



The Commission

of the Unified Government of Cusseta-Chattahoochee County, Georgia

215 McNaughton St Cusseta, Georgia 31805
(706) 989-3602 Fax (706) 989-2005 lisa@ugoccc.com

Charles Coffey, Chairman
Timothy Biddle, Vice Chairman
Gerald Douglas
Damon Hoyte
Jason Frost

Thomas Weaver, County Manager
Lisa Bickel, County Clerk
Bin Minter, County Attorney

MINUTES OF THE REGULAR MEETING

Feb. 4, 2025

215 McNaughton St.

PRESENT:

Chairman Coffey
Vice-Chairman Biddle
Commissioner Douglas
Commissioner Hoyte-Absent
Commissioner Frost

Thomas Weaver, County Manager
Lisa Bickel, County Clerk
Bin Minter, County Attorney

Chairman Coffey called the Regular Monthly Meeting of the *Commission of the Unified Government of Cusseta-Chattahoochee County, Georgia* to order at 9:00 a.m., with all other Commissioners present, with the exception of Commissioner Hoyte and live streaming on our Facebook page.

APPROVAL OF THE MINUTES OF THE JAN. 7, 2025, REGULAR MEETING

Commissioner Frost made the motion to approve the minutes as written. Seconded by **Commissioner Douglas**. The vote was unanimous. **Commissioner Biddle** abstained from voting since he was absent that meeting.

APPROVAL OF THE JAN 7, 2025, EXECUTIVE SESSION MINUTES

Commissioner Frost made the motion to approve the minutes as written. Seconded by **Commissioner Douglas**. The vote was unanimous. **Commissioner Biddle** abstained from voting since he was absent that meeting.

APPROVAL OF THE JAN. 27, 2025, BOC WORK SESSION MINUTES

Commissioner Biddle made the motion to approve the minutes as written. Seconded by **Commissioner Douglas**. The vote was unanimous.

APPROVAL OF THE JAN 27, 2025, EXECUTIVE SESSION MINUTES

Commissioner Douglas made the motion to approve the minutes as written. Seconded by **Commissioner Biddle**. The vote was unanimous.

OPEN FORUM

NONE

SPEAKER

NONE

OLD BUSINESS

ATTORNEY still needs to schedule with the cemetery committee, we will invite the Cemetery Committee to the Work Session on the 24th to see if that we can all get on the same page, and be sure the by laws are all within state code.

County Manager nothing at this time.

NEW BUSINESS

ATTORNEY nothing at this time.

County Manager nothing at this time.

AGENDA ITEMS

2025 SPLOST Bank Account (Opening A Bank Account): Motion to approve, made by **Commissioner Frost**, seconded by **Commissioner Biddle**. The vote was unanimous.

LMIG Change (Riverbend Rd to Friendship Rd): Motion to approve, by **Commissioner Frost**, seconded by **Commissioner Biddle**. The vote was unanimous.

Reappoint Randy Register to Planning & Zoning Board: Motion made by **Commissioner Biddle**, seconded by **Commissioner Frost**. The vote was unanimous.

Reappoint Teresa Smith to Planning & Zoning Board: Motion made by **Commissioner Douglas**, seconded by **Commissioner Biddle**. The vote was unanimous.

Reappoint Willie Brown to Planning & Zoning Board: Motion made by **Commissioner Biddle**, seconded by **Commissioner Frost**. The vote was unanimous.

Hiring a Public Safety Director (Creating a Position): Motion made by **Commissioner Douglas**, seconded by **Commissioner Biddle**. The vote was unanimous.

Employee Termination Appeal: No action Needed/ Complete

EXECUTIVE SESSION:


A Motion was made to go into executive session at 6:11 p.m. **Commissioner Frost** made the Motion, seconded by **Commissioner Douglas**. The vote to enter executive session was unanimous.

Regular meeting reconvened:

The regular meeting reconvened at 7:07 p.m. **Chairman Coffey** made the statement that the subjects discussed during the closed meetings were within the legal exceptions to the open meetings law and that no votes were cast within the session. Subjects discussed were legal issues.

ADJOURNMENT

There being no further business to be conducted by and with the Commission of the Unified Government of Cusseta-Chattahoochee County, Georgia, Chairman Coffey declared the Monthly Meeting of the Board of Commissioners adjourned at 7:09 pm on Tuesday, Feb. 4, 2025.



CHARLES COFFEY, CHAIRMAN

unable to

TIMOTHY BIDDLE, VICE CHAIRMAN



GERALD DOUGLAS, COMMISSIONER

Absent

DAMON HOYTE, COMMISSIONER



JASON FROST, COMMISSIONER

Mar. 4, 2025
DATE APPROVED

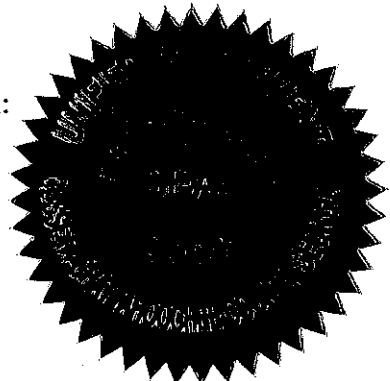
I hereby certify that the foregoing documentation, the Minutes of the Feb. 4 2025, Regular Meeting, was approved via majority vote by the Board of Commissioners in its Mar. 4, 2025 regular meeting.

ATTESTED BY:



THOMAS WEAVER, COUNTY MANAGER
UNIFIED GOVERNMENT OF
CUSSETA-CHATTAHOOCHEE COUNTY

Seal:



RESOLUTION REAPPOINTING A MEMBER TO THE CUSSETA- CHATTAHOOCHEE COUNTY PLANNING COMMISSION

WHEREAS, the Commission of Cusseta-Chattahoochee County, Georgia (herein after called "Commission") is authorized by state statute to appoint members to the Cusseta-Chattahoochee County Planning Commission; and

WHEREAS, Randy Register was previously appointed to serve on the Planning & Zoning Commission for a term expiring in December 31, 2024; and

WHEREAS, it is the desire of the Commission to reappoint Randy Register to fill the vacancy on the Planning & Zoning Commission;


THEREFORE BE IT RESOLVED, that the Commission has unanimously approved the immediate appointment of Randy Register to the Cusseta-Chattahoochee County Planning Commission for that certain term which expires in December 31, 2027.

APPROVED AND ADOPTED by the Commission of Cusseta-Chattahoochee County, Georgia this 4th day of February, 2025.



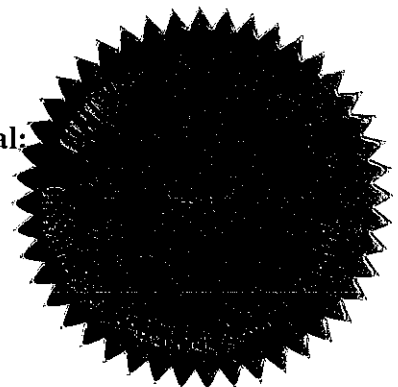
CHARLES COFFEY, CHAIRMAN

ATTESTED

BY: 

**THOMAS WEAVER, COUNTY MANAGER
UNIFIED GOVERNMENT OF CUSSETA-
CHATTAHOOCHEE COUNTY, GEORGIA**

Seal:



RESOLUTION REAPPOINTING A MEMBER TO THE CUSSETA- CHATTAHOOCHEE COUNTY PLANNING COMMISSION

WHEREAS, the Commission of Cusseta-Chattahoochee County, Georgia (herein after called "Commission") is authorized by state statute to appoint members to the Cusseta-Chattahoochee County Planning Commission; and

WHEREAS, Teresa Smith was previously appointed to serve on the Planning & Zoning Commission for a term expiring in December 31, 2024; and

WHEREAS, it is the desire of the Commission to reappoint Teresa Smith to fill the vacancy on the Planning & Zoning Commission;

THEREFORE BE IT RESOLVED, that the Commission has unanimously approved the immediate appointment of Teresa Smith to the Cusseta-Chattahoochee County Planning Commission for that certain term which expires in December 31, 2027.

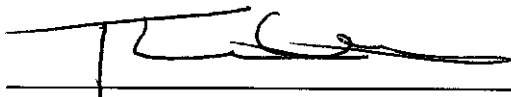
APPROVED AND ADOPTED by the Commission of Cusseta-Chattahoochee County, Georgia this 4th day of February, 2025.



CHARLES COFFEY, CHAIRMAN

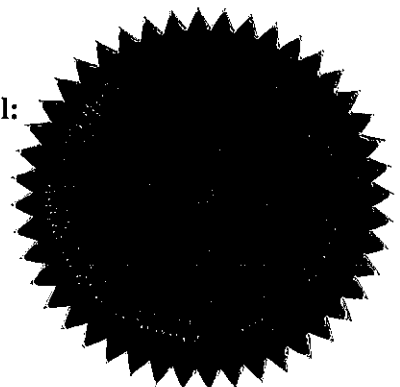
ATTESTED

BY:



**THOMAS WEAVER, COUNTY MANAGER
UNIFIED GOVERNMENT OF CUSSETA-
CHATTAHOOCHEE COUNTY, GEORGIA**

Seal:



RESOLUTION REAPPOINTING A MEMBER TO THE CUSSETA- CHATTAHOOCHEE COUNTY PLANNING COMMISSION

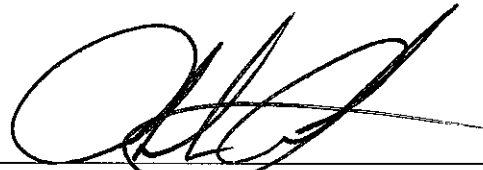
WHEREAS, the Commission of Cusseta-Chattahoochee County, Georgia (herein after called "Commission") is authorized by state statute to appoint members to the Cusseta-Chattahoochee County Planning Commission; and

WHEREAS, Willie Brown was previously appointed to serve on the Planning & Zoning Commission for a term expiring in December 31, 2024; and

WHEREAS, it is the desire of the Commission to reappoint Willie Brown to fill the vacancy on the Planning & Zoning Commission;

THEREFORE BE IT RESOLVED, that the Commission has unanimously approved the immediate appointment of Willie Brown to the Cusseta-Chattahoochee County Planning Commission for that certain term which expires in December 31, 2027.

APPROVED AND ADOPTED by the Commission of Cusseta-Chattahoochee County, Georgia this 4th day of February, 2025.



CHARLES COFFEY, CHAIRMAN

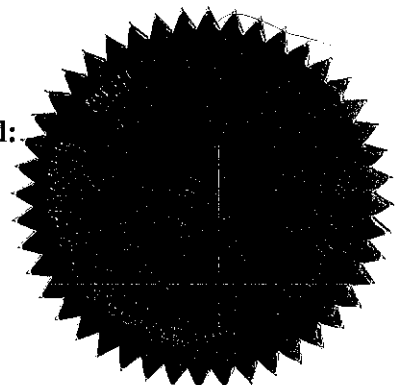
ATTESTED

BY:



**THOMAS WEAVER, COUNTY MANAGER
UNIFIED GOVERNMENT OF CUSSETA-
CHATTAHOOCHEE COUNTY, GEORGIA**

Seal:



COUNTY OF Chattahoochee

___All___, Members of the Chattahoochee County Board of Commissioners, being duly sworn, states under oath that the following is true and accurate to the best of his/her knowledge and belief:

The __Chattahoochee__ County Board of commissioners met in a duty advised meeting on

During such meeting, the Board voted to go into closed session.

The executive session was called to order at _____ a.m. /p.m.

The subject matter of the closed portion of the meeting was devoted to the following matter(s) within the exceptions provided in the open meetings law:

_____ Consultation with the county attorney or legal counsel to discuss pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the county or any officer or employee or in which the county or any officer or employee may be directly involved as provided in O.C.G.A. § 50-14-2(1)

_____ Discussion of tax matters made confidential by the state law as provided by O.C.G.A. § 50-14-2(2) and
(insert the citation to the legal authority making the tax matter confidential) _____

_____ Discussion or voting on

_____ Authorizing a settlement as provided in O.C.G.A. § 50-14-3(b)(1)(A)

_____ Authorizing negotiations to purchase, dispose of, or lease property as provided in O.C.G.A. § 50-14-3
(b)(1)(B)

_____ Authorizing an appraisal as provided in O.C.G.A. § 50-14-3(b)(1)(C)

_____ Entering a contract for the purchase, disposal of, or lease property as provided in O.C.G.A. § 50-14-3(b)(1)(D)

_____ Entering into an option to purchase, dispose of, or lease property as provided in O.C.G.A. § 50-14-3
(b)(1)(E)

_____ Discussion or deliberation on the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a county officer or employee as provided in O.C.G.A. § 50-14-3(b)(2)

_____ Interviewing candidates for executive positions as provided in O.C.G.A. § 50-14-3(b)(2)

*The Board of Commission
of the Unified Government of Cusseta-Chattahoochee County, Georgia*

**February 4, 2025
Regular Meeting**

PLEASE SIGN IN
SO THAT WE MAY RECORD YOUR ATTENDANCE

1. <u>Thomas A. Bickel</u>	21. _____
2. _____	22. _____
3. _____	23. _____
4. _____	24. _____
5. _____	25. _____
6. _____	26. _____
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13. _____	33. _____
14. _____	34. _____
15. _____	35. _____
16. _____	36. _____
17. _____	37. _____
18. _____	38. _____
19. _____	39. _____
20. _____	40. _____

X Other (describe the exemption to the open meetings law): litigation : Personnel
_____ as provided in (insert the citation to the legal authority exempting the
topic) _____

5.

_____ During the course of the closed session devoted to exempt topics, an incidental remark regarding a non-exempt topic or an attempt to discuss a non-exempt topic was made.

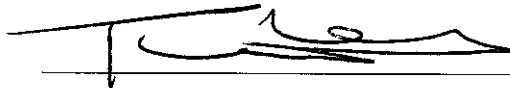
_____ The attempt was immediately ruled out of order and attempts to discuss same ceased immediately.

_____ the attempt was immediately ruled out of order. However, the comments did not cease, so the closed/executive session was immediately adjourned without discussion or action being taken regarding any non-exempt topic.

6.

Minutes were taken of this meeting in accordance with O.C.G.A. § 50-14-3(e)(2)(C) and will be filled and help for in camera inspection only.

This 4 day of Feb., 2025.



Member



County Board Commissioners

Commissioner

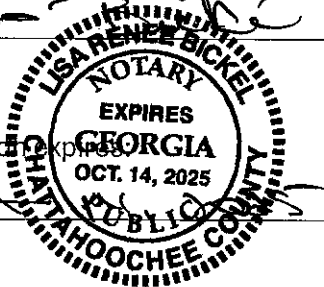
Sworn to and subscribed before me this 4 day of

Feb. 2025



Notary Public

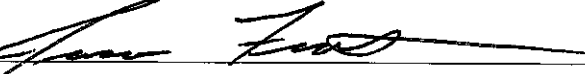
My Commission Expires



Commissioner



Commissioner



Commissioner



The Commission

of the Unified Government of Cusseta-Chattahoochee County, Georgia

215 McNaughton St Cusseta, Georgia 31805
(706) 989-3602 Fax (706) 989-2005 admin@ugoccc.com

Charles Coffey, Chairman
Timothy Biddle, Vice Chairman
Gerald Douglas
Damon Hoyte
Jason Frost

Thomas Weaver, County Manager

Lisa Bickel, County Clerk

Bin Minter, County Attorney

MINUTES OF THE MONTHLY WORK SESSION

Feb. 24, 2025

215 McNaughton St.

PRESENT:

Chairman Coffey
Vice-Chairman Biddle
Commissioner Douglas
Commissioner Hoyte
Commissioner Frost

Lisa Bickel, County Clerk
Thomas Weaver, County Manager
Bin Minter, County Attorney

Chairman Coffey called the Monthly Work Session of the *Commission of the Unified Government of Cusseta-Chattahoochee County, Georgia* to order at 6:00 p.m., with all other Commissioners present, and live streaming on our Facebook page.

COUNTY MANAGER UPDATES:

County Manager Weaver – IGSA's rashwacks and underground storage, we are having some issues with staffing, they are saying we have to be at a certain staffing level. The are small things, but we are working through them. We had an inspection at the Stray Facility and some concerns were brought up, they have issued a report raising concerns. It is still early on, but we have 30 days to clear this up. Roundabout is underway, if possible, just avoid the intersection all together. Commissioner Hoyte asked an eta on the roundabout, County Manager Weaver said the contract said 60 days, but he believes a year is more realistic. Public Works updates, up the hill we had a radio shed that has been completely replaced, we are just waiting on Columbus Communications to come and hook up equipment, we are still cleaning up some storm damage. There was a pipe at Hitchitee Creek Rd that had to be fixed. Issues with the septic at the sheriff dept that had to be corrected. LMIG paperwork has all been sent to an engineer so we can get the bid packets ready. Recreation updates, baseball registration has been extended, youth basketball finals will be in March. Mordie has a few small maintenance projects coming up. No updates for Ms. Hedgecoke, but there is a packet from her as long as information on the car show is coming up. **CHAIRMAN COFFEY** asked about audit updates, County Manager Weaver said David McCoy is working on it, but he doesn't have it ready yet.

The following items were discussed as to their relevance for appearance on Feb 4, 2025, regular meeting agenda:

Cemetery Bylaws – Keep on the Work Session, still waiting for Attorney to get with Cemetery Committee, they now need terms updated for the committee members.

Road Projects – Bad spot on Liberty Hill Rd, leaving on Agenda in case it is ready by the time LMIG comes in., also discussed Riverbend Rd and putting it on as a Regional project., some of Riverbend Rd, possibly getting paved by FT. Moore. – Keep on Work Session

Friendship Rd LMIG Put out to Bid – (If we have Bid Packet) - Put on Agenda as Voting Item.

GDOT Rowing & Maintenance Agreement – Landscape Roundabout, we would take care of it. - Add to Agenda as Voting item.

Executive Session:

A Motion was made to close meeting to the public and enter into Executive Session. **Commissioner Biddle** made the Motion; seconded by **Commissioner Douglas**. The vote was unanimous. The executive session was entered into at 5:26 PM.

Regular Meeting Reconvened:

The regular meeting reconvened at 5:43 p.m. **Chairman Coffey** made the statement that the subjects discussed during the closed meetings were within the legal exceptions to the open meetings law and that no votes were cast within the session. The topics discussed were personnel.

CHAIRMAN COFFEY stated he wants to look at nondisclosure for elected officials and doing it the right way, add to the next work session.

Public Hearings were Held Work Session Reconvened: @ 6:37 Pm

Motion to reconvey Work Session made by **Commissioner Biddle**, Seconded **Commissioner Douglas**. The vote was unanimous.

Conditional Use Permit Process- CHAIRMAN COFFEY gave a brief history on the process, the conditional use permit was put in to place for substandard lots, not substandard, as far as deemed unusable, and by making this law for the county or this change to the ordinance, this put into place the ability for property owners to use those pieces of property that would otherwise would be deemed unusable. In the process, it also set into motion changes for any manufactured home would have to go through the conditional use permit process or require a cup, that was not the intention, however that is how it was written or how it was passed. Which brings us to where we are now, so where do we go from here, to make it better or easier. The **Attorney** stated the conditional process isn't subject to change, it is the same and pretty much dictated by zoning procedure law at state level, but what I understand correctly is the extent to which a condition or use permit would be required for the manufactured home on the property. The zoning code would need to be more specific on uses, you can change the zoning codes or the requirements on manufactured home uses.


CHAIRMAN COFFEY asked the planning and zoning board members in attendance if they understand what the Attorney is saying, **Brent Ingersoll**, says he understands, however the way the CUP is written, it applies to everything even stick built homes, also the Board of Commission is the final approval, where is the appeal process. **CHAIRMAN COFFEY** stated when it came before the Commission before it had to be approved by the Board of Commission, the Attorney stated a conditional use permit has to be approved by the Board of Commission. **Johnnie Williams** of planning and Zoning asked when they have a mobile home on a property and the owner just wants to replace it with a new one, how does the whole community stop this from happening, when they recommended approval. **CHAIRMAN COFFEY** stated when they have a public hearing, they have to send the other butting property owners letters to let them know what they are doing, and if people come to speak at the hearing against the permit, then it is our job as the Commission and our obligation to listen to the citizen, and that have been denied were because the public have spoke out and they did not want it. The Commission has been very fair across the board the public's voice has been heard; their personal opinion does not always matter.

Manufactured homes have a title just like a vehicle, there are two tax bills that are sent out, one for the land and one for the manufactured home, it depreciates each year, it stops at \$4000.00 per state law it cannot go lower than \$4000.00. Anything that has a title depreciates. The Planning and Zoning Board say the whole process needs revamped, before when it had the 5 acre rule not everybody needed one, now everyone needs it. **Commissioner Frost** stated they need to go back and review the Conditional permit and zoning procedures, and make sure we are clear and precise, and let's work with the Attorney and Planning and Zoning. Willie Brown of Planning and Zoning added that he doesn't want to just throw anything out there just to be changing things, he knows the Commission time and the Planning and Zoning boards time is valuable, but if there is something that can be done on planning and zoning on a decision to resolve and cut back and help the Commission. **CHAIRMAN COFFEY** asked if the next Work Session, the 24th of March would be to soon to get some proposed changes and get our heads together if there are any objections, **Commissioner Frost** said there are no objections from him. **CHAIRMAN COFFEY** thanked everyone for coming and stated decisions for the conditional use permits would not be made tonight, they would be on the regular meeting March 4th. The Attorney suggested all get deferred until the regular meeting. Ms. Wooten stated she has ordered her home, and it is coming on March 2nd, that she can't wait that long. Ms. Wooten said she only got the information about putting up a sign after the last meeting. **CHAIRMAN COFFEY** stated we aren't trying to be difficult; we are trying to be fair for everyone. Ms. Wooten says she understood, she has 18 acres and that she didn't think she needed a CUP. Ms. Wooten said she had the ad in the paper for a month, she did an additional two weeks. **CHAIRMAN COFFEY** stated Ms. Wooten, I am not trying to make you angry, I will just be more specific, we are being sued for not being fair. Ms. Wooten replied, Oh, I understand. **CHAIRMAN COFFEY** stated so if we give you an exception, then that opens us up that we didn't do the same for someone else. **Commissioner Frost** asked if we could have a called meeting on the 27th to vote on the conditional use permits at 6pm. **CHAIRMAN COFFEY** asked if there were any further comments from the Commission.

Commissioner Hoyte made a motion to amend the agenda to vote on the three CUPS that met criteria and didn't have issues, Seconded by **Commissioner Frost**. Discussion prior from **CHAIRMAN COFFEY** is the fairness of this vote and the perception of it out of genuine concern of being fair, and no one is being treated different in the past or the present. If this was done or the situation would have been brought up in the past we would have done the same thing and he's ok, this is going forward, he just doesn't want anyone to bring up later at a later date that they were not fair, inconsistent, that is his concern. **Commissioners Biddle & Commissioner Douglas** voted against, needing **Chairman Coffey** as a tiebreaker, he voted against. The vote did not pass. **Commissioner Biddle** stated that he is not opposed to anything that anyone is doing, but if we get sued, where do you think the money is coming, he is going to approve all of them, he just wants to wait until the 27th to do so. Your taxes here are pretty cheap, but that money still has to come from somewhere, on the 27th everyone is going to be approved on behalf of **Commissioner Biddle**. **CHAIRMAN COFFEY** thanked everyone for coming.

ADJOURNMENT

There being no further business to be conducted by and with the Commission of the Unified Government of Cusseta-Chattahoochee County, Georgia, Chairman Coffey declared the Work Session of the Board of Commissioners adjourned at 7:29 pm on Monday, Feb. 24, 2025.



CHARLES COFFEY, CHAIRMAN

unable to sign

TIMOTHY BIDDLE, VICE CHAIRMAN



GERALD DOUGLAS, COMMISSIONER




DAMON HOYTE, COMMISSIONER



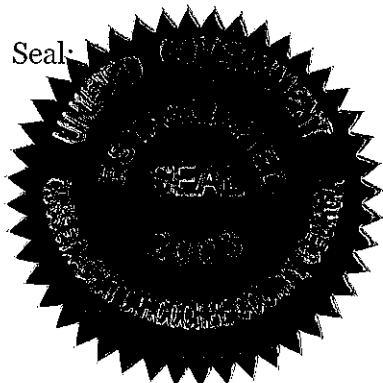
JASON FROST, COMMISSIONER

Mar. 4, 2025
DATE APPROVED

I hereby certify that the foregoing documentation, the Minutes of the Feb. 24, 2025, Work Session, was approved via majority vote by the Board of Commissioners in its Mar. 4, 2025, Work Session.

ATTESTED BY: 

THOMAS WEAVER, COUNTY MANAGER
UNIFIED GOVERNMENT OF
CUSSETA-CHATTAHOOCHEE COUNTY



COUNTY OF Chattahoochee

___All___, Members of the Chattahoochee County Board of Commissioners, being duly sworn, states under oath that the following is true and accurate to the best of his/her knowledge and belief:

1.

Feb. 24, 2025

2.

3.

4.

____ Consultation with the county attorney or legal counsel to discuss pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the county or any officer or employee or in which the county or any officer or employee may be directly involved as provided in O.C.G.A. § 50-14-2(1)

_____ Discussion or voting on _____

____ Authorizing a settlement as provided in O.C.G.A. § 50-14-3(b)(1)(A)

_____ Authorizing negotiations to purchase, dispose of, or lease property as provided in O.C.G.A. § 50-14-3
(b)(1)(B)

_____ Authorizing an appraisal as provided in O.C.G.A. § 50-14-3(b)(1)(C)

_____ Entering a contract for the purchase, disposal of, or lease property as provided in O.C.G.A. § 50-14-3(b)(1)(D)

_____ Entering into an option to purchase, dispose of, or lease property as provided in O.C.G.A. § 50-14-3
(b)(1)(E)

_____ Discussion or deliberation on the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a county officer or employee as provided in O.C.G.A. § 50-14-3(b)(2)

_____ Interviewing candidates for executive positions as provided in O.C.G.A. § 50-14-3(b)(2)



*The Board of Commission
of the Unified Government of Cusseta-Chattahoochee County, Georgia*

Feb. 24, 2025 – BOC Work Session

**PLEASE SIGN IN
SO THAT WE MAY RECORD YOUR ATTENDANCE**

- | | |
|----------------------------|-----------|
| 1. <u>BOB INGRAM</u> | 21. _____ |
| 2. <u>Johnnie Williams</u> | 22. _____ |
| 3. <u>Jim Haffcock</u> | 23. _____ |
| 4. <u>Teresa Smith</u> | 24. _____ |
| 5. <u>Kathy Register</u> | 25. _____ |
| 6. _____ | 26. _____ |
| 7. _____ | 27. _____ |
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| 15. _____ | 35. _____ |
| 16. _____ | 36. _____ |
| 17. _____ | 37. _____ |
| 18. _____ | 38. _____ |
| 19. _____ | 39. _____ |
| 20. _____ | 40. _____ |

X Other (describe the exemption to the open meetings law): Personnel
_____ as provided in (insert the citation to the legal authority exempting the
topic) _____

5.

_____ During the course of the closed session devoted to exempt topics, an incidental remark regarding a non-exempt topic or an attempt to discuss a non-exempt topic was made.

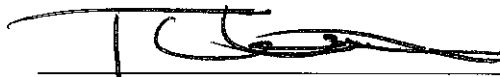
_____ The attempt was immediately ruled out of order and attempts to discuss same ceased immediately.

_____ the attempt was immediately ruled out of order. However, the comments did not cease, so the closed/executive session was immediately adjourned without discussion or action being taken regarding any non-exempt topic.

6.

Minutes were taken of this meeting in accordance with O.C.G.A. § 50-14-3(e)(2)(C) and will be filled and help for in camera inspection only.

This 24 day of February, 2025.



Member



County Board Commissioners



Commissioner

Sworn to and subscribed before me this 24 day of

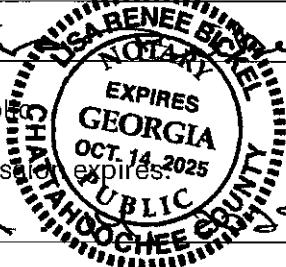
Feb. 2025

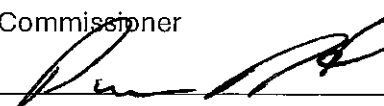


Notary Public

My Commission expires:







Commissioner



Commissioner



The Commission

of the Unified Government of Cusseta-Chattahoochee County, Georgia

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Jason Frost

Thomas Weaver, County Manager
Lisa Bickel, County Clerk
Bin Minter, County Attorney

MINUTES PUBLIC HEARING

Feb 24, 2025

215 McNaughton St.

PRESENT:

Chairman Coffey
Vice-Chairman Biddle
Commissioner Douglas
Commissioner Hoyte
Commissioner Frost

Thomas Weaver, County Manager
Lisa Bickel, County Clerk

Chairman Coffey the Public Hearing of the *Commission of the Unified Government of Cusseta-Chattahoochee County, Georgia* to order at 6:00 p.m., with all other Commissioners present, and live streaming on our Facebook page.

PUBLIC HEARING

CHAIRMAN COFFEY opened the Public Hearing for the Conditional Use Permit for 201 Massey Rd., The Countrymans, Co3-0007, intention is to build a small stick-built home, .74 acres, R3 zoning, vacant, letter from planning & zoning, they recommended approval. Chairman from Planning & Zoning Brent Ingersoll stated the only reason why it required a conditional use permit and why it was approved, was because it doesn't meet the states one acre lot requirement for septic, therefore it needed a CUP. **Commissioner Hoyte** thought he read that you only had to have a half-acre for a septic, Mr. Ingersoll stated not what he has read, he said if he is wrong then so be it., otherwise it wouldn't be here.

OPENING REMARKS

Mia & Derico Countryman – 201 Massey Rd. – They plan on putting a tiny home, the perk test passed, they approved it at the last meeting as the perk test came back fine, they had no issue with them building a tiny house. **CHAIRMAN COFFEY** stated the reason it came before the Commission was due to the lot size and then informed Mr. Countryman that he had 8 minutes remaining, he then stated if there was anyone who wanted to speak on this hearing they needed to be signed up on the sheet before the meeting started, therefore we have no one to speak for or against, he thanked the Countryman's for their time. **CHAIRMAN COFFEY** asked the Commission if they had any comments or questions for the Countryman's, they did not, he asked Attorney Minter if there was anything they had missed, the Attorney said the only thing would be if a conditional use permit is required in this case, and the state law on minimum requirement on septic and lot size, so if you were to approve it, it would be irrelevant and if you were to deny it then there may be a legal challenge or not. **CHAIRMAN COFFEY** asked would they be residing in the home once it is built, the Countryman's answered yes.

Motion to close the public Hearing for 201 Massey Rd. made by **Commissioner Frost**, Seconded by **Commissioner Biddle**. The Vote was unanimous. Closed @ 6:12 PM

PUBLIC HEARING

CHAIRMAN COFFEY opened the Public Hearing for the Conditional Use Permit for 711 GA Hwy 26, Jerome and Julie Wooten, application and day it was received, letter from planning and zoning recommendation for approval. The applicant will be responsible for compliance with all sections of state law and county codes of ordinances including but not limited to the counties building code, flood damage, prevention code, zoning code, particularly sections 11.12 and 10.22, the property is zoned R1, it is 18.11 acres. All criteria seem to have been met. Teresa Smith from Planning and Zoning spoke on the matter, she stated that they approved with condition that it passed the septic, they didn't feel that it should have to come to the Board for the conditional use permit, because it is over the minimum lot size but the way the ordinance is written they have to send them to the board, however planning and zoning did unanimously agree for it to pass.

OPENING REMARKS

Julie Wooten – 711 GA Hwy 26 – Her and her husband Jerome live at this address, they have put in power, water, and septic. They would like to put in a mobile home on the property. They have sent out letters to the neighbors, and Nicole with the health department has come out and inspected the septic. **CHAIRMAN COFFEY** stated no one else has signed the hearing sheet to speak for or against. **Commissioner Biddle** stated he has property that borders against this property, and he has no issue with what the Wootens are doing. **Commissioner Frost** asked if there was a mobile home on the property, Ms. Wooten replied, no, they have a RV they have been staying in while they get the property ready. The RV is moved because they had a pad for the house. **CHAIRMAN COFFEY** asked so you are waiting for the decision on this conditional use permit, Ms. Wooten stated yes. **County Manager Weaver** asked for clarification on the checklist, it doesn't have proof of the sign posted, has that been done. Ms. Wooten said she sent it to Samantha, **County Manager Weaver** asked if it was done within the correct timeframe. Ms. Hedgecoke said the sign was supposed to be posted February 12th. No less than 15 days, no more than 45 days. So, her 15th day would not be on the 15th day until the 26th.

Motion to close the public Hearing for 711 GA Hwy 26. made by **Commissioner Frost**, Seconded by **Commissioner Biddle**. The Vote was unanimous. Closed @ 6:18 PM

PUBLIC HEARING

CHAIRMAN COFFEY opened the Public Hearing for the Conditional Use Permit for 109 Nelson St., .75 of an acre, replace current stick built home with a mobile home letter from planning and zoning with recommendation for approval conditions applicant will be responsible for removing current stick built home from premises and compliance all state laws and zoning ordinances but not limited to the county's building, flood code particularly sections 11.12 and 10.22, zoned R4, primary residence. Home is beginning to become an unlivable state, roof is coming off the walls, there is a mold problem, unsafe for children. They do not have the means to rebuild. Teresa Smith with Planning and Zoning, the area is primarily mobile homes, some mixed, they did approve with conditions. **CHAIRMAN COFFEY** stated the only person who signed in is Sierra Smith.

OPENING REMARKS

Sierra Smith – 109 Nelson St – Would like to get the current house torn down and replace with a mobile home, the current house is unsafe. She got with Preferred Homes, and they said they can tear down the current one and do the septic. **CHAIRMAN COFFEY** stated no one else is signed on the roster to speak for or against, he asked the Commission if they have any comments or questions, they did not. He then asked the Attorney, The Attorney asked if this was R4, **CHAIRMAN COFFEY** replied yes. He said the reason I ask is that definitions are slightly different for R3 in zoning districts versus R4.

Motion to close the public Hearing for 109 Nelson St. made by **Commissioner Douglas**, Seconded by **Commissioner Hoyte**. The Vote was unanimous. Closed @ 6:25PM

PUBLIC HEARING

CHAIRMAN COFFEY opened the Public Hearing for the Conditional Use Permit for 136 Patty Dr. .46 acres, letter for approval from planning and zoning, owner will be responsible for removing current mobile home in compliance with all sections of ordinance codes and sections of state law and county codes of ordinance but not limited to the county's building code, flood code, prevention code and zoning code particularly section 11.12 and 10.22, zoned R3, plat that shows proposed location. Map and parcel Co3/0017, reason for conditional use is less than a half-acre, replacing old mobile home with a new one. Teresa Smith with Planning and Zoning stated they only sent this one to the Commission because they had to, otherwise they would have just approved it. **CHAIRMAN COFFEY** stated we will move to our sign in roster, we have Mr. Samuel Phillips.

OPENING REMARKS

Samuel Phillips – Has property in the area, he didn't understand what was happening in the area, but it isn't going to hurt his property, so he is ok with it.

Curtis Stroud, Jr – 136 Patty Dr. – He has been away for awhile and now he is coming back home and wants to make his property look better. **CHAIRMAN COFFEY** asked the Commission if they had any comments or questions, they did not, he then asked the Attorney if he missed anything, he stated that on the first CUP Walter Miller, they can proceed with it even without someone present.

Motion to close the public Hearing for 136 Patty Dr. made by **Commissioner Frost**, Seconded by **Commissioner Douglas**. The Vote was unanimous. Closed @ 6:32 PM

PUBLIC HEARING

CHAIRMAN COFFEY opened the Public Hearing for the Conditional Use Permit for 454 Old Louvale Rd., Walter Miller 52 acres, 1.35 acres will be sanctioned out for a mobile home, for current tenant that has been residing there for 24 years, it is zoned A1, letter from planning and zoning recommendation for approval. Brent Ingersoll stated that he is just trying to break out a portion for the tenant to have and put a mobile home, **CHAIRMAN COFFEY** said so just for the record the dwelling is currently there he is just trying to plat it out to sell to the occupant, no one has signed in to speak on or against. County Manager Weaver stated to check the checklist on the advertising, Ms. Hedgecoke stated the first one went out on the 12th, the second on the 19th.

Motion to close the public Hearing for 454 Old Louvale Rd. made by **Commissioner Frost**, Seconded by **Commissioner Biddle**. The Vote was unanimous. Closed @ 6:37PM

ADJOURNMENT

There being no further business to be conducted by and with the Commission of the Unified Government of Cusseta-Chattahoochee County, Georgia, Chairman Coffey declared the Public Hearing of the Board of Commissioners adjourned at 6:27 pm on Mon, Feb. 24, 2025.


CHARLES COFFEY, CHAIRMAN

unable to sign
TIMOTHY BIDDLE, VICE CHAIRMAN


GERALD DOUGLAS, COMMISSIONER


DAMON HOYTE, COMMISSIONER


JASON FROST, COMMISSIONER

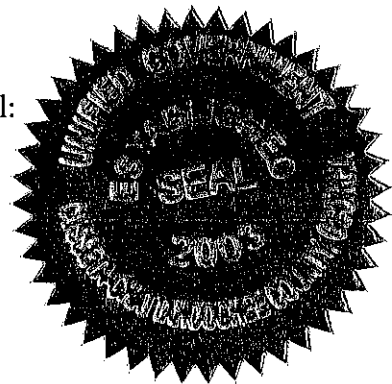
Mar 4, 2025
DATE APPROVED

I hereby certify that the foregoing documentation, the Minutes of the Feb. 24, 2025, Public Hearing, was approved via majority vote by the Board of Commissioners in its Feb. 24, 2025, regular meeting.

ATTESTED BY: 

THOMAS WEAVER, COUNTY MANAGER
UNIFIED GOVERNMENT OF
CUSSETA-CHATTAHOOCHEE COUNTY

Seal:





The Commission

of the Unified Government of Cusseta-Chattahoochee County, Georgia

PUBLIC HEARING SPEAKERS LIST

February 24, 2025

Conditional Use Permit

Applicant: Mia & Derico CountryMan
Request: Conditional Use Permit – 201 Massey Rd
Purpose: To build a small stick-built home on the property.

Speakers will be called in the order of sign-up and be limited to 10 minutes each. When addressing the Commission, please state your name and address and speak into the microphone.

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The Commission

of the Unified Government of Cusseta-Chattahoochee County, Georgia

PUBLIC HEARING SPEAKERS LIST

February 24, 2025

Conditional Use Permit

Applicant:

Julie Wooten

Request:

Conditional Use Permit – 711 GA Hwy 26

Purpose:

To Place a Mobile Home on the property.

Speakers will be called in the order of sign-up and be limited to 10 minutes each. When addressing the Commission, please state your name and address and speak into the microphone.

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| 1. <u>Julie Wooten</u> | 21. _____ |
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The Commission

of the Unified Government of Cusseta-Chattahoochee County, Georgia

PUBLIC HEARING SPEAKERS LIST

February 24, 2025

Conditional Use Permit

Applicant:

Sierra Smith

Request:

Conditional Use Permit – 109 Nelson St.

Purpose:

To replace stick built home with a Mobile Home on the property.

Speakers will be called in the order of sign-up and be limited to 10 minutes each. When addressing the Commission, please state your name and address and speak into the microphone.

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The Commission

of the Unified Government of Cusseta-Chattahoochee County, Georgia

PUBLIC HEARING SPEAKERS LIST

February 24, 2025

Conditional Use Permit

Applicant:

Curtis Stroud Jr.

Request:

Conditional Use Permit – 136 Patty Dr.

Purpose:

To replace mobile home with newer mobile home.

Speakers will be called in the order of sign-up and be limited to 10 minutes each. When addressing the Commission, please state your name and address and speak into the microphone.

1. *Samuel J. Phillips* 21. _____
2. *Cassandra Phillips* 22. _____
3. *Cora Stroud* 23. _____
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The Commission

of the Unified Government of Cusseta-Chattahoochee County, Georgia

PUBLIC HEARING SPEAKERS LIST

February 24, 2025

Conditional Use Permit

Applicant:

Walter Miller

Request:

Conditional Use Permit – 454 Old Louvale Rd

Purpose:

52 Acre Tract, Cut out 1.35 for tenant that already lives there.

Speakers will be called in the order of sign-up and be limited to 10 minutes each. When addressing the Commission, please state your name and address and speak into the microphone.

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The Commission

of the Unified Government of Cusseta-Chattahoochee County, Georgia

215 McNaughton St Cusseta, Georgia 31805
(706) 989-3602 Fax (706) 989-2005 lisa@ugoccc.com

Charles Coffey, Chairman
Timothy Biddle, Vice Chairman
Gerald Douglas
Damon Hoyte
Jason Frost

Thomas Weaver, County Manager
Lisa Bickel, County Clerk
Bin Minter, County Attorney

MINUTES OF THE CALLED MEETING

Feb 27, 2025

215 McNaughton St.

PRESENT:

Chairman Coffey
Vice-Chairman Biddle
Commissioner Douglas
Commissioner Hoyte
Commissioner Frost

Thomas Weaver, County Manager
Lisa Bickel, County Clerk

Chairman Coffey called the Called Meeting of the *Commission of the Unified Government of Cusseta-Chattahoochee County, Georgia* to order at 6:00 p.m., with all other Commissioners present, and live streaming on our Facebook page.

AGENDA ITEMS – CONDITIONAL USE PERMITS

Conditional Use Permit for Walter Miller 454 Old Louvale Rd: Motion to approve, made by **Commissioner Biddle**, seconded by **Commissioner Frost**. The vote was unanimous. **CHAIRMAN COFFEY** stated this is a 52 acres plat, where he is cutting out 1.35 acres, there is currently a mobile home stationed on the property, that has been there for 24 years, no one came to the hearing to speak for or against. It is still subject to the signing of the plat by planning and zoning. - Approved

Conditional Use Permit for Mia & Derico Countryman 201 Massey Rd: Motion to approve, by **Commissioner Hoyte**, seconded by **Commissioner Biddle**. The vote was unanimous. **CHAIRMAN COFFEY** stated the property is .74 acres, it met the criteria for being a substandard lot, it is zoned R3, no one spoke in opposition at the public hearing, they will still have to abide by the current zoning laws and ordinances that we have in place and will have to get the permits to start building through our public works dept. **CHAIRMAN COFFEY** mentioned that letters from the commission do go out to each individual with the official decision of their conditional use permit. - Approved

Conditional Use Permit for Julie Wooten 711 Ga Hwy 26: Motion to approve made by **Commissioner Biddle**, seconded by **Commissioner Frost**. The vote was unanimous. **CHAIRMAN COFFEY** stated the property is 18.11 acres, the Wootens intent to install a mobile home on the property, it will still have to comply with all the zoning ordinances and laws permit to the county and pass any inspections for the health department. - Approved

Conditional Use Permit for Sierra Smith 109 Nelson St: Motion to approve made by **Commissioner Douglas**, seconded by **Commissioner Biddle**. The vote was unanimous. **CHAIRMAN COFFEY** stated the property is .75 of an acres, they intend to tear down the stick built home that is currently there and replace with a mobile home, no one contested at the public hearing, the Commission can approve these as long as they

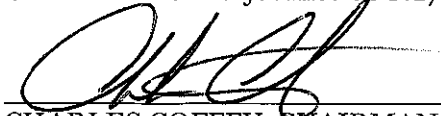
conform to the surrounding area, and this property did so. This will also be subject to any law governing by ordinances by zoning and the county and health dept guidelines. We are improving the conditional use permit if it is approved, but it does not negate the process of still getting the permits and so forth. **COMMISSIONER BIDDLE** stated on this particular CUP he has seen some things out there with the way it was zoned, the current Commission now did not have anything to do with that, that zone, he doesn't know why it would be R4, but we also have a for the record a clause that we look at what is around it and what around it is predominately mobile homes and that is why we are doing this approval, and as long as the health dept and other zoning laws are upheld. **COUNTY MANAGER WEAVER** stated before MS. SMITH invests a lot of money, she really needs to have a discussion with the health dept., as well as look at the size and dimension of the homes she is looking at and realize there still might be complications, because before she makes that purchase, she needs to look at setbacks and things of that nature. **CHAIRMAN COFFEY** stated if this is approved, they do need to be conscious all of them, there is another process for setbacks, which would be a variance through our planning & zoning. - Approved

Conditional Use Permit for Curtis Stroud, Jr 136 Patty Dr: Motion to approve made by **Commissioner Hoyte**, seconded by **Commissioner Biddle**. The vote was unanimous. **CHAIRMAN COFFEY** stated it is a substandard lot; he wants to replace the mobile home with a new mobile home, the condition it must meet all zoning laws and county ordinances and health department approval. – Approved.

CHAIRMAN COFFEY stated we wish everyone the best of luck, and we are all here to try to help, but the county is our priority.

ADJOURNMENT

There being no further business to be conducted by and with the Commission of the Unified Government of Cusseta-Chattahoochee County, Georgia, Chairman Coffey declared the Monthly Meeting of the Board of Commissioners adjourned at 6:17 pm on Thursday, Feb. 27, 2025.


CHARLES COFFEY, CHAIRMAN

unable to sign
TIMOTHY BIDDLE, VICE CHAIRMAN


GERALD DOUGLAS, COMMISSIONER


DAMON HOYTE, COMMISSIONER

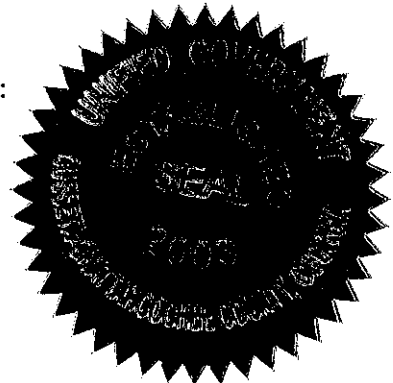

JASON FROST, COMMISSIONER

Mar. 4, 2025
DATE APPROVED

I hereby certify that the foregoing documentation, the Minutes of the Feb. 27, 2025, Called Meeting, was approved via majority vote by the Board of Commissioners in its Mar. 4, 2025 regular meeting.

ATTESTED BY: 
THOMAS WEAVER, COUNTY MANAGER
UNIFIED GOVERNMENT OF
CUSSETA-CHATTAHOOCHEE COUNTY

Seal:





The Commission

of the Unified Government of Cusseta-Chattahoochee County, Georgia

Feb 24, 2025 – Called Meeting

PLEASE SIGN IN
SO THAT WE MAY RECORD YOUR ATTENDANCE

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