



Gordon County Board of Commissioners
Work Session Minutes
Tuesday, March 21, 2023
Judicial Building Assembly Room - 5:00 PM

I. Discussion of Regular Session Agenda Items

Mr. Ledbetter gave an overview of the agenda.

II. For Board Consideration

A. Departmental Report by Code Compliance

Chair Owens stated the Code Compliance Officer Jim Bradford was unable to attend the meeting and asked Mr. Ledbetter to report on his behalf. Mr. Ledbetter stated he was recently awarded a Level III Code Enforcement Officer from the University of Georgia. Stated he has around twenty-two (22) hearings to go before the Magistrate Court at their first Hearing in April.

B. Broadband Update from Comcast

Mr. Ledbetter stated we did receive a written report from Comcast, there have not been many changes from the last update and construction had an anticipated start date of four (4) months.

III. Reminders and Information

- A. Next Commission Meeting: April 4, 2023
- B. Board Appointments
- C. Cash and Investments Report
- D. ACCG Annual Training Calendar

IV. Executive Session to discuss litigation, property acquisition, and/or personnel

Chair Owens asked for a motion to enter into Executive Session. Commissioner Steward made a motion, seconded by Vice-Chair Cunningham. The motion carried 5-0.



Gordon County Board of Commissioners
Tuesday, March 21, 2023
Judicial Building Assembly Room - 6:00 PM

PRESENT: Commissioners: Chair M.L. "Bud" Owens, Vice-Chair Kevin Cunningham, Chad Steward, Bruce Potts, Kurt Sutherland; County Administrator and Attorney Jim Ledbetter, County Clerk Hollis Barton, Executive Assistant Keith King; County Extension Coordinator Greg Bowman, Extension Agent Allie Griner, Jenica Weaver, William Parish, Hunter Petty, Emergency Management Director Courtney Taylor; Brandi Owczarz, Cassie Ferguson

I. Call To Order

Chair Owens called the meeting to order.

II. Invocation and Pledge of Allegiance

Chair Owens led the Invocation, Vice-Chair Cunningham led the Pledge of Allegiance.

III. Approval of Minutes - Commissioner Potts made a motion to approve, seconded by Commissioner Sutherland. The motion carried 5-0.

A. Adopt minutes of Work, Executive, and Regular Session of March 7, 2023

B. Adopt minutes of Planning and Executive Session of March 10, 2023

IV. Approval of the Agenda

Vice-Chair Cunningham made a motion to approve, seconded by Commissioner Steward. The motion carried 5-0.

V. Public Participation

A. Cassie Ferguson, 223 Woodland Drive, Calhoun: - Mrs. Ferguson addressed the Commission regarding a concern for safety on Boone Ford Road.

VI. Administrator's Report

Mr. Ledbetter presented his report to the Commission.

VII. Commissioner's Report

A. Vice-Chair Cunningham

Stated he and Chair Owens had met with the City earlier today to discuss impact fees.

B. Commissioner Steward

Stated he met with Mr. Ledbetter, Finance Director Andrea Bramlett, County Clerk Hollis Barton, and Executive Assistant Keith King toured the current courthouse project. Attended the retirement party for E-911 Director Debbie Vance, Work Session that same Friday and attended the Resaca City Council Meeting.

C. Chair Owens

Stated on March 10th, attended Ms. Vance's retirement party as well as a scheduled Work Session to discuss SPLOST. On the 17th, attended the Quality Review Committee immediately followed by the Public Safety Committee. Stated earlier today, met with the City and County officials to discuss mutual projects.

D. Commissioner Potts

Provided an update and highlights for Parks and Recreation; on March 17th went to the Senior Center with Mr. King. Noted upcoming events for the department for the remainder of March and April. March 8th met with Chief Magistrate Rasbury to discuss budget items and the new space; also attended a ribbon cutting at the First National Community Bank; March 9th attended the ACCG Legislative Breakfast with Mr. King and Mrs. Barton; attended the quarterly Quality of Life Committee and discussed programs, community connections, and budgets. Also attended Debbie Vance's retirement party. March 10th, attended the called Planning Session for SPLOST discussions, and attended the Airport Authority meeting earlier today.

E. Commissioner Sutherland

Stated he also attended Debbie Vance's retirement and the Work Session scheduled for March 10th. On March 15th, attended the Public Works and Facilities Committee to discuss upcoming projects as well as updates from Building and Grounds. Stated he had received a large amount of calls over the last several weeks regarding the subdivision on Boone Ford Road as well as the recent accident.

VIII. Public Hearing for Zoning

Chair Owens explained the rules of the Public Hearing and asked for a motion to open the Public Hearing. Commissioner Steward made a motion to open the Public Hearing, seconded by Commissioner Potts. The motion carried 5-0.

- A. **Application Z23-04 requesting rezoning from Agricultural (A-1) to Residential Agricultural District (RA-1) located at 3805 Chatsworth Highway, Resaca, Georgia 30735; Gordon County Tax Parcel 061-058. The Planning Commission voted 5-0 to approve.** - Mr. Ledbetter gave an overview of the request. Commissioner Potts made a motion to approve, seconded by Vice-Chair Cunningham. The motion carried 5-0.
- B. **Application Z23-07 requesting rezoning from Agricultural (A-1) to Multi-Family Residential (R-5) for a 10.86 acre lot located between Blackwood Place SE and south of Public Safety Drive; Gordon County Tax Parcel 057B-066. The Planning Commission voted 5-0 to approve.** - Mr. Ledbetter gave an overview of the request. Mr. McKnight was available for comments and questions.

Mr. John McKnight with Southeast Housing Partners, LLC was in attendance on behalf of the applicant. Commissioner Potts inquired about the aesthetics of the development. Mr. McKnight responded that they would be brick and plain siding, no vinyl siding would be used. Commissioner Potts then asked how many units the applicant was proposing. Mr. McKnight rescinded up to seventy-two (72) units.

Mr. Ledbetter inquired about the qualifications of the tax credit program for reduced rent for qualified incomes. Mr. McKnight responded that the units would be mixed incomes; a portion of the units falling under the program Mr. Ledbetter was referring to. Stated there would be an income requirement and a rent cap that would apply to those units, as well as a portion of the units that would be market reduced that would not be subject to the income requirements. Mr. Ledbetter asked for the lowest anticipated rent. Mr. McKnight responded they are currently in the process of conducting a market study and the estimate was subject to change; however, at this time, and within the sixty percent threshold a one bedroom would be \$ 550, two bedroom \$ 650, and three bedroom \$ 720.

Mr. Ledbetter then inquired about the entrance location. Mr. McKnight stated at this time they are planning to have vehicular access off of Blackwood and do not have any plans for vehicular access off of Public Safety Drive or Belwood. Mr. McKnight then stated they do have a small portion of the adjacent property under contract for the purpose of sewer extension and to connect the sewer line.

Mr. Ledbetter and Mr. McKnight then discussed the requirements that would need to be met, Mr. McKnight responded he had not yet spoken with the Public Works Department however they did have a boundary survey performed and a Civil Engineer he works with put together a site plan.

Commissioner Sutherland then inquired about the specific location of the vehicular access and site distance concerns. Mr. McKnight stated when they are in the design phase they will commission full civil plans and would then work with Public Works to ensure the entrance is designed in a safe and acceptable manner.

Vice-Chair Cunningham then inquired about the entrance and suggested an alternate location, Mr. McKnight stated they were not opposed to the suggestion. Commissioner Sutherland agreed with Vice-Chair Cunningham's suggestion.

Chair Owens asked for Mr. Ledbetter's perspective. Mr. Ledbetter stated they would leave the discretion to Public Works Director Steve Parris who would be collaborating with the developers. Chair Owens asked Mr. McKnight if he would be willing to work with the Public Works department, Mr. McKnight answered that they would certainly work with them to come to a solution that would work for all parties.

Chair Owens asked for a motion. Commissioner Potts made a motion to approve, seconded by Commissioner Steward. The motion carried 5-0.

Chair Owens then asked for a motion to move out of the Public Hearing. Commissioner Potts made a motion to adjourn, seconded by Commissioner Steward. The motion carried 5-0.

IX. Consideration of Unfinished Business

X. Consideration of New Business

A. Agriculture Week Proclamation

Chair Owens presented the 2021 FarmGate values in areas Gordon County placed within the top 15 spots in Georgia. The proclamation was then presented to Greg Bowman and Allie Griner with the Cooperative Extension Office. Members Jenica Weaver, William Parish, and Hunter Petty then spoke to the Commission on 4-H and the benefits of the program.

B. Appointment or reappointment to the Development Authority. This will be a four-year term that will expire April 1, 2027.

Chair Owens presented the item to the Commission. Commissioner Potts made a motion to reappoint Jesse Vaughn, seconded by Vice-Chair Cunningham. The motion carried 5-0.

- C. Appointment or reappointment to the Development Authority. This will be a four-year term that will expire April 1, 2027.**

Chair Owens presented the item to the Commission. Commissioner Sutherland made a motion to reappoint Randall Fox, seconded by Commissioner Steward. The motion carried 5-0.

- D. Appointment or reappointment to the Gordon-Floyd Development Authority. This will be a three-year term that will expire April 1, 2026.**

Chair Owens presented the item to the Commission. Vice-Chair Cunningham made a motion to reappoint Jesse Vaughn, seconded by Commissioner Potts. The motion carried 5-0.

- E. Request from Probate Court to award bid regarding scanning and digitizing Probate Court records to Kofile Technologies, Inc. in the amount of \$223,644. This will be budgeted using American Rescue Plan Act funds.**

Chair Owens presented the item to the Commission. Commissioner Sutherland made a motion to approve, seconded by Commissioner Potts. The motion carried 5-0.

- F. Request from Gordon County Fire Department to approve an Intergovernmental Agreement for mutual aid with Bartow County for Fire Service Delivery.**

Chair Owens presented the item to the Commission. Vice-Chair Cunningham made a motion to approve, seconded by Commissioner Potts. The motion carried 5-0.

- G. Acceptance of dedication of Momeni Drive from OWR, LLC to Gordon County.**

Chair Owens presented the item to the Commission. Commissioner Potts made a motion to approve, seconded by Commissioner Sutherland. Mr. Ledbetter stated that Public Works Director Steve Parris has been a part of the process in watching the road be built and has inspected the road and found it to be satisfactory. The motion carried 5-0.

- H. Request from Gordon County Fire Department to approve an agreement with Life Safety Inspection Vault, LLC to provide web-based reporting data management for the Fire Prevention Division.**

Chair Owens presented the item to the Commission. Commissioner Potts made a motion to approve, seconded by Vice-Chair Cunningham. The motion carried 5-0.

XI. Adjourn

Commissioner Potts made a motion to adjourn the meeting, seconded by Commissioner Steward. The motion carried 5-0.