

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

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

**STAFF:** County Manager Adam Mestres, Procurement Director Mark Williams, County Attorney Christian Henry and County Clerk Leslie Brandt.

**The meeting was called to order at 10:00 a.m., followed by the Pledge of Allegiance and Invocation.**

**AGENDA APPROVAL**

**Motion** made by Commissioner Riden, Seconded by Commissioner Milton to approve agenda with the following changes: move item number 5 and 6 to number 9 and 10, moving 7, 8, 9 and 10 up. Unanimously Approved.

**MINUTES**

May 05, 2020 Minutes  
May 19, 2020 Minutes

**MOTION** by Commissioner Riden, Seconded by Commissioner Harris to approve the minutes as presented. Unanimously Approved.

**CALENDARS**

County Manager, Adam Mestres reviewed June-August 2020 calendars.

**CONSENT AGENDA**

Motion to accept as information the May 2020 payables to include General Fund in the amount of \$512,139.98, TSPLOST in the amount of \$157,753.01, SPLOST in the amount of \$53,343.91, General Fund electronic payments in the amount of \$6,001.63 and the May 2020 financials.

**MOTION** by Commissioner Harris, Seconded by Commissioner Milton to approve the consent agenda as presented. Unanimously Approved.

**EAST AVENUE LANE EXTENSION**

The BOC agreed earlier this year to partner with the Board of Education on a joint project to relieve traffic congestion in front of the Morgan County Elementary School. A design standard was created to meet the need and in May 2020, Georgia Civil prepared an RFP for the project on behalf of the BOE. East Coast Grading was the low bidder with an overall project total of \$183,709.34 which includes the drop-off lane at the elementary school (BOE) and a right turn

BID TABULATION: EAST AVENUE RIGHT TURN LANE EXTENSION						
Item Number	Quantity	Unit	Description	Smith & Co., Inc. Total	Pittman Construction Company Total	East Coast Grading, Inc. Total
<b>General Conditions and Mobilization</b>						
1	1	LS	General Conditions, Project Preparation, Mobilization, and Cleanup	\$ 17,965.00	\$ 26,000.00	\$ 5,000.00
<b>Clearing &amp; Demolition</b>						
2	1	LS	Clearing and Grubbing with Asphalt Removal & Milling, & Gravel Driveway Removal	\$ 22,250.00	\$ 32,500.00	\$ 10,000.00
<b>Construction Layout</b>						
3	1	LS	Construction Layout of Pavement, Shoulder, and Ditchline Grading	\$ 3,835.00	\$ 3,425.00	\$ 1,500.00
<b>Traffic Control</b>						
4	1	LS	Traffic Control to MUTCD Standards	\$ 5,000.00	\$ 6,800.00	\$ 11,200.00
<b>Earthwork/Grading Operations</b>						
5	1	LS	Mass and Fine Grading Operations - Excess Soil Disposal Onsite at Existing Stockpile	\$ 23,372.00	\$ 37,400.00	\$ 20,000.00
<b>Sanitary Sewer</b>						
6	1	LS	Adjust Sewer Manhole Elevation to Grade	\$ 1,000.00	\$ 2,863.00	\$ 3,500.00
<b>Erosion Control</b>						
7	1	LS	Single Phase Erosion Control Measures	\$ 6,045.00	\$ 5,500.00	\$ 5,800.00
<b>Paving and Striping</b>						
8	1	LS	Paving and Striping Including New Heavy Duty Asphalt, Milled and Resurfaced Asphalt, and Asphalt Driveway	\$ 59,572.00	\$ 46,615.00	\$ 38,499.42
<b>TOTAL</b>				<b>\$ 139,039.00</b>	<b>\$ 161,103.00</b>	<b>\$ 95,499.42</b>

lane extension (BOC). The county portion of the project is \$95,499.42.

BID TABULATION: MCES STUDENT DROP-OFF LANE EXTENSION						
Item Number	Quantity	Unit	Description	Smith & Co., Inc. Total	Pittman Construction Company Total	East Coast Grading, Inc. Total
General Conditions and Mobilization						
1	1	LS	General Conditions, Project Preparation, Mobilization, and Cleanup	\$ 17,465.00	\$ 8,800.00	\$ 5,000.00
Clearing & Demolition						
2	1	LS	Clearing and Grubbing with Asphalt, Concrete, and Curb Demo with Temporary Removal of Fence and Gate	\$ 27,275.00	\$ 27,500.00	\$ 25,000.00
Construction Layout						
3	1	LS	Construction Layout of Pavement and Fencing	\$ 3,640.00	\$ 3,125.00	\$ 1,500.00
Earthwork/Grading Operations						
4	1	LS	Mass and Fine Grading Operations	\$ 7,314.00	\$ 22,100.00	\$ 10,000.00
Erosion Control						
5	1	LS	Single Phase Erosion Control Measures	\$ 3,241.00	\$ 5,300.00	\$ 3,200.00
Paving, Striping, and Fencing						
6	1	LS	Paving, Striping, and Fencing	\$ 53,218.00	\$ 54,555.00	\$ 43,509.92
TOTAL				\$ 112,153.00	\$ 121,380.00	\$ 88,209.92
GRAND TOTAL (EAST AVE & MCES STUDENT DROP-OFF)				\$ 251,192.00	\$ 282,483.00	\$ 183,709.34

**MOTION** by Commissioner Harris, Seconded by Commissioner Ainslie to award East Coast Grading the right turn lane extension project in the amount of \$95,499.42 pending approval from the BOE for drop-off lane. Unanimously Approved.

**SOLID WASTE REPLACEMENT TRUCK**

A bid notice was posted and distributed to replace a totaled Solid Waste pickup truck. Three bids were received for in stock trucks that meet required specifications from the following: Covington Ford \$23,577.00, Akins Ford \$23,661.00 and Courtesy Ford \$27,952.00. The recommendation is to purchase from Covington Ford.

**MOTION** by Commissioner Ainslie, Seconded by Commissioner Harris to approve purchase of 2020 Ford F-150 from Covington Ford for \$23,577.00 and to amend the budget to transfer \$23,577.00 from Contingency to Solid Waste. Unanimously Approved.

**COUNTY MANAGER REPORT**

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

**PUBLIC COMMENTS ON AGENDA ITEMS**

No public comments were made.

**BUDDY ROBINSON, JR., ON BEHALF OF SOUTHERN LINC, IS REQUESTING CONDITIONAL USE APPROVAL FOR A TRANSMISSION TOWER ON A COMBINED TOTAL OF 96.2 ACRES ON APALACHEE RIVER ROAD (TAX PARCELS 051-008, 051-008D & 051-007C)**

Buddy Robinson, Jr., on behalf of Southern Linc, has requested a conditional use approval for a transmission tower to be located on Apalachee River Road (051-008, 051-008D and 051-007C). Southern Linc is the wireless provider for Georgia Power, but also allows space on their towers for other providers to co-locate for more service area coverage.

**Chairman von Hanstein allowed proponents to speak:**

Jean Dufort, Morgan County resident, spoke in favor of the application due to the current lack of cellular coverage in the area.

**Chairman von Hanstein allowed opponents to speak:**

No one spoke in opposition.

**MOTION** by Commissioner Harris, Seconded by Commissioner Ainslie to approve the conditional use request for a transmission tower on Apalachee River Road (051-008, 051-008D and 051-007C) on a combined total of 96.2 acres as presented. Unanimously Approved.

**BUDDY ROBINSON, JR., ON BEHALF OF SOUTHERN LINC, IS REQUESTING A VARIANCE TO THE MAXIMUM HEIGHT FOR A TRANSMISSION TOWER ON A COMBINED TOTAL OF 96.2 ACRES ON APALACHEE RIVER ROAD (TAX PARCELS 051-008, 051-008D & 051-007C)**

In addition to the conditional use request in the previous agenda item, Buddy Robison Jr., is requesting a variance for a 50” increase to the transmission tower’s height. The current ordinance allows a maximum tower height of 250 feet and the applicant is requesting a 300-foot-tall tower to hopefully increase high band operations and provide additional customer traffic capacity closer to the tower site.

**Chairman von Hanstein allowed proponents to speak:**

No one spoke in favor.

**Chairman von Hanstein allowed opponents to speak:**

No one spoke in opposition.

**MOTION** by Commissioner Ainslie, Seconded by Commissioner Harris to approve the variance request for a 50-foot height increase for a transmission tower on Apalachee River Road (051-008, 051-008D and 051-007C) on a combined total of 96.2 acres as presented. Unanimously Approved.

**DUSTIN SWEAT IS REQUESTING CONDITIONAL USE APPROVAL TO PLACE AN ACCESSORY DWELLING ON 5.049 ACRES ON FAIRPLAY ROAD (TAX PARCEL 009-019E)**

Dustin Sweat is requesting a conditional use approval for an accessory dwelling on 5 acres on Fairplay Road to be used as an in-law suite. The floor plan submitted by the applicant shows a two bedroom, one and half bath home with 1,102 heated square feet with a 147 square foot porch, for a total of 1,249 square feet. The current ordinance allows a maximum of 800 heated square feet and a total maximum of 1,000 square feet. The applicant stated the second bedroom is needed for a potential future caretaker and the additional footage for ADA compliance. The proposed dwelling will be connected to the primary dwelling by a breezeway, which connects to the principal dwelling's garage.

**Chairman von Hanstein allowed proponents to speak:**

No one spoke in favor.

**Chairman von Hanstein allowed opponents to speak:**

No one spoke in opposition.

**MOTION** by Commissioner Riden, Seconded by Commissioner Harris to approve the conditional use request to place an accessory dwelling on 5.049 acres on Fairplay Road (009-019E) as presented. Unanimously Approved.

**DUSTIN SWEAT IS REQUESTING A VARIANCE TO CHAPTER 7.2 OF THE MORGAN COUNTY ZONING ORDINANCE RELATED TO THE MAXIMUM SIZE FOR AN ACCESSORY DWELLING FOR 5.049 ACRES ON FAIRPLAY ROAD (TAX PARCEL 009-019E)**

In addition to the conditional use request, Dustin Sweat is requesting a variance to the minimum square footage for an accessory dwelling for 5.09 acres located on Fairplay Road.

**Chairman von Hanstein allowed proponents to speak:**

No one spoke in favor.

**Chairman von Hanstein allowed opponents to speak:**

No one spoke in opposition.

**MOTION** by Commissioner Riden, Seconded by Commissioner Harris to approve the variance request related to the maximum size for an accessory dwelling on 5.049 acres on Fairplay Road (009-019E) as presented. Unanimously Approved.

**JIM CANTRELL IS REQUESTING A ZONING MAP AMENDMENT FOR 38 ACRES LOCATED AT 4100 GREENSBORO HIGHWAY, FROM LAKESHORE MEDIUM DENSITY RESIDENTIAL (LR2) TO AGRICULTURAL RESIDENTIAL (AR) (TAX PARCEL 043-110H)**

Jim Cantrell spoke before the Board to request a zoning map amendment for 38 acres located at 4100 Greensboro Highway, from LR2 (Lakeshore Medium Density Residential) to AR (Agricultural Residential).

The property is adjacent to the Apalachee River at the Morgan County-Greene County line. The Apalachee Bluff subdivision is west of this property and every buildable lot in the subdivision is occupied.

**Chairman von Hanstein allowed proponents to speak:**

Morgan County resident, Jean Dufort spoke in favor of the application and believes this would enhance Apalachee Bluffs. Dufort urged the Board not to restrict the property owner's rights.

**Chairman von Hanstein allowed opponents to speak:**

Bill Hern, Morgan County resident spoke in opposition. Hern is adjacent to the applicant's property and stated he strongly opposes the requested zoning change and variance.

Jim Carter, attorney for Mr. Cantrell also spoke on behalf of the applicant.

**MOTION** by Commissioner Milton, Seconded by Commissioner Ainslie to deny the requested zoning map amendment for 38 acres located at 4100 Greensboro Highway, from LR2 to AG (Tax Parcel 043-110H). Unanimously Approved.

**JIM CANTRELL IS REQUESTING CONDITIONAL USE APPROVAL FOR A PRIVATE AIRSTRIP ON 38 ACRES LOCATED AT 4100 GREENSBORO HIGHWAY (TAX PARCEL 043-110H)**

In addition to the zoning map amendment request, Jim Cantrell is also requesting conditional use approval for a private airstrip on 4100 Greensboro Highway.

Request was contingent on approval of the zoning map amendment, as a private airstrip is prohibited in LR2 zoning. Zoning map amendment was denied.

**MOTION** by Commissioner Ainslie, seconded by Commissioner Riden to exit regular session and adjourn. Unanimously Approved.

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Philipp von Hanstein, Chairman

ATTEST:

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Leslie Brandt, County Clerk