject property is a 58 acre parcel currently used as a farm. There is one residential structure on the property, as well as one barn. The applicants have not purchased the property, as the sale is contingent on conditional use approval. There is a 49 acre vacant parcel to the right, a 180 acre Plum Creek tract to the rear, and 6 smaller lots (ranging from 5.5 to 13 acres) to the left, two of which contain residences. The property is zoned agricultural; the future land use map shows the property as agricultural/forestry/estate residential. The Comprehensive Plan supports the use as agri-tourism.

The applicants propose a 4200 sq. ft barn as the wedding venue with a self-imposed 200 guest maximum. The barn will have HVAC, so events are proposed to be indoors. The question was asked at Planning Commission whether the applicants would allow an outdoor event. They responded that they were not opposed to an outdoor ceremony, but preferred receptions to be indoors. The proposed placement of the barn is in the middle rear of the property, which the applicant stated was intended to shield the neighbors from light or noise. Topographically speaking, the proposed location of the barn is considerably higher (around 50 ft) than the adjacent occupied properties. The parking area is approximately 1.5 acres, which the applicant estimates will hold around 100 cars. The parking area is approximately 15 ft higher than the adjacent homes. The closest residence from the proposed barn location is approximately 1200 feet away. I will note that our approved seven event facilities in the county all have residences closer than this, and we have received no complaints regarding noise or traffic.

CHAIRMAN HARRIS ALLOWED OPPONENTS TO SPEAK

Cody Marshall-2501 Doster Rd.
Alesha Portwood-1240 Shepherd Rd.
Suzanne Krone-1591 Shepherd Rd.
Bill Crawford-2841 Doster Rd.

Don & Edith Shedd-Shepherd Rd.
Debbie Howard-1220 Shepherd Rd.
Tony Greene-1381 Shepherd Rd.
Leigh & Judy Roberts-1081 Shepherd Rd.

Opponents expressed safety concerns about Shepherd Road being dark, narrow and curvy. Resident's stated the road is not striped and there are no speed limit signs. Other concerns are drivers who have been drinking, traffic volume, lights and noise.

CHAIRMAN HARRIS ALLOWED PROPONENTS TO SPEAK

Julie Parson, applicant, stated that she and her family are requesting a Conditional Use approval to operate an Event Facility on 58 acres located at 1370 Shepherd Road. The facility would be used to host upscale weddings. Events will not be limited to indoor use only, but reception music will be kept inside.

Commissioner Clack addressed the issue that Shepherd Road has no speed limit signs and will have appropriate signage installed.

Commissioner Ainslie asked Senior Planner Tara Cooner if there were any restrictions on the lighting. Senior Planner Tara Cooner responded that there are currently no lighting restrictions, but that can be added. The current plans call for gooseneck lighting fixtures which point downward.

MOTION by Comm. Clack, seconded by Comm. Warren to approve conditional use to operate an event facility on 58 acres located at 1370 Shepherd Road with the condition that reception and music remain inside and that special gooseneck lighting be added to the facility - Votes in Opposition – Comm. Milton, Votes in Favor – Comm. Warren, Comm. Ainslie and Comm. Clack. Motion Passed 3-1.

MOTION by Comm. Ainslie, seconded by Comm. Clack to exit regular session. Unanimously Approved.

MOTION by Comm. Ainslie, seconded by Comm. Clack to enter building authority special called session. Unanimously Approved.

MOTION by Comm. Ainslie, seconded by Comm. Clack to exit building authority special called session. Unanimously Approved.

EXECUTIVE SESSION–PERSONNEL & PENDING OR POTENTIAL LITIGATION

MOTION by Comm. Ainslie, seconded by Comm. Clack to enter Executive Session to discuss personnel and pending or potential litigation. Unanimously Approved. (Original signed Affidavit in Executive Session Legal Requirement Book).

MOTION by Comm. Ainslie, seconded by Comm. Clack to exit Executive Session. Unanimously Approved.

MOTION by Comm. Ainslie, seconded by Comm. Clack to adjourn. Unanimously Approved.

Donald B. Harris, Chairman

ATTEST:

Jane S. Laseter, County Clerk

LB/JL