

**HEARD COUNTY BOARD OF COMMISSIONERS MEETING  
APRIL 28, 2015 – 6:30 P.M.**

The Heard County Board of Commissioners held a Commissioners Meeting on April 28, 2015 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 and welcomed everyone present. Commissioner Hooks gave the invocation.

**Agenda Item # 3 – Presentation of Proclamation – Kainnan Lindsey** – Chairman Boone presented a proclamation to Kainnan Lindsey, a 5<sup>th</sup> grade student at Heard Elementary School who is and has been training at Young’s Tae Kwon / Do Karate for the last four years. Mr. Lindsey was commended for achieving his karate brown belt status and for obtaining the title of 2014 All-Star Karate League National Champion for Weapons, Forms, Fighting and Musical Form. On motion (Adams) and second (Denney), the Board unanimously approved this proclamation.

**Agenda Item # 4 – Presentation of Proclamation – LifeLink of Georgia** - Chairman Boone presented a proclamation declaring the month of April 2015 as National Donate Life Month. Chairman Boone read the proclamation and on motion (Hooks) and second (Denney), the Board unanimously approved this proclamation.

**Agenda Item # 5 – Invited Guests – a. Mr. Kent Frantz, National Weather Service** – Mr. Kent Frantz of the National Weather Service presented Heard County with a plaque and two

road signs recognizing that Heard County has become part of the StormReady Program in Georgia.

**b. Kathy Knowles, Heard County Community Partnership** – Ms. Kathy Knowles updated the Board on the Chamber of Commerce and the Heard County Community Partnership upcoming events. She also requested the usage of a transit van for the July 4<sup>th</sup> celebration. On motion (Adams) and second (Hooks), the Board unanimously approved this request.

**Agenda Item # 6 – Public Hearing – Request to Amend Zoning – Wendy Stedman, 40 Memory Lane, Franklin, Georgia 30217** – On motion (Adams) and second (Caldwell), the public hearing was opened to hear a request from applicant, Wendy Stedman. Ms. Stedman is requesting to amend zoning on 2.5 acres of property she owns at 40 Memory Lane, Franklin, Georgia 30217, from rural development to commercial property for the purpose of a real estate brokerage and appraisal firm. After reviewing this request and the “Standards for Evaluating Zoning Request”, the Heard County Planning commission made the recommendation to change the zoning classification with limitations on it as follows:

1. No additional buildings should be added to the property;
2. The structure should be used as an office only;
3. There should be no additions to the existing structure;
4. The outside lights can’t interfere with the adjoining property owners. The lights have to be shielded and only in parking lot;
5. Signs should be limited to only: 1 sign on roof, 1 sign in window, 1 sign on wall.

Ms. Stedman stated that she is a certified residential appraiser and a real estate agent and has recently remodeled the existing building on this property. She stated she would like to open her appraisal firm and real estate office in this building. She did state her concerns with the

Planning Commission's conditions. Her primary concern being; can she rebuild if the existing building were to burn down. County Attorney, Jerry Ann Conner stated, yes, she could. Ms. Stedman also asked if she would build a porch or patio onto the front of the building. She stated she needed a porch or patio on the front of the building to prevent water damage to the building. Mrs. Stedman's daughter, Lindsay Connley asked the Board to allow her to use part of the building to sale holistic medicines and plants. Ms. Conner stated that this was not mentioned in the Planning Commission meeting or in her application. She stated that the Planning Commission put the restrictions in place because the building is in a residential area. Commissioner Hammond asked if Memory Lane is a county maintained road. Chairman Boone stated, yes it is. Chairman Boone asked adjoining property owners if they wished to speak. Mr. Peter Underwood, a resident at 178 Memory Lane, stated that he was concerned about Ms. Stedman indicating a different usage today than she did at the Planning Commission meeting. He asked the Board to please consider the Planning Commission recommendations before making a decision on this zoning request. Mrs. Anna Haddan, a resident at 88 Bosie Road, also ask the Board to please consider the Planning Commission recommendations remaining intact before making a decision on this request. There being no further comments, on motion (Denney) and second (Adams), the Board unanimously voted to close the public hearing.

**Agenda Item # 7 – Approval of Minutes** - On motion (Hooks) and second (Denney), the Board voted unanimously to approve the minutes from March 24, 2015 as presented.

**Agenda Item # 8 – Amend Agenda** – Commissioner Boone ask to amend New Business to include item “d” – Discuss Budget Workshop. Commissioner Caldwell ask to amend Old Business to include item “b” – Update on Weather Siren. On motion (Caldwell) and second (Adams), the Board unanimously approved these requests.

**Agenda Item # 9 – New Business – a. Decision on Zoning Amendment – Wendy Stedman**

Commissioner Hammond recommended approving the Planning Commission's recommendations on this zoning request with one other condition; to allow Ms. Stedman to pour a concrete slab within a 15 feet proximity of the building in order to correct a current water issue with this building. On motion (Hammond) and second (Adams), the Board unanimously approved this request.

**b. Approve New Policies – Seatbelt Policy and Return to Work Policy – County Clerk,** Patty Jiles presented a seatbelt policy and a return to work policy that Association of County Commissioners of Georgia (ACCG) recommended adopting in order to receive a 5% safety discount on the county's insurance. These policies will be incorporated into the employee handbook and distributed to each employee. On motion (Hooks) and second (Denney), the Board unanimously approved this request.

**c. Bid Opening – Heard County Livestock Barn –** Chairman Boone stated that he received one sealed bid on the livestock barn to be built at the Heard County Arena. The bid was as follows: L.L. Rogers & Son, Inc. - \$67,278.00. This bid includes a \$2,000.00 rock clause. If no rock is encountered during construction, then \$2,000.00 will be deducted from the bid amount. On motion (Denney) and second (Adams), the Board unanimously accepted this bid.

**d. Discuss Budget Workshop –** Chairman Boone presented the March financials to the Board along with their budget package. He asked them to please review and be prepared to have a budget workshop on Tuesday, May 12, 2015 at 6:00 p.m.

**Agenda Item # 10 – Old Business – a. Update on Heard County Arena – Commissioner**

**Larry Hammond –** Commissioner Hammond stated that he recently visited the Heard County Arena and made inquiries to several different participants at the arena. After his survey, he

stated that he was very happy to report that he felt he received good feedback on the arena and that it is a great asset to Heard County. (survey results are attached)

**b. Update on Weather Siren** – Chairman Boone stated that the weather siren for the Frolona area is in but is waiting on EMC to set the pole before it can be a functioning siren. He stated he expects this to be done in the next few days.

**Agenda Item # 11 – Public Comments** - Mr. Scotty Proctor, 4787 Victory Road commented on the arena, cell service in the Glenn area, the county's insurance and county vehicles.

**Agenda Item # 12 – Executive Session** - Chairman Boone asked the Board to enter into Executive Session to discuss real estate acquisition. On motion (Hooks) and second (Denney), the Board unanimously voted to enter into Executive Session. On motion (Denney) and second (Hammond), the Board unanimously voted to return to Open Session. Chairman Boone stated that in Executive Session real estate acquisition was discussed with no decisions made.

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

Affidavit for approved minutes for April 28, 2015

Patty A. Giles  
County Clerk

Lee Boone  
Chairman

Date: 5-26-15