

**THE REGULARLY SCHEDULED MEETING OF THE
CRAWFORD COUNTY BOARD OF COMMISSIONERS
TUESDAY, 7 JUNE 2016**

**THE MEETING OF THE CRAWFORD COUNTY BOARD OF COMMISSIONERS
WAS CALLED TO ORDER AT 6:05 P.M.**

The following members were present: Mr. Paul Chapman (Chairman), Mr. Bobby Blasingame (Vice-Chairman), Mr. John Thomas, and Mr. Sterling Braswell. (Mr. Justin Spillers was absent)

INVOCATION GIVEN BY MR. STERLING BRASWELL

AGENDA APPROVAL

Mr. Thomas made a motion to approve the agenda. Mr. Braswell seconded and the motion carried 4-0.

FIRST ON THE AGENDA

Approval of Minutes: *Regularly Scheduled Meeting of 17 May 2016*

Mr. Chapman asked for a motion to approve the minutes from the regularly scheduled meeting of 17 May 2016. Mr. Blasingame made the motion to approve the minutes. Mr. Thomas seconded and the motion carried 4-0.

PUBLIC HEARING:

1. Joseph Stewart has requested a special exception to place a mobile home on his property which is zoned R1-AG. Planning and Zoning approved the special exception. The issue now being before the Board of Commissioners, there was a discussion of other mobile homes in the general vicinity. Mr. Thomas made a motion to approve the request. Mr. Blasingame seconded and the motion carried 4-0.

2. Jacquelyn Cartwright applied for a special exception to operate an assisted living business on her property located off Big 6 Farm Road. P&Z denied the request. The issue is now before the Board of Commissioners. Ms. Cartwright stated she wanted to use the property to house multiple families of poor people. It was unclear whether this property would be used as an apartment complex, assisted living, or multi-family unit. Ms. Cartwright explained that it was financial reasons that she had to close her business a few years ago. She stated that she was not a felon nor did the restitution contained in the criminal order have anything to do with the financial

voes. Ms. Cartwright said the property taxes and power bills had been the problem. Ms. Cartwright then read a statement aloud. The statement is attached hereto for reference.

Mr. Blasingame suggested the issue be sent back to P&Z for reconsideration. Ms. Cartwright stated that she did not believe any good would come of sending it back to P&Z and that she simply wanted a decision to take to her lawyer.

Mr. Thomas made a motion to deny the special exception. Mr. Chapman seconded the motion. The vote was 3-1 with Mr. Blasingame voting No.

APPEARANCES:

1. Jack Causey – Mr. Causey was not present.
2. MGRC – Jonathan Connell discussed the comprehensive plan status for Crawford County's Plan and provided a document reflecting the Regional Commission Plan. Mr. Connell will get together with Pat Kelly about dates and training for the short term work program and further review the list of projects. MGRC wants to be sure and discuss what projects to include in the next Plan.

SECOND ON THE AGENDA

Announcements:

1. Bid Award

Mr. Braswell made a motion to accept LaKay Enterprises, Inc. as the apparent low bidder and as recommended by Hofstadter & Associates, Inc. Mr. Thomas seconded the motion and the motion carried 4-0.

2. Retirement Celebration.

Mr. Paul Chapman read a Resolution Honoring the Career of Ralph Nix. Mr. John Thomas made a motion to adopt the Resolution. Mr. Braswell seconded and the motion carried 4-0.

THIRD ON THE AGENDA

Old Business: *Appointment – Georgia Small Business Lender Membership*

The Georgia Small Business Lender (GSBL) was established by the Middle Georgia Regional Commission to make loans to small businesses in our region. The County needs to appoint a member to the Board before 9/30/16.

The Board tabled the appointment at this time.

FOURTH ON THE AGENDA

New Business: *Surplus Property*

A request has been made to sell a parcel of property (C077-053). This is one of the several parcels owned by the county as the result of a tax sale. Mr. Thomas made a motion to declare the parcel as surplus and sell same without reserve. Mr. Braswell seconded and the motion carried 4-0.

New Business: *Medical Insurance*

Donna Davis presented various options for healthcare for next year. The final decision was to consider a Humana Plan as a Base Plan and an Optional Humana Buy Up Plan. Mr. Braswell made the motion to approve the two proposals. Mr. Thomas seconded and the motion carried 4-0.

Mr. Chapman announced Open Enrollment Meeting June 14-15, 2016 from 8:00 a.m. to 12:00 noon.

New Business: *Smith Chapel Bids*

The County has received two bids. One from Womack Paving for \$56,100.00 and another from Georgia Asphalt for \$64,328.00. Mr. Thomas made a motion to accept Womack's offer as the apparent low bidder. Mr. Braswell seconded and the motion carried 4-0.

Adjourn:

There being no further business, Mr. Chapman asked for a motion to adjourn the 7 June 2016 Regular Meeting of the Board of Commissioners. Mr. Thomas made the motion. The motion was seconded by Mr. Braswell. Motion carried 4-0 and the Board adjourned at 7:15 p.m.

Planning and Zoning Meeting 19-May-2016

Dear Planning and Zoning Board,

I am before you this evening petitioning for your unanimous approval to allow my organization, JJC Assisted Living Group Home, Inc. to continue to provide Assisted Living and free food assistance to needy families, in a somewhat different way. The old program that I participated in, under my organization, which was a personal care home, had to be closed down, due in part to financial reasons. My husband and I was unable to afford to keep the personal care home open.

After closing the personal care home, my family was left with an overwhelming debt of trying to operate it in the red for some time. For instance, locally, we were approximately \$15,000 in debt from county property taxes and owed about \$5000.00 to Flint Energies for the electric bill. We were not able to pay these bills operating the personal care home. The planning and zoning office allowed us to use 2 of the single homes on the property to rent out to single families. With that income and with our personal income, we were able to just about catch up the property taxes, which kept the property from being auctioned off. We were also allowed to redeem one of the properties back from the county, after a payment was made to redeem it. After we rented out a portion of the middle building to a family of about eleven about eight months ago, along with personal monies, we were able to settle the account with Flint Energies and was allowed to have the electricity turned back on in that building after about three years of it being off. Due to a lack of finances is why we were not able to get the building operational before then. Everything took so much time and money to finally begin to see some recovery.

Since closing the personal care home, my husband and I were able to just about catch up the property taxes with the county and just owe for one past due tax bill, which we should be able to pay with no problem, soon, if allowed to continue using the large middle building for multifamily use. As stated earlier, we were able to negotiate with Flint Electric Company and paid the outstanding electrical bill about eight months ago. About six months ago, we were able to rent out the front part of the building to a family of about four. This large building was one of the buildings used for the personal care home in the past. It accommodated about four different groups of people. There were two groups that occupied the portion that is now being rented out by the family of about eleven. There were a group of people who lived in the attached home that is now occupied by the family of about four. The middle portion of the building, that work has been delayed until a decision is reached on the special exception application, will be able to comfortably accommodate a family of about 4 people.

Also, we were allowed to begin getting the middle portion of the building ready for a third and final family through being issued an electrical permit by the local planning and zoning office, to install a separate electrical meter for that hopeful future family. As stated earlier, a hold was placed on this progress until a decision is made on the special exception request. I am here this evening to ask that the board approve my special exception application for the use of the middle building on the property to be used for a multifamily property. The middle building has a total of approximately 31 rooms, which can comfortably support a very large family and two separate individual families. Or, four families of four to six people capacity. To reiterate, presently, this building is accommodating one large family of 11 and a smaller family of 4. The electrician has completed the electrical work for the middle building but cannot proceed due to needing approval of the special exception application. It is unlikely that I can find just

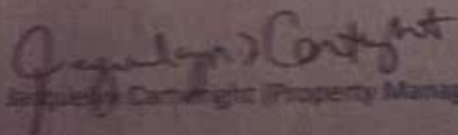
one family willing to reside in a building of that size, alone. The spaces for each individual family is closed off by a border doors so that no one family can have access to the other.

Additionally, due to the buildings not being used, many new problems occurred. For instance, my family had to pay about \$2000.00 to repair the heating and air unit being occupied by the family of four. A new thermometer had to be installed in both families homes, new faucets had to be installed in the kitchen and the bathrooms of the home being occupied by the family of four. Water spew problems increased our water bill to approximately 300.00 one month and approximately \$400.00 another month, which had to be paid to the county. So, the expense of maintenance on the buildings is another crucial reason why a need to allow the use of the middle building for multifamily use is important. Also, other needed repairs had to be made on the properties.

To conclude, the only building that is needed for a multifamily use is the large middle building. The other two single buildings on the property are being used with no objections for families by our planning and zoning department, and my family is thankful for that. Going Forward, in the future, any other home transplanted on the property will be in total compliance with the rules and regulations of the planning and zoning department. Looking backwards, I need to utilize the property that is presently located on the property, which began its existence on the property in 1999, and a need for continued use of this building is requested and needed for maintenance, upkeep and the payment of organizational bills.

Thank you for your time,

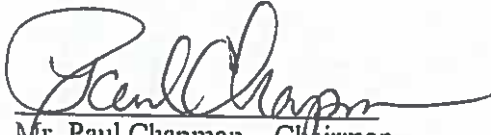
Sincerely,



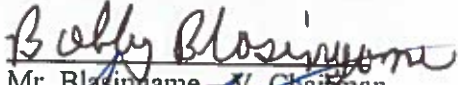
Jacquelyn Carwright (Property Manager and Owner of JBC Assisted Living Group Home, Inc.)

APPROVAL OF MINUTES

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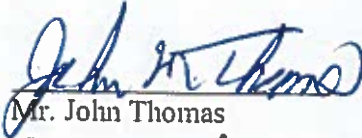
Mr. Paul Chapman – Chairman



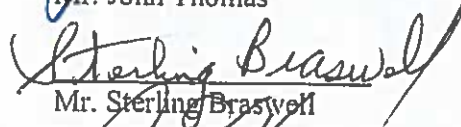
Mr. Blasingame – V. Chairman



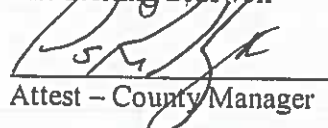
Mr. Justin Spillers



Mr. John Thomas



Mr. Sterling Braswell



Attest – County Manager