

**HEARD COUNTY BOARD OF COMMISSIONERS MEETING
DECEMBER 27, 2016 - 6:30 P.M.**

The Heard County Board of Commissioners held a Commissioners Meeting on December 27, 2016 at 6:30 p.m. in the courtroom of the Heard County Courthouse. In attendance at the meeting were Chairman Lee Boone, District 1 Commissioner Larry Hooks, District 2 Commissioner Keri Denney, District 3 Commissioner Gwen Caldwell, District 4 Commissioner Larry Hammond, District 5 Commissioner Joe Adams, and County Attorney Jerry Ann Conner. Chairman Boone called the meeting to order, welcomed everyone present and gave the invocation.

Agenda Item # 3 – Public Hearing – 1) Amend Article XII (Nonconformity) Sec. 46-387 and Sec. 46-383; 2) Adding Businesses to Article II Sec. 46-36; 3) Adding an Article to the Zoning Ordinance for Special Events, Festivals, and Tourism Activities; 4) Changing Subdivision Ordinance; 5) Discuss Rewriting and Updating Current Zoning Ordinance –

1 - Chairman Boone opened public hearing #1. He stated that after the Planning Commission reviewed Article XIII (Nonconformity), they have recommended removing section 36-387 and adding section 46-383. (attached). There being no public comments and no comments from the Board, Chairman Boone closed the public hearing.

2 - Chairman Boone opened public hearing #2. County Attorney, Jerry Ann Conner stated that recently someone applied for a home business that is not permitted in the current ordinance. She stated there were several permitted residential home occupations that needed to be added to Article II section 46-36. (attached). Chairman Boone stated that the Planning Commission has reviewed this article and has recommended amending the permitted residential home occupations

to include the businesses as attached. There being no public comments and no comments from the Board, Chairman Boone closed the public hearing.

3 – Chairman Boone opened public hearing #3. County Attorney, Jerry Ann Conner stated that recently someone applied for a wedding venue business and that after reviewing their request, the Planning Commission has recommended adding an article to the zoning ordinance for special events, festivals, and tourism activities. (attached). There being no public comments and no comments from the Board, Chairman Boone closed the public hearing.

4 – Chairman Boone opened public hearing #4. County Attorney, Jerry Ann Conner stated that after reviewing the subdivision ordinance, the Planning Commission has recommended changing the definition of subdivision. (attached). There being no public comments and no comments from the Board, Chairman Boone closed the public hearing.

5 – Zoning Administrator, Stacie Morris stated that the Planning Commission has recommended rewriting and updating the current zoning ordinance. Mrs. Morris asked the Board if this is the direction they would like to take before she pursues pricing proposals for this service. The Board agreed for her to go ahead and follow up with pricing and bring it back to the Board once she receives the pricing proposals. There being no public comments, Chairman Boone closed the public hearing.

Approval of Minutes – On motion (Adams) and second (Denney), the Board voted unanimously to approve the minutes from November 22, 2016.

Agenda Item # 4 - Amend Agenda- Chairman Boone asked to amend the agenda to include item f – Discuss Building Inspection Contract and item g – Discuss Fraud Protection. On motion (Hammond) and second (Caldwell), the Board unanimously approved this request.

Agenda Item # 5 – New Business - a. Decision on Amendments to Article XII

(Nonconformity) Sec. 46-387 and Sec. 46-383 – On motion (Adams) and second (Hooks), the Board unanimously approved this amendment to Article XII.

b. Decision on Adding Businesses to Article II Sec. 46-36 – On motion (Denney) and second (Adams), the Board unanimously approved this amendment to Article II.

c. Decision on Adding an Article to the Zoning Ordinance for Special Events, Festivals, and Tourism Activities – On motion (Adams) and second (Hammond), the Board unanimously approved adding this article to the zoning ordinance.

d. Decision on Changing Subdivision Ordinance – On motion (Hooks) and second (Denney), the Board unanimously approved the recommended changes to the subdivision ordinance.

e. Decision on Rewriting and Updating Current Zoning Ordinance – Chairman Boone asked the Board to approve for the Zoning Administrator to solicit proposals/bids to the Board on rewriting and updating the current zoning ordinance. On motion (Hooks) and second (Adams), the Board unanimously approved this request.

f. Discuss Building Inspection Contract – Chairman Boone stated that Mr. Floyd Toney, the Heard County building inspector, retired as of 12/30/16. He stated that he had inquired about contracting with a company, Safebuilt GA, LLC, for building inspection services. He explained that this might not be a long term contract but that something had to be in place by January 1, 2017. County Attorney Jerry Ann Conner stated that she had reviewed the contract and has recommended some minor changes be made. She also stated this contract can be terminated at any time with a 30 day notice. Chairman Boone stated that Mr. Toney was conducting inspections two days a week since October and he felt that two days a week for the new company would be sufficient. He also stated the price for their inspections is \$80.00 per hour with a 1 hour

minimum. Chairman Boone asked the Board to consider raising the permit fees to \$.50 a square foot and implementing an \$80.00 re inspection fee if a re inspection is necessary. After some discussion, Commission Denney made a motion to accept this contract for six months; charge \$100 re-inspection fee if needed; continue to charge \$.30 a square foot for permit fee; contract can be cancelled at any time with a 30 day notice; and give Chairman Boone permission to sign the contract. Commissioner Adams seconded the motion. The Board voted 4 to 1 for the motion. Commissioner Hooks, Commissioner Denney, Commissioner Caldwell and Commissioner Adams voted for the motion and Commissioner Hammond voted against the motion.

g. - Discuss Fraud Protection – Chairman Boone stated to the Board that he would like to purchase fraud protection for each county credit card. He stated that since these credit cards require full names, dates of birth and personal social security numbers of each cardholder, he would like to buy fraud protection for these cardholders. Currently, he, the county clerk and the finance director have county credit cards in their names. On motion (Hammond) and second (Denney), the Board unanimously approved purchasing credit card fraud protection for all the county credit cardholders.

Agenda Item # 6– Old Business – a. Update on New Fair Labor Standards Act (FLSA) – Chairman Boone stated that a federal judge postponed any changes to the current FLSA and there are no other amendments that need to be made to the County policy at this time.

Agenda Item # 7 - Public Comments – None.

Agenda Item # 8 - Executive Session – None.

There being no further business, on motion (Caldwell) and second (Denney), the board voted unanimously to adjourn.

Adjourned at 8:09 p.m.

County Clerk

Chairman

Date _____