

GEORGIA, Murray County

MINUTES

The Murray County Commissioner held a public meeting Tuesday, November 1, 2011 at 9:00 a.m. in the hearing room of the Murray County Courthouse Annex.

Commissioner Hogan called the meeting to order and welcomed those in attendance.

By signature and execution the minute of October 2011 were approved.

With no additions or deletions to the agenda, Commissioner Hogan adopted the agenda as presented.

Under new business the following items were addressed and approved.

**A. Approved Murray County Land Use Development Planning
Commission Minutes Dated October 18, 2011.**

The meeting was called to order by Chairman Steve Anglea at 7:00 p.m.

The first order of business was approval of the agenda. Steve Anglea added one item to the agenda, the discussion of Amendment 10. All in favor, none opposed, unanimously approved.

Edward Dunn made a motion to approve the minutes, 2nd by Darrell Smith, all in favor, none opposed, unanimously approved.

Edward Dunn made a motion to approve the minutes, 2nd by Darrell Smith, all in favor, none opposed, motion carried.

Old Business: None

New Business:

Steve Anglea read the rules of order and opened the public portion of the meeting.

Item 1. Re/Classification of Property owned by Jason Bearden in land lot 300 district 10 of Murray County being 1.24 acres on Crumbley Road. Dick Barnes said the request was in order for presenting and his office recommends approval. Nancy Young said all notices have been sent to adjacent property owners. Mr. Bearden was present for the meeting. No one present either for or against the request. Public portion of the meeting closed for board review. David McDaniel made a motion to approve the request, 2nd by Darrell Smith, Steve Anglea asked to see the plat of the property. No other questions, all in favor none opposed, motion carried.

Item 2. Discussion of amendment change. Dick Barnes told the board of the change and gave each member a copy. Under the Appeals section the requirement says “a plat shall be drawn to scale the Amendment says the Land Development Officer may require a plat, sketch, drawing, or aerial photograph etc. David McDaniel made a motion to approve the amendment change, 2nd by Darrell Smith, all in favor, none opposed, motion carried.

David McDaniel made a motion to adjourn, 2nd by Larry Morrison.

B. Appointment: Georgia Department of Human Resources
Georgia Department of Human Resources
Region One Department of Behavioral Health and Developmental
Disabilities Planning Board

Georgia, Murray County
Board Appointment

| | Term | Date Appointed |
|---|-----------------------------------|-----------------------|
| Mr. Steve Spivey 706-280-8533 slspivey1@windstream.net | Nov 1, 2011 – Oct 31, 2014 | Nov 1, 2011 |

C. Amendment: Article XII, Appeals Section 12.3 Sub-Section 12.3-1

AMENDMENT NUMBER 10
RESOLUTION OF THE MURRAY COUNTY COMMISSIONER
AMENDING APPENDIX B OF THE CODE OF MURRAY COUNTY

WHEREAS, the Commissioner of Murray County adopted the Murray County Land Use District Ordinance on or about August 5, 2003; and

WHEREAS, the Murray County Commissioner finds such amendments to be useful, necessary, and proper, and protective of the health, welfare, and safety of the public, and

WHEREAS, it is the desire of the Murray County Commissioner to promote the goals and objectives, and policies of the *Murray County, Chatsworth and Eton Joint Comprehensive Plan 1994-2015*; and

NOW THEREFORE BE IT SO RESOLVED by the Murray County Commissioner that the Murray County Land Use District Ordinance is to be amended as follows:

Article XII, Appeals. Section 12.3 Public Hearings, Sub-Section 12.3-1 Applications,
shall be amended to read as follows:

12.3-1 Applications. Application for a hearing and decision on request for variances, appeals and special exceptions shall be filed with the Land

Development Officer on forms provided by Murray County at least fifteen (15) days prior to the meeting at which they are to be heard. Each application shall contain such information as the Land Development Officer may require, to enable the Board to make its decision. Each application for a variance shall include a plat, sketch, drawing, or aerial photograph as determined by the Land Development Officer or designee. Any or all of the following information may also be required by the Land Development Officer or designee.

- a. All property lines, with dimensions and location of building setback lines.
- b. Location of buildings and other structures, creeks, and easements referenced to the property line of the tract.
- c. North arrow

SO RESOLVED AND EFFECTIVE, this the 1st day of November, 2011.

D. Vehicle Purchase

Purchased 2012 Ford Explorer/Vehicle ID Number 1FMHK7B87CGA17751 for the Sheriff's Department at a total cost of \$23,708.40 to be paid from the Splost 2007 Fund, Purchased Vehicle from: Chatsworth Ford, Chatsworth-Dalton 4 Lane, PO Box 1228, Chatsworth, Georgia 30705.

E. Resolution: Allow Temporary Housing in Recreational Vehicles

RESOLUTION 2011-001

STATE OF GEORGIA

COUNTY OF MURRAY

TO ALLOW TEMPORARY HOUSING IN RECREATIONAL VEHICLES

WHEREAS, the Georgia Constitution grants to the County Governing Authority the power to adopt clearly reasonable ordinances and resolutions, and

WHEREAS, it has been determined by the governing authority that it is the best interest of Murray County to allow temporary housing in recreational vehicles, and,

WHEREAS, certain requirements are herein set out to insure the health, safety and welfare of the general public, and,

NOW, THEREFORE BE IT SO RESOLVED, that this temporary resolution, shall allow temporary housing in recreational vehicles, only for those individuals associated with the construction of GDOT Project ID 642370, CR 19 Old

Federal Road Grade Separation at CSX Railroad, and that the following restrictions and/or conditions shall apply:

1. All recreation vehicles to be located in Murray County shall have access to an existing approved sewage disposal system. Such existing systems are subject to inspection and approval by the Murray County Environmental Health Office. The use of self-contained sewage holding tanks is prohibited.
2. All recreational vehicles shall be located only in existing, recognized Manufacture Home Parks currently classified as MHP (manufactured home park) under appendix "B", Zoning, of the Code of Murray County. The proposed property location shall be submitted to the Office of Building Inspections for review and approval prior to issuance of any permit.
3. Before locating in Murray County, all recreational vehicles, which will be used for temporary housing, shall obtain and display a Location Permit from the Office of Building Inspections, per the applicable M.O.G. (manual of guidelines).
4. No permanent structure shall be attached to any recreation vehicle used for temporary housing.
5. Ten: Trailers, Tent Campers or Pop-Up campers are prohibited for use as Temporary Housing and under the guidelines outlined in this Resolution.
6. The landlord or property owner shall be required to provide garbage service.
7. All recreational vehicles, permitted under this Resolution, shall be removed within 30 (thirty) calendar days upon completion of the aforementioned project. The landlord or property owner will be responsible for removal of the recreational vehicles, and to implement eviction proceedings if required.
8. Recreation Vehicles, as defined by The Code of Murray County, shall not be located in other areas where prohibited by Zoning Regulations, Subdivision Regulations, individual Subdivision Covenants or other applicable ordinances.

This temporary resolution is not to be interpreted to propagate temporary residence in recreational vehicles, but to make available temporary housing under special circumstances. This resolution shall not apply to recreational vehicles not used for the intended purpose of this resolution of affect the normal use of recreational vehicles which are used for temporary housing in approved RV (Recreational Vehicle) Parks.

ENFORCEMENT

Enforcement shall be as outlined in Chapter 38, Division 6, Section 38-151 thru 153 of The Code of Murray County.

ADMINISTRATIVE M.O.G. 2011-01

Purpose: Establish General Guidelines for the issuing of Temporary Housing Location Permits on parcels of property within the jurisdictional limits of Murray County.

Authority: Under General Law of Governing Authority – GA. Const. Art. 1X, 1, 1. Administrative M.O.G. 2011-07 shall supersede and replace any other policy or procedure in place effective 11/01/2011.

It has been determined by the governing that it is the best interest of Murray County to allow temporary housing in recreational vehicles, and, based on this need the following procedures and protocol is enacted.

1. Anyone desiring to obtain a Location Permit shall present proof of employment or direct association with the construction of GDOT Project ID 642370, CR 19 Old Federal Road Grade Separation at CSX Railroad.
2. The individual desiring a Location Permit shall complete and submit an Application for Permit supplied by the Murray County Office of Building Inspections. Proper I.D. shall be required. The fee shall be \$25.00 (twenty five dollars).
3. The Office of Building Inspections shall review the Application for compliance with Resolution 2011-001, dated November 1, 2011, prior to approval or issuance of the required Location Permit.
4. Any questions or interpretations concerning this policy shall be directed to the Building Official of Murray County or designee. He shall have the final ruling of fact.

F. **Memorandum of Guidance: To establish Health and Safety Inspections and fee schedule of mobile homes located outside Murray County**

**Code Enforcement/Building Inspection Department
Murray County, Georgia
P.O. Box 1129/121 North 4th Avenue
Chatsworth, Georgia 30705**

Phone: 706-517-1400ext 263

E-mail: code1@windstream.net

Re: Memorandum of Guidelines-Health and Safety Inspection of Used Manufactured Homes

Effective November 1, 2011, the following Guidelines will be implemented for Health and Safety Inspections required on used, manufactured homes prior to the acceptance of applications for Building Permits for their installation by Murray County, Georgia.

A Building Office of Murray County, or their designee, will perform a Health and Safety Inspection on any used, manufactured home entering or being relocated within Murray County. This Inspection must be completed, and the manufactured home certified as compliant, prior to the acceptance of an application for a Building Permit for installation.

Any re-zones, variances, surveys, etc. required by the Murray County Land Use Ordinance must, also be completed and approved under applicable, mandated processes prior to the approval and issuance of Building Permit.

There will be a fee associated with this inspection that must be paid prior to the inspection being performed. For manufactured homes located in Murray County, the fee will be fifty (\$50.00) dollars. This fee is non-refundable and does not settle or contribute toward any other fee requirement. A fee schedule for other designated counties is provided as Attachment "A" to these Guidelines. Adjustment to Attachment "A" requires the approval of the Governing Authority of Murray County.

At the discretion of a Building Official of Murray County, other documentation may be accepted in lieu of a physical inspection. This alternative means of inspection is afforded the Building Officials for extreme or unusual circumstances such as the distant location of the unit to be inspected or heavy workload requirements exceeding the Officials' resources. This documentation may be in the form of photographs or video. For this type of confirmation to be accepted by the Building Official, the following components must be CLEARLY photographed or video - graphed:

- 1-All of the electrical outlets, switches, light fixtures, appliance connections and the electrical panel. The portrayal of the breaker panel needs to be with the cover removed and breaker amperage clearly visible.**
- 2-All plumbing fixtures, drains and drain lines, sewer lines and connections, including the water heater system.**
- 3-All of the heat and air components and their associated registers and venting.**
- 4-Glass in all windows and doors and their screens.**
- 5-All interior and exterior doors.**
- 6-All interior floors and floor coverings.**
- 7-All of the roof and any overhangs or attachments to the roof.**
- 8-All ceilings.**
- 9-The entire underside of the home to include the points of attachment of axles and hitches/tongue.**
- 10-The attached H.U.D. Certification Label.**

11-The Manufacturer's Data Sheet, which is normally attached to the inside of the cabinet door or in the area of the breaker panel, if available.

The fee for this alternative inspection method will be fifty (\$50.00) dollars, which will cover a visual/physical inspection by a Building Official for confirmation of the submitted material upon arrival of the unit in Murray County. This physical inspection must determine compliance prior to the acceptance of a Building Permit Application for installation of the unit.

Along with this pictorial evidence, a Proof of Location Form will be required. This Proof of Location Form must be dated and signed by an authorized representative (e.g. deputy sheriff, policeman, taxing official, city/county clerk) of the Governing Authority of the jurisdiction currently housing the manufactured home. Contact information for this representative must be provided.

Should any of the documentation be found fraudulent in its content or signatures, the Building Official will proceed accordingly with State Statute for punishment for fraudulent or fictitious data submission.

If an out-of-county home fails the Health and Safety Inspection, the application for a Building Permit will be denied. The applicant may repair any deficient item(s) and have the home re-inspected. Re-inspection fees will be charged at the same amount as the initial inspection. Found compliant, the applicant can then proceed with obtaining a Building Permit.

On homes located within Murray County failing the Health and Safety Inspection, the owner shall bring the home into compliance or properly dispose of the home within one hundred eighty (180) calendar days of the inspection failure date.

At the pre-arranged time for any Inspection, someone (owner or designee) must be present to provide access to the home. If access cannot be obtained, the home shall be deemed to have failed the inspection, and re-inspection will have to be arranged.

County directives and insurance coverage limit transportation by county vehicles to pre-designated passengers.

See Attachment "A"

ATTACHMENT A
Manufactured Home Inspection Fees

| Georgia Counties | | Tennessee Counties | |
|-------------------------|------------------|---------------------------|------------------|
| Counties | Total Fee | Counties | Total Fee |
| Murray | \$ 50.00 | Bradley | \$135.00 |
| Whitfield | \$105.00 | Polk | \$145.00 |
| Gordon | \$125.00 | Monroe | \$195.00 |

| | | | |
|-----------|----------|------------|----------|
| Gilmer | \$120.00 | McMinn | \$180.00 |
| Fannin | \$145.00 | Meigs | \$220.00 |
| Catoosa | \$120.00 | Hamilton | \$185.00 |
| Walker | \$155.00 | Marion | \$210.00 |
| Chattooga | \$180.00 | Sequatchie | \$220.00 |
| Floyd | \$180.00 | Loudon | \$225.00 |
| Bartow | \$180.00 | | |
| Cherokee | \$185.00 | | |
| Dawson | \$150.00 | | |
| Lumpkin | \$195.00 | | |
| Union | \$200.00 | | |
| Dade | \$180.00 | | |
| Polk | \$195.00 | | |
| Paulding | \$200.00 | | |
| Cobb | \$210.00 | | |
| Fulton | \$220.00 | | |
| Towns | \$225.00 | | |

Documents are located in the auxiliary files.

ADJOURNMENT:

This 1st day of November, 2011

ATTEST:

Tommy Parker, Interim County Clerk

Greg Hogan, Commissioner

In Attendance: Tom Starnes, Tommy Parker, Greg Hogan, Mark Millican, Frank Adams, Bill Keen, Richard Crowley, Brandon Crowley, Mack Belue, Dickie Barnes and Lori Harrison