

**HEARD COUNTY BOARD OF COMMISSIONERS MEETING  
JULY 23, 2019 - 6:30 P.M.**

The Heard County Board of Commissioners held a Commissioners Meeting on July 23, 2019 at 6:30 p.m. in the Commission Chamber of the Heard County Administration Building. 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 David Walls and County Attorney Jerry Ann Conner.

**Agenda Item # 2 - Welcome, Invocation, and Pledge to the American Flag -** Chairman Boone called the meeting to order, welcomed everyone present and gave the invocation.

**Agenda Item # 3 – Ms. Doris J. Turner, Partnership Specialist, Atlanta Regional Census Center – U. S. Census Bureau –** Ms. Doris J. Turner with the Atlanta Regional Census Center of the U.S. Census Bureau presented the 2020 Census Partnership Resolution and the Creation of the 2020 Heard County Complete Count Committee Resolution to the Board for their approval and adoption. She thanked the Board for committing to participate and support the 2020 Census and their efforts to count Heard County residents. Chairman Boone read the resolutions into the minutes and on motion (Denney) and second (Hooks), the Board unanimously approved the resolutions.

**Agenda Item # 4 - Public Hearings – 1) Special Use Application for a Private Family Cemetery – Ms. Elizabeth Beck-Payne, Location – 5820 Charlie B. Johnston Road, Hogansville (Heard County) -** Chairman Boone opened the public hearing and read a request for a special use application for a private family cemetery on property located at 5820 Charlie B. Johnston Road, Franklin, GA. He also read the public hearing rules and regulations. Ms. Elizabeth Beck-Payne, 5740 Charlie B. Johnston Road spoke on behalf of her mother who

recently had a stroke. She stated her mother's wishes were to be buried on family property at the time of her passing. She stated the family was preparing for this with this request. There being no public comments and no comments from the Board, on motion (Hooks) and second (Hammond), the Board unanimously voted to close the public hearing.

**2) Application to Rezone from Rural Development to Industrial, Coweta-Fayette EMC,**

**Location – Joe Stephens Road, Franklin** – Chairman Boone opened the public hearing and

read the request from Coweta-Fayette EMC to rezone 10.67 acres of land located on Joe

Stephens Road to be rezoned from rural development to industrial for the purpose of building a

photovoltaic solar energy facility. He also read the public hearing rules and regulations. Mr.

Jimmy Adams, Vice President of Energy Services with Coweta-Fayette EMC spoke to the Board

regarding this request stating the Coweta-Fayette EMC is asking for this rezoning to install and

operate a photovoltaic solar energy facility (solar panels) on this property. Mr. Adams went over

a handout he presented (attached) explaining the goal of this project and how this location is

ideal for the project with the land's close proximity to the Coweta-Fayette transmission lines. He

stated this site would have minimal land disturbance and minimal cost to build. He stated a

sound study was done by a noise control engineer and no noise change was detected in this area

after the construction of the photovoltaic solar energy facility. He stated Coweta-Fayette would

be complying with all Heard County ordinances if this project is approved. Mr. Adams addressed

several questions from the Board regarding land disturbance, reflection issues, buffer and noise.

The following citizens spoke in opposition to this request:

Ms. Carla Brown, 1560 George Brown Road, Franklin

Ms. Jody Jones, 2168 Joe Stephens Road, Franklin

Mr. Daniel Huff, 2354 Joe Stephens Road, Franklin

Ms. Stephanie Odum, 216 Newman Road, Franklin

Mr. Brian Hill, 32 Herndon Road, Franklin

Mr. Gary Odum, 260 Newman Road, Franklin

Mr. Dustin Jones, 2260 Joe Stephens Road, Franklin

After addressing many questions from the public and the Board, Mr. Adams stated that this project was designed to be a low maintenance project and not meant to be a job creator project. He stated there would be no lights at the solar plant and road work was expected to be minimal during construction. There being no further questions or comments from the Board, on motion (Hammond) and second (Denney), the Board unanimously voted to close the public hearing.

**3) Special Use Application for a Photovoltaic Solar Energy Facility, Coweta-Fayette EMC,**

**Location – Joe Stephens Road, Franklin** - Chairman Boone opened the public hearing and read a request from Coweta-Fayette EMC for a special use application located to have a photovoltaic solar energy facility located on Joe Stephens Road. He also read the public hearing rules and regulations. Mr. Jimmy Adams, Vice President of Energy Services with Coweta-Fayette EMC spoke to the Board regarding this request. Mr. Adams stated it was not the intention of Coweta-Fayette to cut all the trees on this property. They intend to only cut what they need to for construction. Commissioner Denney asked Mr. Adams what size buffer to do they intend on having. He stated they intend to plant trees 4-6 feet apart to start; that will grow approximately 10 feet high. Mr. Adams reiterated that Coweta-Fayette wish to be a good steward of the County and they would not intentionally do anything to hurt the community. He stated they chose a site on the property that would have minimal impact to the area and that letters were mailed to the surrounding landowners by Coweta-Fayette in either May or June of 2019. He said they had received no response from those letters.

The following citizens spoke in opposition to this request:

Ms. Jody Jones, 2168 Joe Stephens Road, Franklin

Mr. Brian Hill, 32 Herndon Road, Franklin

Mr. Daniel Huff, 2354 Joe Stephens Road, Franklin

There being no further questions or comments from the Board, on motion (Denney) and second (Walls), the Board unanimously voted to close the public hearing.

**Agenda Item # 4 – Approval of Minutes** – On motion (Hooks) and second (Hammond), the Board unanimously voted to approve the minutes from June 25, 2019 and July 9, 2019.

**Agenda Item # 5 – Amend Agenda** – Chairman Boone asked to amend old business to add item “b” – Discuss Memorandum of Agreement Between Heard County and Heard County Water Authority. On motion (Denney) and second (Walls), the Board unanimously voted to approve this request.

Commissioner Walls asked to amend new business to add item “f” – Discuss Zoning, Subdivision Ordinance and Heard County Ordinances. On motion (Denney) and second (Walls), the Board unanimously voted to approve this request.

**Agenda Item # 6 – Old Business – a. Discussion/Decision – Rezoning from Agricultural to Residential – Mr. Paul Walls, Roosterville Road** – Commissioner Denney made a motion to deny this request to rezone from agricultural to residential. Commissioner Hammond seconded. The Board voted unanimously to deny this request.

**b. Discuss Memorandum of Agreement Between Heard County and Heard County Water Authority** – Chairman Boone presented the memorandum of agreement (MOU) between Heard County and Heard County Water Authority regarding the GEFA loan. On motion (Hammond) and second (Denney), the Board unanimously approved this MOU and authorized Chairman Boone to sign the MOU on behalf of the Board.

**Agenda Item # 7 – New Business – a. Discussion/Decision – Special Use Application for a Private Family Cemetery** – On motion (Hooks) and second (Denney), the Board unanimously approved this request.

**b. Discussion/Decision – Application to Rezone from Rural Development to Industrial** – On motion (Hooks) and second (Hammond), the Board unanimously approved this request.

**c. Discussion/Decision – Special Use Application for a Photovoltaic Solar Energy Facility** – On motion (Hooks) and second (Denney), the Board unanimously approved this request.

**d. Approve Title VI Plan for Heard County Transit** – Chairman Boone stated that the Department of Transportation (DOT) is requiring Heard County Transit to update and adopt their Title VI plan as required every three years. On motion (Denney) and second (Hammond), the Board unanimously approved this request.

**e. Discuss Appointment to West Georgia Regional Library System** – Chairman Boone stated that Mrs. Beth Hammond’s appointment to the Heard County Library Board expired on June 30, 2019. Mr. Hammond is an appointee of the Heard County Board of Commissioners and has expressed her interest in continuing to serve on this board. On motion (Hooks) and second (Denney), the Board voted 4 to 1 to approve this reappointment. Commissioner Hammond abstained. Commissioner Hooks, Denney, Caldwell and Walls voted for the motion.

**f. Discuss Zoning, Subdivision Ordinance and Heard County Ordinances** – Commissioner Walls stated that he would like to see the Heard County zoning ordinances, including the subdivision ordinance reviewed and updated. Commissioner Walls recommended placing a moratorium on all subdivisions until this is done. Zoning Administrator Stacie Morris stated that the current zoning was redone in February of 2018 but has not been approved by the Heard County Planning Commission. She also expressed concern about a placing a moratorium on subdivisions now because there is a

current application pending for a potential subdivision. Attorney Conner stated that she has some questions about the draft zoning that was done in February and she would like to get those addressed before it is voted on by the Board. Chairman Boone stated that he would like to schedule a workshop to discuss these items before a moratorium is considered. Commissioner Caldwell stated that they all need to be familiar with the current zoning also before any changes are made. Chairman Boone stated he would schedule a workshop before the next commissioners meeting in August.

**Agenda Item # 8 – Public Comments – None.**

**Agenda Item # 9 – Executive Session – None.**

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

Adjourned at 9:01 p.m.

*Patty A. Giles*

County Clerk

*Lee Boone*

Chairman

Date 8/27/19

