



**MURRAY COUNTY  
COMMISSIONER'S MEETING**  
P.O Box 1129/121 N. 4<sup>th</sup> Ave. Chatsworth, Georgia 30705  
706.517.1400 Ext. 1277  
[ghogan@murraycountyga.gov](mailto:ghogan@murraycountyga.gov)

## Summary

### Murray County Commissioners Meeting July 2, 2024

The Sole Commissioner of Murray County, Greg Hogan, called the meeting to order promptly at 9:00 AM, July 2, 2024, in the Hearing Room of the Murray County Annex. In attendance were Greg Hogan, Sole Commissioner, Tommy Parker, County Manager, Edward Dunn, Carl Campbell, Richard "Dick" Barnes, and Tina Davis, County Clerk.

The first order of business was to approve the agenda for today's meeting. The Commissioner, Greg Hogan, announced the agenda had changed the week after the agenda was sent to the media, and additional items were added. Commissioner Hogan asked if anyone had any additional items to add to the agenda or if there are any requests to delete items from today's agenda. There were no addition or deletion requests. The Commissioner approved the agenda as written for July 2, 2024.

The next order of business was to approve the minutes for the previous meetings in the month of June 2024. The Commissioner reviewed and **approved** the Minutes as written for June 4, 2024, Murray County Commissioner's Meeting and June 4, 2024, Old Federal Rd. Bridge Replacement Bid Opening.

New business was next on the agenda. Under new business the following items were discussed:

**Item A:** The Sole Commissioner, Greg Hogan, reviewed and **approved** the actions of the Planning Commission as written in the Minutes of the Murray County Land Use and Development Planning Commission Meeting held on June 18, 2024.

**Item B:** The Commissioner announced an Agreement Renewal with North GA Community Action Agency (MATS) he signed on June 7, 2024. The Agreement Renewal is to provide public transportation for the citizens of Murray County (07/01/2024 – 06/30/2025). The local 50% operating match is estimated at \$301,014, plus 10% local match of \$11,846.00 for capital (bus) replacements to be paid with General Operating Funds.

**Item C:** Commissioner Hogan gave specifics of Georgia HB 461 that passed this legislative session which effects how local governments calculate building permit fees. GA HB 461 eliminates calculating building permit fees based on cost of construction. Two (2) of the five (5) remaining State approved methods for calculating building permit fees is based on the square footage of the proposed structure and/or a flat rate pricing based on the cost of conducting the required inspection(s). Commissioner Hogan signed a Resolution so that the Building Permit Fees be amended to be based on a combination of square footage and flat fees and in compliance with Georgia HB 461. \*\* GA HB 461 & Murray County Updated Fee Schedule Attached \*\*

**Item D:** The Sole Commissioner sent a letter to Chief Judge Cindy Morris recommending Elizabeth (Beth) Thornbury and Christopher (Chris) Townsend be appointed to the Murray County Board of Elections & Registration.

**Item E:** Greg Hogan, Sole Commissioner re-appointed three (3) members (Nicki Tallent, Laura Greeson, Kirk Hemphill) to the Murray County Recreation Board. Nicki Tallent's term is January 1, 2022 – December 31, 2027, Laura Greeson's term is January 1, 2023 – December 31, 2028, and Kirk Hemphill's term is January 1, 2023 – December 31, 2028.

**Item F:** Commissioner Hogan re-appointed Terry Wilson to the Murray County Land Use & Planning Commission. Terry Wilson's term is August 5, 2024 – August 4, 2028.



**Item G:** Murray County Government Disposal of Surplus. The Murray County Commissioner **approved** the following item(s) to be sold and or disposed of:

• 1988 Ford F800	1FDXK84A5JVA21937
• Zodiac Raft	Z12203
• 2008 Ford Police Interceptor	2FAFP71V78X144950
• 2011 Ford Police Interceptor	2FABP7BV4BX161418

Sole Commissioner of Murray County, Greg Hogan, adjourned the meeting at approximately 9:27 AM.



## BUILDING INSPECTION/LAND DEVELOPMENT OFFICE

### FEE SCHEDULE – 07/01/2024

A building permit is required for any structure 200 square feet or more in size. If it is less than 200 square feet, a permit MAY be required if on a permanent foundation, connecting to water, electricity or if it is an addition to any existing structure. Fees cover all construction-related inspections and are calculated on the total square footage to be constructed. A re-inspection Fee of \$75 will apply after the first re-inspection. All fees are to be paid prior to any permitting, inspection, or evaluation of activities by this office.

#### New Residential Construction (Single Family Home)

\$275 for the 1000 square feet, plus \$.20 per square foot over 1,000  
Garage, basement, Poach, Deck - \$.08 per Square Foot

#### Addition to Existing Residential Structure (attached)

Heated space.....\$.20 per square foot (\$75 Minimum)  
Garage/Basement/Storage.....\$.08 per square (\$75 Minimum)

#### Remodel

Flat Fee.....\$250.00

#### Manufactured Homes

Single Wide.....\$225  
Double Wide.....\$275  
Triple Wide.....,\$300

#### Electrical Re-Connect or New Service

Storm Damage.....N/C  
100 amps or less.....\$75  
200 amps.....\$100  
300 amps.....\$110  
400 amps.....\$120  
500 amps.....\$125  
600 amps.....\$130  
Over 600 amps.....\$130 plus \$.15 per amp over 600 amps

#### Storage Building, Barn

Storage Buildings.....\$75 plus \$.08 per sq. ft.  
Barn.....\$75 plus \$.08 per sq. ft.  
Addition to Non-residential Structure.....\$75 plus \$.08 per sq. ft.  
Prefab carport & Storage buildings.....\$50 (200 sf. or more)

## **DECK**

- Any deck more than 30" at any point above grade requires a permit.
- Any deck attached to the house requires a permit.
- Any deck/landing that serves an access door requires a permit.
- Any Deck more than 200 sq. ft. requires a permit.
- Any Deck/Landing with an attached roof structure requires a permit.

Deck ..... \$50

## **Miscellaneous Fees**

Gas Line Inspection..... \$75

## **Poultry Houses**

Chicken House..... \$300.

Compost Shed ..... \$75 plus \$.08 per sq. ft.

## **Cell Towers**

Single Tower..... \$5,000 (Re-Zoning may be required)

Co-Locate..... \$775

## **COMMERCIAL CONSTRUCTION**

Fees are based on the Square Footage of construction and cover all construction-related inspections. All fees are to be paid prior to any permitting, inspection or evaluation of activities by this office

Up to 5,000 SF. ----- \$750 Min.

5,001 SF. to 100,000 SF. ----- \$750 + 0.15 per SF.

100,001 SF. to 1,000,000 SF. ----- \$15,000 + .07 per SF.

1,000,001 SF. and up. ----- \$78,000 + .03 per SF.

## **Land Development and Zoning**

LDA Permit..... \$58 Per acre up to 10 acres. \$12 per acres thereafter.

NOI Fee (County Portion)..... \$40 Per acre.

Re-Zone or Conditional Use..... \$50 Residential. \$200 Commercial.

Appeals/Variance..... \$50

## House Bill 461 (AS PASSED HOUSE AND SENATE)

By: Representatives Thomas of the 21<sup>st</sup>, Momtahan of the 17<sup>th</sup>, Washburn of the 144<sup>th</sup>, Smith of the 138<sup>th</sup>, and Crowe of the 118<sup>th</sup>

A BILL TO BE ENTITLED  
AN ACT

1 To amend Article 1 of Chapter 13 of Title 48 of the Official Code of Georgia Annotated,  
2 relating to general provisions regarding specific, business, and occupation taxes, so as to  
3 require that the proceeds of local government regulatory fees be used to pay for regulatory  
4 activity and not general operations; to revise the lists of professions which may and may not  
5 be subject to such regulatory fees; to remove and revise certain provisions authorizing  
6 calculation of regulatory fees for renovation and other construction projects; to provide for  
7 a definition; to provide for related matters; to provide for an effective date; to repeal  
8 conflicting laws; and for other purposes.

9 BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:

10 SECTION 1.

11 Article 1 of Chapter 13 of Title 48 of the Official Code of Georgia Annotated, relating to  
12 general provisions regarding specific, business, and occupation taxes, is amended in Code  
13 Section 48-13-9, relating to limitation on authority of local government to impose regulatory  
14 fee, examples of those which may be subject to fees, individuals and entities not subject to  
15 fees, and general laws not repealed, by revising subsections (a), (b), (c), and (e) as follows:

16     "(a) A local government is authorized to require a business or practitioner of a profession  
17     or occupation to pay a regulatory fee only if the local government customarily performs  
18     investigation or inspection of such businesses or practitioners of such profession or  
19     occupation as protection of the public health, safety, or welfare or in the course of  
20     enforcing a state or local building, health, or safety code, but no local government is  
21     authorized to use regulatory fees as a means of raising revenue for general purposes;  
22     provided that the amount of a regulatory fee shall approximate the reasonable cost of the  
23     actual regulatory activity performed by the local government and the proceeds of such  
24     regulatory fee shall be used to fund such regulatory activity and not the general operations  
25     of the local government, and further provided that the local government shall not be  
26     required to establish separate accounts for such proceeds.

27     (b) Examples of businesses or practitioners of professions or occupations which may be  
28     subject to regulatory fees of local governments include, but are expressly not limited to, the  
29     following:

- 30         (1) Building and construction contractors, subcontractors, and workers;
- 31         (2) Carnivals;
- 32         (3) Taxicab and limousine operators;
- 33         (4) Tattoo artists;
- 34         (5) Stables;
- 35         (6) ~~Shooting galleries and firearm ranges~~ Reserved;
- 36         (7) Scrap metal processors;
- 37         (8) Pawnbrokers;
- 38         (9) Food service establishments;
- 39         (10) Dealers in precious metals;
- 40         (11) Firearms dealers Reserved;
- 41         (12) Peddlers;
- 42         (13) Parking lots;

43 (14) Nursing homes, assisted living communities, and personal care homes;

44 (15) Newspaper vending boxes;

45 (16) Modeling agencies;

46 (17) Massage parlors;

47 (18) Landfills;

48 (19) Auto and motorcycle racing;

49 (20) Boarding houses;

50 (21) Businesses which provide appearance bonds;

51 (22) Boxing and wrestling promoters;

52 (23) Hotels and motels;

53 (24) Hypnotists;

54 (25) Handwriting analysts;

55 (26) Health clubs, gyms, and spas;

56 (27) Fortunetellers;

57 (28) Garbage collectors;

58 (29) Escort services;

59 (30) Burglar and fire alarm installers; and

60 (31) Locksmiths.

61 (c) Examples of businesses and practitioners of professions and occupations which local  
62 governments are not authorized to subject to regulatory fees include, but are expressly not  
63 limited to, the following:

64 (1) Lawyers;

65 (2) Physicians licensed under Chapter 34 of Title 43;

66 (3) Osteopaths licensed under Chapter 34 of Title 43;

67 (4) Chiropractors;

68 (5) Podiatrists;

69 (6) Dentists;

70       (7) Optometrists;  
71       (8) Psychologists;  
72       (9) Veterinarians;  
73       (10) Landscape architects;  
74       (11) Land surveyors;  
75       (12) Practitioners of physiotherapy;  
76       (13) Public accountants;  
77       (13.1) Registered investment advisors;  
78       (14) Embalmers;  
79       (15) Funeral directors;  
80       (16) Civil, mechanical, hydraulic, or electrical engineers;  
81       (17) Architects;  
82       (18) Marriage and family therapists, social workers, and professional counselors;  
83       (19) Dealers of motor vehicles, as defined in paragraph (1) of Code Section 10-1-622;  
84       (20) Owners or operators of bona fide coin operated amusement machines, as defined  
85       in Code Section 50-27-70, and owners or operators of businesses where bona fide coin  
86       operated amusement machines are available for commercial use and play by the public,  
87       provided that such amusement machines have affixed current stickers showing payment  
88       of annual permit fees, in accordance with Code Section 50-27-78;  
89       (21) Merchants or dealers as defined in Code Section 48-5-354 as to their deliveries to  
90       businesses and practitioners of professions and occupations in areas zoned for  
91       commercial use; and  
92       (22) Shooting galleries and firearm ranges;  
93       (23) Firearms dealers; and  
94       (24) Any other business, profession, or occupation for which state licensure or  
95       registration is required by state law, unless the state law regulating such business,  
96       profession, or occupation specifically allows for regulation by local governments."

97        "(c) For each business, profession, or occupation, local governments are authorized to  
98        determine the amount of a regulatory fee imposed in accordance with this article only by  
99        one of the following methods:

100        (1) A flat fee for each business or practitioner of a profession or occupation doing  
101        business in the jurisdiction as authorized by Code Section 48-13-8;

102        (2) A flat fee for each type of permit or inspection requested;

103        (3) An hourly rate determined by the hourly wage or salary, including employee benefits,  
104        of the person or persons assigned to investigate or inspect multiplied by the number of  
105        hours estimated for the investigation or inspection to be performed;

106        (4) An hourly rate as determined by paragraph (3) of this subsection with the addition  
107        of other expenses reasonably related to such regulatory activity, such as administrative  
108        and travel expenses, multiplied by the number of hours estimated for the investigation or  
109        inspection to be performed; or

110        (5) For construction projects that are classified as new construction or for extensive

111        renovation projects, the number of square feet of construction or the number of square

112        feet of construction to be served by the system to be installed, in conjunction with and

113        limited by the building valuation data, as established from time to time by the

114        International Code Council or by similar data, and in conjunction with and limited by the

115        hourly rate described in paragraph (3) or (4) of this subsection. As used in this paragraph,

116        the term 'extensive renovation project' means a project valued at \$75,000.00 or more to

117        renovate an existing structure; or

118        (6) For construction projects that are classified as renovation and all other construction

119        projects other than those classified as new construction, the cost of the project in

120        conjunction with and limited by the building valuation data that conforms with the

121        principles and methods established from time to time by the International Code Council

122        or by similar data, and in conjunction with and limited by the hourly rate described in

123        paragraph (3) or (4) of this subsection."

124

**SECTION 2.**

125 This Act shall become effective on July 1, 2024.

126

**SECTION 3.**

127 All laws and parts of laws in conflict with this Act are repealed.