

The Brooks County Board of Commissioners met for its Regular Monthly Meeting on Monday, June 1, 2020 at 5:00 p.m., in the Auditorium at the Brooks County Ag/Extension Building located at 400 East Courtland Avenue, Quitman, GA. Commissioners present were: Mr. James Maxwell, Chairman; Mr. Patrick Folsom, Vice Chairman; Mr. Willie Cody; Ms. Myra Exum; and Mr. Rhett Rowe. Others present were: Ms. Jessica McKinney, Administrator; Ms. Patricia Williams, County Clerk; Mr. James Burchett, County Attorney; and various residents.

Public Hearing

Fallon Harris – Zoning Change Request – During the May regular meeting, Ms. Sherry Davidson, Planner, Southern Georgia Regional Commission (SGRC), presented the Petition of Ms. Fallon Harris to change the zoning of a .92 acre parcel, located at 201 Perdue Road in unincorporated Brooks County, more specifically described as Map No. Q1-7, Parcel No. 091 DR20M (Residential) to BR (Business Retail). Planning Commission approved the request; and the Regional Commission Staff recommended approval of the request to change the non-conforming zoning for the purpose of bringing the use of a commercial day care into conforming and allow a small store to be located in an existing building behind the day care to serve the residence in the community.

There were questions and concerns regarding Ms. Harris' zoning change request. What kind of store is it going to be? Whether there will be a 6 foot buffer and fence? Is it an existing building and is the day care there? County Attorney also questioned whether there will be a 6 foot buffer and fence? Is the owner willing to tear down building for the 6 foot buffer? County Attorney inquired about the zoning change from DR20M (Residential) to BR (Business Residential) in conformity with the County Zoning Ordinance. The Board approved to send the request back to Planning Commission for a correct zoning approval.

Ms. Sherry Davidson presented an updated report after the Board requested the application be sent back to the Planning Commission for further study on the screening and buffering; and the following was found:

North Side of subject property is properly screened with a wooden privacy fence, Leland cypress trees; pecan and oak trees as a buffer.

South Side of property has a chain link fence with crepe myrtle trees as a buffer to a vacant lot the applicant owns.

West Side of the property is a house for which the applicant owns.

East Side of the property is the day care center with a chain link fence surrounding the center.

The existing building is a 16 X 22 with a handicap ramp, handicapped accessible door and restroom. The applicant would like to sell regular household products such as toilet paper, paper towels, soap, laundry detergent, shampoo, diapers, candy, cookies, chips, etc. Store hours will be 9 am to 6 pm with a staff person at all times.

Staff and Planning Commission recommended approval of the request by Ms. Fallon Harris to rezone a .92 acre parcel, to allow for a small scale retail store to locate in an existing building behind the existing day care center, which was allowed by SE in 1997 to provide a service to the residence in the community. No one was present in opposition.

Matt Moehle – Special Exception – Ms. Sherry Davidson, Planner, SGRC, presented a request for a Special Exception to open a feed store in an existing building located on Arrowhead Farms located at 5981 US Highway 84 West. The property is within the Agricultural Zoning District in unincorporated Brooks County. Staff recommends approval. Planning Commission met May 19, 2020 and recommended approval. Ms. Davidson stated there are no changes; everything is in place. No one was present in opposition or in favor.

Julia Manning & Jeffrey Williams – Special Exception – Ms. Davidson presented the Petition by Ms. Julia Manning and Mr. Jeffrey Williams for a Special Exception for a Rural Home Occupation for a vehicle repair shop. The property is 6.9 acres with a residential dwelling at the rear of the property and the applicant propose to build a 40 X 40 building behind the house. The property is located at 4537 Hickory Head Road; and is within the Agricultural Zoning District in unincorporated Brooks County. Planning Commission met on May 19, 2020 and approved the request. During the meeting, Mr. Williams informed the Staff and Planning Commission that he lived in the house on the property and Ms. Manning is his aunt and the Executor of his grandfather's estate; and in the process of deeding the property to Mr. Williams. Staff recommends approval of the Petition. No one was present in favor or in opposition of the request.

Chairman closed the Public Hearing on a motion by Mr. Cody, seconded by Mr. Folsom, at 5:16 pm.

1. **Call to Order** – Chairman called the meeting to order.
- A. **Prayer & Pledge** – Mr. Cody led all in attendance in prayer and pledge of allegiance.

2. Approval of Agenda

On the motion by Mr. Folsom, seconded by Ms. Exum, the Board unanimously approved the agenda for June 1, 2020.

3. Approval of Minutes

On the motion by Ms. Exum, seconded by Mr. Cody, the Board unanimously approved the minutes of the following meetings:

Regular Monthly Meeting

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- Monthly Work Session & Regular Meeting
- Special Called Meeting

May 4, 2020
May 19, 2020

5. Appearances

A. **Katheryn Patrick – Brooks County Chamber of Commerce Back to School Event –**

Ms. Patrick requested the Board's consideration to sponsor fireworks at the Back to School Event on August 1, 2020. The fireworks portion will be moved to the evening this year so it will be more visible. The Board unanimously approved to sponsor fireworks up to \$2,500 for the Back to School Event sponsored by Chamber of Commerce; and funds will come from Contingency, on the motion by Ms. Exum and seconded by Mr. Rowe.

B. **Becky Rothrock – Tax Commissioner –**

Tax Commissioner appeared to request Board approval to have a 2 pm cry for the mobile homes that do not sell at the 10 am Tax Sale on June 2, 2020. Mr. Cody made the motion, Mr. Folsom seconded, to approve Tax Commissioner to have a 2 pm cry for the mobile homes that did not sell at the 10 am Tax Sale. Vote was unanimous.

6. New Business

A. **Fallon Harris – Zoning Change –**

Mr. Cody made a motion to accept the request from Ms. Harris to change the zoning of a .92 acre parcel, located at 201 Perdue Road in unincorporated Brooks County, DR20M (Residential) to BR (Business Retail), to allow a small store to be located in an existing building behind the day care to serve the residence in the community with the conditions outlined related to vegetation and fence buffer, Mr. Rowe seconded. Vote was unanimous.

B. **Matt Moehle – Special Exception –**

Ms. Exum motioned to approve the Special Exception to open a feed store in an existing building located on Arrowhead Farms at 5981 US Highway 84 West, Mr. Folsom seconded.

C. **Julia Manning & Jeffrey Williams –**

Mr. Folsom made a motion to approve the Special Exception request for Ms. Julia Manning and Mr. Jeffrey Williams for a Rural Home Occupation for a vehicle repair shop; located at 4537 Hickory Head Road, Mr. Rowe seconded. Vote was unanimous.

7. Unfinished Business

A. **Development Authority IGA –** Tabled to discuss during Executive Session on June 2, 2020.

B. **Health Insurance Quote Update –** Waiting on quote update, will discuss also on June 2, 2020 during special called meeting.

8. County Administrator Notes/Comments

- **RFP Lawn Services (Courthouse, Admin, Senior Center) June 17, 2020 –** RFP has been submitted to Quitman Free Press.

- **RFP Right of Way Paved Road Cutting – June 24, 2020** – The RFP will be revised, Administrator will get with Road Department Consultant, Mr. Owens, to get specifics.
- **RFP Ag/Extension Building (Firm Interviews Completed May 29, 2020)** - Interviewed all firms, graded out scores over weekend. We will need a special called meeting for Board's decision.
- **RFP Courthouse Remodel (Firm Interviews Completed May 28, 2020)** - Interviewed all firms, graded out scores over weekend. We will need a special called meeting for Board's decision.

9. **Commissioners Notes/Comments**

- **Rhett Rowe - District 1** – Commented on situations in the country today; and how we should love each other a little more.
- **Patrick Folsom, District 2** – Concurred on Mr. Rowe's comment.
- **Willie Cody, District 3** – Commented we should all get on one accord for the betterment of community.
- **Myra Exum, District 4** – Concurred on previous comments; and that we should all respect one another; and take care of our families and neighbors.
- **James Maxwell, District 5** – Commented he will determine how and where the next meetings will be held.

10. **Adjournment** - Mr. Exum made the motion to adjourn regular meeting at 5:49 p.m.; Mr. Cody seconded.

Mr. James Maxwell, Chairman
 Ms. Jessica McKinney, Administrator
 Ms. Patricia A. Williams, Clerk