

The Lincoln County Board of Commissioners met for a regular meeting on Thursday, October 12, 2017, in the courtroom at the courthouse. Those present were: Walker T. Norman, Chairman; Commissioner Virginia Williams, District One; Commissioner Larry Collins, District Two; Commissioner Cooper Cliatt, District Three; Commissioner Lamar Wade, District Four; Ben Jackson, County Attorney; and Traci Bussey, Finance Director. Absent: Sherry McKellar, County Clerk.

1.

Call Meeting to Order

Chairman Norman called the meeting to order.

2.

Invocation

Mr. Rodney Smith, with Midway Volunteer Fire Department, gave the invocation.

3.

Pledge of Allegiance

Following the invocation Attorney Ben Jackson led the Pledge of Allegiance to the Flag.

4.

Approval of Minutes

On a motion by Commissioner Cliatt, seconded by Commissioner Williams, the Board approved the minutes as presented.

5.

Approval of Agenda

On a motion by Commissioner Williams, seconded by Commissioner Wade, the Board approved the agenda as presented.

6.

Departmental Reports

A. Office of Emergency Services Department

Director Broom presented his monthly report. In September there were 92 ambulance calls with an average response time of 9.15 minutes. Director Broom explained that the response time has increased over time due to the Soap Creek Bridge being out.

B. Recreation Department

Director Glaze was not in attendance. He had submitted his report to the board indicating that Pop Warner football and cheerleading will be ending on Saturday, October 14; and that basketball registration will be open until December 9th with the season starting on January 10, 2018. Chairman Norman informed the board

that in the future there is a possibility that the Pop Warner football games may be televised on LCTV.

C. Finance Department

Director Bussey presented the Finance reports.

D. Public Works Department

Director Seymour presented the public works reports.

E. Planning & Zoning Department

Director Seymour presented the Planning & Zoning reports. There were four zoning requests, one commercial permit issued and 3 new single family home permits issued. Chairman Norman informed the board that there had been 25 permits issued this year for new single family homes in the county.

7.

Public Hearing

A. Applicant: Earl McKellar Map 45/Parcel 093 (2634 McCormick Hwy) 5.88 Acres. Currently Zoned C-1 (Neighborhood Commercial); Requested Rezoning C-2 to operate a wholesale/retail sales lot for manufactured homes. Director Seymour presented the zoning request made by Earl McKellar to the Planning and Zoning Department to be able to operate a whole sale/retails sales lot for manufactured homes. The property is approximately 5.88 acres and has frontage both on McCormick Highway and Highway 220 East. The zoning is currently C-1 (Neighborhood Commercial); this rezoning request is for C-2 (General Commercial) in order to be able to operate a wholesale/ retail sales lot. The Planning & Zoning board met on Monday, October 9, 2017, and voted to recommend approval by the Board of Commissioners with the attached recommended conditions to be met.

Recommended conditions of rezoning of Map 45/ Parcel 093 (2634 McCormick Highway)

1. Owner or dealer must show current DCA Inspection Certificate of modular office on lot.
2. Dealer of sale center must show evidence of purchase agreement with a bonafide builder of new and used HUD manufactured homes.
3. Dealer must show evidence of an agreement with an approved floor planning financial institution with an approved credit of not less than \$250,000 for new and used manufactured homes or cash on hand of \$150,000.
4. Dealer must have an approved agreement with a finance bank capable of financing new and used manufactured homes for retail customers. A trade-in or repossessed home cannot be located on the lot for more than 120 days. Used manufactured homes must not exceed the amount of new manufactured homes.
5. Owner or dealer must be licensed by the State of Georgia to sell new and used manufactured homes.
6. Dealer must be licensed by Lincoln County as a business in order to sell new and used manufactured homes. Must be insured and bonded.

7. Need a copy of proposed signage.
 8. Buffer requirements.
 9. No storage of manufactured homes that are to be taken to refuse or moved out of county for no more than 7 working days.
 10. Produce stands and any related items to be removed within 30 days.
 11. Copy of approval letter provided from DOT concerning driveways.
 12. Business Plan.
- Any violations of any of these conditions could result in repeal of business license.

On a motion by Commissioner Collins, seconded by Commissioner Cliatt, the board voted to send the recommendation back to the Planning & Zoning board for additional information.

B. Abandonment of Choctaw Road

Attorney Jackson informed the board that all of the legal requirements for the abandonment of Choctaw Road had been met. On a motion by Commissioner Wade, seconded by Commissioner Williams, the board voted to abandon Choctaw Road.

8.

Chamber of Commerce

Mr. Xavian Banks requested \$3,000.00 for the promotion of the annual Christmas in Olde Lincoln Towne and explained that the Chamber was planning a festival this year with a lot of activities. Mr. Banks also requested that the Commissioners support the recommencement of "Christmas at the Courthouse" as part of the events. He further offered that the event is planned for December 16th this year and the Chamber has verified that it will not be on the same day as any of the surrounding counties have their Christmas parades in an effort to draw larger crowds.

Chairman Norman informed Mr. Banks that the County only retains approximately \$4,800.00 each year and that there are other programs that requests financing from these funds. Chairman Norman stated to the board his full support of the board but in light of the available finances that the County continue to contribute the \$1,500.00 that it has traditionally provided for the promotion of this event, and suggested to Mr. Banks that he may want to seek additional funding from the City and/or the Development Authority.

On a motion by Commissioner Cliatt, seconded by Commissioner Collins, the board voted to donate \$1,500.00 from the Hotel-Motel Fund.

On a motion by Commissioner Wade, seconded by Commissioner Williams, the board voted to hold "Christmas at the Courthouse" in conjunction with the Christmas in Olde Lincoln Towne celebration on December 16th.

9.

Zoning Ordinance Text Changes

A. Section 34-462. Non-Conforming Use. Director Seymour explained that the proposed text change in the section that allowed for continuation of non-conforming use in regards to manufactured homes would be changed to restrict the non-conforming use in districts zoned R-1, the continuation on non-conforming use would still be allowing in all other zoning districts.

On a motion by Commissioner Wade, seconded by Commissioner Collins, the board voted to approve this zoning text change.

B. Section 34-555 B(c). Administrative Procedures: Recreational Vehicles. Director Seymour informed the board that the proposed change would increase the amount of consecutive time that a recreational vehicle could be used for occupancy in special circumstances, as approved by the Director of Planning & Zoning, from 90 days to 12 months with any time beyond that requiring reinspection and permitting. It additionally limits the number of recreational vehicles being used for occupancy in these special circumstances to one per parcel of land.

On a motion by Commissioner Collins, seconded by Commissioner Cliatt, the board voted to approve the change in the Code of Ordinances.

10.

Road Paving

Director Seymour presented the commissioners with five roads for paving at a cost of \$142,732.00 to be paid from Transportation Special Purpose Local Option Sales Tax (TSPLOST). The roads are Mallard Lane (0.14 miles), Wood Duck Trail (0.2 miles), Bambi Trail (0.74 miles), Oak Court (0.31 miles), and Bryant Road (0.2 miles).

On a motion by Commissioner Collins, seconded by Commissioner Williams, the board voted to pave the roads listed.

11.

Surplus Equipment

Director Seymour presented the following list of equipment to the Commissioners: 2006 Mack Semi Truck (3288), 1994 GMC 1500 (7310), 1972 Chancey Low Boy (BT35), 1988 Dodge Van (9485), and Cat D-7 Dozer and requested that equipment be surplus and put up for sale at the County Shop.

On a motion by Commissioner Williams, and seconded by Commissioner Collins, the board voted to surplus the above listed equipment.

Chairman Norman instructed Director Seymour and Attorney Jackson to make sure that all advertising requirements were handled prior to holding the sale.

12.

New Vehicle Purchase

Chairman Norman requested the board to approve the purchase of a 2018 Ford Explorer at a cost of \$30,593.00 for Road Department from Special Purpose Local Option Sales Tax (SPLOST).

On a motion by Commissioner Collins, seconded by Commissioner Williams, the board approved the purchase of the vehicle.

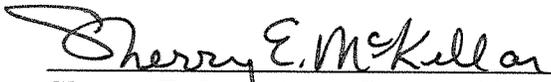
13.

Adjourn

On a motion by Commissioner Cliatt, seconded by Commissioner Williams, the meeting was adjourned at 7:00 PM.



Walker T. Norman, Chairman



Sherry E. McKellar, County Clerk