

## HARALSON COUNTY BOARD OF COMMISSIONERS

APRIL 16, 2024

### WORK SESSION MINUTES

Chairman Ridley called the work session to order. Commissioners Tarpley, Elsberry, Daniel, and Farmer were present. Attorney Avery Jackson was also present.

**Item #1 – Public Hearing – Rezoning Request – Haralson County Tax Map 0103-0009A, located at 2480 Cashtown Road. The present zoning is A-1, agricultural, proposed zoning is to rezone 17.63 acres to C-GB. Requested by Parrish Pelt.**

Mr. Pelt started off by saying that after the Planning and Zoning Board hearing, he had a change of plans. The biggest complaint from neighbors was the number of acres he was asking to be rezoned to C-GB. He would like to reduce this to 5 acres immediately surrounding the buildings. This will allow him to continue business. He still would like to build a new entrance/exit, another building, and a sign. He stated that the business has been running for 10 years. He reiterated that there had been zero written complaints prior to the rezoning request. He has 5 employees, and the hours of operation are weekdays 7:30 am to 4:30 pm.

Attorney Avery Jackson stated he can amend the application with an updated survey showing the new area to be rezoned.

Chad Robinson stated he is opposed to the rezoning because he is concerned with noise and traffic. He said this is a non-compliant business and would like to see stipulations if the request is approved.

Sally Hermann stated she is opposed even to the 5-acre rezoning. She stated she moved to her farm across the street because it is agricultural zoning. She said she might be ok with conditional use with stipulations. She said there has already been an increase in traffic, noise, loads of materials dropped in the road since Mr. Pelt bought the property.

Dane Gaskins spoke on behalf of Judy Thompson. He asked the board to deny this request.

Brayden Robinson stated he echoed everything that the other property owners had stated. He felt like this is a complete disrespect of surrounding owners.

**Item #2 – Planning and Zoning Board Appointment**

One of the members has a term ending in June. Chairman Ridley asked the board to bring any nominations to the May 7<sup>th</sup> regular meeting.

**Item #3 – GDOT Updated Drug and Alcohol Testing Policy, Sandi Couch**

Mrs. Couch stated that the State and Federal DOT had made some changes to wording of the policy and we would need to adopt the updated policy to stay in compliance. This will be on the May 7, 2024, agenda.

**Item #4 – Region 1 EMS Board Appointment**

Chief Hurley from Bremen Fire Department has a term ending June 30<sup>th</sup>. Chairman Ridley stated that he would like for us to appoint Chief Brubaker to this board. This will be on the May 7, 2024, Agenda.

**Item #5 - Automatic Aid Agreement for Fire & Emergency Services with City of Bremen**

Chief Brubaker reported that this is just an updated agreement to the one currently in place. He stated that he and Chief Hurley had updated the roads included, apparatus to respond, etc. as needed. This will be on the May 7, 2024, agenda.

**Item #6 – Zoning Ordinance for Camping/Living in Campers**

Attorney Avery Jackson stated this is a zoning ordinance so it will need to go before the Planning & Zoning Board first after being advertised as required. This is to address living in temporary habitats. It will be more enforceable by the Marshal than the current ordinance.

**Item #7 – Short Term Stay Licensing, Airbnb/VRBO/Campgrounds/RV Parks**

Attorney Jackson stated that this is not a zoning ordinance, it is a licensing ordinance, therefore it does not require advertising like the previous one. This applies only to short term stays, not an owner-occupied residence. This gives the county enforcement powers in the case of excessive noise, traffic, parties, etc. in a short-term rental property.

**Item #8 – Executive Session**

Commissioner Farmer motioned to go into executive session regarding personnel. Commissioner Daniel seconded and the motion carried= 5-0.

Submitted by Alison Palmer  
Certified County Clerk, CPM