

The McDuffie County Board of Commissioners held a regular Commission Meeting Wednesday, November 3, 2010, 10:00 AM, Grand Jury Room, McDuffie County Courthouse.

COMMISSIONERS PRESENT:

Charles Newton, IV, Chairman
Sammie Wilson Sr., Vice Chairman
Fredrick D. Favors, Commissioner
Paul W. McCorkle, Commissioner
Wm. "Bill" M. Jopling, Commissioner

COUNTY REPRESENTATION:

Don Norton, County Manager
Penny Salley, County Clerk
Pam Workman, Assistant Finance Director
Eric Reisinger, Public Works Director
Bruce Tanner, Fire Chief
Don Clauson, Solid Waste Director
Sandra Whitaker, Tax Commissioner
Wanda Sisson, Tax Assessor
Fred Guerrant, Planning and Zoning Director
Gail Newsome, Planning Commission

MEDIA:

WTHO
McDuffie Progress Newspaper
McDuffie Mirror Newspaper

OTHER:

Three (3) Others Attended

COMMISSION MEETING

CALL TO ORDER

Chairman Newton called the meeting to order, acknowledged a quorum of commissioners present and welcomed everyone in attendance.

INVOCATION & PLEDGE OF ALLEGIANCE

Reverend Mike Timmerman, Pastor, Dearing Baptist Church offered the invocation followed by the Pledge of Allegiance.

APPROVAL

Agenda (Current)

Chairman Newton asked if there were any corrections or additions to the current agenda. A motion to approve the current agenda with the following change was made by Wilson, seconded by Jopling and passed unanimously.

Information and Announcements – Trash Amnesty Report

Minutes (Regular Mtg. 10/19/2010)

A motion to approve the minutes of the 10/19/2010 Regular Commission Meeting was made by McCorkle seconded by Wilson and passed unanimously.

INFORMATION & ANNOUNCEMENTS

1. McDuffie County Hospital Authority approved Mrs. Leonard Dupree to fill the vacancy on January 1, 2011, of R. Douglas Whitaker.
2. Trash Amnesty Report from October 30, 2010 – Don Clausen reported that there were 253 entries and 207.05 tons were accepted, an increase of 40 tons from last fall.

OLD BUSINESS

1. Review of Status of Variance for Allowing Chickens in R-2 Zoning at Belle Meade

Chairman Newton asked Fred Guerrant, Planning and Zoning Director, to address this matter.

Fred presented a proposed text change to the R-2 zoning district for consideration which includes the following:

Poultry or fowl only (including chickens), for household use only, provided:

1. Only six (6) poultry or fowl may be permitted on any parcel.
2. No poultry or fowl shall be permitted on any parcel less than .75 acres.

3. The area designated for such poultry and fowl shall be fenced to assure that the poultry or fowl remain in the area designated for such use, and shall not be allowed to roam free.
4. The area designated for the poultry and fowl shall be located behind a line represented by the rear wall of the principle dwelling.
5. For parcels less than 1.5 acres, the area containing poultry or fowl shall be fully obscured from vision from any public or private roadway, or any occupied dwelling not located on the same property, by the installation of an approved 6' opaque fence, wall, screening, or means as approved. Such fence, wall or screening shall be installed or constructed in a professional manner and aesthetically acceptable as approved.
6. No poultry or fowl shall be permitted which shall produce any noise, smell, or other nuisance discernable beyond the boundary of the owner's property.

Horses (only) provided:

1. No horse shall be permitted on any parcel of less than 5.0 acres.
2. One (1) horse shall be permitted on any parcel of 5.0 acres with the addition of one (1) horse for each full acre thereafter.
3. Horse feed-lot operations are prohibited.
4. Horses shall be kept within fenced enclosures at all times.
5. No horse(s) shall be permitted which shall produce any noise, smell, or other nuisance discernable beyond the boundary of the owner's property.

Uses permitted by special exception:

Animal Husbandry or the keeping of livestock, poultry, fowl, or the like, not otherwise referenced.

Chairman Newton has concerns that if these changes are made it will cause problems concerning other domesticated farm animals. The proposed change must be advertised and brought before the Planning Commission before action can be taken by the Commission.

The variance request at 3813 Deer Trail Rd. will be brought back before the Commission at the November 16th meeting for action.

There was no action taken at this time.

2. Further Discussion of Northview Acres Subdivision/Dedication of Huntly Circle

Chairman Newton asked Eric Reisinger, Public Works Director, to address this matter.

McDuffie County Public Works Department gave a verbal agreement of acceptance to the Huntly Circle project owner in June 2007. However, at the time a formal deed of transfer was not executed. Eric has requested that this be done, giving legal authority to the County to perform general maintenance and safety improvements as needed. The acceptance of Huntly Circle will also expand the County's mileage count of paved roadways, better qualifying the County for Federal Highway Project funding ratios.

A motion was made to accept the dedication of Huntly Circle to McDuffie County by McCorkle, seconded by Wilson and passed unanimously.

NEW BUSINESS

1. ER & ACO Report – October 2010:

Chairman Newton asked Sandra Whitaker, Tax Commissioner, to present this report.

Sandra stated that the report for October 2010 reflects an increase in the amount of \$11,201.21 for changes to the Property Tax Digest. Property Tax increase is due to judgment rendered in a civil suit with DOR vs. CSX Railroad, resulting in values from 2002-2009 settled; correction of homestead exemption removed in error from two properties; several parcels moved to District 2 from District 1

No change in the Mobile Home Digest

A motion was made to accept the report by Wilson, seconded by Jopling and passed unanimously.

2. Doug Shaw with Wakefield-Beasley to Present FF&E Proposal for New Government Center
Chairman Newton asked Doug Shaw/Elizabeth Sessions, Wakefield-Beasley, to address this matter.

Ms. Sessions presented the proposed bid package for FF&E at the new Government Complex. After the inventory of current furniture was done it was determined that some of the furniture would be reused. The proposed budget for FF&E is \$625,000 not including the high density filing system.

The bid package for the high density filing system includes the current need for high density filing plus 50%, the filing systems are expandable and the location of the filing systems provide for 200%-300% growth in the future. The high density filing system that is currently in Probate Court will be reused and the system in the Clerk of Courts office is being studied for possible reuse. The proposed budget for the high density filing system is \$250,000.00

FF&E is scheduled to go out to bid on Tuesday, November 9 and Wakefield-Beasley's recommendations will be presented to the Commission at the January 5, 2011 meeting for approval. After bid approval the estimated delivery will be in March.

No action was taken at this time.

3. Discuss Potential 2011 CDBG Projects and CSRA RC Involvement in Same

Chairman Newton has asked the other Commissioners to begin thinking about projects for the 2011 CDBG application. He has suggested that one possibility for the project application is connections to the water system for people that cannot afford to run personal service lines.

The CDBG application is due on April 1, 2011; the CSRA Regional Commission has requested a Letter of Agreement by November 19, 2010 should the County choose to allow them to prepare the CDBG application.

The CDBG Applicants Workshop will be December 6-8, 2010 in Macon.

No action was taken at this time.

4. Discuss Land Bank Authority Appointments

The City has made two appointments to the Land Bank Authority, George Battle will serve a two year term and Dot Knox will serve a four year term. Chairman Newton has recommended Riley Stamey and George Lokey as the County's appointments for the Land Bank Authority.

A motion to postpone this matter was made by McCorkle, seconded by Favors and passed unanimously.

5. Resolution to Adopt Amended McDuffie County Service Delivery Strategy (Water Sales to Warren County and Harlem)

A motion was made by Wilson to accept the amendment to the Service Delivery Strategy to include water sales to Warren County and Harlem, seconded by Jopling and passed unanimously.

ADJOURNMENT

There being no further business to come before the Board at this time, a motion to adjourn was made by Wilson, seconded by Jopling and passed unanimously.

McDUFFIE COUNTY BOARD OF COMMISSIONERS

Charles G. Newton, IV, Chairman

ATTEST: _____
Penny Salley, County Clerk

