

PLANNING AND ZONING
FIRST TUESDAY MEETING

June 5, 2007

The Jones County Board of Commissioners met for Planning and Zoning at 6 p.m. and their First Tuesday meeting at 6:30 p.m. June 5, 2007, in the Charlotte C. Wilson Conference Room at the Jones County Government Center. Members present were:

Preston Hawkins-Chairman
David C. Gault-Vice-Chairman
Larry Childs- District I Commissioner
Mell Merritt-District III Commissioner
Bert Liston-District IV Commissioner

County Attorney, Frank Childs, was present.

Chairman Hawkins called the meeting to order at 6:03 p.m.
(Chairman Hawkins exercises his voting rights in the case of a tie.)

Tommy Freeman, Pastor of Plentitude Church opened the meeting with an invocation followed by the leading of the pledge.

APPROVAL OF AGENDA:

Michael D. Underwood, County Administrator, requested to amend the agenda by adding himself as Department Heads #4 to discuss drought conditions. Comm. Liston made a motion to approve the agenda with the amendment as noted. Comm. Gault seconded the motion. Vote-unanimous.

PLANNING AND ZONING:

Item B: Tim Pitrowski, Director of Planning and Zoning, discussed a request from Pearl Thomas for a conditional use to allow a single-wide home to be placed on property, zoned AG-1 (Agricultural). The property located at 173 Thomas Road, and is approximately 2.0 acres. Ms. Thomas's house burnt and she is requesting to replace it. Comm. Gault made a motion to approve Pearl Thomas's request for a conditional use to allow a single-wide mobile home. Comm. Childs seconded the motion. Vote – unanimous. See attachments for specifications.

Public Hearing/–First Tuesday Meeting – June 5, 2007 – Continued

- Item C: Tim Pitrowski discussed a request from Amanda Wiggins for a conditional use to allow a day care in her home. The property is located 451 Annie's Path and is zoned R-R (Rural-Residential). Ms. Wiggins is operating a home day care. Mr. Pitrowski first visited the home in 2006 in response to a complaint. Since then Ms. Wiggins has filed an application to be able to care for up to six children which is the most state law will permit without rezoning to commercial in that district. The Planning and Zoning Board recommended approval with the stipulation the county verifies how many children are being cared for in the home at their discretion. No opposition was present. Comm. Merritt made a motion to approve Amanda Wiggins request for a conditional use to allow a day care in her home without rezoning. Comm. Gault seconded the motion. Vote – unanimous. See attachments for specifications.
- Item D: Tim Pitrowski discussed a request from L. W. Benton Company, for a conditional use to allow an auction house, the property is zoned C-2 (General Commercial). The property located at 107 Oak Valley Drive and is approximately 3.5 acres. The building is located on the corner of Oak Valley Drive and Highway 49 and is currently zoned commercial. It is in the location where Skyline Roofing was. The applicant plans to hold an auction business in this building and because it is not a retail establishment the Planning and Zoning Board recommended approval. Comm. Liston made a motion to approve L. W. Benton Company's request for a conditional use to allow an auction house. Comm. Merritt seconded the motion. Vote – unanimous. See attachments for specifications.
- Item E: Tim Pitrowski discussed a request from Robert Colvin to rezone from R-R (Rural Residential) to C-1 (Neighborhood Commercial). The property located on Highway 18 West, and is approximately 1.54 acres. The property is in the vicinity of McKay Road and the adjacent was zoned C-1 (Neighborhood Commercial) in 1990. Mr. Colvin is proposing to place a convenient store in this vicinity and is requesting to rezone the adjacent parcel for a parking lot. There are landscaping, buffer zoning and rezoning requirements involved. The property will requires a 50 foot buffer and a C-1 (Neighborhood Commercial) zoning between the residential and agricultural zoned property. The Planning and Zoning Board recommended denial because there was extensive opposition at the Planning and Zoning meeting. Chairman Hawkins asked the audience for a show of hands in opposition of the request; there were seven present. Several residents spoke in opposition. Gary McDaniel spoke in favor of the request. Comm. Childs made a

Public Hearing/–First Tuesday Meeting – June 5, 2007 – Continued

- motion to approve Robert Colvin’s request to rezone. Comm. Merritt seconded the motion. Vote – unanimous. See attachments for specifications.
- Item G: The Jones County Board of Commissioners proposed to amend Section 124.7 Initiation of Installing Physical Improvements and to create new Section 142.45. Tim Pitrowski discussed the changes that will occur, the first step will be to submit a preliminary plat to the Planning Commission for their approval and before construction they will submit a construction drawing. Comm. Gault made a motion to approve the amendment to Section 124.7 Installing Physical Improvements and creating Section 142.45 as presented. Comm. Liston seconded the motion. Vote – unanimous. See attachments for specifications.
- Item H: The Jones County Board of Commissioners proposed to rezone Tax Map J37 parcels 66, 68, 70 and a portion of 67 and Tax Map J38, 36, 37 and a portion of 35 from R-R to R-R/HO. Tim Pitrowski discussed the purpose for rezoning the tax map. This is a follow up to an error on the zoning map in 1987. An area of the historical overlay was omitted and this will not change anything only add the historical area that was omitted from the copy of the map. The Planning and Zoning Board recommended approval and Tim Pitrowski recommended if approved, lifting the moratorium that was put in place at the April 17, 2007 meeting. Comm. Gault made a motion to approve the rezoning of Tax Map J37 parcels 66, 68, 70 and a portion of 67 and Tax Map J38, 26, 37 and a portion of 35 from R-R to R-R/HO and to lift the moratorium to the Old Clinton Historical District that is associated with it. Comm. Liston seconded the motion. Vote – unanimous. See attachments for specifications.
- Item I: Tim Pitrowski discussed a request from Ricky Lyster for a variance to allow a single-family dwelling as a second home on a lot. The property located at 2582 Highway 49, the parcel is approximately 236.5 acres. Mr. Lyster owns a large parcel of land on a private road and several years ago he replaced an old manufactured home with a new one and obtained a variance to use the old manufactured as a tool shed. Mr. Lyster is building a home and is requesting to keep his mobile home for his son. Comm. Merritt made a motion to approve Ricky Lyster’s request to allow a single-family dwelling as a second home. Comm. Gault seconded the motion. Vote – unanimous. See attachments for specifications.

APPROVAL OF MINUTES:

Comm. Childs made a motion to approve the minutes from the third Tuesday meeting, May 15, 2007 and the Emergency Call meeting, May 29, 2007. Comm. Gault seconded the motion. Vote – unanimous.

CONSENT AGENDA:

1. Authorize Chairman to sign Amendment to DHR Transportation Services Contract between the Middle GA Regional Development Center and Jones County.
2. Authorize Chairman to sign GDOT Local Government Project Agreement for Installation of Scenic Byway Signs.
3. Authorize Chairman to sign – Jones County Resolution to Adopt the Community Agenda as Part of the 20-year Comprehensive Plan Resolution.

Comm. Gault made a motion to approve the items on the Consent Agenda. Comm. Liston seconded the motion. Vote – unanimous.

VISITORS:

1. Freddie Wiggins, Water Superintendent, received a phone call from Charley Gardner. Mr. Gardner was unable to be at the meeting and requested for the Board to place him on the third Tuesday meeting June 19, 2007 agenda. Consensus of the Board was to postpone Charley Gardner's discussion for the third Tuesday meeting June 19, 2007.
2. Jamey Huckeba, discussed recreational concerns and issues with the Board. Various recreation leagues formed a Jones County Volunteer Recreation Committee, which involves two members of the Jones County Football league, Jones County National league, Jones County American league, Jones County Basketball league, Jones County Soccer league, and the Jones County Church Athletic league. The committee's goal is to work with the Board of Commissioners for recreational needs and future facilities. Consensus of the Board was to postpone the Recreation issues for a Work Session on June 19, 2007 at 4:30 p.m.
3. Gary McDaniel requested for the Board to change building permit stipulations by allowing contractors to have their driveway pipes installed instead of the county installing them. Mr. McDaniel was concerned with the inability to seek competitive bids and that the county is working on private property when the roads haven't been accepted. Chairman Hawkins said the reason the county installs the pipes is to ensure the pipes are the correct size and properly installed which eliminates problems with county roads later that the county is responsible for repairing. Mr. McDaniel asked that the builder be held responsible through the Certificate of Occupancy. Comm. Gault asked about the inspector that the county budgeted \$25,000

Public Hearing/–First Tuesday Meeting – June 5, 2007 – Continued

to inspect roads. The Board discussed the number of days that it takes the county to install driveways. Chairman Hawkins explained that the county can have it done in 3 days. The county has a dedicated crew for driveways. No action was taken.

NEW BUSINESS:

1. Dennis Thompson with Walthall Oil Company gave the Board a handout and discussed alternative fuels with the Board. Consensus of the Board was to postpone the resolution in support of anti-idling regulations and the resolution encouraging the use of alternative fuels for the third Tuesday meeting June 19, 2007. See attachments for specifications.
2. The Board discussed a request from Jamie K. Chrestman for a Beer and Wine License. Comm. Liston made a motion to approve Jamie K. Chrestman's request for a Beer and Wine License. Comm. Gault seconded the motion. Vote – unanimous. See attachments for specifications.
3. Comm. Childs had discussed a meeting he had with Michael D. Underwood and Tim Ingram concerning water issues. A storage tank is needed to be installed on Tower Road and a survey needs to be obtained of Curtis James Road in order to install the storage tank. Comm. Childs made a motion to authorize Michael D. Underwood to contact Mr. Thornton to obtain a survey for 60 foot rights-of-way on Curtis James Road. Comm. Gault seconded the motion. Vote – unanimous. Comm. Childs discussed adding an additional on line Henderson Road for the installation of a storage tank. Comm. Childs suggested installing a 6 inch line into a 10 inch line on Henderson Road. Comm. Childs proposed hiring a three man crew to install the lines. Comm. Childs made a motion to authorize Michael D. Underwood to advertise for one operator and two laborers and place them on Freddie Wiggins, Water Superintendent's payroll. Comm. Gault seconded the motion. Vote – unanimous.

DEPARTMENT HEADS:

1. Michael D. Underwood, County Administrator, introduced Judy Webb, the new Keep Jones Beautiful Executive Director, to the Board.
2. Leila Brittain, Clerk of the Board / Human Resources Director, requested to amend the computer policy to allow Public Works, Jonesco Golf Course, Parks and Recreation and the Water Department to view the news feeds on the internet for weather conditions. Comm. Gault made a motion to amend the computer policy to exclude Public Works, Jonesco Golf Course, Parks and Recreation and the Water Department which would allow them to view continuous news feeds to keep informed of weather situations. Comm. Liston seconded the motion. Vote – unanimous.

Public Hearing/–First Tuesday Meeting – June 5, 2007 – Continued

4. Marion Hatton, Elections Superintendent, discussed her concerns with the need for additional precinct locations. She is planning to move the voting precinct from the D. V. Childs Civic Center in Gray and is looking for a new location. Frank Childs, County Attorney explained that this would have to be cleared through the Justice Department. Ms. Hatton discussed her concerns with House Bill 811; she does not oppose to House Bill just the time frame. Current election equipment will be obsolete if the Federal Bill passes and there is no mandated funding from the state. Michael D. Underwood proposed for the Board to write a resolution against House Bill 811. Comm. Merritt made a motion to authorize Marion Hatton, Elections Superintendent, to write a resolution for the Board opposing House Bill 811. Comm. Gault seconded the motion. Vote – unanimous. See attachments for specifications.
5. Michael D. Underwood, County Administrator, discussed drought conditions with the Board. Jones County is currently at a level four water restriction and Mr. Underwood requested lowering it to a level two. Comm. Gault said when an emergency situation occurs; all commissioners need to be notified. Comm. Gault said the Clerk of the Board should be informed of emergency situations in order to notify the Board. Michael D. Underwood said everything happened so fast he didn't have time to notify anyone. Comm. Gault made a motion to move the water restrictions from a level four to a level two. Comm. Liston seconded the motion. Vote – unanimous.
6. Freddie Wiggins, Water Superintendent, thanked the Board for the flowers they sent on behalf of his father passing away. Mr. Wiggins met with Allan Green on the Highway 18 project and they are going to install a 10 inch line to the new EMA location and 6 inch line for the Highway 18 Recreation complex and then reduce it to a 4 inch, and then to a 1 inch water line. Comm. Childs made a motion to approve the water line for the Highway 18 as described by Mr. Wiggins to go from a 10 inch, to a 6 inch, to a 4 inch, and then a 1 inch, to be funded through the water department and then pay the water department back out of Special Local Option Sales Tax funds. Comm. Gault seconded the motion. Vote – unanimous.
7. Bobby Waldrop, Public Works Director, said the 1996 flat bed dump truck is in need of a \$2,200 in repairs. Bobby Armstrong, Shop Supervisor, recommended purchasing a new flat bed dump truck. Public Works has no money in the current budget for the purchase of a new truck. Michael D. Underwood recommended parking the truck until the next budget and then purchasing a new truck.
8. Comm. Gault asked if the Special Purpose Local Option Sales Tax collections are less that what they should be. David Jahns, Director of Finance, said the Special Purpose Local Option Sales Tax is currently at 6.5 million and we had budgeted for 5.8 million. Comm. Gault questioned why the Board of Education had reported that collections were down

\$31,000 per month and management plans had to be adjusted. David Jahns reported that the county collections on a monthly basis averaged slightly higher at \$1.7 million (total) than Al Andrews' projections of \$1.6 million (total). Comm. Gault asked why the mileage rate has not increased for the county because the state increased it in February 2007 to 48.5 cents per mile. The county's policy is to reimburse according to the State mileage rate. Comm. Gault requested for Michael D. Underwood and David Jahns, to report the status of road projects and other projects in a monthly report to the commissioners. Comm. Merritt asked that we tie down the SPLOST numbers to those at the Board of Education.

COMMISSIONERS COMMENTS:

Comm. Gault: Comm. Gault said the Sheriff's Department asked for him to investigate why we don't have an open container law for pedestrians. Frank Childs, County Attorney, is in the process of researching it. Comm. Gault has received phone calls on pay scales being unfair. Some employees have been with the county for 8, 9 and 10 years and are getting the same pay or just a little more than new employees. Comm. Gault feels we need to look at the different pay scales and compare them to make it fairer.

Comm. Merritt: Comm. Merritt said he was disappointed with how the recreation issues were addressed earlier in the meeting.

Comm. Liston: Comm. Liston had received phone calls on speeding problems on Hickory Drive and Timothy Circle and proposed reducing the speed limit. Comm. Liston made a motion to reduce the speed limit on Hickory Drive and Timothy Circle from 35 miles per hour to 25 miles per hour speed limit. Comm. Gault seconded the motion. Vote – unanimous.

Ben Hill, an employee with the recreation department discussed pay scales not being fair. Mr. Hill said he is training new people who were hired in at one dollar less per hour than him and he has been with the county for 9 years. Consensus of the Board was to revisit Mr. Hill's rate of pay at budget time. Ms. Brittain asked that he come by and go over the job description on file for his position to make sure that everything he is responsible for is reflected and then they should re-grade the position.

Comm. Childs: Comm. Childs asked Michael D. Underwood if corrections had been made to the Corrective Action Plan submitted to the state that the letter from the Department of Audits and Accounts referenced. The problem was that David Jahns sent the Plan to the wrong email address and they did not receive the information; he now has everything corrected. The Board discussed water rate increases for the cost of living or Consumer Price Index. Comm. Childs said he is opposed to water rate increases for this year since the county is showing a million dollar profit in less than one year; although he understands that the

Public Hearing/–First Tuesday Meeting – June 5, 2007 – Continued

projects already approved will spend more than that. He stated that he wants no part of raising rates again and for that to be reflected in the minutes. Comm. Liston stated that the decision was already made and he didn't see us going back on it. The majority of the Board decided to leave the policy the same. Comm. Merritt requested a copy of the minutes from the meeting the new ordinance was adopted approving the increase of rates by the CPI.

ADJOURNMENT:

Comm. Liston made a motion to adjourn into executive session to discuss Personnel and Litigation. Comm. Gault seconded the motion. Vote - unanimous. The meeting adjourned at 9:07 p.m.

RECONVENED:

The meeting reconvened at 9:50 p.m.

ADJOURNMENT:

Comm. Merritt made a motion to adjourn. Comm. Liston seconded the motion. Vote – unanimous. The meeting adjourned at 9:51 p.m.

APPROVED

Jones County Board of Commissioners

Preston Hawkins, Chairman

David C. Gault, Vice-Chairman

Larry Childs, District 1 Commissioner

Mell Merritt, District 3 Commissioner

Bert Liston, District 4 Commissioner

Public Hearing/–First Tuesday Meeting – June 5, 2007 – Continued

Leila Brittain, Clerk of the Board