



**BALDWIN COUNTY COMMISSIONERS  
PUBLIC HEARING AND REGULAR  
MEETING**

August 17, 2021

1601 N Columbia St, Suite 220

6:00 PM

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**MINUTES**

**MEMBERS PRESENT**

Henry Craig  
John Westmoreland  
Kendrick Butts  
Emily Davis  
Sammy Hall

**OTHERS PRESENT**

David McRee  
Dawn Hudson  
Jill Adams  
Cindy Cunningham

**CALL TO ORDER**

Chairman Henry Craig Called the Public Hearing and Regular Meeting to order at 6:00 P.M.

**AMENDMENT TO AGENDA**

Chairman Craig stated the Invocation and Pledge had been moved from the Called Meeting Agenda to this Agenda.

Commissioner Sammy Hall made a motion to amend the Agenda to include an appointment to the Central Georgia Joint Development Authority (CGJDA). Vice Chairman John Westmoreland seconded the motion and it passed unanimously. Chairman Craig stated this item would become # 6 under Administrative / Fiscal Matters.

**PUBLIC HEARING**

**Manufactured Home Park Regulations**

Chairman Craig opened the Public Hearing on the Manufactured Home Park Regulations. He stated the hearing is to receive public input on the proposed regulations.

Ms. Cindy Humphrey addressed the Board outlining her opposition to various sections of the proposed Manufactured Home Park Regulations. She outlined specific sections she felt were limiting citizens ability to own a home, i.e. lot size, restrictive neighborhood covenants, square footage, placement of manufactured homes around lake, permanent foundations, and the requirement that manufactured homes placed outside mobile home parks must contain two or more sections. She stated she felt this was economic discrimination and asked Commissioners to think of the citizens they represent when considering this.

There being no further comments, Vice Chairman John Westmoreland made a motion to close the Public Hearing. Commissioner Kendrick Butts seconded the motion and it passed unanimously.

**APPROVAL OF MINUTES**

Commissioner Emily Davis made a motion to approved the minutes of August 3, 2021 Regular Meeting submitted. Commissioner Sammy Hall seconded the motion and it passed unanimously.

## PRESENTATION

Chairman Craig welcomed Georgia Military Junior College football team.

Athletic Director and Head Football Coach Rob Manchester, expressed his appreciation for the opportunity to address Commissioners. He invited everyone to come to the community pep rally to "Meet the Bulldogs Night" being held August 26<sup>th</sup>. He introduced four (4) of his Junior College football team members. Coach Manchester stated GMC is the only junior college in Georgia with an athletic team, and he asked everyone to join the community in supporting the Junior College athletic team.

## ADMINISTRATIVE/FISCAL MATTERS

### Manufactured Home Park Regulations

Chairman Craig stated that County Manager Tobar was joining the meeting by phone.

County Manager Tobar stated language of the proposed Manufactured Home Park Regulations reflects comments received by Commissioners and the public.

Commissioner Kendrick Butts made a motion to approve the Manufactured Home Park Regulations. Commissioner Sammy Hall seconded the motion and it passed by the following vote:

Aye: Hall, Westmoreland, Craig

Nay: Butts, Davis

A copy of the regulations are herewith attached and made an official part of the minutes at pages 64 and 65.

### Community Broadband

Chairman Craig stated this item will be discussed further during the Executive Session. Commissioner Emily Davis made a motion to table this issue. Commissioner Sammy Hall seconded the motion to table the Community Broadband item and it passed unanimously.

### Baldwin County Transit Title VI Plan

Finance Director Jill Adams presented the Baldwin County Transit Title VI Plan for the Boards consideration. She stated the Federal Transportation Authority (FTA) requires that all direct and primary recipients document their compliance by submitting a Title VI Plan to GDOT for compliance. She discussed the Title VI Nondiscrimination Policy Statement and Management Commitment to the Title VI Plan which states that the Baldwin County Transit Program assures the Georgia Department of Transportation that no person shall on the basis of race, color, and national origin, be excluded from participation in, denied benefits of, or otherwise subjected to discrimination or retaliation under any program or activity undertaken by the agency. Ms. Adams stated that in accordance with 49 CFR Section 21.7(a), every application for financial assistance from FTA must be accompanied by an assurance that the applicant will carry out the program in compliance with Title VI regulations, and this requirement shall be fulfilled when the applicant / recipient submits its annual certifications and assurances.

Vice Chairman John Westmoreland made a motion to approve the Title VI Nondiscrimination Plan as presented. Commissioner Emily Davis seconded the motion and it passed unanimously.

A copy of the Title VI Plan is on file in the Board of Commissioners Office.

### Appointment to Central Georgia Joint Development Authority

Commissioner Sammy Hall made a motion to appoint Mr. Tommy French to serve on the Central Georgia Joint Development Authority. Vice Chairman John Westmoreland seconded the motion and it passed unanimously.

## OLD BUSINESS

Commissioner Kendrick Butts stated he had been contacted by a number of citizens regarding the renaming of the Baldwin County Government Building. He read a statement outlining his desire to reconsider the matter of renaming the Government Building. He stated he would like for the Board to revisit this matter and also to consider recognizing the individuals, in some way, whose names were presented to the Board of Commissioners for consideration of renaming the building.

Commissioner Butts made a motion for the Board to revisit the matter of renaming the Baldwin County Government Building. Commissioner Davis seconded the motion and it failed by the following vote:

Aye: Butts, Davis

Nay: Hall, Westmoreland, Craig

After discussion, Commissioner Butts made a motion for the Board to explore other ways to honor the three (3) individuals whose names were submitted for renaming of the building possibly by naming a facility, road, or bridge for each of them. Commissioner Emily Davis seconded the motion and it passed unanimously.

Vice Chairman Westmoreland asked whether the Naming / Renaming Policy should be revised. County Attorney McRee stated he felt the current policy should be followed.

## NEW BUSINESS

There was no new business to come before the Board.

## COUNTY MANAGER'S REPORT

County Manager Tobar reported the County is waiting on word from various State agencies regarding the award of pending grant applications.

## PUBLIC COMMENT PERIOD FOR NON-AGENDA ITEMS

The following citizens addressed the Board in support of renaming the Government Building for Oscar Davis, Sr.

Tony Hurt, Lamar Ross, Clarence Hall, Cynthia Edwards and Kathy Cummings.

## OTHER BUSINESS


Chairman Craig presented COVID statistics and encouraged everyone to get vaccinated.

Chairman Craig recognized Ms. Louise Sallstrom for her work in the community.

## ADJOURNMENT

Commissioner Kendrick Butts made a motion to adjourn the August 17, 2021 meeting at 6:40 p.m. Commissioner Sammy Hall seconded the motion and it passed unanimously.

Respectfully submitted,



Henry R. Craig  
Chairman



Cynthia K. Cunningham  
County Clerk

## ARTICLE VII. - MANUFACTURED HOME PARK REGULATION

### Sec. 16-49. - General design requirements.

- (a) Suitability of land. Land subject to flooding, improper drainage, or erosion, or that is for topographical or other reasons unsuitable for residential use shall not be platted for residential use nor for any other use that will continue or increase the danger to health, safety, or result in property destruction, unless the hazards can be and are corrected.
- (b) Manufactured home may not be placed on any site which is a part of a properly platted and approved subdivision or planned residential district.
- (c) Manufactured home will be compatible with the adjacent and surrounding area, especially in size, width, depth, exterior appearance, front, rear and side setbacks
- (d) Building square footage. Building's square footage must be at least 75% of the square footage of the homes, on average, to adjacent properties of the proposed home site. Existing houses exceeding 150% of the average or 50% below the average shall be excluded from the calculation. A house must be at least 500 square feet.
- (e) The placement of manufactured homes outside of Mobile Home Parks are permitted if a current or new owner has a manufactured home or has had one on the parcel in the last five years, has access to working septic tank or county sewer.
- (f) Manufactured homes are permitted within one quarter mile of the shores of Lake Sinclair ONLY if (c), (d) and (e) conditions are met.
- (g) Manufactured Homes may be placed outside of a mobile home park and outside one quarter mile of the shores of Lake Sinclair if the preponderance of homes, 51% or higher, are manufactured or mobile homes within one fourth of a (1/4) mile radius of the proposed home site. This requirement does not apply to platted manufactured home subdivisions.
- (h) Outside a mobile home park and outside one quarter mile of the shores of Lake Sinclair, a manufactured home may be placed on a parcel with another residential dwelling If the parcel site is larger than two acres. The manufactured home must have at least one acre designated as the manufactured home site.

- (i) Three or more manufactured homes on the original parcel shall not be considered a mobile home park if all of the manufactured home owners are related to the original parcel owner.
- (j) All manufactured homes outside of mobile home parks must contain two or more sections.
- (k) A replacement manufactured home must be replaced with newer model that meets Baldwin County standards and Land Use Regulations.
- (l) Manufactured homes must meet all regulations and standards, be set on a permanent foundation that completely encloses the undercarriage, and may not have metal siding.

**Sec. 16.74. - Supplementary regulations.**

- a. Manufactured home means a structure, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width or 40 body feet or more in length.

**Sec. 16-84. - Applicability.**

Any tract of land under single ownership on which more than three structures are located for the purpose of residential use shall be subject to this ordinance; unless the structures comply with industrialized building requirements of the Department of Community Affairs for single family residences or the lot size for each residence exceeds 60,000 square feet. Three or more mobile homes on the original parcel shall not be considered a mobile home park, if all of the mobile home owners are related to the original parcel owner.

Approved 8/17/21

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