

GRADY COUNTY BOARD OF COMMISSIONERS

MEETING WORKSHOP MINUTES

August 6, 2020 Meeting

The Grady County Board of Commissioners met on August 6, 2020 at 9:00 am for a Workshop Meeting for Ordinances. Commissioners Keith Moye, June Knight, Ray Prince, Phillip Drew, LaFaye Copeland, County Administrator Buddy Johnson, County Clerk John White, County Attorney Gabe Ridley, Code Enforcement Director Brian Harrison, Jeanette Shurley and Gary Jones with the Planning Commission were present.

Mr. Moye called the meeting to order.

Mr. Moye asked Mr. Ricky Powe to give the invocation and pledge to the flag.

Motion by Mr. Drew, second by Mr. Prince to approve the agenda. The motion was approved.

Ordinance Review:

Chicken Houses – Mr. Harrison shared the set back requirements of our county and our neighboring county and Grady County has stricter requirements than our neighbors. Mr. Moye recognized Mr. Rusty Powe who is a farmer. Mr. Powe shared with the commissioners that a plan must be filed with the State Department of Agriculture for chicken house operations. If there is a complaint against the farming operation, the Department of Agriculture will investigate and make recommendations for correction to the farming operation and the Integrator. If corrections are not made, then the operation could be fined, and the farmer could have his contract pulled by the Integrator. Mr. Powe stated that he felt more setbacks was not the answer but referring the complaints to the Department of Agriculture. The board instructed Mr. Harrison to refer all complaints related to chicken house operations to the Georgia Department of Agriculture.

Addresses- Mr. Harrison stated that it has come to Code Enforcement's attention that some homeowners want lot numbers done away with as addresses on private drives. Mr. Harrison stated that the major issue would be getting the new addresses on the 911 map. The cost for signage for the private drives would be somewhere around \$7,400.00. Mr. Moye would also like for Code Enforcement to see if they could issue addresses for vacant lots. Mr. Moye stated that it would help when responding to emergencies as a Volunteer Fire Fighter. Code Enforcement stated they would look at procedures to assign addresses for vacant lots. Mr. Johnson will check on the cost to add the addresses to the 911 maps and let the board know the cost. It was also suggested that Richard Phillips, EMA/Volunteer Fire Chief should be involved in this process.

Nuisance Abatement- Mr. Harrison stated that there is such an ordinance under solid waste, but it is a bit of a stretch.

Attorney Ridley stated that the board has adopted an ordinance which requires an appeals board and one has never been established.

Mr. Harrison also stated there is no budget for nuisance abatement and the process requires money.

Mr. Ridley stated that we need to update what we have due to state updates and requirement.

It was suggested that we check with Municode who is doing our recodification and see if they have a model nuisance abatement model, we could use to update this ordinance.

A short recess was taken at 10:10 am.

The meeting resumed at 10:20 am.

Zoning- Mr. Harrison stated this is a topic that the Planning Commissioner requested he present. Currently Grady County only regulates specific land uses and that is all that Code Enforcement can address. Mr. Moye stated that he is in favor of Zoning.

Mrs. Knight stated she is not for zoning.

In 2011 a draft zoning proposal was developed.

Mr. Gary Jones with the Planning Commission is in favor of zoning.

Mr. Prince states that when they start developing the lake, zoning will need to be in place.

Mr. Harrison shared the zoning map from Thomas County.

Mr. Jones stated that in 2007-2008 that Rusty Moye had a plan for the lake to pay for itself and no one can find the plan.

Zoning allows for variances.

Mr. Jones stated that you could use the Draft Zoning Proposal from 2011 as a base to develop zoning.

The JDA has stated that we lose out on grants and business opportunities due to not having zoning.

Mr. Jones emphasized that zoning is for landowner protection and not to tell you what you can or cannot do with your land.

Mr. Ridley stated Zoning Ordinances are enforceable in court.

Mr. Jones states there are around 30 counties out of the 159 in Georgia that do not have zoning.

Mr. Prince stated that to progress forward as a county, we will have to have zoning.

Mr. Jones thinks that the 2011 draft was completed using a grant.

Mr. Ridley suggested that they work with the Tax Assessors office to gather information.

Mr. Johnson stated there are only 5 counties in Southwest Georgia that do not have zoning regulations.

Mr. Moye stated he would like to see an updated map of what zoning would look like in Grady County so he could better understand the potential impacts.

The Planning Commission will look at getting the information.

Travel Trailers/Mobile Home Park- Mr. Harrison stated that this ordinance needs to be reviewed as it has not been touched since 1990's. Mr. Harrison stated that the travel trailer part needs to be updated. Mr. Harrison stated that in the past they have been allowing people to live in them as long as they have a septic tank and water hook up. They do not allow travel trailers to be rented. Mr. Harrison stated he needs guidance on this ordinance.

The board stated for Mr. Harrison to work with Mr. Ridley on this ordinance.

RV Park- Mr. Harrison stated that this is not a regulated use. He stated the state has a lot of regulations and we may be able to piggy-back on those regulations.

The board would like to see some setback regulations.

Mr. Harrison will look around at our neighboring counties and see what regulations they have in place for RV Parks.

Land Use Ordinance Variation Criteria- Mr. Johnson stated that we just need to have a conversation on the variance language found in 6-13.

After review of the language, Mr. Ridley suggested a provision for a Special Use Permit that would be more user friendly.

The Board instructed Mr. Ridley to look at developing a Special Use Permit section for the Land Use Regulations.

Commissioners Meetings- Mr. Johnson stated that the Ordinances require two Board meetings per month. Mr. Johnson suggested looking at using the morning meeting on the first Tuesday of the month as more of a workshop meeting and have the second meeting on the third Tuesday of the month at 6:00 pm as the formal business meeting.

Mr. Moye stated his if often asked about why we have business meetings when people are working.

The board asked Mr. Ridley to look at the wording of this ordinance.

Mr. Moye asked about whether we needed to look at the ordinance requiring the County Administrator to be a county employee. Mr. Johnson stated he is happy being a county employee and it is up to the board.

Mr. Moye asked Mr. Ridley to look at the language in the ordinance as see if it could be adjusted.

Mr. Prince stated he is getting calls about someone shooting an AK-47 after dark and was wondering if there were any regulations to address the activity.

Mr. Harrison stated that was not addressed in our Specific Land Use Ordinance so Code Enforcement could not address the activity.

ADJOURNMENT

Motion to adjourn was made by Mr. Drew and second by Mrs. Knight. The motion was approved.

KEITH MOYE, CHAIR

PHILLIP DREW, VICE-CHAIR

RAY PRINCE, COMMISSIONER

JUNE KNIGHT, COMMISSIONER

LAFAYE COPELAND, COMMISSIONER

ATTEST:

JOHN WHITE, COUNTY CLERK