

Minutes of Public Hearing  
Elbert County Board of Commissioners  
Monday, September 11, 2017 5:00 P.M.

A Public Hearing was held to hear rezoning request as follows:

- 1) Request from Lynn Norton to rezone 36 acres from Agriculture to Industrial. Property is located on Sweet City Road. The Planning Commission voted to approve this zoning change.

There were no comments regarding this request.

- 2) Request from Thirteen Forks LLC, to rezone 128 acres from Agriculture to Industrial. Property is location on Thirteen Forks Road. The Planning Commission voted to approve this zoning change.

Rob Leverette, agent for Thirteen Forks LLC, was in attendance and asked for the Board's favorable consideration of this request.

There were no other comments regarding this request.

- 3) Request from Bradley Ripple to rezone 178 acres from Agriculture to Industrial. Property is located on William Smith Road and Luther Burton Road. The Planning Commission voted to deny this zoning change. The purpose of the rezoning change request is to allow granite aggregate mining on the site.

Several people spoke in opposition to this rezoning request.. Doug and Doris Zakroczynski, Buddy and Robin Smith, Dwayne Moore, Jeff Moore, Charlotte Day, Kathy Rocque. Chris Kubas of the Elberton Granite Association spoke in favor of the request. Also, Mr. Charles Leggett, attorney for Mr. Ripple spoke on his behalf. He stated that Mr. Ripple's intention is once the zoning change is approved, he will give up the mining rights for a conservation easement, thereby placing a value on what he is giving up. He did also say that he cannot guarantee that will happen, but that is the intention.

There being no further comments, the public hearing was closed at 5:50 P.M.

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Chairman Tommy Lyon called the meeting to order. Present were Chairman Lyon, Vice Chairman Horace Harper, Commissioner Lee Vaughn, Commissioner Chris Alexander, Commissioner Kenneth Ashworth, Commissioner Freddie Jones, County Attorney Bill Daughtry, County Administrator Bob Thomas, County Clerk Tamara Butler, CFO Phil Pitts.

After the pledge to the United States flag the invocation was given by Chairman Lyon.

**Adoption of Agenda.** Commissioner Ashworth made a motion to adopt the agenda. Commissioner Harper seconded the motion. Upon voting the motion carried 5-0.

**Adoption of the Minutes of the meeting of August 14, 2017.** Commissioner Alexander made a motion to adopt the minutes. Commissioner Jones seconded the motion. Upon voting the motion carried 5-0.

**Discussion and approval of bids up to \$150,000 for a fuel farm project at the Elbert County Airport.** Mr. Thomas stated he would like to amend the amount to \$245,150. Adding, a Property Map Update and Airfield Lighting Design. The FAA will fund 90 % or (\$220,635), State 5% or (\$12,257) and local match of \$12,257 with estimated \$6,000 in-kind work or (\$6,257 local funds required). Commissioner Vaughn made a motion to approve \$245,150 for the airport projects. Commissioner Harper seconded the motion. Upon voting the motion carried 5-0.

**Discussion and approval of a Beer and Wine license for Shamire Samsodeen (S & G, Inc.) dba Lily's Corner at 1431 Bowman Highway (formerly Madden's).** Mr. Thomas stated that all requirements have been met and taxes paid. Commissioner Ashworth made a motion to approve the Beer and Wine license. Commissioner Jones seconded the motion. Upon voting the motion carried 5-0.

**Discussion and approval of the following rezoning request.**

- a) Case# 023-012- Request from Lynn Norton to rezone 36 acres on Sweet City Road from Agriculture to Industrial. The Planning Commission voted to approve the zoning change.

Commissioner Ashworth made a motion to approve this rezoning request. Commissioner Vaughn seconded the motion. Upon voting the motion carried 5-0.

- b) Case# 028-030- Request from Thirteen Forks LLC to rezone 128 acres on Thirteen Forks Road from Agriculture to Industrial. The Planning Commission voted to approve the zoning change.

Commissioner Vaughn made a motion to approve this rezoning request. Commissioner Ashworth seconded the motion. Upon voting the motion carried 5-0.

- c) Case# 050-044B- Request from Bradley Ripple to rezone 178 acres on William Smith and Luther Burton Roads from Agriculture to Industrial. The Planning Commission voted to deny this zoning change.

Commissioner Alexander made a motion to follow the recommendation of the Planning Commission and deny this rezoning change. Commissioner Ashworth seconded the motion. Before voting, Commissioner Vaughn stated that he was aware of the citizen's concerns of water quality if an aggregate mine is put on the property. He would like for the Planning Commission to reevaluate and study the water issue more thoroughly before making a decision. Commissioner Alexander commented that this was a residential area but if it were not he would not have a problem with approving the rezoning change therefore he stands by his decision to follow the recommendation of the Planning Commission and deny this rezoning change. Upon voting the motion carried 4-1 with Commissioner Vaughn opposing.

**Discussion and approval to move forward with a proposal from ABM Building Solution to provide an Energy audit for services including engineering, audits, design, construction, project management and ongoing support of proposed installed energy systems for certain county facilities.** This project must include a proposal for revenue neutral payback from existing utility payments. Mr. Thomas stated that we spend over \$30,000 per month on utilities. We have an opportunity to improve our system; whether it be HVAC, lighting, or water. He would like to move forward with this proposal to start an audit on certain buildings and have ABM present the findings to us to figure out where we can find savings. Commissioner Ashworth made a motion to approve moving forward with energy audit from ABM. Commissioner Harper seconded the motion. Upon voting the motion carried 5-0.

**Discussion and approval of a request to include a binding ballot question on the May 22, 2018 county-wide general election regarding future funding of the Elbert Memorial Hospital through a millage rate.** Mr. Daughtry stated that he spoke with Probate Judge Stephanie Hewell about this and there is a rule against having advisory elections; but it has not been aggressively enforced. He said that this is something that may not be allowed but he understands that another county has addressed this issue and had the referendum approved by the Georgia General Assembly. He will talk to the attorney of that county and find out more information. After more discussion; the item was tabled until further review and will be brought back before the Board at the October meeting.

**Discussion and approval to allow EMS authorization to request bids for the purchase of a new ambulance to replace a 2008 model with 187,128 miles.** Commissioner Harper made a motion to allow EMS to seek bids for a new ambulance. Commissioner Jones seconded the motion. Upon voting the motion carried 5-0.

**Discussion and approval of bids for a skid-steer and mini-excavator equipment for the Road Department to be used as a supplement on road work and other projects. Four bids were received:**

Ag-Pro – Skid Steer -\$72,00 and Mini Excavator - \$67,500  
Bobcat - Skid Steer -\$63,644.07 and Mini Excavator -\$70,341.64  
Greenville Tractor - \$66,395 and Mini Excavator -\$63,800

James Short - \$62,775.82 and Mini Excavator -\$60,697.19

Commissioner Ashworth made a motion to approve the low bid from James Short. Commissioner Jones seconded the motion. Upon voting the motion carried 5-0.

**Financial Report.** Mr. Pitts stated through August, the General fund is 2.9% over budget. The General Fund has spent \$436,906 more thru august 2017 than thru August 2016. A large part of this is due to there being three pay periods in the month of August.

**Public Comments.** There were no public comments

**Adjournment.** Commissioner Harper made a motion to adjourn. Commission Ashworth seconded the motion. Upon voting the motion carried 5-0.