

April 3, 2018

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

PRESENT: Chairman Ronald H. Milton, Vice-Chair Philipp von Hanstein, Commissioners  
Andy A. Ainslie, Jr., Donald B. Harris and Ben M. Riden, Jr.

STAFF: Assistant County Manager Mark Williams, County Attorney Christian Henry  
and County Clerk Leslie Brandt.

ABSENT: County Manager, Adam Mestres

Commissioner Milton, called the meeting to order at 10:00 a.m. and lead the Pledge of  
Allegiance.

Commissioner Milton gave the invocation.

#### APPROVAL OF AGENDA

MOTION by Comm. Ainslie, seconded by Comm. Harris to approve agenda. Unanimously  
Approved.

#### MINUTES

March 06, 2018 Regular Meeting

March 20, 2018 Regular Meeting

MOTION by Comm. Riden seconded by Comm. von Hanstein to approve the minutes for the  
March 6, 2018 Regular Meeting and the March 20, 2018 Regular Meeting. Unanimously  
Approved.

#### CALENDARS

Assistant County Manager, Mark Williams reviewed the calendars for April, May and June  
2018.

#### CONSENT AGENDA

1. Motion to accept as information the March 2018 payables to include General Fund in  
the amount of \$692,877.24, SPLOST in the amount of  
\$214,359.27 and General Fund electronic payments in the amount of  
\$80,237.85 and the March 2018 financials.
2. Property to be Declared Surplus-Presented at the March 20, 2018 Commission  
Meeting.

3. Motion to accept as information the February 2018 Staff Reports which were presented at the March 20, 2018 Commission Meeting.

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

FIRE DEPARTMENT TURNOUT GEAR PURCHASE

Fire Chief, Jeff Stone submitted a request to purchase ten sets of turnout gear to replace worn gear from NAFECO in the amount of \$16,000.00.

MOTION by Comm. Riden, seconded by Comm. von Hanstein to approve the purchase of ten sets of turnout gear from NAFECO for \$16,000.00. Unanimously Approved.

DOT PROCUREMENT POLICY

This is a supplement to the current procurement policy that only applies to Transit capital purchases and is required as it is related to the 5311 Grant.

MOTION by Comm. Riden, seconded by Comm. von Hanstein to approve the DOT Procurement Policy as presented. Unanimously Approved.

DHS TECHNICAL PROPOSAL FOR FY19

Assistant County Manager, Mark Williams stated that the County is required to submit this proposal annually to DHS to receive funds to aid in the transportation of Senior Citizens and mental health appointments. The Technical Proposal will allow the County to continue to provide these services and receive reimbursement for the transportation services.

MOTION by Comm. Ainslie, seconded by Comm. Harris to approve the DHS Technical Proposal for FY19 and to authorize the Chairman to sign future documents related to the FY19 DHS Technical Proposal. Unanimously Approved.

COUNTY MANAGER REPORT

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

CHAIRMAN MILTON ALLOWED PUBLIC COMMENTS ON AGENDA ITEMS

Public Comments Were Made By:

Gary Savage-Morgan County Resident

PLANNING COMMISSION-UNFINISHED BUSINESS

1. WILLIAM KILLMER, ON BEHALF OF THE GEORGIA ZOO, LLC, IS REQUESTING A ZONING MAP AMENDMENT, FROM I-2 (LIGHT INDUSTRIAL/MANUFACTURING – CITY OF MADISON) TO I-2 (HEAVY COMMERCIAL – MORGAN COUNTY) FOR 92.410 ACRES

LOCATED ON MONTICELLO HIGHWAY (PORTION OF 037D-014Z). -  
**TABLED AT THE MARCH 6, 2018 BOC MEETING.**

2. WILLIAM KILLMER, ON BEHALF OF THE GEORGIA ZOO, LLC, IS REQUESTING A ZONING MAP AMENDMENT, FROM I-2 (HEAVY INDUSTRIAL) TO AG (AGRICULTURAL) FOR 92.410 ACRES LOCATED ON MONTICELLO HIGHWAY (PORTION OF TAX PARCEL 037D-014Z). -**TABLED AT THE MARCH 6, 2018 BOC MEETING.**
3. WILLIAM KILLMER, ON BEHALF OF THE GEORGIA ZOO, LLC, IS REQUESTING CONDITIONAL USE APPROVAL TO ADD 92.410 ACRES LOCATED ON MONTICELLO HIGHWAY TO AN ALREADY APPROVED CONDITIONAL USE FOR A ZOO FACILITY (PORTION OF TAX PARCEL 037D-014Z). -**TABLED AT THE MARCH 6, 2018 BOC MEETING.**

MOTION by Comm. Ainslie, seconded by Comm. Harris to table items 1-3 of the Planning Commission until a future date. Unanimously Approved.

4. MORGAN COUNTY PLANNING & DEVELOPMENT IS REQUESTING TEXT AMENDMENTS TO ARTICLE 3 DEFINITIONS, ARTICLE 4 DISTRICTS AND MAPS, AND ARTICLE 7 REGULATIONS FOR SPECIFIC USES OF THE MORGAN COUNTY ZONING ORDINANCE, RELATED TO PERSONAL INSTRUCTION. -**TABLED AT THE MARCH 6, 2018 BOC MEETING.**

Planning and Development Director, Chuck Jarrell presented text amendments to Article 3 Definitions, Article 4 Districts and Maps, and Article 7 Regulations for Specific Uses of the Morgan County Zoning Ordinance, related to personal instruction that were tabled at the March 6, 2018 BOC meeting.

Jarrell stated the proposed regulations would address home based businesses that want to conduct classes. The County already has individuals offering classes and camps and as we continue to grow we need to stay on top of these facilities, making sure they meet requirements for safety and compliance. The regulations would limit class sizes, parking and buffers between property lines.

The proposed language is to provide parameters for these activities and breaks it into three categories: Personal instruction in residential or ag areas limits topics for teaching to art, crafts, health, wellness and nutrition, limits participants to 12 people, limits cooking classes to demonstration only, prohibits outdoor classes within 50 feet of a property line, and requires all parking to be off-street. Classes in a commercial setting is limited to topics related to the business, ties the number of participants to the occupancy load,

limits the classes to business hours, requires health department approval for cooking classes, and provides restrictions on outdoor classes. The last category is Workshops, which address the camp situations and limits participants to 25 people, limits the topics to those aforementioned, limits indoor classes to occupancy loads, prohibits outdoor classes within 50 feet of a property line and requires off-street parking and drop-off/loading areas.

Commissioners expressed concern about the regulations and how difficult it would be for Staff to enforce.

Commissioner von Hanstein felt the regulations were government overreach and that the enforcement of the proposed regulations would be more than the current staff level could handle.

**CHAIRMAN MILTON ALLOWED PROPONENTS TO SPEAK**

No proponents spoke.

**CHAIRMAN MILTON ALLOWED OPPONENTS TO SPEAK**

Ed Price, Morgan County resident spoke against the regulations. Price did not agree with the current proposed language and stated the regulations were not necessary.

**MOTION** by Comm. Harris, seconded by Comm. Ainslie to approve the text amendments to article 3 definitions, article 4 districts and maps, and article 7 regulations for specific uses of the Morgan County zoning ordinance, related to personal instruction as presented. Motion passed 3-1 (with Commissioner Riden voting with the motion and Commissioner von Hanstein voting against the motion).

**5. MORGAN COUNTY PLANNING & DEVELOPMENT IS PROPOSING TEXT AMENDMENTS TO ARTICLE 3, DEFINITIONS, ARTICLE 4, DISTRICTS AND MAPS, AND ARTICLE 7 REGULATIONS FOR SPECIFIC OF THE MORGAN COUNTY ZONING ORDINANCE, RELATED TO ANIMALS. -TABLED AT THE MARCH 6, 2018 BOC MEETING.**

Planning and Development Director, Chuck Jarrell presented proposed text amendments to article 3, definitions, article 4, districts and maps, and article 7 regulations for specific of the Morgan County zoning ordinance, related to animals that were tabled at the March 6, 2018 BOC meeting.

Jarrell stated the proposed regulations are in response to increased requests to have livestock on smaller tracts of land and complaints from neighbors.

The proposed ties animals to acreage in the AG, AR, residential and lake residential zoning districts. On 5 acres or greater, there would continue to be no restrictions. Between 2 and 5 acres would limit the number and types of

animals: up to 4 sheep or goats or alpacas and no more than 20 hens that must be kept in an enclosure, no roosters. On less than 2 acres, there would be no livestock allowed other than a maximum of 6 hens in an enclosure, no roosters. Planning Staff are most often asked about hens for eggs. The proposed language prohibits any livestock in platted subdivisions unless the development was created a mini-farms, such as Sweetbriar Trace. The language also includes a definition for livestock, which includes all farm animals.

Commissioners debated the proposed regulations and feared some animal owners in the County would be forced to give up their animals under the new regulations. Commissioners were also concerned about imposing new regulations on properties larger than two acres.

CHAIRMAN MILTON ALLOWED PROPONENTS TO SPEAK

No proponents spoke.

CHAIRMAN MILTON ALLOWED OPPONENTS TO SPEAK

Ed Price, Morgan County resident spoke against the current language of the proposed regulations.

MOTION by Comm. Riden, seconded by Comm. Von Hanstein to table for further review until the May 1, 2018 Commission meeting. Unanimously Approved.

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

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

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Ronald H. Milton, Chairman

ATTEST:

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Leslie Brandt, County Clerk

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