Baldwin County Commissioners
Work Session
November 5, 2019
4:00 p.m.

A Work Session of the Baldwin County Commissioners was held Tuesday, November 5, 2019 at 4:00 p.m., Baldwin County Courthouse, Suite 319, 121 North Wilkinson Street, Milledgeville, Georgia with Chair John Westmoreland presiding.

Members Present: John Westmoreland
Henry Craig
Emily C. Davis
Tommy French
Sammy Hall

Also Present: David McRee
Carlos Tobar
Dawn Hudson
Cindy Cunningham

Call to Order

Chair John Westmoreland called the Work Session to order at 4:00 p.m.

Alcoholic Beverage Ordinance

County Manager Carlos Tobar presented a proposed amendment to the Alcoholic Beverage Ordinance-Section 6.32. He proposed that the fee schedule for each type license listed in the ordinance be removed. He reported this would enable fees to be adjusted in the future, as necessary, without having to revise the entire ordinance. The basic fees for each type license shall be as listed on the Alcoholic Beverage Fee Schedule as adopted by the Board of Commissioners.

Mr. Tobar stated a public hearing on the proposed amendment will be scheduled, duly advertised and held to obtain public comments.

Land Development Code

County Manager Tobar presented proposed changes to the Land Use Codes. He stated that currently the Land Use Code is an appendix to the Code of Ordinances, and he is recommending that it be placed as a chapter in the Code rather than an appendix to make the numbering consistent with other chapters.

Discussion was held on the following proposed changes:

p.15 – Definition of Wheeled Houses
p. 21– Fees should be removed from actual ordinance. Fee schedule to be adopted by the Board of Commissioners
p. 28- (b) Square footage must be 90% of square footage of homes, on average, surrounding house on sides, front & rear of lot.
(c) Placement of manufactured homes outside a mobile home park is permitted if 51% of surrounding homes within ¼ mile are mobile homes. If home site is within ¼ mile of site built home then home must be site built.
p. 56 – Outdoor Activity / Use – facility may not be located closer than 5,280 feet to existing residence or residential subdivision. Outdoor amusement use shall not be located closer than 5,280 feet to residence or residential subdivision. Six foot buffer required fifty foot in width must be established
p. 61 –(g) wheeled house definition and required 320 square feet

p. 63 – Preowned mobile homes moved into County must be inspected
p. 65 – Wheeled house definition clarified
p. 68 - Square footage

Commissioners expressed concern about the following requirements:
*square footage must be 90% of square footage of homes, on average, surrounding house on sides, front & rear of lot as referenced. Recommended possibly requiring 75% of square footage of surrounding homes unless there is an extreme size house.
*if home site is within ¼ miles site of site built home must be site built. Recommended removing this from regulations.
*Recommended wheeled houses not be allowed outside mobile home parks.
*Recommended square footage be changed from 320 square feet to 499 square feet.
*Recommended event venue and outdoor amusement distance be lowered to 2,640 square feet.

County Manager Tobar stated he would make necessary revisions for review by the Board prior to the public hearing.

Water Ordinance and Water Line Extension Policy

County Manager Carlos reported the Water Ordinance and Line Extension Policy were discussed at a previous work session and no further changes have been made to these documents. Section 58-33 – Special Metering Requirements will be included in the Ordinance, and payment due date will remain the 25th of each month.

Adjournment

Commissioner Sammy Hall made a motion to adjourn the Work Session at 5:47 p.m. Vice Chair Henry Craig seconded the motion and it passed unanimously.

Respectfully submitted,

John H. Westmoreland
Chair

Cynthia K. Cunningham
County Clerk