

**MINUTES OF THE CRISP COUNTY BOARD OF COMMISSIONERS  
MEETING HELD ON SEPTEMBER 8, 2020**

**OPENING CEREMONIES**

Chairman Sam N. Farrow, Jr. called the meeting to order at 9:00 a.m. in Room 305 of the Crisp County Government Center, with Commissioners A. James Nance, Wallace Mathis, Larry Felton and J. R. Dowdy, III in attendance. Others present were County Administrator Clark Harrell, County Attorney Rick Lawson, Finance Director Sherrie Leverett and County Clerk Linda Finch. Rick Smarr gave the invocation and Administrator Harrell led the audience in the Pledge of Allegiance to the Flag of the United States of America. Chairman Farrow welcomed all in attendance.

**APPROVAL OF MINUTES**

**Motion was made by Mr. Felton to approve the regular meeting minutes of August 11, 2020, and the called meeting minutes of August 25, 2020, seconded by Mr. Nance, motion carried unanimously.**

**PUBLIC HEARING – SLEDGE-WILLIAMS ENTERPRISES, INC.  
PUBLIC HEARING – AUTOMATED SELF STORAGE OZ LLC**

Administrator Harrell reported that the first public hearing is from Sledge-Williams Enterprises, Inc. for a Special Use Permit for the following uses: indoor Mini Storage Warehouses; outside traditional storage warehouses and an outside RV & boat storage area. The property is zoned GC (General Commercial) and is located at 2334 Ga. Hwy. 300 South (Tract B). Connie Youngblood, Planning Director, reported that this is in reference to storage units that are already on the property; they were granted a Special Use Permit several years ago, and they have made some modifications and anytime someone makes modifications, they have to have another public hearing. Mr. Harrell advised that the second public hearing is from Automated Self Storage Oz LLC, same owners as above, for a Special Use Permit for the following uses: indoor Mini Storage Warehouses and outside traditional warehouses in a GC (General Commercial) zone district. The property is located adjacent to Tract B at 2330 Ga. Hwy. 300 South (TractA-2). Mrs. Youngblood advised that Greg Bacon, engineer, and Shannon Sledge, owner, are present. Mr. Sledge stated that they started the business a few years ago, they have made a few changes along the way that would help them stay in business. They have done a few things that go against the special use from the standpoint of not putting an opaque fence around their facility; they are pleased with how the facility looks, and one of the variances they would like the Commission to consider is to allow them not to put an opaque fence around the facility. They have several cameras on site plus they like the look of their business being open where the customer can see the business, it is neat, and also for security purposes; plus it is very well lit at night and they feel the opaque fence would collect trash. Also the two company's bought an adjoining property, and they would like to get a building permit for an approximately 12,000 sq. ft. building on this property, which will be climate controlled storage, in addition to non-climate traditional storage. They are asking for a variance of the landscape buffer between the two properties owned by the same entity, and another variance to face their doors toward Lakeshore Drive for an advertising standpoint. Chairman Farrow asked if anyone was here to speak against the proposal. Ronnie Kennedy, who lives across the street from the property, stated his concern is that he has two spotlights from the business shining very bright in his house and yard. He also was concerned about a holding pond on the property and was it going to bring in mosquitos. Mr. Sledge advised regarding the lights, he is not

sure which lights he is talking about, they are LED lights that go down each side of the building and it is well lit, but if there is a concern about a light shining in his house, he would be glad to address that. Mr. Kennedy said the lights were ok until the last couple of months. Also Mr. Sledge advised that the holding pond he was referring to is a retention pond but is only designed to hold water for a short amount of time so the water will go out slowly. There were no other comments. Mrs. Youngblood went over the Special Use Request Review Checklist for Sledge Williams Enterprises, Inc. and advised that the decision can be made today. She advised that one of the variances they also are requesting is instead of the required hard surface, they would like to do the stone/ gravel base. Also, there is a letter attached from the fire department advising that they will not have a problem accessing either Tract A-2 or Tract B. **Motion was made by Mr. Nance to approve the Special Use Permit subject to the variances (attached) for Sledge-Williams Enterprises, Inc., and address the issues with the lighting, seconded by Mr. Felton, motion carried unanimously.** Mrs. Youngblood went over the Special Use Request Review Checklist for Automated Self Storage Oz LLC and advised that the decision can be made today. **Motion was made by Mr. Dowdy to approve the Special Use Permit subject to the variances for Automated Self Storage Oz LLC, seconded by Mr. Mathis, motion carried unanimously.**

#### SHERIFF'S DEPARTMENT REPORT

Administrator Harrell reported that in the absence of Sheriff Hancock, the sheriff wanted the commissioners to know that the contract with the US Marshalls Service is in place, and this month's check for inmate housing is for \$106,890. Also, over the weekend there was a fire at the jail set by an inmate and there was some damage, not sure yet how much. They continue to work on getting the numbers together for the firing range, and a local business wants to donate some equipment for the range.

#### APPROVE EXTENSION OF MORATORIUM ON AGRICULTURAL WASTE PRODUCTS

Administrator Harrell advised that in talking with Mrs. Youngblood, she continues working with our consultant on the agricultural waste products (Chicken houses), and they would like to extend the moratorium for another six months. **Motion was made by Mr. Nance to approve another six-month extension on the moratorium for Agricultural Waste Products, seconded by Mr. Dowdy, motion carried unanimously.**

#### DEFER REZONING DECISION FROM THERMO KING

Administrator Harrell reported that we had a public hearing last month to consider a request from Louis Huntley Enterprises, Inc. (Thermo King), and there is some paperwork that Mrs. Youngblood is waiting on from them, so if we can defer this to the next regular meeting in October, she should have the required information at that time. **Motion was made by Mr. Felton to defer the Rezoning Decision on Thermo King to the regular meeting in October, seconded by Mr. Dowdy, motion carried unanimously.**

#### APPROVE REZONING REQUEST FOR CRISP BRYAN, LLC

Administrator Harrell reported that we had a public hearing last month to consider a request from Crisp Bryan, LLC. (Joel Owens owner) to rezone approximately 1.25 acres (mol), originally posted 5 acres (mol), from RS2 (Single Family Residential) to CG (General Commercial) for the purpose of required parking under the current code for property known as The Olde Inn. The property is adjacent to 2536 U.S. Hwy. 280 West. Mrs. Youngblood advised that Mr. Owens is asking for a variance to install a controlled entrance

crush and run surface parking lot instead of an asphalt or paved parking area. He will install the required hard surface for handicap parking, which is a requirement of ADA. Also, there is a letter from the fire department advising that when the pine trees are removed behind and to the west of the building, as indicated in the planned improvements, the parking lot will provide sufficient space for emergency vehicles to access the property. She went over the Rezoning Request Review Checklist for Crisp Bryan, LLC. **Motion was made by Mr. Mathis to approve the rezoning request of Crisp Bryan, LLC to rezone approximately 1.25 acres from RS2 (Single Family Residential) to GC (General Commercial) with a variance for the required asphalt/paved parking lot to a controlled entrance and parking lot of crush and run, with handicap parking the required hard surface, seconded by Mr. Dowdy, motion carried unanimously.**

#### **DENY REZONING REQUEST OF APPROXIMATELY 9 LOTS ON CORK FERRY ROAD**

Administrator Harrell reported that we had a public hearing last month to consider the rezoning request of approximately 13 acres (mol) from RS2 (Single Family Residential) to RS1 (Single Family Residential) for the purpose of allowing double wide mobile homes (with restrictions) on approximately 9 lots which consist of 1073' along the southern frontage of Cork Ferry Road and 400-430' deep, south of Cork Ferry Road and including the following addresses, beginning with 415 Cork Ferry Road and ending with 455 Cork Ferry Road. Mrs. Youngblood went over the Rezoning Request Review Checklist for these 9 lots. **Motion was made by Mr. Dowdy to deny the rezoning request of approximately 9 lots which consist of 1073' along the southern frontage of Cork Ferry Road and 400-430' deep and including the following addresses, beginning with 415 Cork Ferry Road and ending with 455 Cork Ferry Road, and understanding that if something happens to any one of the mobile homes in this area, agreeing that the board would look at each individual case, seconded by Mr. Nance, motion carried. Commissioner Felton abstained from the vote.**

#### **ADOPT RESOLUTION 2020-016 – TO ESTABLISH A SECOND BOARD OF EQUALIZATION**

Administrator Harrell read Resolution 2020-016 that establishes a second Board of Equalization to expedite the handling of tax appraisal appeals for the citizens of Crisp County. **Motion was made by Mr. Nance to adopt Resolution 2020-016, Resolution to Establish a Second Board of Equalization, seconded by Mr. Mathis, motion carried unanimously.**

#### **ADOPT RESOLUTION 2020-017 – CRISP COUNTY JURY FUND CHECK SIGNING**

Administrator Harrell read Resolution 2020-017 authorizing check signatures for the Crisp County Jury Fund. **Motion was made by Mr. Nance to adopt Resolution 2020-017, Crisp County Jury Fund check signatures, seconded by Mr. Dowdy, motion carried unanimously.**

#### **FINANCIAL REPORT**

Mrs. Leverett reported that today's financial report is a preliminary report for the first two months of FY 21. In the County's General and three major Special Revenue Funds, combined, we are showing YTD revenues received at \$2.3 million and YTD expenditures at \$2.9 million leaving a current expenditure over revenue shortfall of \$624,686. With \$134,841 in YTD revenue and \$72,351 in YTD expenses, the Water Fund ended the month with a net income of \$62,490. The USDA Bonds are current at \$1.3 million. The Landfill is showing YTD net income at \$51,895, and the principal balance on the GEFA loans is current at

\$1.8 million. In the cash report, the General and Special Revenue Funds, combined, ended the month with \$10.8 million, the Proprietary Funds at \$6.8 million and the SPLOST & TSLOST Funds at \$4.8 million, bringing a County wide total of \$22.5 million at 8/31/20; about \$13.2 million of that amount is reserved or restricted for special uses or projects. For the 2011 SPLOST Issue report, we have appropriated \$23 million of the \$23.2 million collected under this issue. In the 2017 SPLOST Issue report, Distribution number 31 is down about 4% from this same reporting period one year ago; expenditures and appropriations have reached \$8.7 million for this issue with current revenue distributions totaling \$10.3 million. In the issue to date report for the 2012 Transportation Sales Tax, collections to date have reached \$5.8 million. The L.O.S.T. distributions are down this month, just like SPLOST, at just under 4%. The CDBG Revolving Loan Fund monthly report shows we still have eight loans with a total outstanding balance of \$2.3 million. The last report included is the revenue by fund and expenditures by department report, General and Special Revenue Funds combined are at 14%, the Water Fund is at 10% and the Landfill Funds at 11%. She advised that they did obtain final approval of \$620,000 on the Cares Act Funding, which includes the county's distribution along with the Arabi's transfer, and the check hit the bank this morning. Mr. Harrell reported that there may be a second round of funding coming out through the Cares Act.

### **ADMINISTRATOR'S REPORT**

Administrator Harrell reported that 1) Notice to Proceed was issued to Scruggs Company, and they have committed to begin resurfacing on September 17<sup>th</sup> for 2020 LMIG. Road projects included is for portions of Cork Ferry Road, 13<sup>th</sup> Street, Landfill Road and Ferry Landing Road for a total of 4.66 miles; 2) we submitted a request for payment to GDOT for additional LMIG money for the Cannon Road Bridge. Additional work to be completed and funds remitted to the county for work on Cannon Road, Hatley Road, Old Hatley Road and Arabi-Warwick Road (all work is related to the March 2020 flooding event); 3) he attended a GDOT meeting to discuss 2021-2024 State Transportation Improvement Program. We are informed of four bridges to be replaced under this program – Highway 41 South bridge, Watson Road at Reedy Creek, Story Road at Swift Creek and Lower Pateville Road; 4) work continues on Floyd Road; 5) State of Georgia has awarded a Hazard Mitigation Grant to the county for the purchase of a generator for the Sheriff's Office; 6) we continue to work with CAT and Deere on replacement of equipment for public works and landfill; 7) we continue to await the railroad water study regarding Cedar Lakes. NRCS has approved an application for work in Gum Creek and Cedar Creek. Paperwork cannot be processed until after October 1<sup>st</sup> due to the Federal Fiscal Year. Gum Creek project will be for 550' and Cedar Creek project is for 800'; 8) he attended virtual meetings with the Chamber of Commerce and Keep Crisp Beautiful; 9) working with Municode to provide for Agendas, Minutes and Resolutions to be published online for the public's viewing. A link will be placed on the county website; and 10) we have four mowers at public works and three are in the shop. He is working to be able to provide a solution for this situation. Also, he advised that the county has applied for a Community Development Block Grant for street drainage in Meadow Park subdivision, and we received notification last week that was approved.

### **GO INTO EXECUTIVE SESSION**

**Motion was made by Mr. Felton to go into Executive Session to discuss property, seconded by Mr. Nance, motion carried with all Commissioners agreeing to go into Executive Session.**

COME OUT OF EXECUTIVE SESSION

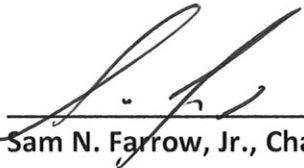
Motion was made by Mr. Mathis to come out of Executive Session, seconded by Mr. Nance, motion carried with all Commissioners agreeing to come out of Executive Session.

APPROVE ADVERTISEMENT FOR SELLING OF CRISP ARTS ALLIANCE BUILDING

Administrator Harrell reported that under Georgia law, Board of Commissioners is required to spread property that the Board is going to effectuate across the minutes. The administration recommends to the board, and it is the intent of the Board of Commissioners to sell the Arts Alliance Building, address of 705 East 17<sup>th</sup> Avenue. **Motion was made by Mr. Mathis to offer up for sale the Crisp Arts Alliance Building at 705 East 17<sup>th</sup> Avenue, advertise, sell as a surplus building, take sealed bids until administration determines a date prior to the regular meeting in October, recommend a minimum bid of \$225,000, and county has the right to accept and/or reject any and/or all bids, seconded by Mr. Nance, motion carried unanimously.**

ADJOURNMENT

Motion was made by Mr. Nance to adjourn the meeting at 10:34 am, seconded by Mr. Felton, motion carried unanimously.

  
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Sam N. Farrow, Jr., Chairman

  
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Clark Harrell, Administrator