

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 County Clerk Leslie Brandt.

**The meeting was called to order at 5:00 p.m., followed by the Pledge of Allegiance and Invocation.**

**AGENDA APPROVAL**

**Motion** by Commissioner Ainslie, Seconded by Commissioner Harris to approve agenda with the following changes: remove item #5 IT Camera Project and add Buckhead Right-of-Way Encroachment as item #5 under new business. Unanimously Approved.

**RV HARDSHIP REQUEST-TERRY BOLES**

Terry Boles spoke before the Board to request an RV hardship. Mr. Boles purchased property at 2010 Riden Road, Madison on July 26, 2020. He plans to rehab an old barn on the property into a barndominium. In the past five weeks a well and septic system have been installed, concrete foundation poured and interior framing is underway. Mr. Boles would like to move his RV travel trailer on the property to live in until the home is complete. Boles stated, he currently lives a considerable distance from the property and needs to be close to his wife to care for her. He also stated the project should be complete in 4-5 months.

**Motion** by Commissioner Riden, Seconded by Commissioner Harris to approve the RV hardship request until April 30, 2021 and to remove the RV after project is complete on April 30, 2020. Unanimously Approved.

**AQUATIC CENTER REQUEST FOR FT POSITION**

Aquatic Center Director, Missy Mauldin is requesting an additional full-time position at the aquatic center. Mauldin stated the position is needed for safety and scope of care to operate the aquatic facility.

Currently, the facility operates with one full-time employee and several part-time lifeguards. Programming at the facility has developed and grown over time, providing services for infants, youth, adults, active older adults and continues to evolve.

If approved, Mauldin will move one current part-time position to full-time creating a net budget increase of \$23,459.40. Therefore, a budget amendment for FY2021 will be needed as well.

**Motion** by Commissioner Milton, Seconded by Commissioner Ainslie to approve moving one part-time position to full-time at the aquatic center and approve the FY2021 aquatic center budget amend increase of \$23,459.40. Unanimously Approved.

**IT PROJECT-ACCESS CONTROLS**

IT Director, Trevor Giddens is requesting approval to upgrade keyless entry controls and equipment to county facilities to cover forty doors. Giddens received three quotes and is recommending the low bidder, Sure Lock Technology for \$38,883.00

**Motion** by Commissioner Riden, Seconded by Commissioner Harris to approve the quote from Sure Lock Technology for \$38,883.00 for the access controls project. Unanimously Approved.

**IT FIBER PROJECT**

The current fiber running from the county data center to other county buildings is dated and not able to push the amount of data needed. Therefore, IT Director, Trevor Giddens is requesting to replace the dated fiber with new fiber to achieve the connection needed for faster connectivity.

**Motion** by Commissioner Harris, Seconded by Commissioner Milton to approve the quote from Sure Lock Technology for \$28,113.00. Unanimously Approved.

**BUCKHEAD RIGHT-OF-WAY ENCROACHMENT**

Raul Rivera of 3990 Buckhead Road came before the Board to request a right-of-way encroachment easement. In September 2020 Mr. Rivera had his property surveyed which revealed the right-of-way to be fifty feet. The survey was taken to the planning and zoning department for approval and recording. In October 2020 Mr. Rivera began construction on a fence using the approved survey. After installing about 1,230 linear feet of posts, planning director, Chuck Jarrell informed Mr. Rivera the right-of-way was eighty feet, per a 1955 document. Since this was revealed Mr. Rivera stopped construction on the fence. Rivera also noted that all recorded surveys located show a fifty-foot right-of-way.

Mr. Rivera would like to continue his fence as originally planned and if given the right-of-way encroachment easement would apply the following conditions:

1. The county can access the right-of-way without limitation.
2. If the road is widened, the fence would be moved at Mr. Rivera’s expense.
3. Mr. Rivera would maintain the right-of-way that has been encroached.

**Motion** by Commissioner Milton, Seconded by Commissioner Harris to allow Mr. Rivera to finish his fence at the current fifty-foot right-of-way, providing a signed indemnity agreement is received from Mr. Rivera holding the County harmless and recorded with the deed due to the unusual and unique circumstances presented in this particular instance. Unanimously Approved.

**PROPERTY TO BE DECLARED SURPLUS**

DESCRIPTION	DEPT
4 Open top dumpsters	Solid Waste
6 Enclosed dumpsters	Solid Waste
1 Compacter	Solid Waste
4 Fiberglass storage units	Solid Waste
8 Toner cartridges	Multiple
1 Case of Smead vertical file tabs	Magistrate
4 Metal computer desks	Ag. Extension
1 AV Cart	Ag. Extension
1 Wooden desk and cordenza	Unknown
8 desk chairs	Multiple
2 reception chairs	

**Motion** by Commissioner Riden, Seconded by Commissioner Ainslie to declare the list of items presented as surplus. Unanimously Approved.

**CONCRETE REPAIRS AT BILL WOOD PARK**

Funding was approved in the FY2021 budget to repair the sidewalk at Bill Wood Park around the main building. The current concrete has been in place for over twenty-five years and has several cracks and tripping hazards.

Three bids were received: David Arienzo for \$13,409.00, Solid Site Services, LLC for \$18,592.80 and Concrete Constructors for \$24,700.00.

**Motion** by Commissioner Ainslie, Seconded by Commissioner Harris to award the project to David Arienzo for \$13,409.00. Unanimously Approved.

**FOR REVIEW AND DISCUSSION-PROPOSED CHANGES TO THE MORGAN COUNTY DEVELOPMENT REGULATIONS**

Planning Director, Chuck Jarrell presented the Board with proposed changes to the Morgan County Development Regulations. At a previous training work session, the Board asked planning staff how to curb some of the the county subdivision development, regarding road frontage, buffers, parcel splits and minimum lot size requirements.

Jarrell is suggesting the following definitions to help with road frontage subdivision issues:

**Definitions**

***Development, Subdivision:*** The entire original parcel for which subdivision approval is requested, including all new parcels intended for development, community amenities, recreation facilities, streets, easements, right of ways and areas to be set aside as open space.

***One-lot Split:*** The subdivision of an original tract that creates no more than 2 lots, building sites, or other divisions (including the remaining portion of the original tract). Neither lot created under this exemption may be further subdivided except as a minor or major subdivision.

***Original Parcel:*** A contiguous parcel of land, recorded in the Office of the Clerk of Superior Court of Morgan County, as it existed immediately prior to the approval of any portion of the parcel being divided as a subdivision.

***Recombination:*** The joining of parcels, or portions thereof, of adjoining properties, including the joining of existing parcels of record, provided that additional parcels are not thereby created, and that all resulting parcels are in compliance with the provisions of the zoning district in which it is located.

***Subdivision:*** The division of land into two (2) or more parcels for sale, lease or development.

***Subdivision, Agricultural:*** A form of subdivision design which requires larger parcels to facilitate a range of agricultural activities with or without a residence.

***Subdivision, Conservation:*** A form of subdivision design which concentrates lots, houses, streets, utilities and related development activities on the more suitable, and less environmentally sensitive, areas of the site, thereby preserving the steep slopes, wetlands, unsuitable soils, stream corridors and otherwise environmentally sensitive areas in a natural or undisturbed state. The net density of the development is equal to or less than that of traditional subdivision design, but the lot sizes are smaller in order to preserve the environmentally sensitive areas in dedicated, perpetual open space.

***Subdivision, Major:*** A division of an *original parcel* that creates any number of new parcels involving the construction of a new street, stormwater drainage facilities, or the construction or improvement of public utilities that complies with all requirements of the zoning district in which it is located.

***Subdivision, Minor:*** A division of an *original parcel* that creates no more than three (3) new parcels, including the remaining portion of the original parcel, fronts along an existing County street and does not require the extension or widening of the street; require the construction of stormwater drainage facilities; or the construction or improvement of public utilities. No further subdivision of the original tract or resulting tracts from a minor subdivision will be permitted for one (1) year after the date of final plat approval.

***Subdivision, Private Street:*** A major subdivision in which the parcels are served by a street held in private ownership and not dedicated to the County. A private street subdivision must meet all requirements of these development regulations that apply to a "Major Subdivision," except for dedication of the street rights-of-way or easements and drainage structures and easements.

Other items proposed in the changes include a minimum 33% open space for conservation subdivisions and a minimum 20 acres for agricultural subdivisions with a minimum lot width of 500 feet.

The Board will review the proposed changes over the next couple of weeks and discuss at a later date.

**PROPOSED SUBDIVISION MORATORIUM**

Planning Director, Chuck Jarrell presented a proposed subdivision moratorium prepared by County Attorney, Christian Henry. Jarrell stated with the proposed changes to the Morgan County Development Regulations, the Board may need to enact a subdivision moratorium until they adopt new language to the development regulations. This would give the Board time to review the proposed changes and give Jarrell feedback on the proposal. The moratorium would expire in ninety days or sooner if the Board adopts new language to the development regulations before the moratorium expiration date.

**Motion** by Commissioner Riden, Seconded by Commissioner Ainslie to adopt the temporary moratorium resolution on subdivision development for further review of the proposed changes to the Morgan County Development Regulations. (2020-RES-010). Unanimously Approved.

**COMMISSIONER LIAISON REPORTS**

Commissioners gave updates on Liaison assignments.

**PUBLIC COMMENTS ON AGENDA ITEMS**

There were no public comments.

**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