

**COFFEE COUNTY BOARD OF COMMISSION
REGULAR MEETING
MONDAY, APRIL 4, 2022
9:30 O'CLOCK A.M.
COMMISSIONERS MEETING ROOM**

Coffee County Board of Commissioners met in regular session on Monday, April 4, 2022, at 9:30 o'clock a.m. with the following present: Chairman AJ Dovers, Vice-Chairman Ted O'Steen, Commissioners Johnny Wayne Jowers, Jimmy Kitchens and Oscar Paulk. Also present were County Attorney Tony Rowell, County Administrator Wesley Vickers, and County Clerk Tracie Vickers. Also present were Agency Directors/Department Heads and members of the public.

Chairman Dovers called the meeting to order and welcomed everyone. Chairman Dovers asked Tony Rowell, County Attorney, to give the invocation. Everyone participated in the pledge of allegiance to the flag of the United States of America.

Chairman Dovers asked for a motion to approve the minutes. Commissioner Paulk made a motion to approve the minutes of the pre-meeting work session and the regular meeting held on March 7, 2022, and this was seconded by Commissioner O'Steen. All Commissioners unanimously agreed.

Chairman Dovers asked for a motion to approve the agenda. Commissioner Jowers made a motion to approve the agenda. This was seconded by Commissioner Kitchens. All Commissioners unanimously agreed.

Attorney Rowell read the Conflict-of-Interest statement for the CDBG grant project for Jacobs Circle and Daniels Way. Attorney Rowell asked the Commission if any employee, agent, consultant, officer, or elected official or appointed official of the state, or of a unit of general local government, or of any designated public agencies, or subrecipients could be affected in any way by CDBG funding? If so, there must be a full disclosure submitted to the Georgia DCA as part of the 2022 CDBG application of how this would affect them. Therefore, does any members of this Board have any interest, interest of family members, or business interest in this project target area or will they be affected by the CDBG funding on this action item? There were no affirmative answers on this conflict of interest.

County Administrator Vickers reviewed the 2022 CDBG submittal resolution to submit an application to obtain FY 2022 CDBG funds for street paving, flood and drainage improvements on Jacobs Circle and Daniel Way. Attorney Rowell has already spoke about any conflict of interest. This is adopting the Resolution to approve the application. Chairman Dovers asked for a motion to approve or reject the 2022 CDBG submittal resolution. Commissioner Kitchens made a motion to approve the Resolution. Commissioner Jowers seconded the motion. All Commissioners unanimously agreed.

County Administrator Vickers stated that Wendell and Dale Batten have made application for a road closure for a portion of Kingwood Road. This is approximately 3,400 feet of road. Landowners on this road have been properly notified. There will also be a cul-de-sac at the end of this road. Chairman Dovers asked for a motion to enter a public hearing at 9:36 a.m. Commissioner Kitchens made a motion to enter a public hearing. Commissioner O'Steen seconded the motion. All Commissioners unanimously agreed. Ms. Dale Batten, 1401 Kingwood Road, stated that she understands that they will have to maintain the road and states that they will adhere to that requirement. Mr. Karl Wolters, 630 Batten

Road, asked will the cul-de-sac be large enough. Attorney Rowell stated that Statewide Engineering will be handling the engineering and it will be adequate. Chairman Dovers asked for any other comments. There were no more public comments. Chairman Dovers asked for a motion to close the public hearing. Commissioner Paulk made a motion to close the public hearing at 9:38 a.m. Attorney Rowell stated it was discussed at the pre-meeting work session and it was decided that the applicants will be responsible for fees for the engineering cost. Commissioner Jowers stated the County needs a right-of-way deed on the cul-de-sac property so the cul-de-sac can be adequate, and the cost of the engineering survey will be paid by the applicant. This approval will be made with conditions of obtaining right-of-way and engineering cost being paid by the applicant. Attorney Rowell stated with those conditions we will entertain a motion. Chairman Dovers asked for a motion to approve the Resolution for Road Abandonment for the request of road closure by Wendell and Dale Batten for a portion of Kingwood Road. Attorney Rowell stated this is contingent upon the deeded right of way being obtained and payment of engineering cost. Commissioner O'Steen made a motion to approve the Resolution. Commissioner Paulk seconded the motion. All Commissioners unanimously agreed.

County Administrator Vickers stated that Johnnie Batten, Jr. and 17C Bowens Mill, LLC have made application to close Batten Road from the property line all the way through to Kingwood Road. See the map enclosed. Required notices have been mailed and it has been properly advertised. Ms. Betty Royals has contacted him to discuss proper ways to turn around and ingress and egress to the family cemetery that joins the said property. After discussing this issue with Mr. Vickers, she is satisfied that her concerns have been addressed with the provision of the cul-de-sac. Her access is off Batten Road. Chairman Dovers asked for a motion to enter a public hearing. Commissioner Kitchens made a motion to enter a public hearing at 9:45 a.m. Commissioner Jowers seconded the motion. All Commissioners unanimously agreed. Mr. Burke Batten, Hahira, Georgia, stated their reasons for request of closing this road is for lack of persistent and legitimate through traffic and Safety concerns associated with that, applicant owners having an ingress and egress to the Bowens Mill Road, the closure of this road will be less burden and upkeep for the County Road Department. Mr. Batten stated they are willing to deed and convey any sufficient land and surveying for the requested cul-de-sac. The cemetery is very close to the road, but the cul-de-sac will be sufficient and there will not be any issues blocking this at all. There were no further public comments. Chairman Dovers asked for a motion to close the public hearing. Commissioner Jowers made a motion to close the public hearing. Commissioner Kitchens seconded the motion at 9:47 a.m. All Commissioners unanimously agreed.

Chairman Dovers asked for a motion to approve or reject the Resolution for Road Abandonment for the road closure by Johnnie Batten, Jr., and 17C Bowens Mill, LLC for a portion of Batten Road beginning at its intersection with Kingwood Road running west for approximately 2800 feet. Commissioner O'Steen made a motion to approve the Resolution for Road Abandonment. Commissioner Paulk seconded the motion. All Commissioners unanimously agreed.

Mr. Jason Whiddon, Code Enforcement Director, stated this is the first reading of the rezoning request by Mr. Walt Dockery for 6.83 acres located at 1428 Fitzgerald Highway, Broxton, GA from Agriculture to Commercial for the purpose of opening a diesel / mechanic shop. The Planning Commission has recommended approval. The Staff recommends approval of this request.

Mr. Jason Whiddon, Code Enforcement Director, stated Dania Castellanos has requested a rezoning request for 4.57 acres located at 1934 Highway 32 East from Commercial to R2, Residential for plans to build a home. All the property around this location is already zoned R2, residential. The Planning Commission met on February 17, 2022 and recommends approval of this request. The Staff

recommends approval of this request. Chairman Dovers asked for a motion to enter a public hearing. Commissioner Jowers made a motion to enter a public hearing at 9:49 a.m. Commissioner Kitchens seconded the motion. All Commissioners unanimously agreed. There were no public comments. Commissioner Jowers made a motion to close the public hearing. Commissioner Kitchens seconded the motion at 9:50 a.m. All Commissioners unanimously agreed.

Chairman Dovers asked for a motion to approve or deny the rezoning request by Dania Castellanos for 4.57 acres located at 1934 Highway 32 East from Commercial to R2-Residential. Commissioner Jowers made a motion to approve the rezoning request. Commissioner Kitchens seconded the motion. All Commissioners unanimously agreed.

Mr. Jason Whiddon, Code Enforcement Director, stated Stephen Wheeler has made application for a rezoning request for .59 acres located at 1941 Mora Road, Willacoochee, GA from Agriculture to R3, Residential for the purpose of placing a mobile home on the property. Mr. Whiddon read a portion of the Planning Comments on the Staff report attached. The Planning Commission met on February 17, 2022, and recommended denial of this request. The Staff agrees with the Planning Commission. Chairman Dovers asked for a motion to enter a public hearing. Commissioner Kitchens made a motion to enter a public hearing. Commissioner Jowers seconded the motion at 9:52 a.m. All Commissioner unanimously agreed. Mr. Stephen Wheeler, 92 Maple Street, stated that he was told everything was good from the person he bought the property from. He did not know there was an issue until he went to get his permit. That is when he found it was zoned Agriculture. Mr. Danny Dees, 46 Mora Baptist Church Road, stated he believes approving this today on ½ acre lots would create future issues. He is against this rezoning request. Mr. Jack Cliett, 1708 Mora Road, stated that he opposes this rezoning request. He referenced the well and septic tank issues associated with this property. He asked does the well and septic tank meet the criteria? He does not believe it meets the criteria. He opposes this action. There were no other public comments. Chairman Dovers asked for a motion to close the public hearing. Commissioner Paulk made a motion to close the public hearing. Commissioner O'Steen seconded the motion at 9:58 a.m. All Commissioners unanimously agreed.

Chairman Dovers asked for a motion to approve or deny the rezoning request Stephen Wheeler for .59 acres located at 1941 Mora Road, Willacoochee, Ga from Agriculture to R3- Residential. Commissioner Jowers stated based on the recommendation from Mr. Whiddon, the County Attorney, and the Planning Commission he recommends denial of this rezoning request. Commissioner Jowers even if this was approved it, this would not meet the health department requirements. Commissioner Kitchens seconded the motion. All Commissioners unanimously agreed.

County Administrator Vickers discussed the Comprehensive Plan amendment submittal for Broadband Element. Mr. Vickers stated we currently have a joint comprehensive plan with the City of Douglas, City of Broxton, City of Nicholls, and City of Ambrose. Ms. Loretta Hylton, Southern Georgia Regional Commission Senior Planner, has asked us to amend the plan to include a broadband element. The County has previously met with providers working on this. At this time, the County is not applying for any grants pertaining to this. A public hearing will be held by the City of Douglas in order to comply with rules governing plan amendments. Chairman Dovers asked for a motion to approve or reject the Comprehensive Plan Amendment Submittal for Broadband element. Commissioner Kitchens made a motion to approve the plan amendment. Commissioner Jowers seconded the motion. All Commissioners unanimously agreed.

County Administrator Vickers recommends tabling the bids for the purchase of (2) dump trucks for the road department. The bids received were:

Worldwide Equipment – (2) Mack MD6 Dump Trucks 14' bed	\$220,938.00	\$110,469.00
Rush Truck Center (2) International MV607 Dump Trucks 14' Bid	\$195,310.48	\$97,655.24

Chairman Dovers asked for a motion to approve or reject the bids for the purchase of (2) dump trucks. Commissioner Kitchens recommends tabling this item. Commissioner Jowers seconded the motion. All Commissioners unanimously agreed.

Attorney Rowell reviewed the amendment to the Intergovernmental Agreement for TAD. Attorney Rowell stated that in the TAD agreement there was Phase I and Phase II. Phase I included lending to the EDA funds from the County of \$1,000,000.00 and from the City of 1,242,164.50. It is now ready for phase II and the County and City needs to have a consolidated lending agreement for phase I and phase II. Phase II will include lending the EDA funds from the County of \$600,000.00 and from the City of Douglas \$600,00.00. the consolidated amount for Phase I and II will be \$1,842,164.50 from the City of Douglas and \$1,600,000.00 from the County. Attorney Rowell reviewed section II (B). Attorney Rowell reviewed how the agreement works with EDA for lending purposes. This agreement is ready for approval today. Chairman Dovers asked for a motion to approve or reject the amendment to the Intergovernmental Agreement for TAD. Commissioner Kitchens made a motion to approve the agreement. Commissioner Jowers seconded the motion. All Commissioners unanimously agreed.

There were no comments from the audience.

Commissioner Jowers made a motion to adjourn the regular meeting at 10:06 o'clock a.m. and this was seconded by Commissioner O'steen. All Commissioners unanimously agreed.

County Clerk

Chairman