

PUBLIC NOTICE

The Murray County Commissioner will hold a public meeting on Tuesday June 2, 2020 at 9:00 a.m. in the Hearing Room of the Murray County Annex. The public is invited and encouraged to attend.

TENTATIVE AGENDA

1. Call to Order
2. Approval of Minutes of Prior Meetings
3. Approval of Agenda
4. New Business

- A. Approval of Murray County Land Use and Development Planning Commission Meeting minutes – March 2020
- B. Appointment: Christina Howell to the Highland Rivers Health Governing Board
- C. Re-Appointments: Heath Harrison, David Wells and Terry Wilson to the Land Use Planning Commission

Adjourn
Commissioner Available for Questions or Comments

GEORGIA, Murray County

MINUTES

The Murray County Commissioner held a public meeting Tuesday June 2, 2020 at 9:00 a.m. in the hearing room of the Murray County Annex.

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

By signature and execution, the minutes of May 2020 were approved.

Under new business the following items were addressed and approved.

A. Approval of Murray County Land Use and Development Planning Commission Meeting minutes May 2020 (documents are stored in the 2020 Auxiliary Files)



MURRAY COUNTY COMMISSIONER'S OFFICE

P.O. Box 1129 • 121 North 4th Ave., Chatsworth, GA 30705
Telephone 706-517-1400 • Fax 706-517-5193
www.murraycountyga.org

June 2, 2020

Mr. David McDaniel
113 Pine St.
Chatsworth, GA 30705

RE: Murray County Land Use Planning Commission Meeting May 21, 2020.

Dear Mr. McDaniel:

I have reviewed the actions of the Commission taken at the May 21, 2020 meeting. I support the Commission's actions as being in the best interest of Murray County.

Sincerely,

Greg Hogan,
County Commissioner



MURRAY COUNTY LAND USE PLANNING COMMISSION

P.O. Box 1129 / 121 N. 4th Avenue,
Chatsworth, Georgia 30705
(706) 517-1400 ext. 1208 or 1231 Fax (706) 517-5893
dbarnes@murraycountyga.gov

May 29, 2020

Mr. Greg Hogan
Murray County Commissioner
121 N. 4th Avenue
Chatsworth, GA, 30705

Mr. Hogan,

Attached is a copy of the Murray County Land Use Planning Commission meeting minutes of May 21, 2020. Upon review, your approval and / or comments would be greatly appreciated.

Respectfully,

David McDaniel



MURRAY COUNTY LAND USE PLANNING COMMISSION

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Minutes
Murray County Land Use Planning Commission Meeting
May 21, 2020

The Chairman, David McDaniel, called the meeting to order at 7:00 pm, May 21, 2020. Other members present were David Wells, Terry Wilson, Edward Dunn, Heath Harrison, Dick Barnes, Land Use Administrator for Murray County and Debra Ellis, Land Use Secretary.

The first order of business on the agenda was to amend the agenda. Item 1 and Item 2 were combined. Items 6, 7 and 8 were combined to be heard together as well. Mr. Harrison made the motion to approve the agenda as amended. Mr. Dunn seconded the motion. The motion carried.

The next order of business was to approve the minutes of the last meeting. Mr. Dunn made the motion to approve the minutes as written. Mr. Harrison seconded the motion. The motion carried.

There was no old business. New business was next on the agenda.

Item 1 & 2 of new business was the Re-Classification of property from SR to RR located in Land Lot 216 & 218, District 9, located at Brackett Ridge Road; consisting of two 1-acre tracts, owned by Rebecca Stephens. The Chairman asked if Ms. Stephens was present. Ms. Stephens was present. The Chairman asked Mr. Barnes if this proposal was in order for granting and if he had any comments. Mr. Barnes stated the proposal is in order for granting. Mr. Barnes also stated this area is mostly agriculture, forestry with some residential near. Mr. Barnes stated approval is recommended. The Chairman asked Mrs. Ellis had all proper notifications been made. Mrs. Ellis stated she had. Mr. McDaniel opened the public hearing and asked Ms. Stephens to proceed with her presentation. Ms. Stephens stated she would like to have a barn to put a mobile home on the property. The Chairman thanked her for her presentation. He then asked Mrs. Ellis to enter the proposal into the record. Mr. McDaniel then asked if there was anyone there in favor of the proposal wishing to address the Council. There was no one. He then asked if there was anyone opposed to the proposal that would like to address the Council. There was no one. The Chairman closed the public portion of the meeting for discussion and a motion. Mr. Dunn made a motion to approve the proposal. Mr. Wilson seconded the motion. The motion carried.

Item 3 on the agenda was the Re-Classification of property from SR to AG located in Land Lot 262, District 10, located at 467 Sunach Church Road; consisting of 28 acres, owned by Darrell Hill/applicant Mitzi Morris. The Chairman asked if Ms. Morris was present. Ms. Morris was present. The Chairman asked Mr. Barnes if this proposal was in order for granting and if he had any comments. Mr. Barnes stated the proposal is in order for granting. Mr. Barnes also stated this property has been zoned this way since 2003, but felt the property should have been zoned agricultural. Mr. Barnes stated approval is recommended. The Chairman asked Mrs. Ellis had all proper notifications been made. Mrs. Ellis stated they had. The Chairman asked Ms. Morris to proceed with her presentation. Ms. Morris stated she would like to have a barn and some horses on the property. The Chairman thanked Ms. Morris. He asked Mrs. Ellis to enter the proposal into the record. Mr. McDaniel asked if there was anyone there in favor of the proposal wishing to address the Council. There was no one. The Chairman then asked if there was anyone opposed wishing to address the Council. There was no one. The Chairman closed the public portion of the meeting for discussion and a motion. Mr. Harrison made a motion to approve this proposal. Mr. Dunn seconded the motion. The motion carried.

Item 4 on the agenda was the Re-Classification of property from SR to AG located in Land Lot 173, District 9 located at 143 Vess Road; consisting of 5 acres, owned by Mary Kendrick, Applicant Janelle Hewitt. Mr. McDaniel asked if Ms. Hewitt was present. Ms. Hewitt was present. The Chairman asked Mr. Barnes if this proposal was in order for granting and if he had any comments. Mr. Barnes stated the proposal is in order for granting. Mr. Barnes also stated the property is in a mixed-use area consisting of agriculture and residential. Mr. Barnes stated the property meets agricultural requirements and approval is recommended. The Chairman asked Mrs. Ellis had all proper notifications been made. Mrs. Ellis stated she had. The Chairman asked Ms. Hewitt to proceed with her presentation. Ms. Hewitt stated she would like to put a home on the property and have some farm animals. Mr. Barnes stated the property meets agricultural requirements and approval is recommended. The Chairman asked Mrs. Ellis had all proper notifications been made. Mrs. Ellis stated she had. The Chairman asked Ms. Hewitt to put a home on the property. The Chairman asked Mrs. Ellis to enter the proposal into the record. Mr. McDaniel asked if there was anyone there in favor of the proposal wishing to address the Council. There was no one. The Chairman then asked if there was anyone opposed wishing to address the Council. There was no one. The Chairman closed the public portion of the meeting for discussion and a motion. Mr. Wells made a motion to approve the proposal. Mr. Harrison seconded the motion. The motion carried.

Item 5 on the agenda was the Re-Classification of property from SR to HC located in Land Lot 173, District 9, located at 3009 Highway 76 consisting of 43 acres, owned by Jose Marquez. The Chairman asked if Mr. Marquez was present. Mr. Marquez was present. The Chairman asked Mr. Barnes if this proposal was in order for granting and if he had any comments. Mr. Barnes stated the proposal is in order for granting. Mr. Barnes stated as long as the buffer requirements are met approval is recommended. He also stated there is a septic tank on the property. The Chairman asked Mrs. Ellis had all proper notifications been made. Mrs. Ellis stated they had. The Chairman asked Mr. Marquez to proceed with his presentation. Mr. Marquez stated he would like to put a small car lot on the property. The Chairman asked Mr. Marquez for his presentation. He asked Mrs. Ellis to enter the proposal into the record. Mr. McDaniel asked if there was anyone there in favor of the proposal wishing to address the Council. There was no one. The Chairman then asked if there was anyone opposed wishing to address the Council. There was no one. The Chairman closed the public portion of the meeting for discussion and a motion. Mr. Dunn made a motion to approve the proposal. Mr. Wilson seconded the motion. The motion carried.

Item 6, 7, and 8 on the agenda was the re-classification of three adjoining properties owned by Byron Baggett. Parcel 014, located in Land Lot 275 District 9, on Smyrna Church Road; consisting of 16 acres, of which 2.75 acres to be re-zoned from SR to HC and 13.25 re-zoning from SR to AG. Parcel 018, located in Land Lot 247 District 9, on Hwy. 411 South, consisting of 1.03 acres, re-zoning from SR to HC. And parcel 019, located in land Lot 274 District 9 on Hwy 411 South, consisting of 1.26 acres, re-zoning from RR to HC. The Chairman asked if Mr. Baggett was present. Mr. Baggett was present. The Chairman asked Mr. Barnes if this proposal was in order for granting and if he had any comments. Mr. Barnes stated the proposal is in order for granting. Mr. Barnes stated Mr. Baggett is going to put a home on the property to be zoned agricultural. Mr. Barnes further stated Mr. Baggett will put a truck shop on the property to be zoned HC. The Chairman asked if this proposal was in order for granting. The Chairman asked Mrs. Ellis had all proper notifications been made. Mrs. Ellis stated they had. The Chairman asked Mr. Baggett to proceed with his presentation. Mr. Baggett stated he would like to put a truck shop on the property. He stated he has five trucks and this will give him the opportunity to use his equipment. He will be constructing entrances for the property. Mr. Baggett also stated he would like to build a house on the back side of the property. Mr. McDaniel thanked Mr. Baggett for his presentation. He asked Mrs. Ellis to enter the proposal into the record. Mr. McDaniel asked if there was anyone there in favor of the proposal wishing to address the Council. There was no one. The Chairman then asked if there was anyone opposed wishing to address the Council. There was no one. The Chairman closed the public portion of the meeting for discussion and a motion. Mr. Dunn made a motion to approve the proposal. Mr. Harrison seconded the motion. The motion carried.

Item 9 on the agenda was the Re-Classification of property from SR to RR located in Land Lot 46, District 10, located off Johnson Road; consisting of 3 acres, owned by Jason Henson. The Chairman asked if Mr. Henson was present. Mr. Henson was present. The Chairman asked Mr. Barnes if this proposal was in order for granting and if he had any comments. Mr. Barnes stated the proposal is in order for granting. Mr. Barnes also stated this area is mixed agriculture and residential. Mr. Barnes stated approval is recommended. The Chairman asked Mrs. Ellis had all proper notifications been made. Mrs. Ellis stated they had. Mr. McDaniel asked Mr. Henson to proceed with his presentation. Mr. Henson stated he would like to put a mobile home on the property. The Chairman thanked him for his presentation. He then asked Mrs. Ellis to enter the proposal into the record. Mr. McDaniel then asked if there was anyone

there in favor of the proposal wishing to address the Council. There was no one. He then asked if there was anyone opposed to the proposal that would like to address the Council. There was no one. The Chairman closed the public portion of the meeting for discussion and a motion. Mr. Wilson made a motion to approve the proposal. Mr. Dunn seconded the motion. The motion carried.

Item 10 on the agenda was the Re-Classification of property from AG to CA located in Land Lot 123, District 8, located Cagle Road; consisting of 120.88 acres, owned by Joseph Dinh. The Chairman asked if Mr. Dinh was present. Mr. Dinh was present. The Chairman asked Mr. Barnes if this proposal was in order for granting and if he had any comments. Mr. Barnes stated the proposal is in order for granting. Mr. Barnes also stated this area is agriculture. He also stated the property will be used to build eight chicken houses. Mr. Barnes stated as long as setback requirements are met approval is recommended. The Chairman asked Mrs. Ellis had all proper notifications been made. Mrs. Ellis stated they had. Mr. McDaniel asked Mr. Dinh to proceed with his presentation. Mr. Dinh stated he would like to build eight chicken houses on the property. The Chairman thanked him for his presentation. He then asked Mrs. Ellis to enter the proposal into the record. Mr. McDaniel then asked if there was anyone there in favor of the proposal wishing to address the Council. He then asked if there was anyone opposed to the proposal that would like to address the Council. At this time Charles Smitherman stated he is an Attorney representing Freeman Growth Farms, LLC. He stated Freeman Growth Farms, LLC, owns the property and Mr. Dinh is a party. Mr. Barnes stated he and Power of Attorney, Mr. Dinh, gave a copy to Mr. McDaniel. Mr. Smitherman stated he is entering an objection, asking the Chairman to table this proposal for further review. He stated his client has an issue with whether proper notice has been given. Mr. Smitherman stated the sign was not posted for the required amount of time. He then stated his client had the one-acre tract adjoining on the west side of Mr. Dinh's property rezoned to Rural Residential in 2014. He further stated this change was never added to the map. He stated there is a yellow dot that shows up on the Tax Accessors site. He further stated from the position shown on the plat Mr. Dinh cannot meet setback requirements from the one-acre tract. Mr. Smitherman went on to state this would prevent Mr. Dinh from building the chicken houses close to the road. He stated the construction would have to be done further back on the property which is not as accessible, would have to be leveled to allow construction and meet set back requirements. Mr. Smitherman stated if Mr. Dinh gets a building permit it will be in violation and will be challenged. He stated the rezone of his client's property will make it very difficult for Mr. Dinh to get a building permit for the chicken houses. He stated the County Attorney should look at this proposal to give some clarification. He also stated it should be tabled or denied.

Mr. Barnes stated the sign was placed on May 12th. Mr. Barnes also stated "in Section 5.0 Public Notice it talks about the newspaper being fifteen days minimum forty-five days maximum. It doesn't place a timetable on the sign." Mr. Barnes stated the setback requirements have been explained to Mr. Dinh. He does understand what is required of him for the success of this proposal. Mr. Barnes further stated Mr. Dinh owns the adjoining property which allows him to meet the setback requirements. He stated the Land Use Office has not received a plat, survey or deed from Mr. Freeman designating the exact location of the one-acre tract since 2014, until Mr. Dinh applied for the rezoning of this property. Mr. Barnes also stated Mr. Dinh would have to submit the proper paperwork and it be approved by the Land Use Office in order for him to obtain a building permit. Mr. Barnes stated he sees no reason to delay this proposal. He stated the Board could decide if they want the County Attorney to look at the proposal. The regulations have been in place since 2003 with no issue.

Mr. McDaniel asked Mr. Barnes what the setbacks are for this property. Mr. Barnes stated there is a two hundred feet setback from any property line and five hundred feet from any residence. Mr. McDaniel asked what the setbacks are with no residence. Mr. Barnes stated with no residence the setback is two hundred feet. He further stated when the residence is constructed it will have to be five hundred feet from the chicken houses as well. Mr. Dunn wanted to know if that was the setback for any property. Mr. Barnes stated that is the setback for Commercial Agriculture. Mr. Wells asked why Mr. Smitherman's clients thought the sign was not posted. Mr. Smitherman told him they had not seen the sign. Mr. Smitherman stated he is putting the Board on notice in that there is a tax map and a plat drawn, so if any issues arise it is recorded as public record. Mr. Barnes stated the plat was submitted to the Land Use Office. Mr. Barnes stated to his knowledge, this plat has not been submitted to the Tax Assessors Office and is not a recorded plat. The Chairman asked Mr. Dinh if he would like to address any issue that had been raised. Mr. Dinh stated his desire for good relationships with his neighbors. He stated he would speak to Mr. Freeman and try to work out the issues. Mr. Dinh stated he was not aware

of any issues until now. The Chairman closed the public portion of the meeting for discussion and a motion. Mr. Harrison made a motion to approve the proposal. Mr. Wilson seconded the motion. The motion carried.

Item 11 on the agenda was the Re-Classification of property from SR to HG located in Land Lot 222, District 10, located on Highway 411 North; consisting of 10.23 acres, owned by Appalachian Port Services. The Chairman asked Mr. Barnes if this proposal was in order for granting and if he had any comments. Mr. Barnes stated the proposal is in order for granting. Mr. Barnes also stated this property was sold to the Appalachian Port Services. They are building their truck shop/storage facility. Mr. Barnes stated the Attorney called him with concerns about the zoning of this property, so they decided to rezone it to the proper zoning code to avoid any issues. Mr. Barnes stated approval is recommended. The Chairman asked Mrs. Ellis had all proper notifications been made. Mrs. Ellis stated they had. He then asked Mrs. Ellis to enter the proposal into the record. Mr. McDaniel then asked if there was anyone there in favor of the proposal wishing to address the Council. There was no one. He then asked if there was anyone opposed to the proposal that would like to address the Council. There was no one. The Chairman closed the public portion of the meeting for discussion and a motion. Mr. Dunn made a motion to approve the proposal. Mr. Harrison seconded the motion. The motion carried.

The Chairman asked for a motion to adjourn. Mr. Wilson made the motion to adjourn the meeting. Mr. Harrison seconded the motion. The motion carried.

Respectfully Submitted,

Debra Ellis
Land Use Secretary

**B. Appointment: Christina Howell to the Highland Rivers Health Governing Board
(documents are stored in the 2020 Auxiliary Files)**



May 6, 2020

The Honorable Greg Hogan, Chairman
Murray County Board of Commissioners
P.O. Box 112C
Chatsworth, GA 30701

VIA Email

Commissioner Hogan:

It is my sincere pleasure to request and endorse the appointment of Ms. Christina Howell, School Social Worker for Murray County Schools, to serve as our new representative for Murray County on the Highland Rivers Health Governing Board. Our organization has discussed the appointment with Ms. Howell and she has agreed to serve the citizens of Murray County in this role if appointed by the Board of Commissioners. She can be reached at christina.howell@murray.k12.ga.us.

After discussing the mission and vision of Highland Rivers Health with Ms. Howell, we are very excited by the prospect of her becoming Murray County's Board Member. She brings an understanding and advocacy to helping overcome the challenges inherent in promoting community and behavioral health services. Her licensure as a Licensed Clinical Social Worker and certification as a Certified Alcohol and Drug Counselor II give her a unique understanding of the services provided by our organization.

I am respectfully requesting that the appointment of Ms. Christina Howell to our Governing Board be placed on the Commission's agenda for the next meeting. We request an appointment from July 1, 2020, extending to June 30, 2023. If you have any questions or would like other information, I would be very happy to speak with you further. My contact information is: 404-808-7740; email: melaniedallas@highlandrivers.org.

Sincerely,

A handwritten signature in black ink, appearing to read "Melanie Dallas".

Melanie Dallas, LPC
Chief Executive Officer
Highland Rivers Health
Phone: (404) 808-7740
Email: melaniedallas@highlandrivers.org

MD/ms

Cc: Ms. Christina Howell, LCSW, CADCII
Ms. Chantel Adams, Chair, Highland Rivers Health Governing Board

Highland Rivers Health Governing Board

Georgia, Murray County

Board Appointment

| | <u>Term</u> | <u>Date Appointed</u> |
|----------------------|------------------------------|-----------------------|
| Ms. Christina Howell | July 1, 2020 – June 30, 2023 | June 2, 2020 |



Greg Hogan, Commissioner
Murray County, Georgia

Attest:



Tommy Parker, County Clerk
Murray County Georgia

C. Re-Appointment: Heath Harrison, David Wells, and Terry Wilson to the Land Use Planning Commission (documents are stored in the 2020 Auxiliary Files)

Murray County Land Use Planning Commission

Georgia, Murray County
Board Re Appointment

Mr. Heath Harrison Term
Aug. 6, 2019 – Aug. 5, 2023

Date Appointed
June 2, 2020


Greg Hogan, Commissioner
Murray County, Georgia

Murray County Land Use Planning Commission

Georgia, Murray County
Board Appointment

Mr. David Wells Term
Aug. 6, 2019 – Aug. 5, 2023

Date Appointed
June 2, 2020


Greg Hogan, Commissioner
Murray County, Georgia

Attest:


Tommy Parker, County Clerk
Murray County Georgia

Attest:


Tommy Parker, County Clerk
Murray County Georgia

Murray County Land Use Planning Commission

Georgia, Murray County
Board Appointment

Mr. Terry Wilson Term
Aug. 5, 2020 – Aug. 4, 2024

Date Appointed
June 2, 2020


Greg Hogan, Commissioner
Murray County, Georgia

Attest:


Tommy Parker, County Clerk
Murray County, Georgia

ADJOURNMENT:
Executed this 2nd day of June 2020

ATTEST:

Tommy Parker, County Clerk

Greg Hogan, Commissioner

In Attendance: Greg Hogan, Tommy Parker, Edward Dunn, Billy Childers, Illya Copeland, Christian Koneman, Steven Johnson, Dickie Barnes, Susan Kirkland