

COFFEE COUNTY BOARD OF COMMISSIONERS
REGULAR MEETING
MONDAY, DECEMBER 17, 2018
9:30 O'CLOCK A.M.
COMMISSIONERS' MEETING ROOM

Coffee County Board of Commissioners met in regular session on Monday, December 17, 2018, at 9:30 o'clock a.m. with the following present: Chairman AJ Dovers, Vice-Chairman Charles Deen, Commissioners Jimmy Kitchens, Johnny Wayne Jowers and Oscar Paulk. Also present were County Attorney Tony Rowell, County Administrator Wesley Vickers and County Clerk Tracie Vickers.

Chairman Dovers called the meeting to order and welcomed everyone. Commissioner Paulk asked Assistant County Road Superintendent Wendell Troupe to give the invocation. Everyone participated in the pledge of allegiance to the flag of the United States of America.

Chairman Dovers announced the Senior Citizens Christmas program will be held on December 21st at Young's Chapel at 10:30 a.m.

Chairman Dovers asked for approval of the minutes of the pre-meeting work session and regular meeting held on December 3, 2018 and the Executive Session minutes held on April 17, 2017, July 3, 2017, July 17, 2017, October 2, 2017, October 16, 2017, April 16, 2018, May 21, 2018, June 18, 2018, July 2, 2018, July 16, 2018, August 6, 2018, August 13, 2018, September 4, 2018, September 26, 2018, and December 3, 2018. Commissioner Kitchens made a motion to approve the minutes. Commissioner Deen seconded the motion. All Commissioners unanimously agreed.

Chairman Dovers asked for approval of the agenda. Commissioner Jowers made a motion to approve the agenda. Commissioner Paulk seconded the motion. All Commissioners unanimously agreed.

County Attorney Rowell stated that Farmers and Merchants bank has reached out to the County for the consideration for the purchase of the Douglas Asphalt building, located at 101 North Peterson Avenue. The bank provided a commercial purchasing settlement. The price of the building is \$225,000.00 plus associated closing cost. One of the stipulations for the sale was to close by the end of 2018. Title insurance has been purchased. Attorney Rowell stated this motion will be for the purchase of the property owned by Farmers and Merchant Bank located at 101 Peterson Avenue North for \$225,000.00 plus associated closing cost. Chairman Dovers asked for a motion to approve or reject the purchase of the aforementioned property. Commissioner Paulk made a motion to approve the purchase of the real estate located at 101 North Peterson Avenue. Commissioner Jowers seconded the motion. All Commissioners unanimously agreed.

Mr. Ray Parker, Code Enforcement Director, stated Mr. Barton Walker has requested to rezone 2.42 acres at 475 Hickory Lane, Nicholls, Georgia from AG to PD. This rezoning has been approved by the planning commission on November 15, 2018. This is ready for a public hearing. All required notices have been sent and this has been duly advertised. Chairman Dovers asked for a motion to enter into a public hearing. Commissioner Jowers made a motion to enter into a public hearing. Commissioner Paulk seconded the motion. All Commissioners

unanimously agreed. There were no public comments. Chairman Dovers asked for a motion to close the public hearing. Commissioner Jowers made a motion to close the public hearing. Commissioner Paulk seconded the motion. All Commissioners unanimously agreed. County Attorney Rowell asked the Commission if there was anyone on the Board that has a financial interest or any family member or business that has any financial interest in this property issue. None of the Commission indicated that they had any financial interest in the property.

Chairman Dovers asked for a motion to approve or reject the rezoning request by Barton Walker to rezone 2.42 acres at 475 Hickory Lane, Nicholls, Georgia from AG to PD. Commissioner Kitchens made a motion to approve this rezoning request. Commissioner Deen seconded the motion. All Commissioners unanimously agreed.

Mr. Ray Parker, Code Enforcement Director, stated Springhill Land Trust / Terramore Development has requested to rezone 1.97 acres at 4736 East Baker Highway from AG to Commercial. This rezoning has been approved by the planning commission on November 15, 2018. The staff recommends approval of this request. Notices have been mailed, this has been duly posted and been properly advertised in the newspaper. Chairman Dovers asked for a motion to enter into a public hearing. Commissioner Deen made a motion to enter into a public hearing. Commissioner Kitchens seconded the motion. All Commissioners unanimously agreed. Ms. Claire Johnson Cline, 4366 East Baker Highway, stated that this Dollar General Store would connect to her land, Claire Lake Farm. Ms. Cline is concerned about litter, trespassing, loitering and crime. Ms. Cline asks the Commission to please not vote to approve this rezoning. Ms. Martha Sanders, representative of Terramore Development, stated that they do not feel as if the Dollar General Store will have a negative impact. There will be a privacy fence, and low impact lighting. This store will create jobs. Ms. Sanders stated they plan to begin construction in March 2019 and open in the summer of 2019. Mr. Jack Flanagan, 2209 Clyde Kirkland Road, stated there have been several major wrecks at this intersection. He is concerned about trash. The runoff is going to come to his property. His family is against this rezoning for the Dollar General Store to be built at this location. Mr. Chris Yawn, 3919 Old Waycross Road, stated he has a rental house and is concerned he will lose his renters, which will be right next door to the Dollar General Store. He is concerned about the lights and the noise. Mr. Yawn is against this Dollar General Store being built at this location. Ms. Flanagan, 2209 Clyde Kirkland Road, is concerned about security and traffic. Ms. Sanders stated if there are any issues you may contact Dollar General or herself and she stated that there is no correlation between Dollar General Stores and crime. Chairman Dovers asked if there were any further comments. There were no further comments. Chairman Dovers asked for a motion to close the public hearing. Commissioner Deen made a motion to close the public hearing. Commissioner Jowers seconded the motion. All Commissioners unanimously agreed.

Chairman Dovers asked for a motion to approve or reject the rezoning request from Springhill land trust / Terramore Development, LLC to rezone 1.97 acres at 4736 East Baker Highway from AG to Commercial. Attorney Rowell asked if there was anyone on the Board that has a financial interest or any family member or business that has any financial interest in this property issue. None of the Commission indicated that they had any financial interest in this property. Commissioner Kitchens asked if these issues were heard by the Planning Commission. Mr. Parker stated "No, they were not as notice did not have to be given for the Planning Commission meeting". Mr. Kitchens asked Ms. Sanders if they had agreed to put in privacy fence and shrubbery insulators around the property. Ms. Sanders stated they had. Commissioner Kitchens stated he made a motion to approve this request with the stipulations of a privacy fence being built and insulators being provided. Commissioner Jowers seconded the motion. All Commissioners unanimously agreed.

County Administrator Vickers reviewed the 2019 budget. The 2019 budget is \$16,374,300.00 and the Combined Special Revenue Funds budget is \$12,443,684.00. Mr. Vickers would like to thank the Department Heads and Elected Officials for their help in this process. This is ready for adoption today. Chairman Dovers asked for a motion to approve or reject the 2019 budget. Commissioner Deen made a motion to approve the budget. Commissioner Kitchens seconded the motion. All Commissioners unanimously agreed.

County Administrator Vickers reviewed the 2018 budget amendments. Mr. Vickers stated the expenditures increased by \$400,000.00 and the revenues also increased by \$400,000.00. The jail budget has increased by \$345,000.00 due to housing of inmates from other Counties. This will be offset by board fees paid by the Counties. Special District Fund has a \$40,000.00 increase due to Fire Department and Code Enforcement. TSPLOST has an increase of \$240,000.00 due to the County not knowing this fund would be active at the beginning of 2018. SPLOST V there is a decrease in Road Department of \$40,000.00 and an increase in Technology of \$40,000.00. Chairman Dovers asked for a motion to approve or reject the 2018 budget amendments. Commissioner Jowers made a motion to approve the 2018 budget amendments. Commissioner Paulk seconded the motion. All Commissioners unanimously agreed.

Commissioner Jowers wished everyone a Merry Christmas and a Happy New Year.

Chairman Dovers asked for any comments from the audience. There were no comments from the audience.

Chairman Dovers asked for a motion to adjourn the Regular Meeting. Commissioner Deen made a motion to adjourn the meeting at 10:04 a.m. Commissioner Paulk seconded the motion. All Commissioners unanimously agreed.

County Clerk

Chairman