



**BALDWIN COUNTY COMMISSIONERS  
JUNE 15, 2021 PUBLIC HEARING AND  
REGULAR MEETING**

**June 15, 2021  
1601 N Columbia St, Suite 220  
6:00 PM**

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**AGENDA**

**CALL TO ORDER**

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**PUBLIC HEARING**

1. Comprehensive Plan Amendment - Middle Georgia Regional Commission
2. Recreational Vehicle Parks - County Manager

**APPROVAL OF MINUTES**

3. June 1, 2021 Regular Meeting
4. June 1, 2021 Executive Session
5. June 8, 2021 Called Meeting
6. June 8, 2021 Executive Session

**ADMINISTRATIVE / FISCAL MATTERS**

7. Comprehensive Plan Submission for Review - County Manager
8. Ordinance for Recreational Vehicle Parks - County Manager
9. Solid Waste Contract - County Manager
10. CJCC Family Drug Court Grant Award - Finance Director
11. Governor's Office of Highway Safety Technology Grant MOU - Finance Director
12. CJCC Law Enforcement Training Award – Finance Director

**OLD BUSINESS**

**NEW BUSINESS**

**COUNTY MANAGER'S REPORT**

**PUBLIC COMMENT PERIOD FOR NON-AGENDA ITEMS**

**ADJOURNMENT**

**REMINDERS**

July 5, 2021, Monday, All Non-Emergency Departments Will Be Closed In Observance of Independence Day.

July 6, 2021, Tuesday, 6:00 p.m., Regular Meeting, 1601 North Columbia Street, Suite 220.

July 20, 2021, Tuesday, 6:00 p.m., Regular Meeting, 1601 North Columbia Street, Suite 220.

## Broadband Services Element

### Goal

Baldwin County residents, businesses, and community facilities should have access to affordable and reliable internet services at speeds that support multiple high data usage activities like video conferencing, video and audio streaming, and file download and upload.

### Needs and Opportunities

Discussions with local elected officials, city and county staff, local business leaders, and residents of Baldwin County indicated that there is a substantial need to improve high-speed internet services throughout the county. Many parts of the county do not have adequate internet service that allows them to use the internet for basic research, much less for high-data activities like video streaming or video calls. The COVID-19 pandemic, which resulted in many people having to work or learn from home, including made this infrastructure gap obvious. The following are the needs and opportunities identified by various stakeholders in the process.

#### **1. Sizable portions of the county, particularly the eastern and northwestern portions of the county, remain underserved by reliable, high-speed internet.**

Public hearings and ongoing discussion with local officials and stakeholders indicated that much of the rural parts of the county have sporadic internet service. This is verified by the Georgia Department of Community Affairs' analysis of served and unserved areas. While the majority of the county is served by DSL or satellite connections, the upload and download speeds are not sufficient to support many daily activities, and the speeds do not meet the speed standard to be considered broadband service. This leaves much of the county without reliable internet access. Further, if Windstream, the primary provider of DSL services in the county follows AT&T's path and phases out DSL services altogether, much of the county could be left with no option other than satellite service which is often very slow, sporadic, and expensive. Both the limited options and the type of internet options in the rural parts of the county have left thousands of residents without access to high-speed internet.

#### **2. Poor broadband service causes disruptions in daily life and increases the digital divide.**

High-speed internet access is increasingly considered essential for daily life. Increasing numbers of devices and services require decent internet access. Without reliable internet access, residents may not be able to take advantage of services like telemedicine, online learning, video chats, or even in some cases, basic internet research, paying the bills, or applying for unemployment. These issues with not having reliable internet came to the forefront during the COVID-19 pandemic.

The lack of high-speed internet posed significant challenges during the COVID-19 pandemic as students were unable to participate in classes fully and adults who were working from home were unable to as productive as needed because of poor broadband service. At the beginning of the pandemic, Baldwin County School District found that nearly 50 percent of its students did not have reliable internet access. The school district tried to resolve this by dispersing wi-fi buses throughout the county to provide internet capability for children at home. The Baldwin County School District also added antennas outside schools, which allowed parents to have internet access. The Friends of the Mary Vinson Memorial Library provided funding for the Twin Lakes Library System to purchase 10 hot spots that could be checked out to help

expand broadband access in the community. These hot spots were in addition to the 24/7 free WiFi provided around Milledgeville's government buildings and public parks. Baldwin County began installing WiFi hotspots at its fire stations around the county to expand access as well. Yet, these efforts still required people having to park near one of these wi-fi spots to learn and do work, which is not an ideal situation to learn and work.

This need for quality, high-speed internet access remains true even when not in a situation where people are studying and working from home. The digital divide continues to impact educational opportunities for children when they are not able to use the internet for homework help or research, putting them at an educational disadvantage. Further, as an increasing number of services offer online options, such as telemedicine, having consistent access to internet service will be critical to residents having a good quality of life.

**3. EMCs, including Tri-County EMC and Washington EMC are adding fiber internet to their services, which could bring high-speed internet to the EMC's service area, which includes much of Baldwin County.**

In 2021, Tri-County EMC and Washington EMC announced their plans to form partnerships that would allow the EMCs to begin providing high-speed fiber internet to much of their service area. Tri-County EMC serves Baldwin County west of the Oconee River while Washington EMC provides service east of the Oconee River. Tri-County EMC's service, Tri-Co Go, is expected to bring high-speed broadband internet, at up to one-gigabyte speeds to every home and business in their service area over the next four years. Washington EMC, in partnership with Conexon Connect, will be building a 3,000-mile fiber network, beginning in early 2022, that will provide high-speed access to all Washington EMC members. These initiatives by the EMC, if fully implemented, will provide the majority of Baldwin County residents with access to high-speed internet.

**4. Deployment of fiber optic service remains limited and disconnected throughout the City of Milledgeville and Baldwin County.**

While fiber internet already exists in some of the more developed parts of Baldwin County, it is still spotty and disconnected. One census block has access to fiber internet, but across the street, connecting to fiber internet is not an option. There have been discussions to improve fiber optic services and connectivity within the City of Milledgeville and surrounding areas. Milledgeville had discussions with an external fiber provider that would provide service to much of the city, the colleges, and the hospital; however, those discussions had slowed due to funding constraints on behalf of the vendor. The Central State Hospital (CSH) Local Redevelopment Authority has also pursued EDA funding to expand fiber services on the CSH campus. This initiative would not only help provide fiber internet to businesses at the CSH campus but would also service Baldwin County residential neighborhoods in the area surrounding the campus. Despite these discussions and grant applications, fiber access remains disconnected in the more developed areas of Baldwin County and Milledgeville.

## Geospatial Analysis of Underserved Areas

Access to broadband outside of the most developed areas of Baldwin County is sparse particularly east of the Oconee River and in northwest Baldwin County. Milledgeville and development between Milledgeville and Lake Sinclair along Highway 441 have been identified as served according to the Georgia Broadband Deployment Initiative (GBDI) data. However, outside of those areas, broadband access varies from census block to census block. Maps of the following pages provide an overview of geographic concentrations of served and unserved areas, particularly with residential, commercial, and industrial development.

Maps on the following pages show the locations of served and unserved census blocks in Baldwin County, using GBDI data. This initiative, using broadband data provided by various internet service providers throughout Georgia, mapped the locations of more than 5 million homes and businesses and overlaid that data with broadband provider service availability. For a census block to qualify as served, broadband service, with a download speed of 25 Mbps and an upload speed of 3 Mbps, had to be available to more than 80 percent of locations in a census block. When more than 20 percent of homes in a census block do not have access to this level of broadband, the census block is identified as unserved. Census blocks identified as neither served nor unserved did not have sufficient locations from which to collect broadband service data.

The map in Figure 1 shows broadband service in the county. Baldwin County has 204 census blocks that are unserved, which cover 144.7 square miles. The county has 776 census blocks that are served which cover 108.2 square miles. The remainder of the county's census blocks do not have enough data to determine the level of service or are in geographical features, like lakes, that would not have service. Figure 2 shows the same data for Milledgeville. Milledgeville has approximately 349 census block that are served, which covers 14.5 square miles. The city has approximately 24 unserved census blocks that cover 6.5 square miles.

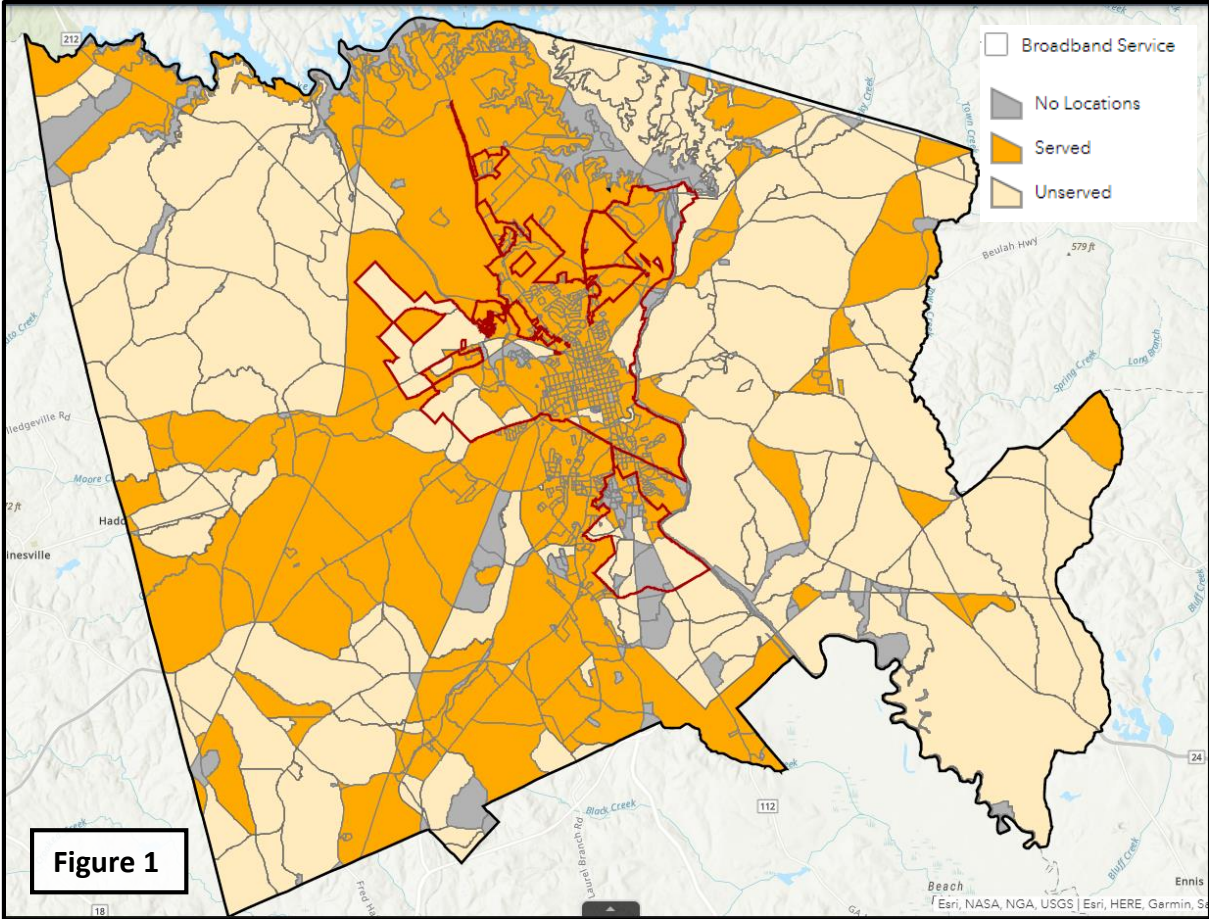


Figure 1

Figure 1 (above) shows broadband access for all of Baldwin County, with the eastern and western portions of the county have the largest underserved area.

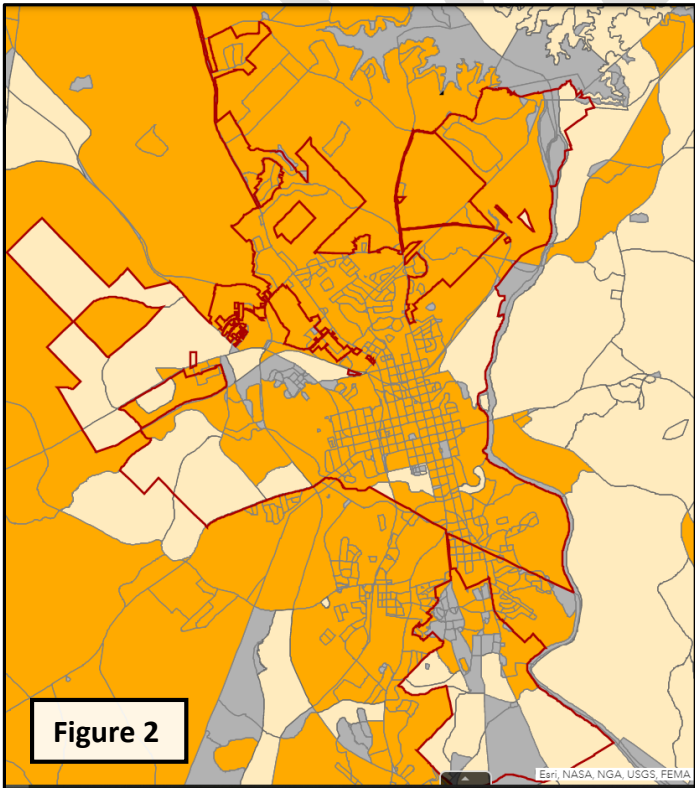


Figure 2

Figure 2 shows broadband access in Milledgeville. The majority of Milledgeville is served with some gaps in service as the southern end of the city near the Georgia Department of Corrections facilities. Notably, some of the census blocks where the Milledgeville-Baldwin County Industrial Park is located on the west side of the city are considered underserved.

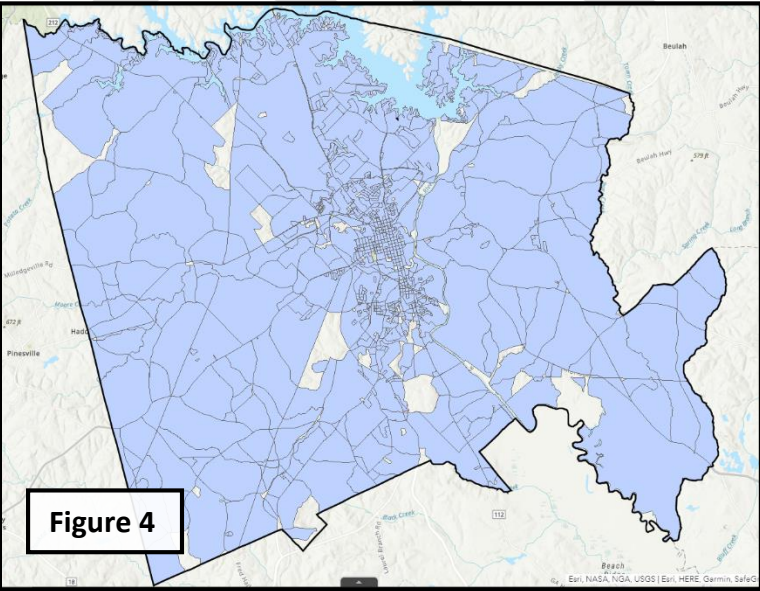
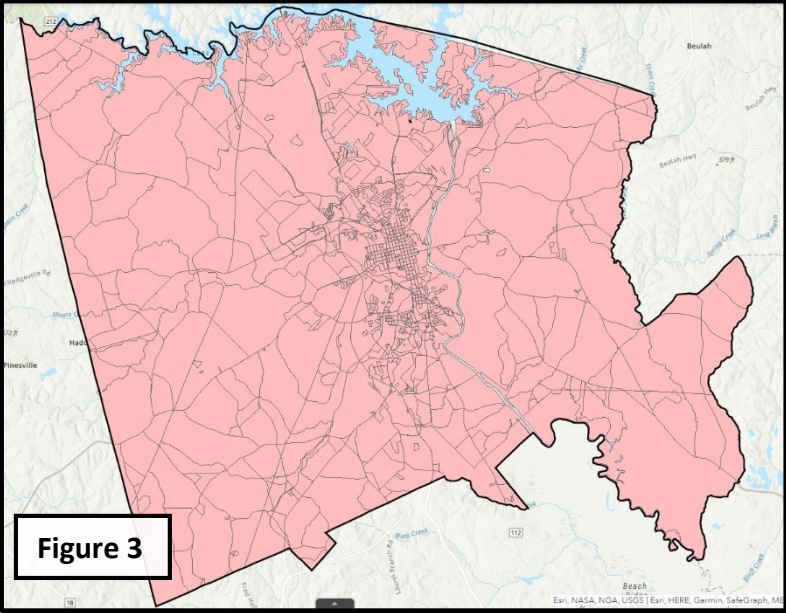


## Available Internet Services in Baldwin County

According to the Federal Communication Commission (FCC), there are various internet service providers available throughout the county that can provide internet service to at least one location in the census block.

### Satellite

Currently, the most available internet service available is satellite internet which is available for the entirety of the county. According to the FCC, there are three satellite internet providers: GCI Holdings, ViaSat, and VSAT. Depending on the carrier and the location, the speeds can range from download speeds of 2 Mbps to 35 Mbps and upload speeds are between 1 Mbps and 3 Mbps. Issues with satellite internet, beyond potentially slow speeds, include data limits, high latency<sup>1</sup>, geographical limitations (depending on topography, tree cover, etc.), and high jitter<sup>2</sup>. Satellite internet can also be cost-prohibitive depending on data usage and quality.



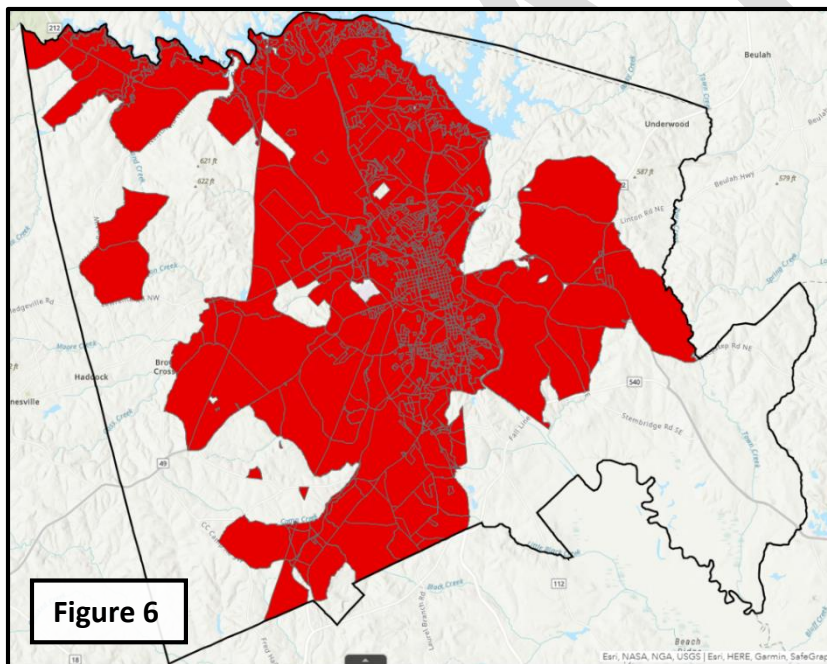
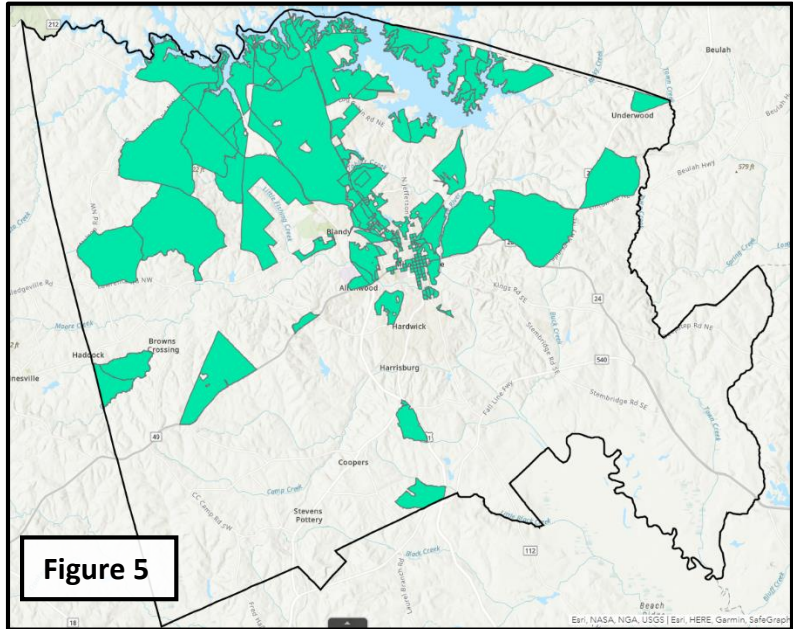
### Digital Subscriber Line (DSL)

Digital subscriber lines use phone wires to transmit internet signals, meaning it is a more readily available internet service. DSL is widely available in Baldwin County with just a few census blocks identified as unserved in the county. While this is an available option because it can use existing phone lines, speeds can vary widely depending on how close a structure is to a DSL main distribution point. In general, DSL is considered an unreliable option for streaming videos or music or other high data usage activities.

<sup>1</sup> Latency: The amount of time it takes for data to be transferred between its original source and its destination  
<sup>2</sup> Jitter: The time delay in sending data packets over a network connection, that can vary when the signal changes.

### Fiber

Fiber optic internet is available in parts of Milledgeville and Baldwin County as shown in Figure 5. Fiber optic internet can have download and upload speeds of up to 1000 Mbps, making it an ideal option for high data usage internet activities. While the connection quality is high, some of the challenges with fiber are the initial installation costs and potential for [physical damage given that fiber is thinner and lighter than metallic wiring, making it more delicate.



### Cable Internet

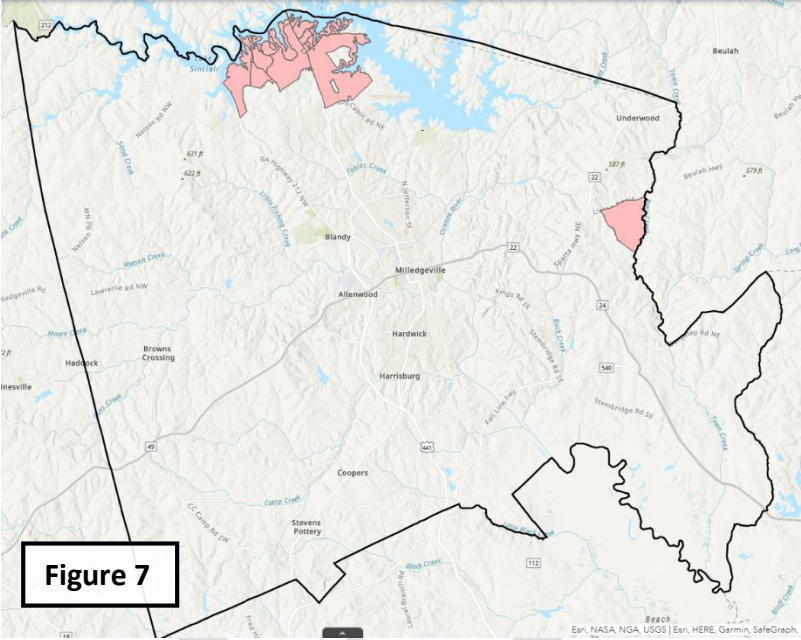
Much of the central part of Baldwin County is served by internet via cable modem, which can provide download speeds of 940 Mbps and upload speeds of 35 Mbps, where available, according to FCC data. This type of internet service can allow for most high-data usage activities including streaming on multiple devices and operating multiple smart home devices simultaneously. There is limited availability of internet access via a cable modem because it requires coaxial wiring laid by a cable company, which may not

be available in more rural areas.



### Terrestrial Fixed Wireless

Fixed wireless internet transmits an internet signal via radio waves transmitted by a base station. Homes or businesses that opt for fixed wireless will have receivers that will receive a high-speed internet signal from a base station, which will then transmit to the modem in the structure, providing a high-speed internet connection. This option is ideal for rural areas where running cable or phone lines is cost-prohibitive. It also provides internet speeds similar to cable internet. However, a line of sight connection with the base station with minimal obstruction, like trees or hills is necessary. Structures using this service must also be within a certain distance of the base station.



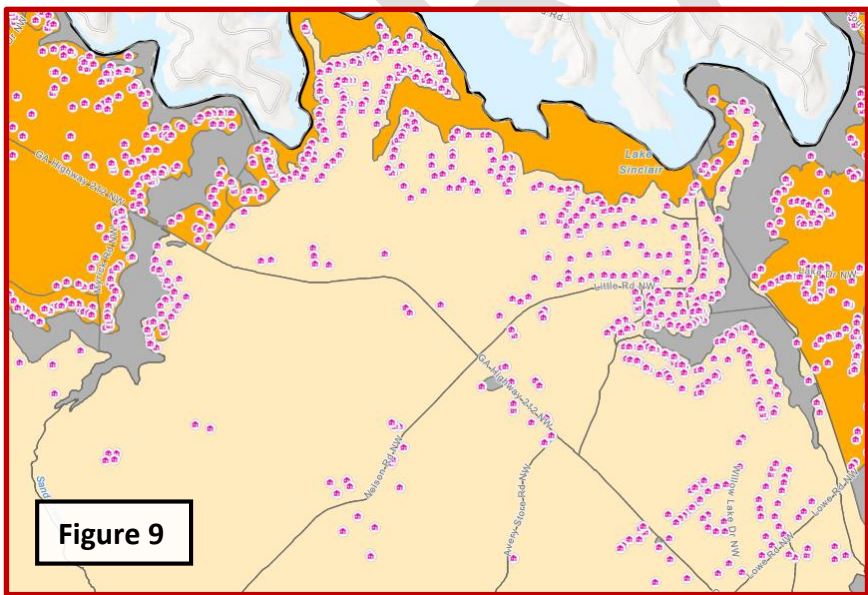
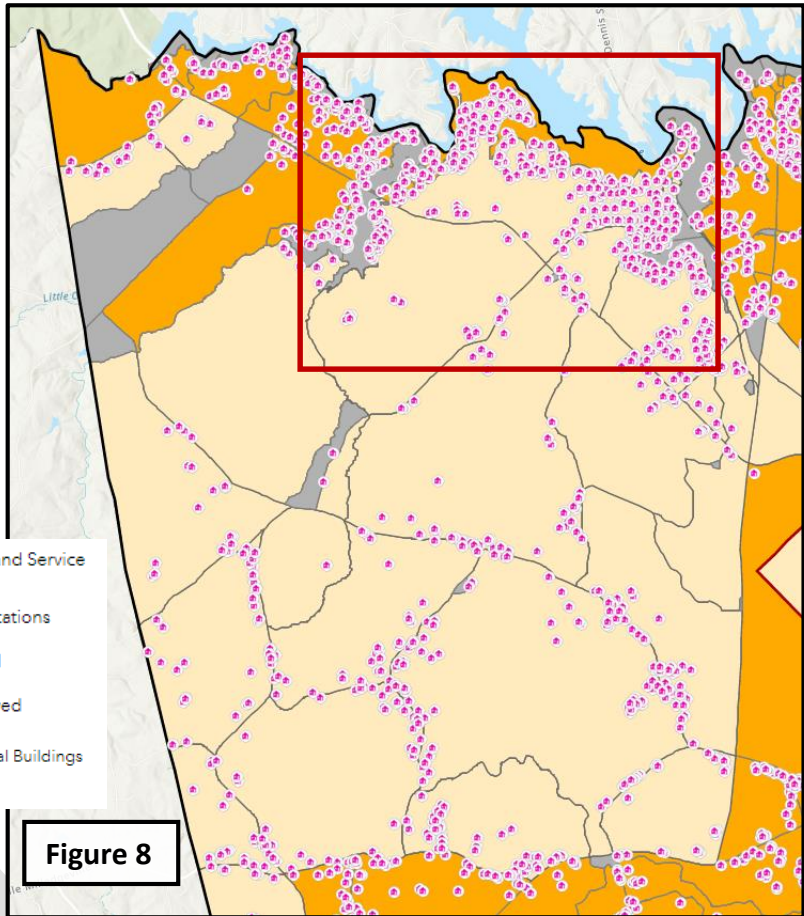
### Geospatial Analysis of Underserved Areas

Within the underserved portion of Baldwin County, there are specific areas worth noting, particularly given the density of residential development. The following is a brief overview of the underserved areas of Baldwin County that may wa



### Northwestern Baldwin County

In the northwestern corner of Baldwin County, there are a significant number of homes that do not have access to broadband service. While some residential units along Lake Sinclair are served, their neighbors across the lake are in unserved blocks as shown in Figure 8. The lack of service is more prevalent as one goes south away from the lake where there are no served block groups. While residential density is less in these areas, there are still numerous residential structures in pockets dispersed throughout this area as shown in Figure 9.



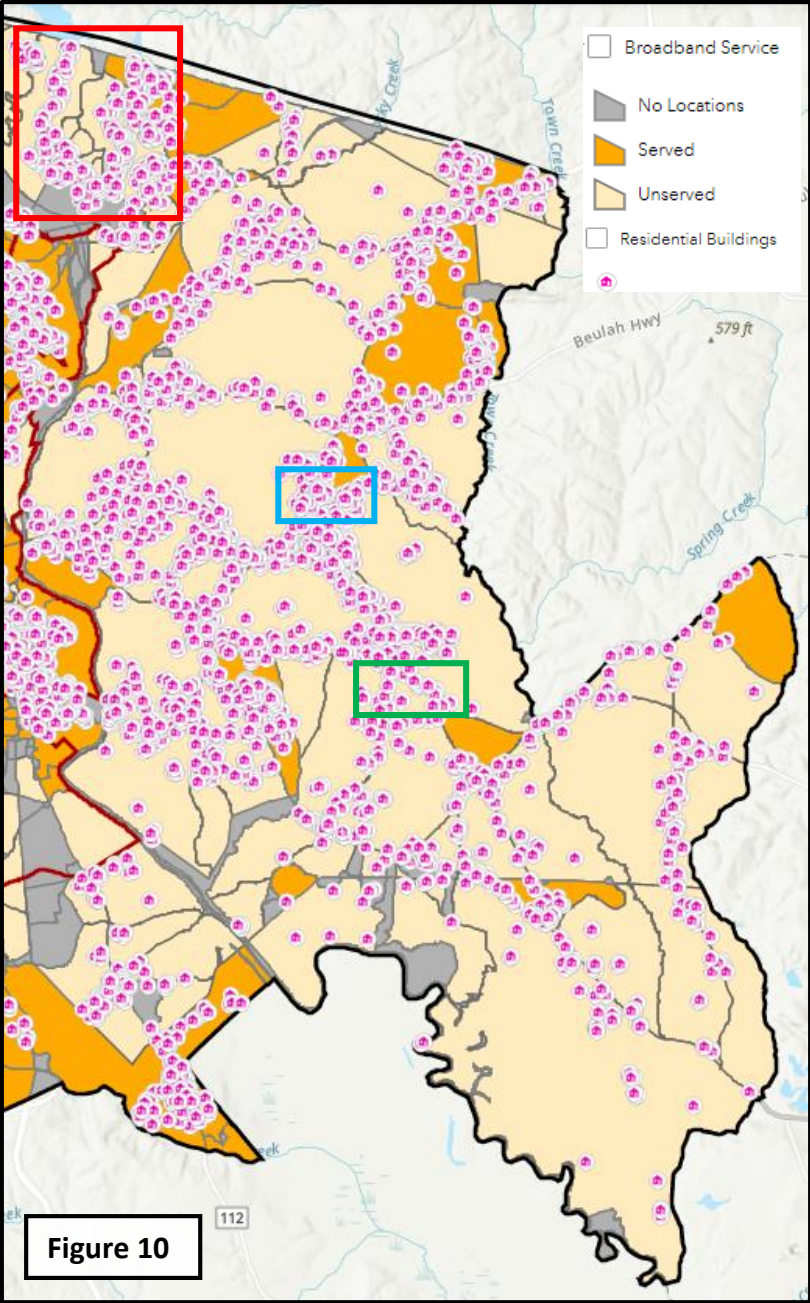


Figure 10

### East of the Oconee River

The broadest area where broadband service is the sparsest is between the Oconee River and Hancock and Washington counties as shown in Figure 10. Despite the presence of several residential neighborhoods, much of the eastern portion of the county does not have reliable access to broadband service, shown in Figures 11-13.

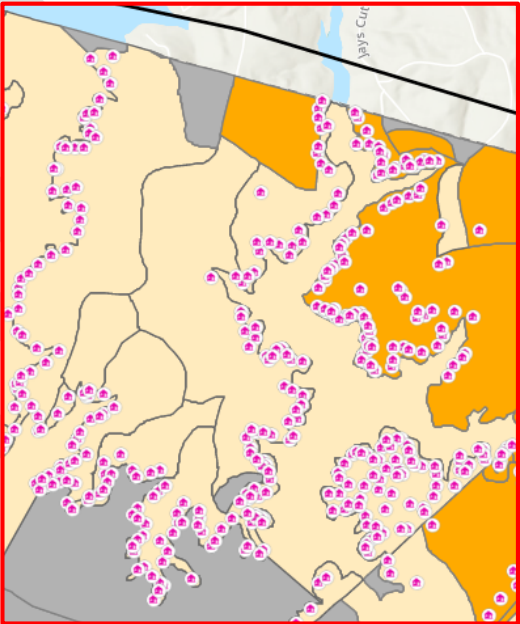


Figure 11

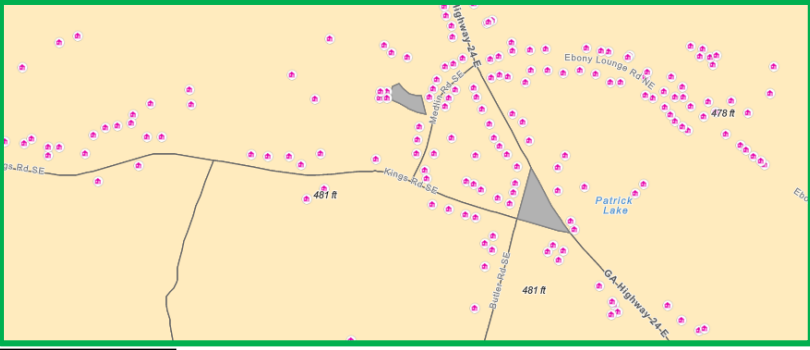


Figure 12

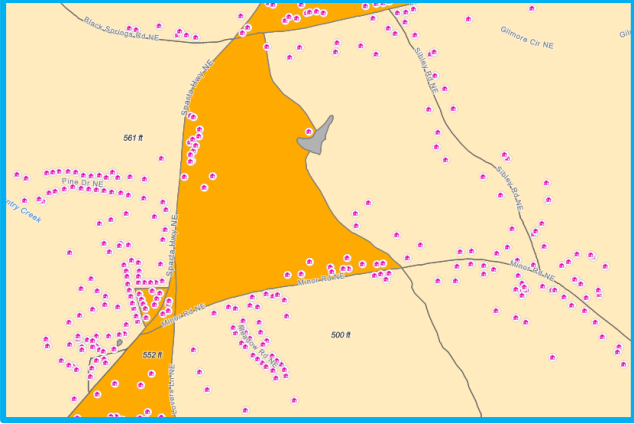
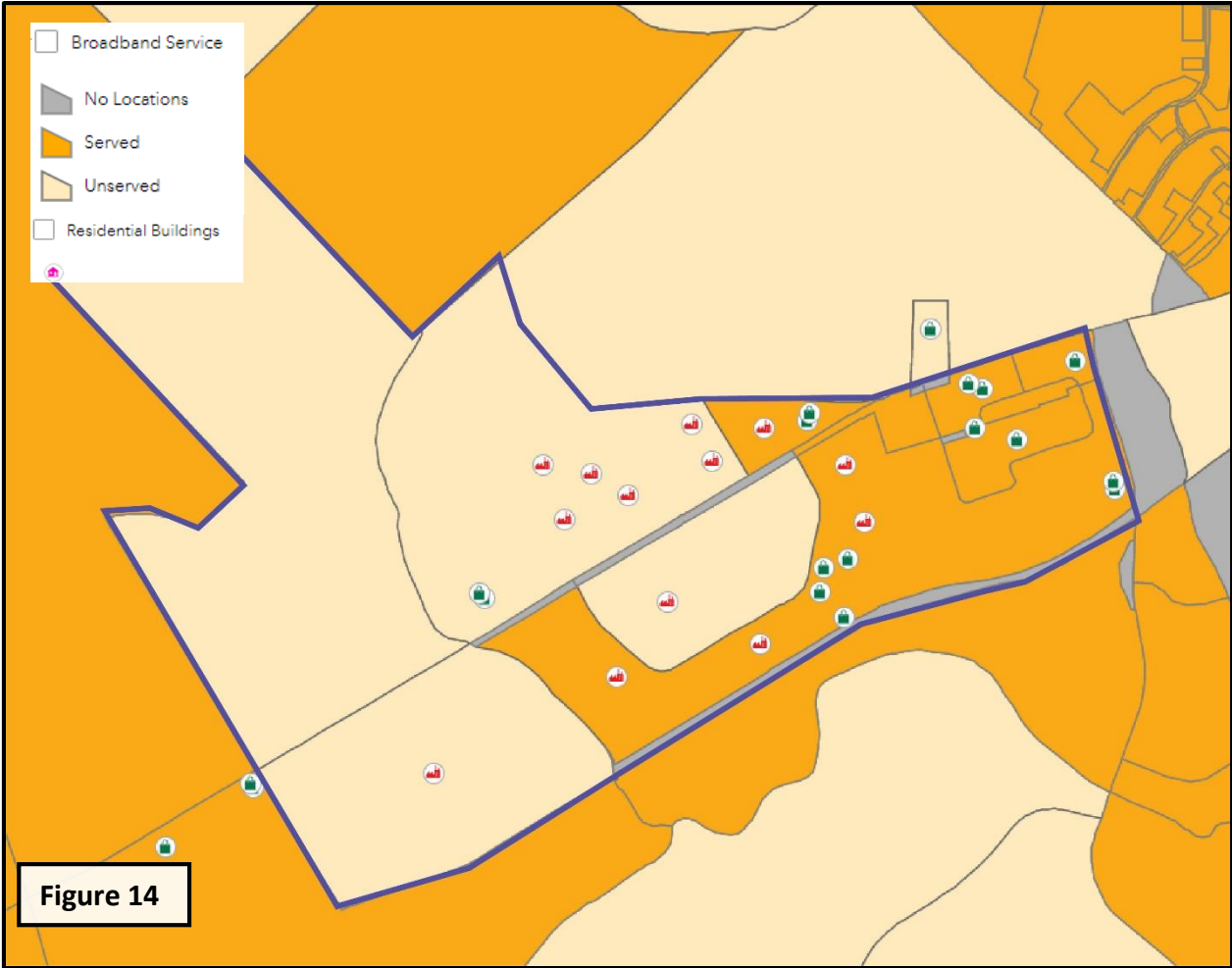


Figure 13

### Milledgeville – Baldwin County Industrial Park



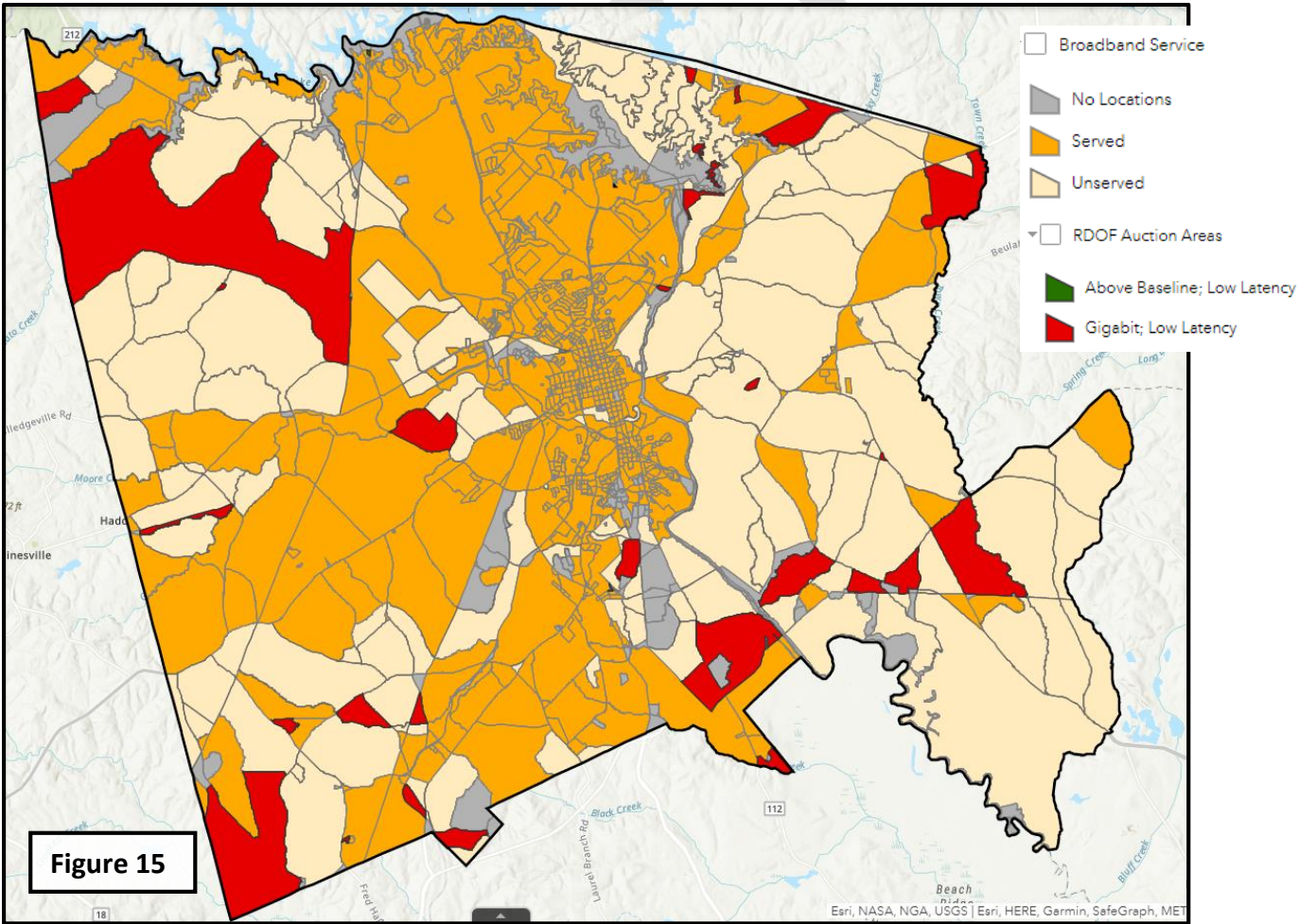
Much of the Milledgeville-Baldwin County Industrial Park, along GA Hwy 22, is in census blocks that have been identified as unserved as shown in Figure 14. While there are fewer locations in these blocks from which to gather broadband service data, the GBDI analysis found that in the unserved blocks within the industrial parks, more than 50 percent of the locations surveyed were considered unserved. Expanding high-speed broadband will open the park up to more development.

The aforementioned areas are all prime candidates for initial broadband service expansion, given the residential density, lack of service, and opportunity for development. However, broadband service is needed across the county, regardless of density. Expansion of high-speed service as quickly and efficiently as possible is the goal as residents and businesses need to be served as soon as possible. Strategies and action items for broadband deployment are included in the community work programs for reach jurisdiction.



## Auction 904: Rural Digital Opportunity Fund (RDOF)

In November 2020, the FCC recently concluded its most recent auction process under the Rural Digital Opportunity Fund (RDOF). This auction provides funds to recipients to offer broadband services in areas where there is not a provider that is offering or committed to offering the minimum service of 25 Mbps downstream speed and 3 Mbps upstream speed. The RDOF auctions off those unserved areas and awards support to recipients who must offer at least one voice and one broadband service which meets certain requirements to all locations in the awarded area in a specific time frame. In the 2020 auction, the areas shown in red in Figure 15 were auctioned to service providers and will potentially have gigabit speeds available. Areas that remain unserved are ideal candidates for grants or local funding support, such as Community Development Block Grant (CDBG) funding or OneGeorgia Authority funding under the Georgia Broadband Deployment Initiative.



\*The red areas on the map show the areas that were auctioned off. The Gigabit; Low Latency label represents the service tier that was auctioned. This service tier means that the downstream speed will be greater than one gigabyte per second and the upstream speed will be 500 Mbps with a two-terabyte usage allowance.



## Baldwin County and the City of Milledgeville Community Work Program

Activity	Timeframe	Cost Estimate	Responsible Party	Funding Source	Needs and Opportunities
<b>Broadband Services</b>					
Apply for a Broadband Ready designation	2021	Staff Time	City of Milledgeville, Baldwin County	Budget	BS.1, BS.2, BS.3, BS.4
Directly apply for grant funding or provide local funding to expand broadband services for areas that private sector partners will not be able to serve.	2021	Staff Time	City of Milledgeville, Baldwin County, CSH Redevelopment Authority	Budget	BS.1, BS.4
Maintain internet hotspots and access at city and county public facilities (e.g., library, parks, fire stations)	2021-2023		City of Milledgeville, Baldwin County	Budget	BS.2
Review local ordinances and processes and amend as needed to eliminate barriers to broadband deployment and encourage greater broadband coverage.	2021	Staff Time	City of Milledgeville, Baldwin County	Budget	BS.1, BS.3, BS.4
Encourage new developments to include infrastructure for high-speed internet access.	2021	Staff Time	City of Milledgeville	Budget	BS.1, BS.3, BS.4

**Direct Access.** All recreational vehicle parks should be located with direct access to a paved city, county, state or federal highway. It is the responsibility of the applicant to provide the necessary access where there is no existing improved street or road connecting the recreational park site with an improved existing public street or road. Any street or road improvement required beyond the boundary of the recreational vehicle park shall be improved in accordance with the Baldwin County Land Use Regulations. Entrances and exits to parks shall be designed for safe and convenient movement of traffic into and out of the park. No material impediment to visibility shall be created or maintained which obscures the view of an approaching driver. All traffic in and out of the park shall be through such entrances and exits. No entrance or exit shall be through a residential district.

**Spaces.** Spaces in recreational vehicle parks may be used by recreational vehicles, provided they meet any additional laws and ordinances of Baldwin County and shall be rented by the day or week only, and an occupant of such space shall remain in the same recreational vehicle park space for a period of not more than thirty (30) days.

**Site Conditions.** Conditions of soil, groundwater level, drainage, and topography shall not create hazards to the property or the health and safety of the occupants. The site shall not be exposed to objectionable smoke, noise, odors, or other adverse influences, and no portion subject to unpredictable and/or sudden flooding, subsidence, or erosion shall be used for any purpose which would expose persons or property to hazards.

**Water.** Each recreational vehicle park shall be served with a public/private water supply system capable of providing domestic water use and fire protection.

**Sewer.** Each recreational vehicle park shall be served with sanitary sewer facilities meeting all requirements of the Baldwin County Health Department.

**Soil and Ground Cover.** Exposed ground surfaces in all parts of the park shall be paved, or covered with stone screenings, or other solid materials, or protected with a vegetative growth that is capable of preventing soil erosion and of eliminating objectionable dust.

**Drainage Requirements.** Surface drainage plans for the entire tract must be submitted with the application to determine its compatibility with the surrounding existing drainage pattern. Owner is responsible for all drainage maintenance.

**Minimum Park Size.** The minimum park size shall be five (5) acres with a maximum density of ten (10) campsites per acre.

**Campsite Development.** Campsites should, to the greatest extent possible, be developed to preserve the natural character of the lot and the surrounding area. Each campsite shall contain a stabilized vehicular parking pad of shell, marble, paving, or other, suitable material. No part of an RV or other unit placed on a campsite shall be closer than five (5) feet to a site line.

**Separation between Recreational Vehicles.** Recreational vehicles shall be separated by at least twenty-five (25) feet. Any accessory structure such as attached awnings, for purposes of this separation requirement will be considered to be part of the RV.

**Parking Requirements.** There shall be at least three (3) off-street parking spaces designated in the RV park for each two (2) RV sites. Off-street parking may be provided in common parking areas or on individual RV sites.

**Accessory Uses.** Management headquarters, recreational facilities, toilets, dumping stations, showers, coin-operated laundry facilities and other uses and structures customarily incidental to operation of an RV park and campground are permitted as accessory uses to the park.

1. Such establishments and the parking areas primarily related to their operation shall not occupy more than 5 percent of the gross area of the park.
2. Such establishments shall be restricted in their use to occupants of the park.
3. Such establishments shall present no visible evidence from any street outside the park of their commercial character which would attract customers other than occupants of the park.
4. The structures housing such facilities shall not be located closer than one hundred (100) feet to any public street and shall not be directly accessible from any public street, but shall be accessible only from a street within the park.

**Open Space and Recreational Areas.** A minimum of eight percent (8%) of the gross site area for the RV park shall be set aside and developed as common use areas for open or enclosed recreation facilities.

**Yards and Setbacks.** Each RV park shall have a landscaped perimeter buffer which shall be used for no other purpose:

1. Minimum front setback—Twenty-five (25) feet from the front property line except when the park fronts on a state highway; then the minimum shall be fifty (50) feet.
2. Minimum side setback—When abutting residential districts, the side setbacks shall be fifty (50) feet from the property line; when abutting a dedicated right-of-way, the side setback shall be twenty-five (25) feet; when abutting any other zoning district, the side setback shall be twenty (20) feet.
3. Minimum rear setback—Twenty (20) feet except when the rear yard abuts a dedicated public right-of-way, the minimum shall be twenty-five (25) feet. If the rear yard abuts a residential district, the minimum rear setback shall be fifty (50) feet.

**Landscaping.** When needed to enhance aesthetics or to insure public safety, the RV park shall be enclosed by a fence, wall, landscape screening, earth mounds, or by other designs approved by Baldwin County which will complement the landscape and assure compatibility with the adjacent environment.

**Streets in RV Parks.** Streets in RV parks shall be private, constructed with a stabilized travel way (marble, shell, paving, or other suitable material) and meet the following minimum stabilized travel way width requirements:

1. One-way, no parking: Fourteen (14) feet;
2. One-way with parking on one side, or two-way with no parking: Eighteen (18) feet;
3. Two-way with parking on one side: Twenty-six (26) feet;

4. Two-way with parking on both sides: Thirty-four (34) feet.

Buffers. As for manufactured home parks, buffer areas may be required in developed areas and areas projected for future growth.

Adequate Lighting. Recreational vehicle parks shall be adequately lighted with outdoor lighting located every two hundred (200) feet along interior access roads. The first light shall be within one hundred (100) feet from the entrance to the RV park.

Certificate of Approval. In addition to meeting the above requirements, the recreational vehicle park site plan shall be accompanied by a certificate of approval from the Baldwin County Health Department.

**Management. A manager must be on site during regular business hours. Owner must ensure an emergency contact 24 hours a day seven days a week.**

Recreational Vehicles on Private Lots. Individual RV's occupied temporarily by a guest of the owner or tenant of the property on which the RV is located, shall be allowed, not to exceed fifteen (15) consecutive calendar days in any sixty (60) day period.

#### **SECTION COMMISSIONER WESTMORELAND WANTS TO SEE:**

#### **Current non-conforming recreational vehicle (RV) use by owner-occupants as permanent residences.**

Intent: It is the intent of this section to greatly reduce and over time phase-out the current, widespread, illegal use of recreational vehicles (RV) in Baldwin County as non-camping, permanent residences. Baldwin County recognizes the existence of this activity in the community and wishes to ease the hardship that eliminating the permanent residential use of RVs by owner-occupants may create in certain circumstances. It is intended that this ordinance section create a mechanism that will enable, under prescribed circumstances, granting temporary, legal, non-conforming status (grandfathering) to recreational vehicles and owner-occupants currently involved in this activity.

- (1) There is hereby created a "Baldwin County Transitional Residential RV Registration Program" to be administered by the county manager or his designee.
- (2) The program shall include, as a minimum, the following elements:
  - a. Eligibility. Only owner-occupied RVs and the owners themselves may be registered in the program. The program is not for RV renters or renter-occupied RVs.
  - b. Registration and registration application. Program registration is required to participate in the program and shall be initiated by Baldwin County within 60 days of approval of this ordinance through an application process, whereby existing recreational vehicles being used as permanent residences shall be listed on a registration application by their owner-occupants who are also subjects of the application. Applications must be submitted by the RV owner-occupants. The owner-occupants who register at program startup are the only occupants who may be part of the program



and they must remain in the same RV on the same property to remain in the program. The program registration window shall last for 90 calendar days. Unoccupied recreational vehicles are not eligible for registration. Initiation of the program may be extended by the board of commissioners.

- c. Minimum information provided. Program registration shall include, as a minimum, the make, model, year made and size of the recreational vehicle, copy of the title and/or registration, the land and recreational vehicle owners' name(s), photo ID and contact information, any other recreational vehicle occupants' names and contact information, address and tax ID number of the property where the recreational vehicle is located. Applications must be deemed complete before the program deadline to be considered for the program.
  - d. Required inspection. Each recreational vehicle to be considered for program registration must pass a life safety, sanitation and utility inspection by the Baldwin County Building Official, his successor or designee, following submittal and approval of a complete application. Each RV must have a permitted, operational septic tank and permitted, operational well or county water service. The registration application file shall include inspection results reports and photographs of the RV. RVs may be determined to be ineligible for the program if they fail the inspection, any follow up inspections and/or any other inspections resulting from a complaint or other actions resulting in a finding of unacceptable living conditions.
  - e. Additional requirements. In addition to meeting minimum life safety, sanitation and utility inspections, each RV must have its proper 911 address signage and county solid waste service to be accepted into and remain in the program.
  - f. Registration decal. Successfully registered RVs shall display the annually-provided registration decal on the rear of the RV.
- (3) Registration application fee and annual registration. The initial application process and annual RV registration thereafter shall include a \$25.00 fee to offset administrative costs. Annual renewal registration fee and penalty delinquency of more than 60 calendar days shall mean that the RV is no longer a part of the program. Penalties are set at \$10.00 for each 30 days of delinquency or portion thereof after the 30th day of delinquency.
  - (4) State tag and registration. Registered RVs shall not be inspected or fined by Baldwin County Code Enforcement for expired tags or state registration, as long as the RVs are part of the program.
  - (5) Change of status. Registered RVs shall lose their legal, non-conforming status, and shall no longer be a part of this program, if registered ownership is transferred or sold, if the RV is moved from its registered location, if the registered occupants leave the registered RV and/or if the RV is completely destroyed or damaged beyond 50 percent of its resale value at the time of damage.

- (6) Additions prohibition. No structural additions may be built onto or attached to the RV except as may be required for certified handicapped or medically-necessary access or as permitted by the County's variance procedure. Building permits shall be required.
- (7) Recreational vehicles being used as permanent, owner-occupied residences, but not registered as a part of this program before the registration deadline, are illegal non-conforming uses and are therefore subject to code enforcement action and immediate cessation of all illegal activities.

**(a) Current non-conforming recreational vehicle (RV) parks—Design standards.**

Existing recreational vehicle parks that do not meet the design standards of the county's RV park requirements shall be registered by their owner(s) with the county manager or his designee during the designated registration period. The registration form shall list all of the design standards that the park does not meet and those that it does meet. These RV parks are deemed legal nonconforming uses, based upon their current configuration, and will continue as such until such time as any new or additional RV spaces are added in excess of those existing at the time of adoption of this ordinance. These legal nonconforming RV parks are not required to meet Baldwin County's minimum RV park design standards unless new or additional RV spaces are added to the park. No additional RV spaces may be added to the RV park without meeting the missing design standards. Any further deviation from the design standards shall require a variance from the planning commission,

**(b) Administration and enforcement.**

- (a) Consistent with Article VI (Use of Land and Placement of Structures), this ordinance section shall be administered and enforced by the county manager or his/her designee(s). The authority shall include the ability to order, in writing, the remedy of any condition found in violation of this ordinance and the ability to institute legal action to insure compliance with the provisions, including injunction, abatement or other appropriate action or proceeding.
- (b) The county manager or his/her designees are hereby authorized to make inspections as are necessary to determine compliance with these requirements.
- (c) Any person whether owner, lessee, principal agent, employee or otherwise, who violates any provisions of this ordinance section, or permits any such violation, or fails to comply with any of the requirements hereof, or who establishes or uses any park in violation of any detailed statement of plans submitted by him and approved under the provisions of this ordinance section, shall be guilty of a misdemeanor and, upon conviction shall be subject to punishment as provided by Article VI (Use of Land and Placement of Structures) of the Baldwin County Code of Ordinances.
- (d) Any park established, expanded or improved contrary to any of the provisions of this ordinance and any use of any park in terms of operation and maintenance contrary to any of the provisions of this ordinance, related permits or Baldwin County-approved plans shall be and is declared unlawful. The county manager or his/her designee(s) are authorized to bring actions by any appropriate means to prevent the violation of this ordinance and enforce its provisions.





## BALDWIN COUNTY COMMISSIONERS REGULAR MEETING

June 01, 2021

1601 N Columbia St, Suite 220

6:00 PM

### MINUTES

#### Call to Order

Chair Craig called June 1, 2021 Regular Meeting to order at 6:00 p.m.

#### Approval of Minutes

Commissioner Sammy Hall made a motion to approve the minutes of the May 10, 2021 Executive Session, May 18, 2021 Regular Meeting and May 18, 2021 Executive Session as submitted. Vice Chair John Westmoreland seconded the motion and it passed unanimously.

#### Amendment to Agenda

Vice Chair John Westmoreland made a motion to amend the Agenda to include an Executive Session to discuss potential litigation and real estate acquisition. Commissioner Kendrick Butts seconded the motion and it passed unanimously.

#### Administrative / Fiscal Matters

##### Grant Awards

Finance Director Jill Adams presented the following grant awards for the Board's consideration:

WIOA Youth Program award in the amount of \$119,800 for out-of-school youth programs through 6/30/21. There is no match required. CJCC Adult Felony Drug Courts award in the amount of \$298,608 with a required match of \$33,179 to be paid by the Ocmulgee Circuit. CJCC Mental Health Court award in the amount of \$259,845 with a required match of \$28,872 to be paid by the Ocmulgee Circuit. Ms. Adams stated both CJCC awards have a grant period beginning 7/1/21 and ending 6/30/22.

Vice Chair John Westmoreland made a motion to approve all three (3) grant awards as presented. Commissioner Kendrick Butts seconded the motion and it passed unanimously.

#### Appointment to the Central Georgia Joint Development Authority

Chair Henry Craig reported terms of two County representatives serving on the Central Georgia Joint Development Authority (CGJDA) Board recently expired. Ms. Laura Thompson and Mr. Willie Lamar served on the Board as representatives for Baldwin County. Ms. Thompson has indicated she is willing to serve another term on the CGJDA; however, Mr. Lamar does not wish to be reappointed to the Board.



Commissioner Sammy Hall made a motion to reappointment Laura Thompson to serve another four (4) year term on the CGJDA. Vice Chair John Westmoreland seconded the motion and it passed unanimously.

Chair Craig asked Commissioners to present names and resumes of nominees to the County Clerk as soon as possible. He stated this appointment will be on a future agenda.

### Chair / County Manager Presentation

Chair Craig reported he is proud to announce that Baldwin County has earned National Achievement Awards for the Adult Treatment Court Collaborative, Baldwin County Regional Airport and Baldwin County Transit Program. These programs have been recognized with Achievement Awards from the National Association of Counties for innovative, effective county government programs that strengthen services for area residents. Awards are given in 18 different categories that reflect the vast, comprehensive services counties provide to build healthy, safe and vibrant communities across America.

Chair Craig, on behalf of all the Commissioners, commended Mr. Tobar and all those involved for their hard work in making this happen.

### Old Business

There was no old business to come before the Board.

### New Business

Commissioner Hall stated he received a call from Marion Nelson who serves on the Greenway Authority Board, and he was very complementary of the County Manager and staff for their assistance in hauling material to the Greenway to assist with erosion.

### County Manager's Report

County Manager Tobar reported on the following projects: Splash Pad equipment has arrived at Harrisburg Park; West Apron Phase II mobilization complete; Hangar construction on West Apron Phase I to start this week; Allen-Smith Consulting submitted 2021 CDBG application to DCA; current sewer project in Hardwick complete; clearing and grubbing continues at Aquatic Center site; Plan First application submitted; and if approved, would make the County eligible for CDBG funds each year; public hearings are scheduled for June 15<sup>th</sup> on the Broadband component to the Comprehensive Plan and RV Park ordinance.

### Public Comment Period for Non-Agenda Items

Judge Amanda Petty thanked Commissioners, County Manager Tobar & staff for the nomination to NACo for the National Achievement Award and for their support of the Adult Treatment Court Collaborative.

Chair Craig encouraged citizens who have not had the vaccine to get vaccinated. He stated herd immunity will help greatly in ending the pandemic.

Executive Session

Commissioner Kendrick Butts made a motion to adjourn into Executive Session at 6:20 p.m. to discuss potential litigation and property acquisition. Commissioner Sammy Hall seconded the motion and it passed unanimously.

Reconvene Regular Meeting

Commissioner Hall made a motion to reconvene the Regular Meeting at 7:10 p.m. Vice Chair Westmoreland seconded the motion and it passed unanimously.

Adjournment

Vice Chair Westmoreland made a motion to adjourn the meeting at 7:10 p.m. Commissioner Hall seconded the motion and it passed unanimously.

Respectfully submitted,

Henry R. Craig  
Chair

Cynthia K. Cunningham  
County Clerk



## BALDWIN COUNTY COMMISSIONERS CALLED MEETING

Tuesday, June 08, 2021

Government Building, Suite 220, 1601 N Columbia St  
11:00 AM

### MINUTES

#### Members Present

Henry Craig  
John Westmoreland  
Emily Davis  
Sammy Hall  
Kendrick Butts (Present at 11:04 a.m.)

#### Also Present

David McRee  
Carlos Tobar  
Dawn Hudson  
Cindy Cunningham

#### Call to Order

Chair Craig called the June 8, 2021 meeting to order at 11:00 a.m.

#### Administrative / Fiscal Matters

#### Executive Session

Commissioner Emily Davis made a motion to adjourn into Executive Session at 11:02 a.m. to discuss Potential Litigation. Vice Chair John Westmoreland seconded the motion and it passed unanimously.

#### Reconvene Regular Meeting

Commissioner Emily Davis made a motion to reconvene the Regular Meeting at 11:54 a.m. Commissioner Sammy Hall seconded the motion and it passed unanimously.

#### Amendment to Agenda

Commissioner Kendrick Butts made a motion to amend the Agenda to authorize legal action against the State of Georgia regarding breach of contract. Vice Chair John Westmoreland seconded the motion and it passed unanimously.

Commissioner Sammy Hall made a motion to authorize attorneys to file litigation against the State of Georgia for breach of contract of the fire contract agreement of 1999. Commissioner Emily Davis seconded the motion and it passed unanimously.

#### Adjournment

Commissioner Emily Davis made a motion to adjourn the meeting at 11:56 a.m. Commissioner Sammy Hall seconded the motion and it passed unanimously.

Respectfully Submitted,

Henry R. Craig  
Chair

Cynthia K. Cunningham  
County Clerk

**OFFICE OF THE GOVERNOR  
CRIMINAL JUSTICE COORDINATING COUNCIL**

REFERENCE NO.: 01

Item 10.

**SUBGRANT AWARD**

**UBGRANTEE:** Baldwin County Board of Commissioners

**IMPLEMENTING**

**AGENCY:** Baldwin County BOC

**PROJECT NAME:** Family Drug Court

**UBGRANT NUMBER:** J22-8-108

**FEDERAL FUNDS:** \$ 178,881

**MATCHING FUNDS:** \$ 0

**TOTAL FUNDS:** \$ 178,881


**GRANT PERIOD:** 07/01/21-06/30/22

This award is made under the Council of Accountability Courts Judges State of Georgia grant program. The purpose of the Accountability Court Grants program is to make grants to local courts and judicial circuits to establish specialty courts or dockets to address offenders arrested for drug charges or mental health issues. This grant program is subject to the administrative rules established by the Criminal Justice Coordinating Council.

This Subgrant shall become effective on the beginning date of the grant period, provided that a properly executed original of this "Subgrant Award" is returned to the Criminal Justice Coordinating Council by June 30, 2021.

**AGENCY APPROVAL**

**SUBGRANTEE APPROVAL**

  
\_\_\_\_\_  
Jay Neal, Director  
Criminal Justice Coordinating Council

\_\_\_\_\_  
Signature of Authorized Official      Date

Date Executed: 07/01/21

\_\_\_\_\_  
Typed Name & Title of Authorized Official

58-6000782-003

\_\_\_\_\_  
Employer Tax Identification Number (EIN)

\*\*\*\*\*  
INTERNAL USE ONLY

TRANS CD	REFERENCE	ORDER	EFF DATE	TYPE	PAY DATE	INVOICE	CONTRACT #
102	01	1	07/01/21	9		**	J22-8-108
OVERRIDE	ORGAN	CLASS	PROJECT			VENDOR CODE	
2	46	4	01				

ITEM CODE	DESCRIPTION 25 CHARACTERS	EXPENSE ACCT	AMOUNT
1	Family Drug Court	624.41	\$ 178,881

**Memorandum of Understanding (MOU)**  
**GACP & Baldwin County Sheriff's Office**  
**Crash Data Reporting System**

**Project ID: GA-2021-F.A.S.T. 405c M3DA-077 (Grant #)**  
**\$25,000 Grant**

Recipient Department: Baldwin County Sheriff's Office

Date: May 26, 2021

**Purpose:** To facilitate the electronic reporting of crash data by municipal, county and university law enforcement agencies to the Georgia Department of Transportation (GDOT) through LexisNexis, Inc.

**Terms:**

1. Recipient department does not have mobile data units, or the mobile units are over three (3) years old in their patrol vehicles for recording and reporting crash data electronically.
2. Recipient department must obtain and maintain Internet service and a valid email address for 36 months from the date of receipt. Any cost associated with this service is the responsibility of the recipient department. In addition, recipient department is required to notify the Georgia Association of Chiefs of Police (GACP) of receipt of Internet service and provide the email address by sending an email to [operations@gachiefs.com](mailto:operations@gachiefs.com). Should changes occur in the department's Internet service or with the department's email address, the recipient department shall notify GACP within 7 days.
3. Recipient department is responsible for the cost of air cards when and if needed.
4. Recipient department is responsible for the cost of access to the GCIC network (LIMS), when needed.
5. Recipient department agrees to submit crash data electronically to GDOT (via Georgia Electronic Accident Reporting System - GEARS) through LexisNexis, Inc. in a timely manner and to inform parties involved in a crash of the ability to purchase crash reports online at [www.buycrash.com](http://www.buycrash.com)
6. Recipient department agrees to sign the contract that LexisNexis, Inc. will provide through the GACP related to GEARS. This contract will be sent to your agency as soon as it is available. Contact and support information will also be provided at that time.

**NOTE:** *If your agency allows for the distribution of free accident reports, those reports may still be provided free as per your policy; however, out-of-county or out of state individuals usually are not able to acquire copies of accident reports expeditiously, since the accident reports typically must be reviewed and approved by a supervisor. This agreement will allow individuals and insurance companies to obtain copies of accident reports electronically by contacting the Georgia Department of Transportation's selected vendor, LexisNexis. When LexisNexis sells electronic copies of accident reports via their website ([www.buycrash.com](http://www.buycrash.com)) the agency that originally submitted the accident report will be reimbursed up to the state allotted amount of \$5.00 per report. Consequently, this agreement will enable your administrative staff to focus on other duties without any loss of revenue.*

7. Equipment provided is to be used solely for law enforcement purposes. Equipment cannot be transferred or otherwise re-assigned for non-law enforcement use. Equipment provided is the property of the Baldwin County Sheriff's Office and not the property of the Sheriff/designee. The equipment is to be installed in marked law enforcement vehicle(s) that are used for routine traffic enforcement and/or patrol.



8. Recipient department is responsible for maintaining equipment in good working order and shall not make any modification, alteration, or other changes to the equipment that would or could potentially void the warranty from the vendor for the equipment. (NOTE: Appropriate software packages are provided free for the purposes of this grant.) Recipient department agrees to provide the GACP with a spreadsheet showing the purchase of each individual item that will cost \$1,000.00 or more per item. Recipient department also agrees to immediately notify the GACP of any computer that stops working and must be surplus or replaced.

9. Recipient departments agree to participate in programs and activities of their designated GOHS Traffic Enforcement Network, report enforcement data in a timely manner, provide updates and allow for equipment inspections as determined by the GACP and/or GOHS, by them or designated agents.

10. Equipment purchased by the recipient department must be of ruggedized construction and meet or exceed the following specifications:

O/S Requirements:

- Windows 7 or above
- Memory Requirements:
- 256 MB RAM minimum, 512 RAM recommended.
- Storage Requirements:
- 600 – 2 GB Storage, depending on above components selected.

Neither the GACP nor the GOHS are responsible for the repair or replacement of issued equipment: instead, the county, municipal or college police department (recipient department) is responsible for all repairs or replacement.

11. Consult a vendor regarding the equipment as specified in Section 8 of the MOU. The grant recipient department can choose any vendor to make their purchases and installations of equipment through. Should you have any questions regarding items eligible for reimbursement, please contact me. **The maximum reimbursement amount for the mobile data units, including all peripheral equipment, will be stated in your agencies MOU. Please note that you may not purchase any single item with a cost of \$5,000.00 or more for that one item. This is to be in compliance with Federal Grant guidelines. You must also provide individual information, in the provided spreadsheet, in reference to the purchase of any item that will cost \$1,000.00 or more per individual item.**

12. The terms of this agreement are valid for thirty-six (36) months from the date received.

13. Should the Baldwin County Sheriff's Office wish to cancel this agreement prior to the end of the thirty-six (36) months, the agency will refund GACP the entire grant award of \$25,000.00.

14. Recipient department's CEO, or designee, is responsible for providing GACP, via fax or email, with confirmation that the equipment has been delivered and installed within the timeframe specified. Any violation of these terms, or if it is determined that the equipment is not being used for the purposes intended, will result in the department forfeiting the equipment and being held responsible for any damages.

By signing below, you acknowledge that you are the recipient department's CEO and have read, understood, and agree to abide by the terms of this agreement.

Signature: W J Massee Jr Date: 6/2/21

Printed Name/Title: W J MASSEEE JR Sheriff, Baldwin County Sheriff's Office

Revised January 29, 2021

**OFFICE OF THE GOVERNOR  
CRIMINAL JUSTICE COORDINATING COUNCIL**

REFERENCE NO.: 01

Item 12.

**SUBGRANT AWARD**

**SUBGRANTEE:** Baldwin County Board of Commissioners

**IMPLEMENTING**

**AGENCY:** Baldwin County BOC

**PROJECT NAME:** Law Enforcement Training

**SUBGRANT NUMBER:** K75-8-002

**FEDERAL FUNDS:** \$ 64,368

**MATCHING FUNDS:** \$ 0

**TOTAL FUNDS:** \$ 64,368

**GRANT PERIOD:** 06/01/21-06/30/22

This award is made under the State of Georgia Law Enforcement Training Program grant. The purpose is to provide a law enforcement training grant program for state and local law enforcement agencies. The program is designed to grant funds on a competitive basis to qualified state and local law enforcement agencies to support scenario-based, hands-on training for law enforcement officers in use of force or de-escalation. This grant program is subject to the administrative rules established by the Criminal Justice Coordinating Council.

The award is made in accordance with the plan set forth in the application of the Subgrantee and subject to any attached special conditions. The Subgrantee has agreed through the executed copy of certified assurances to be subject to all applicable rules, regulations, and conditions. This Subgrant shall become effective on the beginning date of the grant period, provided that within forty-five (45) days of the award execution date (below) the properly executed original of this "Subgrant Award" is returned to the Criminal Justice Coordinating Council.

**AGENCY APPROVAL**

**SUBGRANTEE APPROVAL**



\_\_\_\_\_  
Jay Neal, Director  
Criminal Justice Coordinating Council

\_\_\_\_\_  
Signature of Authorized Official      Date

Date Executed: 06/01/21

\_\_\_\_\_  
Typed Name & Title of Authorized Official

58-6000782-003

\_\_\_\_\_  
Employer Tax Identification Number (EIN)

\*\*\*\*\*  
INTERNAL USE ONLY

TRANS CD	REFERENCE	ORDER	EFF DATE	TYPE	PAY DATE	INVOICE	CONTRACT #
102	01	1	06/01/21	9		**	K75-8-002
OVERRIDE	ORGAN	CLASS	PROJECT			VENDOR CODE	
2	46	4	01				

ITEM CODE	DESCRIPTION 25 CHARACTERS	EXPENSE ACCT	AMOUNT
1	Law Enforcement Training	624.41	\$ 64,368