

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

MEETING WAS HELD ON THE SECOND FLOOR OF THE ADMINISTRATION BUILDING.

PRESENT: Chairman Ben Riden, Jr., Vice-Chair Bill Kurtz, Commissioners Philipp von Hanstein, Donald Harris, and Blake McCormack.

STAFF: County Manager Adam Mestres, Assistant County Manager Mark Williams, County Attorney Christian Henry, and Staff Member Kim Cox.

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

AGENDA APPROVAL

Motion by Commissioner Kurtz, Seconded by Commissioner von Hanstein to approve the agenda with the following addition: Executive Session-Potential Litigation. Motion Passed Unanimously.

MINUTES

May 16, 2023 BOC Meeting

MOTION by Commissioner McCormack, Seconded by Commissioner Harris to approve the minutes as presented. Motion Passed Unanimously.

CONSENT AGENDA

Motion to accept as information the May 2023 payables to include General Fund in the amount of \$655,378.93, TSPLOST in the amount of \$194,039.77, SPLOST in the amount of \$391,627.99, and the May 2023 financials.

MOTION by Commissioner McCormack, Seconded by Commissioner Harris to approve the consent agenda as presented. Motion Passed Unanimously.

GERALD AND SUMMER WOOD ARE REQUESTING A TEXT AMENDMENT TO TABLE 4.1 TO ADD SHIPPING CONTAINERS AND ASSOCIATED REGULATIONS TO THE MORGAN COUNTY ZONING ORDINANCE

Planning Director, Chuck Jarrell, started his presentation by giving a brief background regarding this request. Jarrell stated Gerald and Summer Wood requested a text amendment to table 4.1 to add shipping containers and associated regulations to the Morgan County Zoning Ordinance. The application originally came before the Planning Commission in December 2022. During that meeting, the Planning Commission debated how reasonable it was to prohibit shipping containers when metal buildings are allowed. The Planning Commission agreed regulations were necessary and tabled the request until their February 2023 meeting.

At the February 2023 Planning Commission meeting, the Board debated the various negative aspects of shipping containers. The Planning Commission again tabled the request to their April 2023 meeting to allow staff and the Wood's to discuss potential changes to the regulations.

At the April 2023 Planning Commission meeting, the Board discussed enforcement of the existing provisions for shipping containers, the practicality of enforcement, and the complexity of the proposed solutions. The Planning Commission ultimately denied the request to add shipping containers to table 4.1 of the Morgan County Zoning Ordinance.

Moving forward to the May 2, 2023 Board of Commissioners meeting, the Board discussed the aesthetics of shipping containers and non-conforming uses. The Board members felt there was a place for shipping containers, as they offer good secure storage. However, the Board wanted time to discuss and come up with agreeable language to address the issue. The Board of Commissioners voted unanimously to table the request to allow time for Jarrell to address the language.

Today, the item is coming back before the Board of Commissioners. Jarrell presented a draft of the proposed regulations. Jarrell stated the proposed language addressed many of the concerns that were raised by the Planning Commission and the Board of Commissioners. However, the question still remains, do we really want shipping containers used as accessory buildings in Morgan County?

Jarrell stated the Planning Staff members have concerns as to their ease of accessibility, placement, aesthetics, appropriateness in Morgan County, and the intricacy of enforcement. Staff are also concerned that the public does not look at the county regulations prior to purchasing the units and that the public views shipping containers as relatively inexpensive and secure storage.

Chapter 7.1 of the current zoning regulations prohibit manufactured homes, mobile homes, construction trailers, recreational vehicles, buses, shipping containers, trailers, and portable storage containers as accessory buildings in any zoning district.

The Board of Commissioners discussed concerns such as environmental issues, aesthetics, and enforcement. Some Board members expressed they were okay allowing shipping containers if they are not visible and only allowed in AG or AR. The Board agreed shipping containers should not be allowed in subdivisions. However, it was noted that some subdivisions are located in AG and AR, and most subdivisions in the county no longer have active HOAs. If shipping containers are allowed in those districts, restrictions on subdivisions would need to be addressed. The question was also raised regarding similarities between shipping containers and metal storage buildings that are allowed.

MOTION by Commissioner McCormack, Seconded by Commissioner von Hanstein to table the issue until a later date. Motion Passed Unanimously.

AKASH AMANUAL - COUNTRY STORE AT 4420 BUCKHEAD ROAD - ALCOHOL LICENSE FOR PACKAGE SALES

Planning Director, Chuck Jarrell presented an alcohol license application for Akash Amanual for the General Store located at 4420 Buckhead Road. The store has been inspected and the owner has met all requirements.

MOTION by Commissioner Kurtz, Seconded by Commissioner McCormack to approve the alcoholic beverage license for the General Store at 4420 Buckhead Road. Motion Passed Unanimously.

WATCHGUARD CLOUD PROPOSAL

IT Director, Trevor Giddens presented a proposed two-year contract for full cloud migration of the Sheriff's Office Watchguard system. This will be a full implementation of cloud migration as well as the archival of the existing video data. The cloud platform will allow mobile uploading of car and body camera video. The system will also take care of backups and needed infrastructure, eliminating on-site maintenance. The total cost for the two-year contract is \$110,090 (\$64,795 for the first year and \$45,295 for the second year).

MOTION by Commissioner McCormack, Seconded by Commissioner Kurtz to approve the Watchguard Cloud proposal for FY2024 in the amount of \$64,795 and for FY2025 in the amount of \$45,295. Motion Passed Unanimously.

RECREATION BOARD OPENINGS

The term of Glenda Ross and Aaron Wadley has expired on the Recreation Board. Both Ross and Wadley submitted applications to be considered for reappointment. Applications for consideration were also received from Dana Miles, Lama Huff, and Jennifer Sides.

The Recreation Director, Lance Alexander, reviewed all applications and recommends reappointing Glenda Ross and Aaron Wadley to the Board.

MOTION by Commissioner Harris, Seconded by Commissioner von Hanstein to reappoint Glenda Ross and Aaron Wadley to the Recreation Board with term ending April 30, 2028. Motion Passed Unanimously.

COUNTY MANAGER REPORT

County Manager, Adam Mestres, presented a monthly overview of Morgan County government's current projects and/or issues.

PUBLIC COMMENTS ON AGENDA ITEMS

Public comments were made by the following Morgan County residents:

- JoEllen Artz commented on agenda item regarding shipping containers.
- JoHanna Tate commented on agenda item regarding shipping containers and JDA pilot payments.
- Chas Moore commented on agenda items regarding the Watchguard Cloud proposal, shipping containers, and JDA pilot payments.

COMMISSIONER COMMENTS

Commissioners made comments and/or gave updates on Liaison assignments.

MOTION by Commissioner von Hanstein, seconded by Commissioner Harris to exit regular session at 11:45 a.m. Motion Passed Unanimously.

EXECUTIVE SESSION- POTENTIAL LITIGATION

MOTION by Commissioner von Hanstein, seconded by Commissioner Harris to enter Executive Session to discuss potential litigation at 11:50 a.m. Motion Passed Unanimously. (Original signed Affidavit in Executive Session Legal Requirement Book).

MOTION by Commissioner Kurtz, seconded by Commissioner McCormack to exit Executive Session and adjourn at 12:15 p.m. Motion Passed Unanimously.

Ben Riden, Jr., Chairman

ATTEST:

Leslie Brandt, County Clerk