

**Gordon County Board of Commissioners**  
**Work Session Minutes**  
**January 17, 2023**

**Members Present**

Bud Owens, Commissioner  
Kevin Cunningham, Commissioner  
Chad Steward, Commissioner  
Bruce Potts, Commissioner  
Kurt Sutherland, Commissioner

**Others Present**

James F. Ledbetter, County Administrator  
Keith King, Interim County Clerk  
30 Guests  
Media

Commission Chairman Bud Owens called the meeting to order at 5:19 p.m.

**Discussion of Regular Agenda Items:**

Zoning Application Z22-29 HMO Properties, LLC's request to rezone A-1 to C-G:

County Administrator Ledbetter explained that the former owners of the property had the parcel rezoned to C-G in order to develop the property. However, the property was later rezoned back to A-1. Now HMO Properties LLC is looking to develop the property for a storage facility much like that they own at Blackwood Springs. The application comes to the Board from the Planning and Zoning Commission with the recommendation for approval. Mr. Ledbetter stated for the record that the commercial development part of the property can not exceed ten acres and noted that HMO Property LLC's site plan drawings does indeed show the development less than ten acres.

Adoption of the 2023 Gordon County Emergency Operations Plan:

Mr. Ledbetter reminded the board that the Emergency Operating Plan is updated every four years. The plan has been funded by a grant and has included an expert in the field to help draft the plan. Mr. Ledbetter stated that the plan would need to be adopted by the Board and three signatures are needed by the Chair.

Application for Malt Beverage, Wine, and/or Liquor License for Mapco Express / DBA Delta Express located at 973 Hwy 53 Calhoun, Georgia 30701:

Mr. Ledbetter stated that this license did not meet the deadline for newspaper advertisement in order to have it within the batch approval of December 2022. Mr. Ledbetter went on to explain that the application is in order and is recommended for approval.

Request from the Sheriff's Office to Surplus County Property:

Mr. Ledbetter listed the surplus property as (1) Glock Model 45 9mm with serial number BVAG956. The firearm is to be presented to retired Sheriff's Captain Mike Barton.

Approval of on-demand architectural & engineering services proposal by Croft and Associates:

Mr. Ledbetter stated that CROFT and Associates would be able to offer on-demand architectural and engineering services. Mr. Ledbetter explained that while Gordon County has already approved other on-demand engineering services, this service would be another tool in the tool box for Public Works Director Steve Parris. Mr. Ledbetter mentioned that Jim and Joe Croft are from Gordon County and are familiar with the community. Mr. Ledbetter stated that the on-demand rates are in the Board's packet.

Commission Chairman Bud Owens asked if there were any obligations within the contract that would prohibit the County from using other on-demand companies or going out to bid for projects.

Mr. Ledbetter answered that there was nothing within the proposal that would prohibit Gordon County from using any other service.

Approval of the Board of Commissioners' Committee Appointments:

Mr. Ledbetter explained that per the Commission rules, the Chairperson sets the committee appointments and the list is on the agenda for the Board's review.

**For Board Consideration**

Presentation of CASA of NW Georgia:

Representatives of CASA shared information about the CASA program with those in attendance. The representatives also shared information concerning foster care stats in Gordon County.

Request Concerning Tennis Amenities at the Sonoraville Recreation Center:

Representatives from the Sonoraville High School Tennis Team presented a slide presentation to the Board of Commissioners for the need of upgrades and additions to the Sonoraville Parks and Recreation Tennis Courts.

**Adjournment:**

Commission Chair Bud Owens adjourned the Work Session at 5:47 p.m.

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Commission Chairman, M.L. "Bud" Owens

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Keith D. King, Interim County Clerk

**Gordon County Board of Commissioners**  
**Regular Session Minutes**  
**January 17, 2023**

**Members Present**

Bud Owens, Commissioner  
Kevin Cunningham, Commissioner  
Chad Steward, Commissioner  
Bruce Potts, Commissioner  
Kurt Sutherland, Commissioner

**Others Present**

James F. Ledbetter, County Administrator  
Keith King, Interim County Clerk  
10 Guests  
Media

Chairman Bud Owens called the meeting to order at 6:00 p.m.

**Invocation and Pledge**

Commissioner Chad Steward led the invocation and pledge of allegiance.

**Employee Recognition**

Employees with Anniversary Hire Dates in January 2023

Commissioner Potts read the list of employees with anniversary hire dates in December.

Commissioner Sutherland drew the name of Tracy Manis as Employee of the Month for January 2023.

**Approval of Minutes**

Chairman Owens asked if there are any additions, omissions, or deletions to the Minutes for the Work Session and Regular Session of January 3, 2023. Commissioner Cunningham made a motion to approve the Minutes. Commissioner Potts seconded the motion and Commissioners Owens, Cunningham, Steward, Potts, and Sutherland voted aye. The motion passed 5-0.

**Administrator's Report**

Administrator Ledbetter read the report. (Copy Attached)

**Commissioner's Report**

- A. Commissioner Sutherland's Report: Commissioner Sutherland reported that he attended the retirement reception for Fire & Rescue Lt. Eddie Fair on January 4th.
  
- B. Commissioner Potts' Report: On January 4th, Commissioner Potts attended the retirement reception for Fire & Rescue Lt. Eddie Fair. On January 6th, Commissioner Potts visited the Public Works crew working on Covington Bridge Road where they were ditching with the gradall. On January 9th, Commissioner Potts met with citizens to

discuss the future of Gordon County. On January 10th, Commissioner Potts attended the Keep Calhoun Gordon County Beautiful (KCGB) Recycling Committee Meeting. On January 11th, Commissioner Potts attended the ribbon cutting of MC Transactions. On January 12th, Commissioner Potts attended the Board of Health meeting. On January 14th Commissioner Potts visited the Scout Group on Bud Hardy Road and GA Cumberland Academy students on Reeves Station Road as they participated in Adopt-a-mile road clean up projects. On January 17th, Commissioner Potts attended the Airport Authority meeting.

- C. Commissioner Steward's Report: Nothing to report at this time.
- D. Vice-chairman Cunningham's Report: Vice-chairman Cunningham attended the ribbon cutting for MC Transactions. Vice-chairman Cunningham stated that he had also met and/or spoken with Administrator Ledbetter on several occasions.
- E. Chairman Owens' Report: Chairman Owens stated that he attended the retirement reception for Fire & Rescue Lt. Eddie Fair. Chairman Owens presented photo slides from the recent Leadership Calhoun-Gordon County retreat and stated that they will be joining the February 21st Commission meeting.

### **Public Hearing for Zoning**

Chairman Owens asked for a motion to open the Public Hearing for Zoning. Commissioner Potts made the motion, Commissioner Cunningham seconded the motion. The motion passed 5-0.

- A. Zoning Application Z22-29 HMO Properties, LLC's request to rezone A-1 to C-G: Mark, Matt, Russell Owen 146 Shope Lake 12.25 acres 078-325  
County Administrator Ledbetter explained that the former owners of the property had the parcel rezoned to C-G in order to develop the property. However, the property was later rezoned back to A-1. Now HMO Properties LLC is looking to develop the property for a storage facility much like that they own at Blackwood Springs. The application comes to the Board from the Planning and Zoning Commission with the recommendation for approval. Mr. Ledbetter stated for the record that the commercial development part of the property can not exceed ten acres and noted that HMO Property LLC's site plan drawings does indeed show the development less than ten acres.

Commissioner Steward made a motion to approve Zoning Application Z22-29 HMO Properties, LLC's request to rezone A-1 to C-G. Commissioner Sutherland seconded the motion and the motion passed 5-0.

Commissioner Potts asked applicant Mark Momon if the development would include an office space. Mr. Momon explained that it is not completely decided at this time but HMO Properties LLC is looking into more digital access that would limit the need for on-site personnel.

Commissioner Sutherland stated that he lives close to another property that HMO Properties LLC operates and explained that the property is always in a clean and orderly fashion.

Chairman Owens asked for a motion to close the Public Hearing for Zoning. Commissioner Potts made the motion, Commissioner Cunningham seconded the motion, and the motion passed 5-0.

### **Consideration of Unfinished Business**

- A. None

### **Consideration of New Business**

- A. Adoption of the 2023 Gordon County Emergency Operations Plan:

Chairman Owens asked for a motion to adopt the 2023 Gordon County Emergency Operations Plan. Commissioner Cunningham made the motion, Commissioner Potts seconded the motion, and the motion passed 5-0.

- B. Application for Malt Beverage, Wine, and/or Liquor License for Mapco Express / DBA Delta Express located at 973 Hwy 53 Calhoun, Georgia 30701:

Chairman Owens asked for a motion to approve the application for Malt Beverage, Wine, and/or Liquor License for Mapco Express / DBA Delta Express located at 973 Hwy 53 Calhoun, Georgia 30701. Commissioner Steward made the motion, Commissioner Potts seconded the motion, Commissioners Owens, Steward, Potts, and Sutherland voted aye, and Vice-chairman Cunningham voted nay. The motion passed 4-1.

- C. Request from the Sheriff's Office to Surplus County Property:

Chairman Owens asked for a motion to surplus (1) Glock Model 45 9mm with serial number BVAG956 and for the firearm to be presented to retired Sheriff's Captain Mike Barton. Commissioner Sutherland made the motion, Commissioner Cunningham seconded the motion, and the motion passed 5-0.

- D. Approval of on-demand architectural & engineering services proposal by Croft and Associates:

Chairman Owens asked for a motion to approve the on-demand architectural & engineering services proposal by Croft and Associates and to give County Administrator

Ledbetter the authority to sign the proposal. Commissioner Potts made the motion, Commissioner Steward seconded the motion, the motion passed 5-0.

E. Approval of the Board of Commissioners' Committee Appointments:

Chairman Owens explained that this is not for Board action but he has spoken with each commissioner concerning the departments that will be a part of each committee.

**Adjournment**

There being no further business, Chairman Owens adjourned the January 17, 2023 Regular Session at 6:29 p.m.

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Commission Chairman, M.L. "Bud" Owens

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Keith D. King, Interim County Clerk