

The Brooks County Board of Commissioners met for its Monthly Work Session and Regular Monthly Meeting on Monday, April 4, 2016 at 5:00 p.m. in the Commissioners Meeting Room located at the Brooks County Office Building. Commissioners present were: Ms. Myra Exum, Chairperson; Mr. Joe Wingate, Vice Chairman; Mr. James Maxwell (arrived late due to out of town travel); Mr. Willie Cody; and Mr. S. L. Jones. Others present were: Mr. Justin DeVane, County Administrator; Ms. Patricia Williams, County Clerk; Mr. Luke Mitchell, Assistant County Attorney; and various residents.

**PUBLIC HEARINGS –SIGN-IN SHEETS PROVIDED**

**A. SPECIAL EXCEPTION REQUEST – MICHAEL SPRAY**

Planning and Zoning received a request from Michael Spray for a Special Exception at 560 Kingfisher Lane to establish an event venue on a 5 acre tract on the 70-acre parcel, currently zoned as AG (agricultural). The applicant wishes to use the venue to host weddings, business meetings, corporate events, parties, and other similar events. The existing 5,000 square foot home would serve as the event venue. Exception was previously approved on June 1, 2015 for a different applicant at the same property. Special Exception do not transfer with property, they are granted to the owner, therefore; a new Exception is required.

The SGRC staff recommended approval with three conditions. 1) Access road to be improved to accommodate emergency vehicles, 2) Use restricted to existing structures and area immediately around them, 3) events to be held shall be limited as to be appropriate to adjoining properties. The Brooks County Planning Commission approved the requesting with the recommendations provided by the SGRC staff.

Chair asked if anyone was present that is for or against the request; there were none.

**B. Zoning Change from DR-20M to AG – Patsy Mobley – 7464 Madison Highway**

Planning and Zoning received a request from Patsy Mobley for a change the zoning type of a 15.3 acre parcel located at 7464 Madison Highway in unincorporated Brooks County from DR-20M (residential) to AG (agricultural). On March 15, 2016, the Brooks County Planning Commission recommended that the most appropriate zoning for the property would be Rural Residential (RR), due to the residential character of the surrounding property. Classification as RR, would still entitle the owner to certain agricultural uses, but not open the property up to other farming techniques that could negatively impact surrounding properties. Petitioner is interested in selling property and it may be

used for a proposed commercial dog kennel; which would not be appropriate for RR classification.

Mr. Ron Gosselin, spoke on behalf of Patsy Mobley; and stated there is no problem with the dog kennel. Chair asked if anyone present wished to speak against the request; no one was present.

**C. Road Closure (Portion of CR 78)**

In March, Ms. Janice Jamison, requested the Board consider abandoning the unpaved portion of County Road 78. The Board agreed to proceed and Administration has mailed out a letter to each surrounding property owner and advertised the closing as required. If the Board so chooses, it should make a motion that the unpaved portion no longer serves a public need and is closed. Chair asked if anyone present wished to speak against or for the request; no one was present.

Chair closed the Public hearing at 5:07 p.m.; and went into the Work Session.

**WORK SESSION**

**Reports from Committees/Departments**

**A. Natalie Singletary – Brooks County Family Connection** – Ms. Singletary appeared to update Board on activities; and provided an informational hand-out.

- Provided information on what Family Connection is and what Family Connection does.
- Heaven's Sleigh gave out 502 gift boxes to local children in 2014; and 671 in 2015.
- School Supply Giveaway gave 300 bags of school supplies to local children in 2014; and in 2015 350.
- Brooks County Family Connection is working to develop programs and services to increase early childhood and on grade-level reading and overall literacy rates.

**B. Stephanie Hollifield – UGA Extension**

- Provided copy of monthly newsletter, Brooks County Ag Connection, with a review of events for March; and April at a glance.
- March was busy throughout the month with the completion of Brooks County Extension Production Meetings; and the beginning of research for plot plantings.

- For the first time in years, Brooks County AG Annex was utilized for the purpose of 4-Hers and FFA members exhibiting their cattle.
- Traveled to Perry, GA on March 19, 2016 to judge Cloverleaf District Project Achievement.

**C. Glenn Walker - Public Works** – Glenn Walker, Road Superintendent, reported on work completed for month of March:

- 107 work orders completed; 8-911 calls; 16 side arm jobs completed.
- 10 roads were sanded; 5 roads closed due to rain, reopened; 8 roads with water problems; and 9 with trees. There are five roads still closed.
- Received quote for motor grader purchase of used motor grader and trade-in value for County equipment.

**D. Ben DeVane – County Engineer**

- Completed and submitted LMIG Mileage Certification to GDOT. Brooks County has 235.85 paved roads; and 354 miles of dirt roads.
- 2015-2016 LMIG is being advertised for bids; will close April 28, 2016. Construction should start around June 1, 2016; and estimated cost is \$1,716,000.00.
- CR 149, Adams Road, is flooding. Board authorized Administrator to meet with property owner. Property owner has granted 20 ft. easement; and offered to assist any way he can with the drainage.

Chair closed Work Session to go into the Regular Meeting at 5:32 p.m.

**1. Call to Order** – Ms. Exum called meeting to order.

**A. Prayer & Pledge** – Mr. Wingate led all in attendance in prayer and pledge of allegiance.

**2. Approval of Agenda**

**A. April 4, 2016 Regular Monthly Meeting** - Mr. Wingate made the motion to approve the agenda, Mr. Cody seconded; vote was unanimous.

**3. Approval of Minutes**

On a motion by Mr. Cody, seconded by Mr. Jones; the Board unanimously approved the following minutes:

A. Work Session & Regular Meeting & Executive Session                      April 4, 2016

#### **4. Appearances**

##### **A. Kenny Robinson – Request for Road Closure (Scout Road)**

Administration received a request from Mr. Kenny Robinson, for the closure of Scout Road that runs between Hilda Road and Dixie Road. Mr. Robinson owns the property on both side of Scout Road, and the closure would not prevent any other residents in the area from accessing a paved road, either County Road 78 or the Dixie Road. Mr. Robinson states that motorist that use Hilda Road as a cut through are littering and the litter becomes a problem for him as he owns all the property there and wishes the County would consider closing this road. There does not seem to be an issue with emergency vehicles. On a motion made by Mr. Wingate; seconded by Mr. Cody, Board unanimously authorized proceeding with process for closure.

##### **B. Martha Bentley – Request for Road Closure (Bentley Circle)**

Administration received a request from Leslie Marasco, daughter of Ms. Martha Bentley, requesting the County to consider their request to begin the road closure proceedings for Bentley Circle. There is only a single residence on Bentley Circle, which serves Ms. Bentley's home, and the remaining property does not utilize Bentley Circle for access, it uses the Adel Highway, Highway 76. The motion was made by Mr. Wingate to proceed with road closure of Bentley Circle, Mr. Cody seconded. Vote was unanimous.

##### **C. Eleanor Clark – Consider Variance or Exemption for RVs in Mobile Home Park**

- A request was received from Ms. Eleanor Clark, of the Fernwood Mobile Home Park on Troupeville Road, to consider some type of zoning variance or exemption to allow travel trailer/RVs to be permitted in mobile home parks, either temporary or permanently. Ms. Clark has provided a detail email regarding her request and the Regional Commission has provided the Board with a copy of the existing RV Park zoning specifications. The Board may consider providing a temporary exemption to let RVs be allowed in the park during the construction of the Sabal Trail pipeline. Ms. Clark, whose family also owns other RV parks in the area, expects a need will be there for spaces when construction workers begin work on the pipeline in our area.

Ms. Sherry Davidson, SGRC Planner, stated the Zoning Ordinance states only temporary residents are allowed in RV Park for a period of not more than 30 days. A variance cannot be done; because it is used for setbacks, frontage, or hardship not incurred by self, etc. Ms. Exum advised Ms. Clark the Board would look further into options to see if can assist her with request; and advised that she or Administrator will contact her.

**D. Tony McRae - Boat Ramp Request**

Mr. Tony McRae submitted a request to appear before the Board to request the County consider building a public boat ramp on the Withlacoochee River. Mr. McRae has 360 signatures of residents supporting the request. He stated there are no ramps in Brooks County; and residents have to travel several miles to go to a boat ramp. He wanted to come before the Board to see what County would be able to do.

Administration has contacted the Environmental department at the Regional Commission to find a contact with Georgia DNR to see if any programs are available for construction of a boat ramp. A map is included of DNR ramps along the Little and Withlacoochee Rivers. Board authorized Administrator to proceed and contact Georgia DNR and look at other options.

**E. Facility Request – Michael Spencer (Courthouse Grounds)**

Administration received a request from Mr. Michael Spencer to use the Courthouse Grounds for a Community Movie Night event to be held April 9, 2016 at 6pm until 10pm. Mr. Cody made the motion to approve the request for use of Courthouse grounds for a Community Movie Night on April 9, 2016 from 6 pm to 10 pm. Vote was unanimous.

**5. New Business**

**A. Request for Special Exception –Michael Spray - 560 Kingfisher Lane**

The motion was made by Mr. Wingate to approve the Special Exception request of Michael Spray with recommendation from SGRC. 1) The access road (Kingfisher Lane) shall be improved so as to be adequate for emergency vehicles to access the property; 2) The scale, volume, and timing of events shall be limited so as to be appropriate to the context of the neighborhood, especially in consideration of adjacent residential properties; seconded by Mr. Cody, vote was unanimous.

**B. Zoning Change from DR-20M to AG – Patsy Mobley – 7464 Madison Highway** – After discussion, the motion was made by Mr. Jones to table this item until next regular meeting in May. Vote was unanimous.

**C. Road Closure (Portion of CR 78) –** Motion was made by Mr. Wingate, seconded by Mr. Cody to approve the finding that a portion of CR 78 no longer serves a public need and is hereby closed as a public road. Vote was unanimous.

**D. Beer and Wine One-Day Permit – Glenn Kringle (Iron Order Motorcycle Club)** - Administration received a request from Mr. Kringle, representing the Iron Order Motorcycle Club, to allow the sale of alcohol by the cup at a fundraising event to be held at Mr. Kringle's residence at 2077 Troupeville Road on May 7, 2016 from 2 p.m. to 11 p.m. The request is for an opportunity to raise funds for the volunteer fire departments in our area. The group has previously been awarded such a permit in the past, most recently in February. The Board unanimously approve the request for a one-day permit to sell beer and wine at residence of Glenn Kringle, 2077 Troupeville Road on May 7, 2016 from 2 p.m. to 11 p.m., Mr. Cody made the motion; Mr. Wingate seconded.

**E. Budget Amendment SPLOST 6 – Purchase of Used Grader from Yancey Road Department** is currently demonstrating a used CAT 12M grader from Yancey. Administration is recommending approval of the purchase of the used 12M grader for \$136,500.00 (with the tires currently installed on the machine) from SPLOST 6 Road Equipment. Administration also recommends trading in three of the older graders. After discussion, Board authorized the trade-in of the 670 John Deere Motor Grader for \$34,630.00. On a motion made by Mr. Wingate the Board unanimously approved the purchase of the 12M grader for \$136,500.00, minus the trade-in (\$34,630.00), and the remaining amount of \$101,870.00 to come from SPLOST 6, Mr. Cody seconded.

**6. Unfinished Business – None**

**7. County Administrator Notes/Comments**

**A. Part-Time Position for Building Maintenance** - Administration has received a request from Mr. Christian, Maintenance Supervisor, about adding some part-time help to assist with maintenance and grounds keeping of the buildings. Over the past several months, community services workers have been few and far between, and are not reliable help when assistance is needed. There is not a position available for help in the maintenance budget, and Mr. Christian would like to find help now before the growing season gets underway and out of control, rather than waiting until the budget is passed in July.

Administration would suggest if a position is created, that Brooks County quit offering community service, as we are not serving very many folks with the program and it becomes more of a headache with responsibility and paperwork. Board authorized Administrator to get with Behavioral Health and see if they can or would expand their service they already provide to County to add on other County buildings.

**8. Commissioners Notes/Comments**

**A. Joe Wingate - District 1** – Commented on water on roads; and trash at Webster Field.

**B. S. L. Jones, District 2** – Commented on water getting in church on St. Phillip Church Road; needs drainage.

**C. Willie Cody, District 3** – Ask for consideration of what can be done to assist citizens on Old Thomasville and Dixie Road with a way to get in and out when it rains; something needs to be done.

**D. Myra Exum, District 4** – No comment.

**E. James Maxwell, District 5** – Commented on road improvements consisting of widening of roads; get many calls during rain.

Mr. Maxwell made the motion to adjourn regular meeting to go into executive session at 6:44 p.m.

**9. Executive Session –**

**A. Property** – Mr. Maxwell made the motion to return to regular meeting at 7:24 p.m., Mr. Cody seconded. Mr. Wingate made the motion to approve the proposed acquisition of property to move forward; and authorized McCall to proceed with detail measurements for proposed floor plan and see what are the viable options, and funds to pay McCall will come from contingency fund; Mr. Maxwell seconded. Chair called for vote. Mr. Cody, Mr. Wingate, Mr. Maxwell voted yes. Mr. Jones voted no. Vote was 3 to 1.

**10. Adjournment** - Mr. Maxwell made the motion to adjourn regular meeting at 7:27 p.m.; Mr. Cody seconded.

Ms. Myra Exum, Chairperson  
Mr. Justin DeVane, Administrator  
Ms. Patricia A. Williams, Clerk