

## **GRADY COUNTY BOARD OF COMMISSIONERS**

### **MEETING MINUTES**

January 2, 2024, Meeting

The Grady County Board of Commissioners met on January 2, 2024, at 9:00 am for a regular meeting. Commissioners Ray Prince, Keith Moyer, LaFaye Copeland, Phillip Drew, June Knight, County Administrator Buddy Johnson, County Clerk John White, Finance Director Holly Murkerson, County Attorney Gabe Ridley, and Road Superintendent Stanley Elkins were present.

As it is the first meeting of the year, Mr. Johnson opened the meeting and asked Mr. White to say the invocation.

Motion by Mr. Drew, second by Mrs. Knight, to appoint Keith Moyer as Chair of the Board of Commissioners. The motion was approved.

Motion by Mrs. Copeland, second by Mr. Prince to appoint June Knight as Vice-Chair of the Board of Commissioners. The motion was approved.

Motion by Mr. Prince, second by Mr. Drew to appoint John White as Clerk of the Board of Commissioners.

Motion by Mrs. Copeland, second by Mr. Prince to appoint Gabe Ridley as County Attorney for the Board of Commissioners.

Motion by Mr. Drew, second by Mr. Prince to appoint Keith Moyer and Chris Dorsey to the E911 Committee. The motion was approved.

Motion by Mr. Drew, second by Mrs. Copeland to appoint Holly Murkerson as representative to the Southwest Georgia Regional Commission. The motion was approved.

Motion by Mr. Drew, second by Mrs. Copeland to appoint Mr. Joe Walden as the citizen representative to the Southwest Georgia Regional Commission. The motion was approved.

Motion by Mrs. Knight, second by Mr. Drew to amend the agenda by adding FA006-24. The motion was approved.

### **PUBLIC COMMENTS**

Mr. Moyer reviewed the rules for public comments.

Kristin Revell, Old Thomasville Road, Tiny Houses

Mrs. Revell stated that she wants to put a Tiny House in the middle of twenty-one acres.

Bill Berg, 1386 Prairie View Ct Tallahassee, FL

Mr. Berg spoke in support of Mrs. Revell.

### **PRESENTATIONS**

None

### **CORRESPONDENCE**

The Calendar of Events was reviewed.

Regular Board Meeting on January 16, 2024, at 6:00 PM.

### **CONSENT ITEMS**

Motion by Mr. Drew, second by Mrs. Knight to approve:

C001-24 Approval of Regular Meeting Minutes from 12/19/2023, Executive Session Minutes from 12/19/2023, and Tiny House Workshop Minutes from 12/19/23.

C002-24 Ratify approval of Plat for Martin and Mobley.

C003-24 Approval of Plats 1, 2, and 3 for Bobby Johnson.

C004-23 Approval for Buddy Johnson to be the authorized signer for the Commercial Card Agreement.

The motion was approved.

### **FORMAL ACTIONS**

FA001-24 Motion by Mr. Prince, second by Mr. Drew to approve the Change Order from Onyx for \$24,006.25 for site work for the new Recreation Department building. The motion was approved.

FA002-24 Motion by Mrs. Copeland, second by Mr. Prince to approve the resolution changing the lot size to 1.5 acres. The motion was approved.

FA003-24 Motion by Mrs. Knight, second by Mrs. Copeland, to approve the resolution for the Moratorium on Tiny Houses. The motion was approved.

FA004-24 Motion by Mrs. Knight, second by Mrs. Copeland to approve the contract for Mr. Johnson's employment as an employee. Mr. Ridley explained the difference between being an Independent Contractor and an employee. Mr. Johnson stated he was willing to serve whichever way the board wanted to go but he suggested going as an employee to end this controversy. The motion was approved.

FA005-24 Motion by Mr. Drew, second by Mrs. Knight to approve the Road Striping list so it can go to bid. The motion was approved.

FA006-24 Motion by Mr. Drew, second by Mr. Prince to appoint LaFaye Copeland and Phillip Corker to the Southwest Georgia Community Action Council. The motion was approved.

### **NEW/UNFINISHED BUSINESS**

Administrator Matters – None

Commissioners Matters – Mr. Moyer clarified what he meant for public comment rules. He stated that no negative attacks directed at employees will be tolerated.

Mr. Prince stated that the Extension Office has a person located in their office who works with farmers and their mental health.

### **EXECUTIVE SESSION:**

Motion by Mrs. Copeland, second by Mr. Drew to enter Executive Session to discuss Personnel. Motion by Mr. Drew, second by Mrs. Knight to exit Executive Session. The board then voted on FA004-24.

### **REPORTS**

- A. Attorney's Report – Mr. Ridley stated that Mrs. Debbie Kines has been sued in her capacity as Clerk of Court by an individual who is seeking to overturn his conviction. As a monetary settlement is not being requested, ACCG will not represent her in this matter. Mr. Ridley is asking if the board is willing to authorize him to handle the lawsuit for Mrs. Kines. FA007-24, motion by Mrs. Knight, second by Mr. Drew to authorize Attorney Ridley to handle the legal issue. The motion was approved.

Mr. Ridley also stated the need for some updates to our Land Use Regulations concerning Manufactured Housing. Mr. Johnson suggested the board may want to create a committee to work with the Planning Commission to update this section. The committee will be named later.

- B.  
C.

### **RESOLUTIONS, PROCLAMATIONS, AND AGREEMENTS**

Regular Board of Commissioners Meeting Agenda (AMENDED)

January 2, 2024, 9:00 AM

- I. Executive Duties
  - A. Call to Order – 9:00 AM
  - B. Invocation/Pledge
  - C. Appointment of the Chair, Vice-Chair, County Clerk, County Attorney, E911 Committee, and Southwest Georgia Regional Commission Appointments.
  - D. Adoption of Agenda
  - E. Public Comments (3 Mins)
- II. Presentations
  - None
- III. Correspondence
  - A. Calendar of events

Regular Board meeting on January 16, 2024 at 6:00 PM

IV. Consent Items – (One motion)

C001-24 Approval of Regular Meeting Minutes from 12/19/2023, Executive Session Minutes from 12/19/2023, and Tiny House Workshop Minutes from 12/19/23.

C002-24 Ratify approval of Plat for Martin and Mobley.

C003-24 Approval of Plats 1, 2, and 3 for Bobby Johnson

C004-24 Approval for Buddy Johnson to be the authorized signer for the Commercial Card Agreement.

V. Formal Actions

FA001-24 Approve/Disapprove the change order for Onyx.

FA002-24. Approve/Disapprove resolution to change the lot size to 1.5 acres.

FA003-24 Approve/Disapprove the resolution for the Moratorium on Tiny Houses.

FA004-24 Approve/Disapprove the contract for Buddy Johnson.

FA005-24 Approve/Disapprove the Road Striping list.

FA006-24 Approve/Disapprove appointment to the Southwest Georgia Community

Action Council. (AMENDED)

VI. New and unfinished Business

Administrator Matters

Commissioner Matters

VII. Executive Session

Personnel - will be held prior to action on FA004-24

VIII. Reports

a. Attorney's Report

b.

c.

d.

VIII. Adjournment

Individuals with disabilities who require certain accommodations to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting, or the facilities are required to contact the ADA Coordinator at 229-377-1512 promptly to allow the County to make reasonable accommodations for those persons.

ORDINANCE

AN ORDINANCE TO AMEND THE GRADY COUNTY LAND DEVELOPMENT REGULATIONS TO INCREASE THE MINIMUM SIZE FOR BUILDABLE LOTS NOT SERVED BY PUBLIC OR COMMUNITY SANITARY SEWER AND WATER, TO REPEAL ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH, AND FOR OTHER PURPOSES

BE IT ORDAINED by the Grady County Board of Commissioners that Section 3-9 of Article III of the Grady County Land Development Regulations is hereby amended as follows (Deletions are indicated by ~~strike through~~ text. Additions are indicated by underlined text.):

**3-9 Lot Size.**

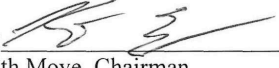
All lots, not served by public or community sanitary sewer and water, must meet current Health Department Standards for minimum lot size of ~~one (1)~~ one and one-half (1.5) acre and other lot standard requirements. Except a subdivision with a septic tank and a DNR permitted and bonded community water system may have lots sized at ¼ acre or more. This includes all subdivisions.

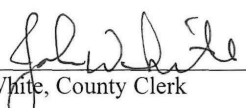
BE IT FURTHER ORDAINED that this amendment shall take effect at such date and time it is adopted by the Board of Commissioners.

BE IT FURTHER ORDAINED that all ordinances and parts of ordinances in conflict herewith are repealed.

ADOPTED this 2nd day of January, 2024.

GRADY COUNTY BOARD OF COMMISSIONERS

By:   
Keith Moye, Chairman

Attest:   
John White, County Clerk

(Affix County Seal)



ORDINANCE

AN ORDINANCE TO ISSUE A MORATORIUM ON CERTAIN HIGH-DENSITY  
MANUFACTURED HOME DEVELOPMENTS

WHEREAS, the Grady County Board of Commissioners adopted Chapter 22 of the Code of Ordinances, Grady County, Georgia, which governs manufactured homes and travel trailers; and

WHEREAS, the Board of Commissioners and code enforcement officials have heard numerous complaints concerning the establishment of high-density developments that contain dwelling units less than 700 square feet in size; and

WHEREAS, the Grady County Planning Commission has recommended that the Board of Commissioners issue a moratorium on the establishment of high-density dwelling unit developments to provide time to study the issue and make policy recommendations that best protect the public health and welfare, protect the county's rural economic base, and encourage the development of economically sound and stable communities; and

WHEREAS, after study and investigation, the Board of Commissioners has determined that it is in the public's interest to issue the moratorium.

NOW THEREFORE, BE IT ORDAINED that the definition of the term "Manufactured home" contained in Section 22-4 is amended by deleting the following clause:

*Such a dwelling shall be constructed in accordance with the Federal Manufactured Home Construction and Safety Standard, which came into effect on June 15, 1976, and shall bear an insignia issued by the U.S. Department of Housing and Urban Development (HUD). Units manufactured before this date are subject to the provisions of this chapter but are not required to meet these HUD standards.*

BE IT FURTHER ORDAINED that Section 22-181 of Chapter 22 of the Code of Ordinances, Grady County, is amended by adding the following clause:

For manufactured homes less than 700 square feet in size, the minimum lot size shall be 1.5 acres, with a minimum lot width of 150 feet, and each such lot shall have a minimum of 30 feet of frontage on a public road or street. No more than one such home shall be installed on a conforming lot.

BE IT FURTHER ORDAINED that this moratorium shall take effect on the date of its adoption and shall remain in effect until 11:59 p.m. on March 31, 2023, unless extended by majority vote of the Board of Commissioners. This moratorium shall not apply to permit applications that have previously been approved by Grady County.

ADOPTED this 2<sup>nd</sup> day of January, 2023.

GRADY COUNTY BOARD OF COMMISSIONERS

By: [Signature]  
Keith Moye, Chairman

Attest: [Signature]  
John White, County Clerk  
(Affix County Seal)



The motion to adjourn was made by Mr. Prince and second by Mrs. Knight. The motion was approved.

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Keith Moye, CHAIR

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JUNE KNIGHT, VICE-CHAIR

ATTEST:

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RAY PRINCE, COMMISSIONER

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JOHN WHITE, COUNTY CLERK

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Phillip Drew, COMMISSIONER

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LAFAYE COPELAND, COMMISSIONER