



TALBOT COUNTY BOARD OF COMMISSIONERS
P.O. Box 155, 74 West Monroe Street
Talbotton, Georgia 31827
Tel. 706-665-3220 / Fax. 706-665-8199
talbotcountygga.org

SHER'LONDA WALKER, CHAIRMAN
KEN CHAPMAN, COMMISSIONER
RAINES JORDAN, COMMISSIONER

FRANKLIN HOLMES, VICE CHAIRMAN
FREEMAN MONTGOMERY, COMMISSIONER
CAROL ISON, COUNTY MANAGER

September 6, 2016

The Talbot County Board of Commissioners held a Public Hearing and their regular scheduled monthly Board Meeting on Tuesday, September 6, 2016 at 6:00 pm, at the County Commission Office, located at 74 West Monroe Street, Talbotton, Georgia. Chairman Sher'Londa Walker, Vice Chairman Franklin Holmes, Commissioners Ken Chapman, Raines Jordan and Freeman Montgomery attended the meeting. Also in attendance was the County Attorney, Andrew Dodgen, and the County Manager, Carol Ison.

Chairman Walker called the meeting to order and led everyone in a moment of silence and the recitation of the "Pledge of Allegiance".

The first order of business was the rezoning request by J. F. Alexander and Hamilton Harrison III.

The County Attorney, Andrew Dodgen informed the Board that Attorney Frank Jenkins and himself have been working with the plaintiff's attorney's Doug Dillard and Jacob Beal to negotiate zoning conditions that were suitable for all parties involved.

Attorney Doug Dillard and Jacob Beal were attending the meeting.

Mr. Dillard stated "let me remind you that the Board is under court order to rezone the subject property to a constitutional zoning classification. We have been going back and forth with Andy and Frank Jenkins to come up with a set of conditions that is suitable for everybody".

It was the consensus of all parties involved to defer the zoning decision to the October 3, 2016 Board Meeting.

Following the discussion, Vice Chairman Holmes made a motion, Commissioner Montgomery seconded, for the Board to approve deferring the rezoning decision to the October 3, 2016 meeting. The vote passed 3-0-0.

Commissioners Ken Chapman and Raines Jordan recused themselves in consideration of this matter.

Chairman Walker informed everyone that the Public Hearing was being held to discuss the text amendments to the Zoning Ordinance of Talbot County and the Subdivision Regulations of Talbot County.

The proposed text amendment to the Zoning Ordinance is located in Section 18.4.1. This amendment will replace an incorrect reference to Section 17.3 with a reference to Section 18.3.

The proposed text amendment to the Subdivision Regulations of Talbot County is located in Article IV, Section 401-Platting Authority. This amendment will require that every deed recorded in the office of the Clerk of Superior Court be accompanied by a survey of the property.

At this time, Chairman Walker asked if there was anyone that would like to speak in favor of, or in opposition to the proposed amendments.

The following individuals had questions regarding the proposed text amendment to the Subdivision Regulations:

1. Margaret Mitchell
2. Linda Johnston
3. Jeff King
4. Gladys Leonard
5. Penny Mahone

There being no further comments, Chairman Walker closed the Public Hearing.

Chairman Walker called the regular meeting to order.

The following two items were added to the agenda:

1. Recreation Purchase: \$3,650.00
2. Willie and Mary Chappell: Donate land to the county

Vice Chairman Holmes made a motion, Commissioner Montgomery seconded, for the Board to approve the agenda as amended. The vote passed 5-0-0.

Commissioner Chapman made a motion, Chairman Walker seconded, for the Board to approve the Minutes from the August 1, 2016 Regular Meeting, August 17, 2016 Called Meeting and the August 1, 2016 Executive Session Minutes. The vote passed 5-0-0.

Tom Flowers, representing J. Smith Lanier & Co. was present to give the Board an update on the group health insurance quotes that he received from United Healthcare, Aetna and Humana. Mr. Flowers he informed them that the quotes were not competitive with the current Blue Cross Blue Shield Plan.

Mr. Flowers assured the Board that he was going to continue to search for more affordable plans prior to next year's renewal.

LTC John M. Poole, Commander 3rd Battalion, 81st Armor Regiment 199th Infantry Brigade introduced himself to the Board and said he was looking forward to partnering with Talbot County.

No one was present to represent Robinson Paving Company.

Derek Best was on the agenda to discuss the road conditions on Baker Road and Men's Club Road.

Mr. Best informed the Board that Johnny Vessel and himself have been trying to get them to approve paving Baker Road since 2010.

Chairman Walker informed Mr. Best that she has discussed the proposed project with the County Attorney, the surveyor and the Road Department Superintendent.

She told Mr. Best that the project would need to be done in phases and the top priority was to work on the ditches and build up the shoulders, then proceed to the road repairs.

The attorney is working on the deed, the plat should be completed this week.

Chairman Walker explained that once the digital plat was recorded, they could proceed with acquiring the right of way from the Howard Group. She is hopeful that this will take place by the end of the month.

Mr. Best stressed his concerns on several issues regarding road conditions throughout the county.

Linda Johnston requested an update on repairing Juniper Trail.

Commissioner Chapman informed Ms. Johnston that he met with representatives of Robinson Paving Co. and they were working to resolve the issue regarding Juniper Trail.

A representative from Robinson Paving Co. will be present at the October 3, 2016 Board Meeting to discuss the issue.

Ms. Johnston also told the Board that the entrance to Oak Mountain Estates, Oak Mountain Parkway is in desperate need of repair.

Jack Smith requested the Boards approval to waive his Water Bill of \$71.18. He contacted Vice Chairman Holmes at the time the water rates were increased and asked him to discontinue his service. Mr. Smith has a well and only uses the water for emergency situations.

Following the discussion, Commissioner Montgomery made a motion for the Board to approve waiving the \$71.18 water bill. Commissioner Chapman seconded the motion. The vote passed 5-0-0.

Sabrina Mitchell approached the Board a second time requesting to be reimbursed \$463.20 for garbage service fees for 2010, 2011, 2012 and 2013. Ms. Mitchell was not aware that she was being charged for two trash containers.

Her request was denied at the May 9, 2016 Board Meeting.

Following the discussion, Chairman Walker made a motion for the Board to approve reimbursing Sabrina Mitchell \$463.20 for garbage service fees. Commissioner Montgomery seconded the motion. The vote passed 3-2-0. Commissioner Jordan and Commissioner Chapman opposed.

Commissioner Montgomery made a motion, Vice Chairman Holmes seconded the motion for the Board to approve the text amendment to the Zoning Ordinance. The amendment is located in Section 18.4.1, it will replace an incorrect reference to Section 17.3 with a reference to Section 18.3. The vote passed 5-0-0.

The proposed text amendment to the Subdivision Regulations were tabled until the October 3, 2016 Board Meeting.

Vice Chairman Holmes made a motion, Commissioner Montgomery seconded, for the Board to approve the National Surgical Technologist Week Proclamation. The vote passed 5-0-0.

A discussion was held in reference to the Gorman Road Bridge closure.

The County Manager was directed to call the Georgia Department of Transportation and request their assistance in communicating with CSX Railroad to determine the legal owner of the bridge.

Commissioner Chapman made a motion, Commissioner Montgomery seconded, for the Board to approve the proposed Resolution for the appointment of Jon Hale to the Talbot County Board of Tax Assessors. The vote passed 5-0-0.

The invoice from Robinson Paving Co. for the Juniper Trail Resurfacing Project, for \$102,218.52 was tabled until the October 3, 2016 Board Meeting.

Commissioner Montgomery made a motion, Commissioner Chapman seconded, for the Board to approve the FYE 2016 Budget Amendment for \$16,846.16. The vote passed 5-0-0.

Commissioner Montgomery made a motion for the Board to approve the FYE 2017 Water Works Budget in the amount of \$979,684.52. Chairman Walker seconded the motion. The vote passed 5-0-0.

Chairman Walker recommended reducing the time that individuals are allowed to speak at the commission meetings to three minutes.

Fellow Board Members were in favor of keeping the public speaking time to five minutes.

The County Manager was directed to purchase a timer so that the time can be enforced.

Commissioner Montgomery made a motion, Commissioner Chapman seconded, for the Board to approve paying the Talbot County Tax Commissioner \$6,370.84 for 11 parcels of property located in Oak Mountain Estates that was deemed unsold at the recent Tax Sale. The vote passed 5-0-0.

Commissioner Montgomery made a motion, Vice Chairman Holmes seconded for the Board to approve the agreement to acquire real estate located at 188 Jackson Avenue, Talbotton, Georgia, for \$65,000.00. The vote passed 5-0-0.

The property and building will be renovated to house the new county jail.

Chairman Walker made a motion, Vice Chairman Holmes seconded, for the Board to approve the Georgia Department of Transportation FTA 5311-FY16 Capital Contract, for \$44,314.13. The county's required match is \$4,923.79. The vote passed 5-0-0.

A discussion was held regarding amendments to the Personnel Policy addressing the amount of sick days, vacation hours and compensatory hours that employees are allowed to accrue.

No action was taken, it was postponed to the October 3, 2016 meeting.

The County Attorney drafted a policy for the Purchasing Card and Credit Card use for Talbot County Elected Officials.

No action was taken, it was postponed to the October 3, 2016 meeting.

The Public Building Use will be discussed at the next scheduled meeting.

The Rush Creek Joint Use Facility Contract with the City of Manchester will be discussed in Executive Session.

Sheriff Bobby Gates expressed his concerns on the bat problem at the courthouse.

EMS Director, Jerry Anthony requested the Boards approval to purchase a used 2009 Chevrolet Ambulance from Taylor County, for \$9,000.00.

No action was taken. Commissioner Montgomery is going to contact Commissioner Gary Weldon to see if he can get the Taylor County Board of Commissioners to reduce the price.

Woodland Volunteer Fire Chief, Roy Mallory requested the Boards approval to purchase equipment to refurbish a fire truck, for \$16,403.27.

Following the discussion, Commissioner Chapman made a motion for the Board to approve the purchase order request for \$16,403.27. Commissioner Montgomery seconded the motion. Special Purpose Local Option Sales Tax (SPLOST) funds will be used for the purchase. The vote passed 5-0-0.

Road Department Superintendent, Mike Smith was not able to attend the meeting.

The County Attorney presented a draft copy of the Timber Harvesting Ordinance to the Board for their review.

No action was taken, it was postponed to the October 3, 2016 meeting.

Vice Chairman Holmes made a motion, Commissioner Montgomery seconded, for the Board to approve the Recreation Department's request to purchase 30 shoulder pads and 31 helmets, for \$3,650.00. The vote passed 5-0-0.

The Board was not in favor of accepting the vacant land that Willie and Mary Chappell wanted to donate to the county.

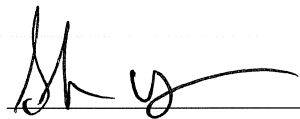
Commissioner Chapman made a motion to go into Executive Session at 8:13 pm, Vice Chairman Holmes seconded the motion. The vote passed 5-0-0.

Chairman Walker called the meeting back to order at 8:50 pm.

Possible Litigation and Personnel were discussed. No decisions were made.

Commissioner Montgomery made a motion for the Board to approve increasing Howard Marshall's salary from \$200.00 per week to \$225.00 per week, and adding him to the group health insurance. Commissioner Chapman seconded the motion. The vote passed 4-1-0. Chairman Walker opposed.

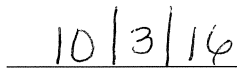
There being no further business, Vice Chairman Holmes made a motion for the meeting to adjourn. Chairman Walker seconded the motion. The vote passed 5-0-0.



Sher/Londa Walker, Chairperson



Carol Ison, County Manager



Date



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CAROL ISON, COUNTY MANAGER

September 8, 2016

The Talbot County Board of Commissioners held a called meeting on Thursday, September 8, 2016 at 4:00 pm, at the County Commission Office, located at 74 West Monroe Street, Talbotton, Georgia. Chairman Sher'Londa Walker, Commissioners Ken Chapman and Freeman Montgomery attended the meeting. The County Manager, Carol Ison was also in attendance.

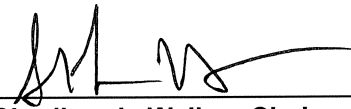
Chairman Walker called the meeting to order and informed everyone that the meeting was being held to set the 2016 Millage Rate.

The Chairman presented the requested amount of revenue for both Talbot County and the Talbot County Board of Education (BOE). The total revenue for Talbot County is, \$3,420,425.00, and for the Board of Education is \$2,973,419.00. The Board of Education's request includes Maintenance and Operations.

Talbot County's net mill rate is 16.004, the BOE's net mill rate is 14.109, and the total mill rate for 2016 is 30.113.

Following the discussion, Commissioner Montgomery made a motion for the Board to set the 2016 Millage Rate at 30.113, with the county's portion remaining the same as it was in 2015 (16.004). Commissioner Chapman seconded the motion. The vote passed 3-0-0.

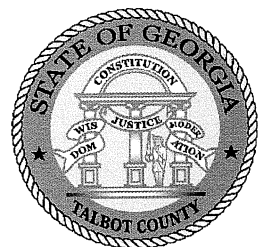
There being no further business, Chairman Walker made a motion for the meeting to adjourn. Commissioner Chapman seconded the motion. The vote passed 3-0-0.



Sher'Londa Walker, Chairperson

10-3-16 

Carol Ison, County Manager



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October 3, 2016

The Talbot County Board of Commissioners held their regular scheduled monthly Board Meeting on Monday, October 3, 2016 at 6:00 pm, at the County Commission Office, located at 74 West Monroe Street, Talbotton, Georgia. Chairman Sher'Londa Walker, Vice Chairman Franklin Holmes, Commissioners Ken Chapman, Raines Jordan and Freeman Montgomery attended the meeting. Also in attendance was the County Attorney, Andrew Dodgen, and the County Manager, Carol Ison.

Chairman Walker called the meeting to order and led everyone in a moment of silence and the recitation of the "Pledge of Allegiance".

The following items were added to the agenda:

- 1) LTC John M. Poole
- 2) Ambulance Billing Write-offs
- 3) Purchase request from Sherriff Gates
- 4) Purchase Request from Junction City Volunteer Fire Department

Vice Chairman Holmes made a motion, Commissioner Montgomery seconded, for the Board to approve the agenda as amended. The vote passed 5-0-0.

Vice Chairman Holmes made a motion, Commissioner Chapman seconded, for the Board to approve the Minutes from the September 6, 2016 Regular Meeting, September 8, 2016 Called Meeting and the September 6, 2016 Executive Session Minutes. The vote passed 5-0-0.

Vice Chairman Holmes made a motion to go into Executive Session at 6:06 pm, to discuss pending litigation. Chairman Walker seconded the motion. The vote passed 3-0-0.

Commissioners Ken Chapman and Raines Jordan recused themselves in consideration of this matter.

Chairman Walker called the meeting back to order at 7:50 pm.

Pending litigation was discussed, no decisions were made.

Vice Chairman Holmes made a motion, Commissioner Montgomery seconded, to move the rezoning request by J. F. Alexander and Hamilton Harrison III to a special called meeting October 17, 2016, at 6:00 pm. The vote passed 3-0-0.

Doug Dillard stated "the applicants are in agreement to move the rezoning to a special called meeting, October 17, 2016, at 6:00 pm".

Commissioners Ken Chapman and Raines Jordan recused themselves in consideration of this matter.

David Millen, representing Vaughn & Melton Consulting Engineers, introduced himself, and Clayton Moore to the Board, and gave a brief synopsis of the services they offer. Mr. Millen explained how their firm could assist the county with pavement assessment and drainage structure assessment services.

Belva Dorsey, representing Enrichment Services Program, Inc., made a request for monetary assistance to replace 5 A/C Units at the Harmon Building. Ms. Dorsey indicated that the A/C units are at least 14 years old and not running at full capacity. The total estimated cost of the new units is \$24,800.00.

Enrichment Services, Inc. would only be responsible for three of the five units. The cost to replace three units is \$13,600.00.

Ms. Dorsey informed the Board that Enrichment Services, Inc., would be liable for 50% of the cost.

The Board asked Ms. Dorsey if she would get at least two more vendors to assess the A/C units and provide a bid for the repairs.

No one was present to represent Robinson Paving Company.

Commissioner Chapman informed the Board that he met with Daryl Robinson and he agreed to repair Juniper Trail Road for an additional cost.

Walter Brown will be on the October 17, 2016 called meeting agenda, to address the rezoning request by J.F. Alexander and Hamilton Harrison III.

LTC John M. Poole, Commander 3rd Battalion, 81st Armor Regiment 199th Infantry Brigade left the meeting early.

The invoice from Robinson Paving Co. for the Juniper Trail Resurfacing Project, for \$102,218.52 was tabled until the November 7, 2016 Board Meeting.

No decision was made on the proposed text amendment to the Subdivision Regulations.

A discussion was held regarding amendments to the Personnel Policy addressing the amount of sick days, vacation hours and compensatory hours that employees are allowed to accrue.

No action was taken, it was postponed to the November 7, 2016 meeting.

No action was taken on the proposed Purchasing Card and Credit Card use Policy for Talbot County Elected Officials.

The Public Building Use will be discussed at the next regular meeting.

A discussion was held in reference to the proposed modifications to the existing water system presently serving Talbot County and the City of Manchester.

Commissioner Jordan briefed the Board on information that was obtained from a meeting with himself, the County Manager, Marcus Thomas, Columbus Water Works and the City of Manchester.

The Board agreed to schedule a workshop to discuss the Rush Creek Reservoir Joint-use facility contract.

Commissioner Jordan made a motion, Chairman Walker seconded, for the Board to approve the purchase request from Junction City Volunteer Fire Department, to purchase an ice maker for \$2,642.78. Special Purpose Local Option Sales Tax (SPLSOT) funds will be used for the purchase. The vote passed 5-0-0.

Commissioner Montgomery made a motion for the Board to approve the Ambulance Billing Write-offs in the amount of \$113,880.03. Vice Chairman Holmes seconded the motion. The vote passed 5-0-0.

Vice Chairman Holmes made a motion for the Board to approve proceeding with the 2017 CDBG Application Process, designating Hardnett Road and Owens Circle as the target area. Chairman Walker seconded the motion. The vote passed 5-0-0.

Commissioner Jordan made a motion, Vice Chairman Holmes seconded, for the Board to approve paying Norman Carter \$7,051.20 for accrued sick time. The vote passed 5-0-0.

Commissioner Montgomery left the meeting at this time.

EMA Director Leigh Ann Erenheim, presented the Debris Management Plan and the Severe Weather Plan to the Board for their review and approval.

Following a brief synopsis of the plans, Commissioner Jordan made a motion for the Board to approve the Debris Management Plan. Vice Chairman Holmes seconded the motion. The vote passed 4-0-0.

Vice Chairman Holmes made a motion, Chairman Walker seconded, for the Board to approve the Severe Weather Plan. The vote passed 4-0-0.

A discussion was held in reference to a bid from Anytime Heating and Air, for \$4,576.00, to replace the A/C unit at the Sheriff's Annex.

Following the discussion, Vice Chairman Holmes made a motion, Chairman Montgomery seconded, for the Board to authorize the County Manger and Commissioner Jordan to acquire two more bids and to proceed with the replacement and/or repair of the A/C unit, not to exceed \$4,576.00. The vote passed 4-0-0.

Road Department Superintendent, Mike Smith presented bids to the Board for repairs that are needed on the Tandem Mac Dump Truck, and the Ford F550 Service Truck. The bids are as follows:

- 1) Tandem Mac Dump Truck: \$5,546.57
- 2) Ford F550 Service Truck:
 - a) Used engine with 60 day warranty: \$7,060.00
 - b) Jasper Rebuilt Engine with 1 year warranty: \$10,822.07
 - c) New Engine with 2 year warranty: \$17,700.00

Following the discussion, Vice Chairman Holmes made a motion, Commissioner Chapman seconded, for the Board to approve the bid of \$5,546.57 to repair the Tandem Mac Dump Truck. The vote passed 4-0-0.

Vice Chairman Holmes made a motion, Commissioner Chapman seconded, for the Board to approve the bid for \$10,822.07, to install a Jasper Rebuilt Engine in the F550 Service truck. TSPLOST funds will be used to fund the repairs. The vote passed 4-0-0.

Vice Chairman Holmes made a motion, Chairman Walker seconded, for the Board to approve the request from Sheriff Gates to spend \$30,000.00 of his budgeted revenue, to purchase two new vehicles. Seizure Funds will be used to offset the difference. The vote passed 4-0-0.

The Timer Harvesting Ordinance was postponed until the next regular Board Meeting.

The County Attorney, Andy Dodgen updated the Board on the proposed Baker Road Project.

Once the Road Department Superintendent confirms that the survey is correct. Mr. Dodgen will record the deed and proceed with the necessary steps to acquire the land from the Howard Management Group, LLC.

Mr. Dodgen informed the Board that he should have the closing documents for the Jackson Avenue property in the next few days.

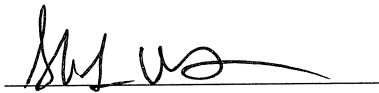
Chairman Walker made a motion to go back into Executive Session at 9:38 pm, to discuss personnel issues. Vice Chairman Holmes seconded the motion. The vote passed 4-0-0.

Chairman Walker called the meeting back to order at 10:08 pm.

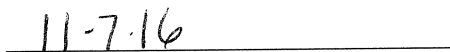
Personnel was discussed. No decisions were made.

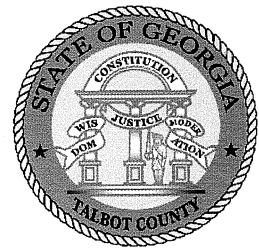
Commissioner Jordan made a motion, Commissioner Chapman seconded, for the Board to approve promoting Mike Woodham to Assistant Road Superintendent, and increasing his salary to \$30,000.00 per year. The vote passed 3-1-0. Vice Chairman Holmes opposed.

There being no further business, Vice Chairman Holmes made a motion for the meeting to adjourn. Chairman Walker seconded the motion. The vote passed 4-0-0.


Sher'Londa Walker, Chairperson


Carol Ison, County Manager


Date



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CAROL ISON, COUNTY MANAGER

October 17, 2016

The Talbot County Board of Commissioners held a Special Called Meeting on Monday, October 17, 2016 at 6:00 pm, at the County Commission Office, located at 74 West Monroe Street, Talbotton, Georgia. Chairwoman Sher'Londa Walker, Vice Chairman Franklin Holmes, and Commissioner Freeman Montgomery attended the meeting. Also in attendance was the County Attorney, Andrew Dodgen, and the County Manager, Carol Ison.

Chairwoman Walker called the meeting to order and informed everyone the meeting was being held to discuss the Rezoning request by J.F. Alexander and Hamilton Harrison III, for the operation of a Rock Quarry.

Walter Brown was present and voiced his concerns on the noise and property devaluation, etc. regarding the proposed zoning conditions for the rock quarry. He stated "I would like to see the property owners have some kind of recourse".

Frank J. Jordan Jr. was also present to discuss his concerns on the proposed zoning conditions for the rock quarry.

Mr. Jordan was most concerned about the following issues:

- 1) Location and width of the buffer that protects the area around the property line.
- 2) Type of vegetation that will be planted on the buffer.
- 3) Berms that are designed to provide a noise or sound barrier to protect surrounding property uses from noise emanating from a quarry operation.
- 4) Pit Expansion
- 5) Name of the Quarry Operator

There being no further discussion, Vice Chairman Holmes made a motion to go into Executive Session at 6:25 pm, to discuss pending litigation regarding the Rezoning request by J.F. Alexander and Hamilton Harrison III. Commissioner Montgomery seconded the motion. The vote passed 3-0-0.

Chairwoman Walker called the meeting back to order at 6:56 pm.

No decisions were made.

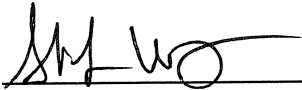
Chairwoman Walker made a motion to approve the rezoning of the Alexander and Hamilton's properties identified in the conditions, which is made a part of the record of these proceedings, from their current A-1 agricultural and forestry zoning classification to the I-1 Industrial zoning classification. In addition, that the written conditions of rezoning which was submitted into the

record of the subject properties and that such conditions be binding on the subject properties requiring that each of the conditions set forth be strictly complied with and that such conditions of rezoning have the full force and effect of the law. Vice Chairman Holmes seconded the motion.

Attorney Andrew Dodgen recited the conditions of the rezoning of the Alexander and Hamilton's properties to the audience.

The vote passed 3-0-0.

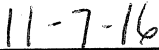
There being no further business, Vice Chairman Holmes made a motion for the meeting to adjourn at 7:11 pm. Commissioner Montgomery seconded the motion. The vote passed 3-0-0.



Sher'Londa Walker, Chairwoman



Carol Ison, County Manager



Date

Shirley L. Was

The court having entered its order dated June 8, 2016, in which Talbot County, Georgia, is ordered to rezone the following properties, the County does hereby adopt the following rezoning with conditions of the subject properties:

1. That certain property owned by J. F. Alexander Lumber Company, LLLP, consisting of 997.652 acres of real property located in Land Lots 132, 133, 156, 157, 168, 169, 192, and 193 of the 16th District of Talbot County, Georgia, and more particularly shown on the map or plat prepared by P.C. Flynn Land Surveying Company, dated December 15, 2010, and that certain property owned by Hamilton Harrison, III, consisting of 142.915 acres of real property located in Land Lots 203, 204, 229, and 230 of the 16th District of Talbot County, Georgia, and more particularly shown on the map or plat prepared by P.C. Flynn Land Surveying Company, dated December 15, 2010. The said properties applied for rezoning on or about May 10, 2011, requesting that the properties jointly be rezoned from their current AI (Agricultural and Forestry) zoning classification to I-I (Industrial) zoning classification.

2. The following definitions shall apply:

"Berm" - a man-made constructed embankment of compacted soil intended and designed to provide a noise or sound barrier to protect surrounding property uses from noise emanating from a quarry operation.

"Mining activities" - drilling, blasting, crushing, and screening of construction aggregate, including the processing and preparation of the construction aggregate, and loading into rail or trucks for transportation, and accessory uses customary with mining operations, including but not limited to asphalt and concrete plants.

"Mining Operator" - an entity who has been issued state mining permits authorizing the entity to conduct mining activities on the Property.

"Production" is defined as the crushing and sizing of construction aggregate.

"Property" - That certain property owned by J. F. Alexander Lumber Company, LLLP, consisting of 997.652 acres of real property located in Land Lots 132, 133, 156, 157, 168, 169, 192, and 193 of the 16th District of Talbot County, Georgia, and more particularly shown on the map or plat prepared by P.C. Flynn Land Surveying Company, dated December 15, 2010, and that certain property owned by Hamilton Harrison, III, consisting of 142.915 acres of real property located in Land Lots 203, 204, 229, and 230 of the 16th District of Talbot County, Georgia, and more particularly shown on the map or plat prepared by P.C. Flynn Land Surveying Company, dated December 15, 2010.

"Quarry" - an excavation or pit, open to the air, from which construction aggregate or the like, is obtained by cutting blasting, digging and removal.

3. After conducting a public hearing, duly noticed in accordance with the Zoning Procedures Law, O.C.G.A. § 36-66-1 et seq., the Talbot County Board of Commissioners does hereby rezone the said properties which shall together be rezoned from the current A-I (Agricultural and Forestry) zoning district to I-I (Industrial) zoning district as designated in the zoning ordinance of Talbot County, Georgia and shall be subject to all the restrictions and conditions applicable thereto in the Talbot County Zoning Ordinance. The rezoning of these properties shall be subject to the conditions which

are imposed herein, and the subject properties shall only be developed, used, and maintained consistent with and subject to the following conditions:

- a. The subject property shall be developed and used in strict accordance with these zoning conditions and the conceptual site plan attached hereto and identified as Exhibit I. Strict adherence shall be maintained for the placement of the buffers, berms and mining pit area, and expansion area as depicted on the site plan. The subject property shall be used only as construction aggregate quarry, mining activities, and such ancillary uses, except for the residential use currently situated on the Harrison property. The expansion area or any part thereof shall not be used as quarry activities except upon the approval of the Board of Commissioners which approval shall not be unreasonably withheld.
- b. Permanent berms shall be constructed in the location as depicted on the site plan made a part of these conditions, except where a berm placement on the site plan conflicts with any wetland delineation. The berms will be constructed as overburden from stripping activities is available. Berms closest to existing residential structures will be constructed first until all designated berms have been completed. Berms will have a minimum height of 30 feet from current grade level and have a width to height ratio of 3: 1. A flattened top is also required to aid in the stabilization of the embankment. Once constructed, the berm should be planted with permanent vegetation and fertilized at time of planting.
- c. That area on the site plan designated by diagonal lines and shown as buffer in the legend shall be maintained as undisturbed buffer allowing the natural growth of trees and other vegetation without interference or disturbance.
- d. The subject property shall be restricted to construction aggregate mining and its accessory uses only, including asphalt and concrete plants. The Quarry shall only be located in the area designated as the pit area and the expansion area on Exhibit I. The plant area of the mining operation shall be located in the area shown on Exhibit I but shall not be located any closer than 200 feet to any boundary line of the subject properties.
- e. Vehicular and other traffic access to and from the properties shall primarily be on Highway 80. Such access for vehicular travel shall be by way of a hard surface asphalt road constructed to run 1,000 feet from Hwy 80 at the entrance to the property. The entrance and Highway 80 access design shall be approved by the Georgia Department of Transportation. Access to Taylor Road for hauling construction aggregate products from subject property shall not be permitted and shall be limited to service and emergency access only. Access to Carlisle Road shall be limited to recreational purpose for the Alexander family and to the cemetery. In addition, vehicular and other traffic access will be permitted to and from Packinghouse Road with respect to any construction and maintenance related to a spur line on the Property connecting the Property with the CSX rail line.
- f. Upon approval of the subject properties for mining by the state of Georgia and upon request of a homeowner whose dwelling is located within one mile of the proposed pit area, rezoning applicants or their successors will conduct a one-time structural survey of the requesting property owner's dwelling and dwelling extension to establish a base-line condition of the subject dwelling. If any such dwellings are thereafter damaged in any way as a result of the mining operation, such damage shall be repaired at the expense of the state permitted mining operator. The applicants, their successors, or state permitted operators, shall be subject to and shall comply with all laws and all

regulations promulgated by the state of Georgia Department of Natural Resources or the Environmental Protection Division of the Department of Natural Resources.

g. Any entity which enters into a contract or lease to operate a mine on the subject property shall be identified to the Talbot County Board of Commissioners; at all times a person on site during business hours of the mining operation with contact information shall be identified for purposes of addressing any complaints or issues that arise from the mining operation. Said Mining Operator shall meet with the Talbot County Board of Commissioners and provide a copy of the Mining Land Use Plan submitted to the state, if requested by the Board.

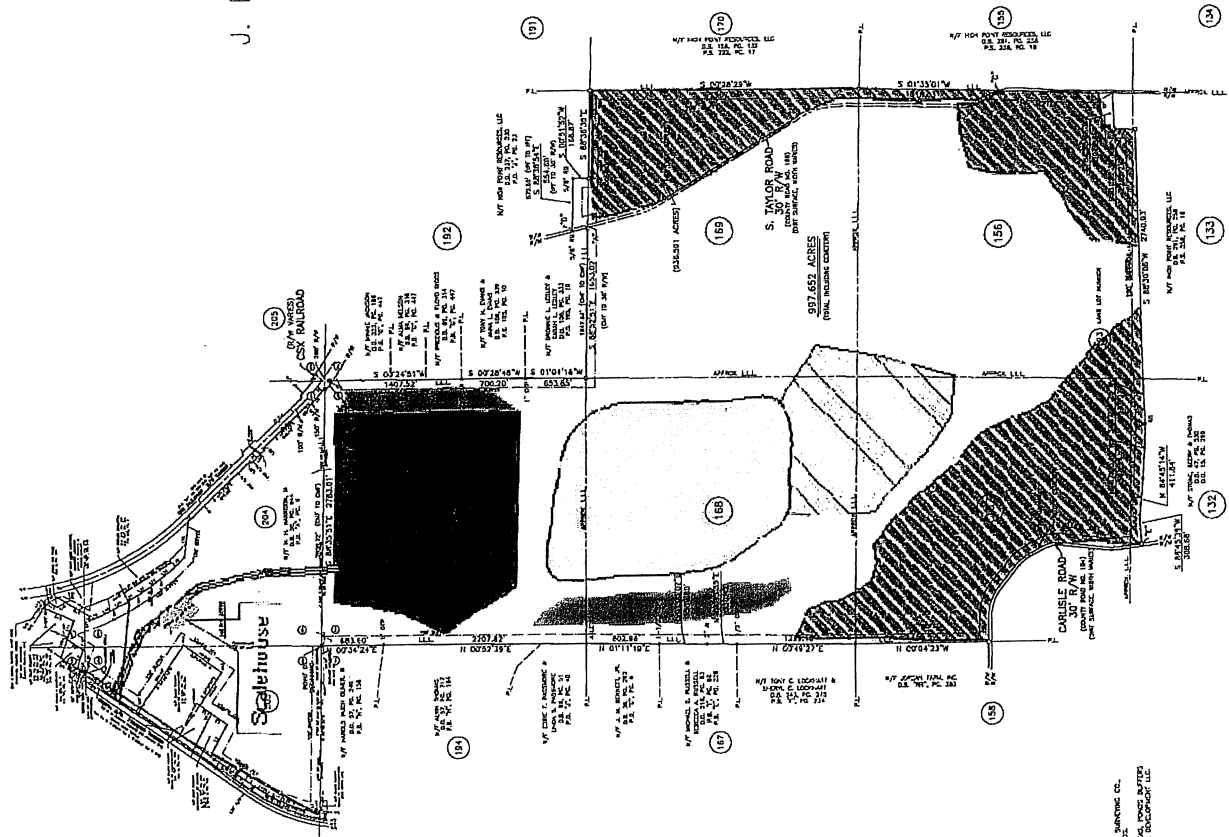
h. Necessary steps shall be taken to minimize the noise emanating from the rock crushing operation, operation of vehicles, blasting within the pit area, and back-up safety features on vehicles so as to reduce such noise to the extent available under the then state of the art technological advances for reduction of noise within the construction aggregate industry.

i. Prior to commencement of the mining of the stone for production, applicants, their successors, or permitted operators of the mines shall prepare a hydrology report for Upatoi Creek and Edwards Creek and their tributaries located on the subject property to establish a baseline hydrological study of the water quality of the creek and their tributaries. The hydrology report shall be completed before extraction of aggregate begins and a copy shall be made available to the Talbot County Board of Commissioners upon request.

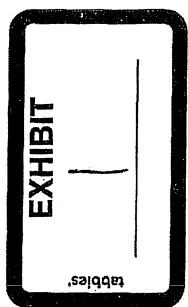
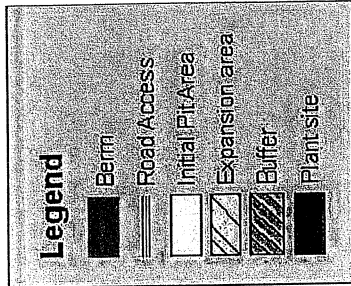
j. All blasting rock within the project site shall be conducted between the hours of 10:00 a.m. and 4:00 p.m. and only Monday through Friday. Upon request of any residential property owner within one mile of the boundary of the subject properties, they shall be provided at least two hours' notice by telephone of any rock blasting on the subject properties.

k. Except where otherwise provided, a 100-foot undisturbed buffer will be maintained along the exterior boundary line of the entire site and shall be left in its natural vegetative state as it is today. The width of the buffer shall be measured horizontally, not along the ground line, from the property line.

l. The fully developed plant shall be equipped with water sprays that will be used to apply water to processed materials on a regular basis to minimize fugitive dust from escaping from the property.



SITE EXHIBIT FOR
J. F. ALEXANDER LUMBER CO. LLLP



SOURCE: LOCAL INFORMATION AND DATA FROM A PLAN DATED 12/12/2018 BY J. F. ALEXANDER LUMBER CO. LLLP. THE INFORMATION IS PRESENTED FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY KIND. THE INFORMATION IS PRESENTED FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY KIND.

AUTHORIZED: J. F. ALEXANDER LUMBER CO. LLLP
FOR: J. F. ALEXANDER LUMBER CO. LLLP
REFERENCES: LAND LOTS 1-12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 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