

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 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 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 made by Commissioner Harris, Seconded by Commissioner Milton to approve agenda
with the following addition: Executive-Personnel. Unanimously Approved.

MINUTES

September 01, 2020 Minutes

MOTION by Commissioner Harris, Seconded by Commissioner Milton to approve the
September 01, 2020 minutes as presented. Unanimously Approved.

September 15, 2020 Minutes

MOTION by Commissioner Harris, Seconded by Commissioner Riden to approve the
September 15, 2020 minutes as presented. Unanimously Approved.

CALENDARS

County Manager, Adam Mestres reviewed October-December 2020 calendars.

CONSENT AGENDA

Motion to accept as information the September 2020 payables to include General Fund in the
amount of \$450,866.93, TSPLOST in the amount of \$115,937.22, SPLOST in the amount of
\$53,028.06, General Fund electronic payments in the amount of \$279,848.41 and the
September 2020 financials.

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

**RESOLUTION TO APPLY FOR FUNDING FROM THE LAND AND WATER
CONSERVATION FUND**

Procurement Director, Mark Williams, presented a resolution to apply for a grant from Land
and Water Conservation Fund to fund 50% of the cost to rehabilitate the tennis courts on
College Drive.

MOTION by Commissioner Harris, Seconded by Commissioner Milton to approve the
resolution to apply for funding from the Land and Water Conservation Fund (2020-RES-009).
Unanimously Approved.

COUNTY MANAGER REPORT

County Manger, 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:
Gary Savage, Morgan County Resident
Eric Joyce, City of Madison Council Member

GINNY VANOOSTROM IS REQUESTING CONDITIONAL USE APPROVAL FOR AN ACCESSORY DWELLING ON 9.18 ACRES LOCATED AT 5361 SANDY CREEK ROAD (TAX PARCEL 009-023).

Senior Planner, Tara Cooner, presented a conditional use approval for an accessory dwelling on 9.18 acres located at 5361 Sandy Creek Road. The request is being made by property owner Ginny Vanoostrom. Cooner stated the applicant is requesting an accessory dwelling in a barn on the property, which has a non-profit event facility located on the property as well. The applicant remodeled an old store on the property a few years ago into a house, but no one has lived there. Vanoostrom wishes to live on the property but does not want to live in the remodeled store due to its location to roadway and intersection.

The proposed floor plan is 800 square feet, which meets the ordinance. The applicant plans to have the driveway come off Sandy Creek Road. The Planning Commission was concerned about the accessory dwelling meeting the ordinance requirement that the primary and accessory dwelling share a single electrical meter. This was due to the proposed distance between the buildings. The applicant stated the accessory dwelling location could be moved to accommodate this requirement.

The Planning Commission voted 6-1 to recommend approval of the conditional use with the condition that the primary and accessory dwelling must share electrical.

Chairman von Hanstein allowed proponents to speak:
No one spoke in favor of the requested text amendment.

Chairman von Hanstein allowed opponents to speak:
No one spoke against the requested text amendment.

MOTION by Commissioner Riden, seconded by Commissioner Harris to approve the request for the accessory dwelling, subject to the following conditions: the electrical meter must be shared between the primary and accessory dwelling, the driveway must come off of Sandy Creek Road and the accessory dwelling will not be tied to the event facility. Unanimously Approved.

JONATHON YATES, ON BEHALF OF DIAMOND COMMUNICATIONS, IS REQUESTING CONDITIONAL USE APPROVAL TO LOCATE A TELECOMMUNICATIONS TOWER ON 153 ACRES LOCATED AT 4831 EATONTON HIGHWAY (TAX PARCEL 055-043).

Senior Planner, Tara Cooner, presented a conditional use request to locate a telecommunications tower on 153 acres located at 4831 Eatonton Highway from Johnathan Yates on behalf of Diamond Communications. The application is for a 250' tall cell supporting tower on Eatonton Highway near Ponder Pines Road. The applicant stated the tower is necessary to improve wireless coverage in the area. Documentation submitted with the application addresses FFA approval, wind speed and coverage map. The applicant noted construction would take approximately sixty days and traffic to the site would be for maintenance eight to ten times per year.

The Planning Commission noted the poor cell service in many areas of the county and voted unanimously to recommend approval of the conditional use application for a telecommunications tower.

Chairman von Hanstein allowed proponents to speak:
Applicant, Johnathan Yates spoke in favor of the request.

Chairman von Hanstein allowed opponents to speak:
No one spoke against the requested text amendment.

MOTION by Commissioner Riden, seconded by Commissioner Harris to approve the telecommunications tower conditional use request as presented. Unanimously Approved.

REDEEMER CHURCH OF MADISON IS REQUESTING CONDITIONAL USE APPROVAL TO CONSTRUCT A PAVILION ON 80.94 ACRES LOCATED AT 1900 BETHANY ROAD (TAX PARCEL 045-024).

Redeemer Church of Madison is requesting a conditional use approval to construct a pavilion on the adjacent 80.94-acre property at 1900 Bethany Road, formerly known as Hilsman's Dairy that was purchased in 2018. They are requesting to construct a 24'x48' pavilion by one of the ponds.

The Planning Commission voted unanimously to recommend approval of the conditional use application for a pavilion on 1900 Bethany Road.

Chairman von Hanstein allowed proponents to speak:
No one spoke in favor of the requested text amendment.

Chairman von Hanstein allowed opponents to speak:
No one spoke against the requested text amendment.

MOTION by Commissioner Milton, seconded by Commissioner Harris to approve the conditional use to construct a pavilion at 1900 Bethany Road as presented. Unanimously Approved.

CROWN RIDGE HOMES, LLC IS REQUESTING CONDITIONAL USE APPROVAL FOR AN ACCESSORY DWELLING ON 2 ACRES LOCATED AT 2652 SANDY CREEK ROAD (TAX PARCEL 026-141D).

Crown Ridge Homes, LLC is requesting a conditional use approval to include an accessory dwelling in a garage on a 2-acre parcel located at 2652 Sandy Creek Road. The primary dwelling for this location is under construction and although the builder is the applicant, the house has already been sold to a family from Atlanta. The accessory dwelling will be for the applicant's in-laws, who are also moving here with the family. The square footage for the accessory dwelling meets the ordinance and there will be a shared driveway.

The Planning Commission voted unanimously to recommend approval of the conditional use application for an accessory dwelling at 2652 Sandy Creek Road.

Chairman von Hanstein allowed proponents to speak:
No one spoke in favor of the requested text amendment.

Chairman von Hanstein allowed opponents to speak:
No one spoke against the requested text amendment.

MOTION by Commissioner Riden, seconded by Commissioner Harris to approve the conditional use for an accessory dwelling at 2652 Sandy Creek Road as presented. Unanimously Approved.

MORGAN COUNTY PLANNING & DEVELOPMENT IS REQUESTING A TEXT AMENDMENT TO CHAPTER 7.26 TRANSMISSION TOWERS OF THE MORGAN COUNTY ZONING ORDINANCE.

Senior Planner, Tara Cooner, stated they are requesting a text amendment to Chapter 7.26 Transmission Towers. There are three proposed changes:

1. Title change from Transmission Towers to Telecommunications Towers
2. Change the maximum height of towers from 250' to 300'
3. Allow R and LR districts telecommunication towers up to a height of 300' as a conditional use following design review by and receipt of a building permit from the Director.

Chairman von Hanstein allowed proponents to speak:
No one spoke in favor of the requested text amendment.

Chairman von Hanstein allowed opponents to speak:
No one spoke against the requested text amendment.

MOTION by Commissioner Harris, seconded by Commissioner Ainslie to approve the text amendment to Chapter 7.26 Transmission Towers of the Morgan County Zoning Ordinance. Unanimously Approved.

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

Philipp von Hanstein, Chairman

ATTEST:

Leslie Brandt, County Clerk