



# BALDWIN COUNTY COMMISSIONERS PUBLIC HEARING AND REGULAR MEETING

April 20, 2021

1601 N Columbia St, Suite 220

5:00 PM

---

## MINUTES

### MEMBERS PRESENT

Henry Craig  
John Westmoreland  
Kendrick Butts  
Emily Davis  
Sammy Hall

### ALSO PRESENT

David McRee  
Carlos Tobar  
Jill Adams  
Cindy Cunningham

### CALL TO ORDER

Chair Henry Craig called the Public Hearing to order at 5:00 p.m. with Regular Meeting to follow at 6:00 p.m.

### PUBLIC HEARING

#### Solid Waste

Chair Craig opened the Public Hearing to address proposed revisions to Chapter 46 of the Solid Waste Ordinance. The following people addressed the Board:

Julian Hood, 122 Taylor Drive, stated he is in favor of Commissioners adopting revisions to the Solid Waste Ordinance. He stated there is a real problem with junk and trash throughout the County which in turn brings blight. He stated this situation must be dealt with because it only continues to get worse. He agreed that the County ordinances must have means of enforcement in order to get a handle on cleaning up waste. He reported the County has been discussing this problem for many years and many public hearings have been held. He stated he would appreciate a yes vote on the adoption of the Ordinance by all Commissioners which he feels would be a great start to get community cleaned up and attract people to Baldwin County.

Chair Craig opened the floor for comments from Commissioners on the proposed revisions to the Solid Waste Ordinance. There were no comments from Commissioners.

#### Manufactured Homes

County Manager Carlos Tobar reported one minor change has been made to Section 16-49 (d) as follows: the words "or new owner" have been added to read:

The placement of manufactured homes outside of a mobile home park and outside one quarter mile from the shores of Lake Sinclair, does not apply if a current owner "or new owner" had one on the parcel in the last five years, has access to working septic tank or county sewer, and is limited to one residential structure per parcel.

Chair Craig opened the floor for public comment on Section 16-49 General Design Requirements (Manufactured Homes). The following people addressed the Board: James Toole, Ray Woodall and Cindy Humphrey.

Speakers stated objections to various parts of the proposed regulations, as summarized below, to include: building square footage; placement of manufactured homes outside a mobile home park only if the preponderance of homes, 51% or higher, are manufactured or mobile homes within 1/4 mile radius of proposed homesite; regulation that no manufactured home may be placed within 1/4 mile of shores of Lake Sinclair; regulation of only one residential structure per parcel; requirement of permanent foundation; and concerns that the policy takes away the opportunity for citizens to have affordable housing.

Chair opened the floor for comments from Commissioners.

Commissioner Hall stated he does have concerns about the proposed Ordinance, i.e., recommended a revision to the Ordinance to include description of property in acreage not "parcel"; expressed concerns about limiting singlewide homes. He commented the County works to attract industry and to provide a means of affordable housing.

### Property Standards

Chair Craig opened the floor for public comment on Article V – Property Standards. The following people signed in to address the Board: Julian Hood, Terese Womack, Gary Spillers, Kim Stewart. Speakers stated they are in favor of the County implementing policies to establish property standards to help clean up the County. They stated they feel property standards go hand in hand with solid waste, and the County must have a vehicle to have junk, trash, and debris cleaned up.

Matt McGee questioned how the County will regulate and enforce the Ordinance, stating he felt the County must make laws that can be enforced. He stated the County should not impose fines on citizens; but, empower them to help each other.

Dr. Damian Francis, CGSU, stated he and citizens' groups have held meetings in Oconee Heights and Harrisburg to determine needs of the areas. These groups support the County implementing property standards. He recommended the County seek grant funds, develop strategic plans and declare neighborhood empowerment and revitalization zones. He discussed adding language to the Property Standards Ordinance to allow for grant funding availability based on income to help citizens obtain assistance for cleaning up their properties.

The following citizens provided further comments: John Toole stated each person should be responsible for their own property, and the County should not spend tax dollars to clean up for individuals. Matt McGee recommended people who need help with cleanups should have an avenue to sign up for assistance. Mack Flemister stated he lives on Sinclair Marina Road and strongly believes in property rights; however, people must take care of their own property.

County Manager Tobar discussed additional revisions to Section 18-201 – Exterior Property Areas - rodent harborage; and Abandoned Vehicles (2) – "requiring vehicle to be covered with waterproof cover".

Mr. Tobar reported the County has not taken anyone to court nor collected any money on fines from violations of property standards; people are complying voluntarily.

County Manager Tobar reported various organizations and individuals have spent countless hours providing cleanup assistance throughout the County. Dr. Francis responded he felt this is not sustainable. He felt the County has to have something procedural.

There being no further comments, Commissioner Sammy Hall made a motion to adjourn the Public Hearing at 5:40 p.m. Vice Chair John Westmoreland seconded the motion and it passed unanimously.

### **REGULAR MEETING**

Chair Henry Craig called the April 20, 2021 Regular Meeting of the Baldwin County Commissioners to order at 6:00 p.m.

## **PRESENTATIONS**

### **John Milledge Academy Boys Basketball State Champions**

Chair Craig presented a Proclamation to the John Milledge Academy Boys Varsity Basketball State Champions. Players, Coaches and School Administrators were in attendance to receive the Proclamation.

## **APPROVAL OF MINUTES**

Vice Chair John Westmoreland made a motion to approve the minutes of the April 6, 2021 Regular Meeting and the April 14, 2021 Called Meeting as submitted. Commissioner Sammy Hall seconded the motion and it passed unanimously.

## **ADMINISTRATIVE/FISCAL MATTERS**

### **Manufactured Homes Ordinance**

Commissioner Sammy Hall motion to table this matter. Commissioner Kendrick Butts seconded the motion and it passed unanimously.

Commissioner Butts asked if a citizens' committee, with representatives from different areas of the County, could be established to receive input on the proposed ordinance. Chair Craig recommended that Commissioner Butts contact County Manager Tobar regarding this.

### **Solid Waste Ordinance**

Commissioner Kendrick Butts made a motion to approve the amendment to the Solid Waste Ordinance as presented. Commissioner Sammy Hall seconded the motion and it passed unanimously.

A copy of the Solid Waste Ordinance is herewith attached and made an official part of the minutes at pages \_\_\_\_\_ and \_\_\_\_\_.

### **Property Standards Ordinance**

The following people addressed the Board in support of the Property Standards Ordinance: Julian Hood, Kim Stewart

Commissioner Hall stated he is very concerned about ensuring property rights. He said this Ordinance is a mechanism that will serve as a starting place to address property issues throughout the County. He further stated this may not be "what will work" for every situation; however, the County must have something on the books; this will be complaint driven; policy can be amended if there are problems encountered with language and regulations included in this Ordinance. Vice Chair Westmoreland stated he agrees with Commissioner Hall's assessment. Commissioner Davis asked that the minutes reflect that if this doesn't work the Board can go back and revise it.

Chair Craig reiterated the fact that no citizens been fined nor taken to court. He stated he feels this demonstrates the County wants to help people. He supports moving forward with this ordinance.

Vice Chair John Westmoreland made a motion to adopt the Property Standards Ordinance as presented. Commissioner Sammy Hall seconded the motion and it passed unanimously.

A copy of the Property Standards Ordinance is herewith attached and made an official part of the minutes at pages \_\_\_\_\_ and \_\_\_\_\_.

### **Revision to By-Laws for Airport Advisory Committee**

County Manager Tobar presented proposed revisions to the Airport Advisory Committee By-Laws as requested by the Airport Advisory Committee. Currently the City of Milledgeville Public Works Director participates as a non-voting member of the Committee. The Committee proposes to amend the By-Laws to state that the City will appoint an individual to participate as a non-voting member. The recommendation is that the appointment to this position will be a more valuable member as a wide-ranging appointment as the City deems appropriate rather than specifying the appointment of the position of Public Works Director.

Vice Chair Westmoreland made a motion to approve the revision to the Airport Advisory Committee By-Laws as presented. Commissioner Sammy Hall seconded the motion and it passed unanimously.

A copy of Airport Advisory Committee By-Laws is herewith attached and made an official part of the minutes at pages \_\_\_\_\_ and \_\_\_\_\_.

### **OLD BUSINESS**

Vice Chair Westmoreland requested an update on the work in front of the Government Building. County Attorney McRee reported there is a shared driveway with the adjoining property owner, and DOT is requiring additional action be taken on the front drive. He stated he has met with the business owner's attorney regarding this matter.

### **NEW BUSINESS**

Vice Chair Westmoreland requested that a fire extinguisher be purchased and placed at the Airport Training facility.

### **COUNTY MANAGER'S REPORT**

County Manager Tobar reported the City and County are working together to hold a tire amnesty day. The City will provide employees to work at the site, and the County will provide lunch for those working on this project. He stated the Middle GA-RC will prepare an application for funds to assist with tire disposal. The location for drop off will be at the Public Works Department on Linda Drive.

Mr. Tobar also reported the following updates: Nelson Road is reopened; Adult Treatment Court is back at their building; jury selection going well at gym location; courthouse renovations ongoing; grant submitted for airport lighting for disembarking of passengers; Plan First application will be submitted in approximately 10 days; this application details Comprehensive Work Plan projects and what has been accomplished; Plan First designation makes the County eligible for CDBG application submission every year rather than every other year; current CDBG sewer project will finish up the current target area; future awards will be used for infrastructure in other areas in Hardwick.

Mr. Tobar reported valuable information has been gained through research in a personnel matter. There have been many improvements made; employee training continues; improvements / maintenance of equipment; and loss mitigation very good.

### **PUBLIC COMMENT PERIOD FOR NON-AGENDA ITEMS**

Hal Sims addressed the Board regarding the roads in Greystone subdivision. He stated there is a major issue with County roads, and they need repair.

### **EXECUTIVE SESSION**

County Attorney McRee stated there is no need for an Executive Session to discuss potential litigation and property acquisition at this time.

### **ADJOURNMENT**

Commissioner Hall made a motion to adjourn the Regular Meeting at 6:30 p.m. Vice Chair Westmoreland seconded the motion and it passed unanimously.

Respectfully submitted,

Henry R. Craig  
Chair

Cynthia K. Cunningham  
County Clerk