

MINUTES OF THE REGULAR MONTHLY MEETING
OF THE BEN HILL COUNTY COMMISSIONERS
HELD ON JULY 06, 2021 AT 6:00 PM IN THE
BEN HILL COUNTY COURTHOUSE ANNEX

Those present for the meeting were as follows:

Steve Taylor	Chairman
Hope Harmon	Vice-Chair
Bennie Calloway	Commissioner
Daniel Cowan	Commissioner
John Mooney	Commissioner
Michael Dinnerman	County Manager
Donna Prather	County Clerk

Call to Order

Chairman Steve Taylor called the meeting to order and gave the invocation.

Everyone gave the Pledge of Allegiance.

Approval of the Agenda/Agenda Changes

Vice-Chair Hope Harmon made a motion to approve the agenda as presented. Commissioner Bennie Calloway seconded the motion; which passed with Vice-Chair Hope Harmon, Commissioner Bennie Calloway, Commissioner Daniel Cowan, Commissioner John Mooney, and Chairman Steve Taylor all voting for the motion.

Acceptance of Prior Minutes

Commissioner Bennie Calloway made a motion to approve the Regular Monthly Meeting Minutes that were held on June 08, 2021. Vice-Chairman Hope Harmon seconded the motion; which passed with Commissioner Bennie Calloway, Vice-Chair Hope Harmon, Commissioner Daniel Cowan, Commissioner John Mooney, and Chairman Steve Taylor all voting for the motion.

Commissioner John Mooney made a motion to close the Regular Monthly Meeting to enter the Public Hearing with the right to return to the Regular Monthly Meeting. Vice-Chair Hope Harmon seconded the motion; which passed with Commissioner John Mooney, Vice-Chair Hope Harmon, Commissioner Bennie Calloway, Commissioner Daniel Cowan, and Chairman Steve Taylor all voting for the motion.

Public Hearing

Cell Tower/Special Exception

Zoning Administration Lawton Lovett stated there is a special exception petition being proposed by Tillman Infrastructure to erect a cell tower on said property at 1376 Jacksonville Hwy, owned by Joseph Manley and zoned G-F county.

Towersource Representative Andy Loeb was the spokesperson on behalf of Tillman Infrastructure, 1080 Holcomb Bridge Road, Roswell, GA 30076, stated this is a 325 feet tall self-support tower with the ability to accommodate three (3) different carriers and one reserved space for the county emergency services. AT&T is the anchor carrier. The tower is for coverage reasons. The nearest tower is 5,400 feet away.

County Manager Michael Dinnerman asked Mr. Loeb if the County chose to use the reserved space on the tower and a frequency study is required would Tillman Infrastructure pay for the study.

Mr. Loeb answered, the frequency has already been cleared. Mr. Dinnerman stated he is referencing 20 years down the road when the frequency guidelines could change and required a study to be done. Mr. Loeb stated Tillman Infrastructure would pay for the study if it was required.

Rezoning Petition/R-9 to G-F

Zoning Administrator Lawton Lovett stated there is a rezoning petition being proposed by the Christopher Walker regarding the property at 1124 Jacksonville Hwy. to rezone 7.15 acres of said property from R-9 county to G-F county. Mr. Lawton said this would also be considered spot zoning, which is illegal.

Christopher Walker, 112 Atlantic Avenue, stated he has taken this rezoning petition before the Planning Commission and the neighbors do not want his request granted because their property value will decrease. Mr. Walker said property value is null and void because the entire subdivision is not in compliance because R-9 requires public water and sewer; but no one that lives there has either. He stated he has already been approved for \$180,000 mobile home and would like to put it on his property and he is not starting a mobile home park.

David Walker, 348 Niagra Road, stated Christopher is his son. He is looking for ways to put a home a mobile home on his property. There is no public water, sewer, or fire hydrants in the subdivision; but he is asking for away Christopher can put his mobile home on his property.

Billy Register, 116 St. Mark Road, presented notarized petitions from the neighbors that are against the rezoning petition. He recalled other citizens that requested rezoning but was denied by the Planning Commission. He said this is not personal, but he is only trying to protect his property and if anyone lived in a nice home, they would do the same. There is three mobile homes in the area, and he do not want another one in the area. Mr. Walker owns 6 lots and if he sells his lots; it could become a mobile home park.

Robert Jaros, 141 St. Marks Road, stated he strongly objects to the rezoning. This would be considered spot zoning and the neighbors would like to remain R-9. Mr. Jaros stated there has been five (5) attempts to rezone and all of them were denied. The community do not want G-F in R-9.

Wayne Whitley, 145 St. Marks Road, stated he would like a guarantee from Christopher Walker that he will not put other mobile homes on his lots, and he need verification he will not sell his other lots to those that wish to place mobile homes on the property.

Suzanne Hewett, 120 St. Marks Road, stated she do not want a trailer park in the subdivision. She own 4 lots and she could put trailers on her lots, but she wish for it to remain as is and do not want any more mobile homes out there.

Vice-Chairman Hope Harmon made a motion to close the Public Hearing and continue the Regular Monthly Meeting. Commissioner Bennie Calloway seconded the motion; which passed with Vice-Chair Hope Harmon, Commissioner Bennie Calloway, Commissioner John Mooney, Commissioner Daniel Cowan, and Chairman Steve Taylor all voting for the motion.

Constitutional Officer: NONE

Department Head Reports: NONE

County Board Reports: NONE

County Manager's Report:

County Manager Michael Dinnerman reported:

- SPLOST is up 16.08%. We are tracking \$98,000 ahead of last year this time.
- LOST is up 15.79%. We are tracking \$88,000 ahead of last year this time.
- Financially we are healthy.
- We have concerns about the expenditures and revenues.

Annexation Request: NONE

Rezoning Application: NONE

Alcohol Application: NONE

Appointments: NONE

Old Business: NONE

New Business:

Millage Rate

Chief Appraiser Joyce Merritt discussed the digest numbers for the 2021 digest. There was a real growth of 4,232,522 and a property reassessment of 4,177,584. Due to the reassessment growth, there is a proposed rollback millage rate of 16.456. This is less than last year's millage of 16.646. The rollback rate will result in a net M & O taxes levied of \$6,029,658, an increase of \$149,677.

Commissioner John Mooney made a motion to advertise and proceed with the proposed rollback millage rate of 16.456. Vice-Chair Hope Harmon second the motion; which passed with Commissioner John Mooney, Vice-Chair Hope Harmon, Commissioner Bennie Calloway, Chairman Steve Taylor, and Commissioner Daniel Cowan all voting for the motion.

Cell Tower/Special Exception

Commissioner John Mooney made a motion to approve the special exception request allowing Tillman Infrastructure to erect a cell tower on 105 Flint Road. Vice-Chair Hope Harmon seconded the motion; which passed with Commissioner John Mooney, Vice-Chair Hope Harmon, Commissioner Daniel Cowan, Commissioner Bennie Calloway, and Chairman Steve Taylor all voting for the motion.

Rezoning Petition/R-9 to G-F

Commissioner John Mooney made a motion to deny the rezoning request of Christopher Walker to rezone 7.15 acres of said property at 1124 Jacksonville Hwy from R-9 to G-F. Vice-Chair Hope Harmon seconded the motion; which passed with Commissioner John Mooney, Vice-Chair Hope Harmon, Commissioner Daniel Cowan, Commissioner Bennie Calloway, and Chairman Steve Taylor all voting for the motion.

Van Purchase Resolution

Vice-Chair Hope Harmon made a motion to approve the Van Purchase Resolution authorizing the purchase of two transport vans for Ben Hill County 4-H and Senior Citizen Nutrition. Commissioner John Mooney seconded the motion; which passed with Vice-Chair Hope Harmon, Commissioner John Mooney, Commissioner Daniel Cowan, Commissioner Bennie Calloway, and Chairman Steve Taylor all voting for the motion.

COVID 19 Precautions Resolution

Commissioner John Mooney made a motion to approve the COVID 19 Precautions Resolution recognizing the need to continue COVID-19 precautions. Vice-Chair Hope Harmon seconded the motion; which passed with Commissioner John Mooney, Vice-Chair Hope Harmon, Commissioner Daniel Cowan, Commissioner Bennie Calloway, and Chairman Steve Taylor all voting for the motion.

Municipal Elections IGA

Commissioner Bennie Calloway made a motion to approve the Municipal Elections IGA and authorize the Chairman to sign the document. Vice-Chair Hope Harmon seconded the motion; which passed with Commissioner Bennie Calloway, Vice-Chair Hope Harmon, Commissioner Daniel Cowan, Commissioner John Mooney, and Chairman Steve Taylor all voting for the motion.

Agenda Changes and/or add on:

Legislative Report: NONE

Public Comments: NONE

Executive Session

Commissioner's Remarks:

Chairman Steve Taylor reported the Georgia Department of Community Affairs has awarded Ben Hill County Qualified Local Government status to our community due to the recent adoption of our Comprehensive Plan update.

Meeting adjourned

_____ Steve Taylor, Chairman

_____ Donna R. Prather, County Clerk