

PLANNING AND ZONING
FIRST THURSDAY MEETING

July 6, 2006

The Jones County Board of Commissioners met for Planning and Zoning at 6 p.m. and their First Thursday meeting at 6:30 p.m. July 6, 2006, in the Charlotte C. Wilson Conference Room at the Jones County Government Center. Members present were:

Preston Hawkins - Chairman
Larry Childs – District 1 Commissioner
Mell Merritt – District 3 Commissioner
Bert Liston – District 4 Commissioner

David C. Gault – Vice-Chairman was not present. County Attorney Frank Childs was not present, Attorney William Noland attended in his place.

Chairman Hawkins called the meeting to order at 6:06 p.m.
(Chairman Hawkins exercises his voting rights in the case of a tie.)

APPROVAL OF AGENDA:

Comm. Merritt made a motion to approve the agenda. Comm. Liston seconded. Vote – unanimous.

PLANNING AND ZONING:

Tim Pitrowski, Director of Planning and Zoning presented the board a request from PZDM to rezone from R-R (Rural Residential) to PUD (Planned Unit Development). The property is located at 225 River North Boulevard; the parcel is approximately 235.43 acres. The members of Riverbend Property Owners Association sent a letter in opposition to the proposed development which was included in the commissioners' information. The Board discussed several details of the project. Comm. Childs discussed his concerns with the "S" curve where the proposed development will access Upper River Road. Larry Brown with PZDM said he would check to see if they could help with the funding to correct the "S" curve. Comm. Childs expressed concerns with the high density of homes, population, waste disposal, schools, and cost involved. Consensus of the Board was to table the request until Mr. Brown checks on funding to help correct the "S" curve.

Item A: Tim Pitrowski, Director of Planning and Zoning, discussed a request from Wendell Parker for Hampton Lakes. The request is to rezone

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from R-R (Rural Residential) to R-1A (Single Family Residential). The property is located on Henderson Road and is approximately 10.78 acres. Comm. Childs addressed concerns with sewer gravity feed, and asked if additional lift stations will be needed. Consensus of the Board was to table the request until more information is obtained.

- Item B: Mike Oglesby, Sr. had previously withdrawn his request.
- Item C: Tim Pitrowski presented a request from Larry W. Benton, Jr. The request was to rezone from R-1 (Rural Residential) to C-1 (Neighborhood Commercial). The property is located at 775 Monticello Highway and approximately 1.02 acres. No opposition was present. Comm. Childs made a motion to approve the request from Mr. Benton to rezone. Comm. Merritt seconded the motion. Vote – unanimous.
- Item D: Tim Pitrowski presented the Board a request from Neva Moreno to allow a single wide mobile home. The property is located at 389 Holloman Road and zoned Ag-1 (Agricultural); the property is approximately 300 acres. Comm. Childs expressed concerns with additional traffic on the dirt road. No opposition was present. Comm. Childs made a motion to deny Neva Moreno’s request. Comm. Merritt seconded the motion. Vote – unanimous.
- Item E: Tim Pitrowski presented a request from John and Holly Harris to allow an additional lot on a private road; the property is located on Old Dixie Road. Comm. Merritt made a motion to approve the request to allow an additional lot. Comm. Liston seconded the motion. Vote – unanimous. Mr. Pitrowski will ask Wendell Parker to meet with the Board

The Board took a recess at 6:35 p.m. and reconvened at 6:40 p.m.

APPROVAL OF MINUTES:

Comm. Liston made a motion to approve the minutes from the third Tuesday, June 20, 2006, and the Called Meeting June 29, 2006. Comm. Merritt seconded. Vote – unanimous.

VISITORS:

1. Phil Clark with the Regional Development Center presented the Board the Community Assessment for review. See attachments for specifications.
2. Jim Brittain and Al Bridges represented the First Baptist Church; they are working on landscaping for the new sanctuary and are in need of a water source. Mr. Brittain had met with the City of Gray and requested permission to drill a well. The request was denied. Mayor Jason Briley had suggested the church discuss the Spring Lot which is owned by the

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County with the Board. The lot is adjacent to the church property. There is an abandoned well on the property. First Baptist requested that the county donate, sell or lease the property to the church. Mr. Bridges said the church would clean the property and make water available to the public if needed in the cemetery. They also offered use of the church parking lot adjacent to the lot for funerals if needed, except on Sunday mornings. Comm. Childs had concerns with unmarked burial sites. Mr. Brittain said there would be no digging or excavating and agreed to include Comm. Childs should any excavation become necessary since Comm. Childs has experience in that area. Attorney William Noland said Frank Childs, County Attorney, would need to check the legalities before approval. Consensus of the Board was to postpone the request for the third Tuesday meeting, July 18, 2006.

3. Brad Dupree with the Jones County Youth Basketball asked the Board about the status of the old high school gym. Michael D. Underwood, Administrator, said Bobby Bonner, Director of Building Maintenance, looked at the old high school gym and said it has extensive damage and would not be ready for this season should the Board of Education agree to let the county use it for recreation league basketball. Chairman Hawkins said the Board is in the process of looking at other options for basketball season. Mr. Dupree requested a county employee to be present at all ball games and to be responsible for opening and closing the facilities. In past years, volunteers have been responsible for this at the former Califf gym. Michael D. Underwood will check on using the Califf gym, the use of the old high school gym and discuss having an employee present at all ball games with Bobby Wood, Director of Parks and Recreation.

NEW BUSINESS:

1. The Board discussed water rate increases. Comm. Childs said that the sewer is currently self supporting but is in need of improvements and there is no money for repairs or improvements. Comm. Childs made a motion to approve a water base rate increase of 29.5%, to include Haddock and the City of Gray as follows: the Single Dwelling water rate up to 3,000 gallons increase by \$2.95 per month; the base rate of the Multi-Dwelling meter customers rate be increased from \$15.00 to \$19.43 per month; 2-inch meter increase from \$30.00 to \$38.85 per month, the rate charged to the City of Gray increase from \$2.05 to \$2.65; increase the rate on 1,000 gallons of sewer by 10 cents and 18 cents on all water customers above 3,000 gallons. Comm. Liston seconded the motion. Comm. Merritt questioned when the County was supposed to implement the increase by the consumer price index that was passed previously. The board agreed it was to start on September 1, 2007. The motion was amended to reflect the cost of living adjustment by CPI would begin September 1, 2007. Vote – unanimous.

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2. Leila Land, Clerk of the Board / CFO, discussed approval of an auditing firm for the 2006 audit. Mrs. Land said the county does not need to bid professional services. The county has the option to renew the contract. Comm. Merritt requested to postpone the request until he can review the quote from Mauldin & Jenkins. Consensus of the Board was to postpone the approval of an auditing firm for the third Tuesday meeting July 18, 2006.
3. The Board discussed the Transit Operating Assistance Agreement between the Department of Transportation and Jones County. Comm. Liston made a motion to approve the Transit Operating Assistance Agreement. Comm. Merritt seconded the motion. Vote – unanimous. See attachments for specifications.
4. The Board discussed appointing a representative to the Strategy for the Future Committee. Comm. Merritt made a motion to appoint Michael D. Underwood as the Jones County designated representative to the Strategy for the Future Committee. Comm. Childs seconded the motion. Vote – unanimous. See attachments for specifications.

OLD BUSINESS:

1. The Board discussed the request from James Curry for a Beer and Wine License. Comm. Liston said the property is located at 311 Bethune Avenue and is currently a beauty shop; Mr. Curry plans to sell beer and wine at the opposite end of the building. Mr. Curry was not present. Comm. Liston made a motion to approve James Curry's request for a Beer and Wine License. Comm. Merritt seconded the motion. Vote – unanimous. See attachments for specifications.

DEPARTMENT MANAGERS:

1. Freddie Wiggins, Water Superintendent, said they have completed the water line at the Haddock Fire Station.
2. Bobby Waldrop, Director of Public Works, reported the completion of Dye Road.

COMMISSIONERS COMMENTS:

Comm. Childs: Comm. Childs said he would like to move ahead on the Henderson Road project as recommended by Tim Ingram. Comm. Childs made a motion to seek funding for the design of projects lettered A through H on the report from Tim Ingram attached to the minutes that includes Highway 18, Upper River Road, Tower Road, Lois Road, Gordon Drive, Plentitude Church Road, .5MG elevated storage tank, and Camelot; the design of and the project on Henderson Road; \$200,000 for improvements on all wells; \$65,000 to complete

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the sewer study at River North; and for Mr. Ingram to conduct a study on Haddock and Bradley Wayside wells and tanks. Comm. Liston seconded the motion. Vote – unanimous. See attachments for specifications.

Comm. Merritt: Had no comments.

Comm. Liston: Had no comments.

ADJOURNMENT:

Comm. Childs made a motion to adjourn into executive session to discuss personnel. Comm. Merritt seconded the motion. Vote - unanimous. The meeting adjourned at 7:36 p.m.

RECONVENED:

The meeting reconvened at 8:13 p.m.

ADJOURNMENT:

Comm. Merritt made a motion to adjourn. Comm. Childs seconded the motion. Vote – unanimous. The meeting adjourned at 8:14 p.m.

AMENDMENT TO MINUTES:

During the first Tuesday meeting August 1, 2006, under commissioners comments, Comm. Childs amended his comments as follows: Comm. Childs commented that as the board had discussed in the work session prior to this meeting, that he feels that the board should proceed with the priority one projects as recommended by Tim Ingram and the design work for the connection from the Town Creek reservoir to the Dames Ferry water line as proposed to county residents with the recent SPLOST. Comm. Childs also said he would like to move ahead on the Henderson Road project as recommended by Tim Ingram. Comm. Childs made a motion to seek one million dollars funding for the design of projects lettered A through H on the report from Tim Ingram attached to the minutes that includes Highway 18, Upper River Road, Tower Road, Lois Road, Gordon Drive, Plentitude Church Road, .5MG elevated storage tank, and Camelot; the design of and the project on Henderson Road; \$200,000, for improvements on all wells; \$64,000, to complete the sewer study at River North; and \$200,000, and for Mr. Ingram to conduct a study on Haddock and Bradley Wayside wells and tanks. Comm. Liston seconded the motion. Vote – unanimous. See attachments for specifications.

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APPROVED

Jones County Board of Commissioners

Preston Hawkins, Chairman

Larry Childs, District 1 Commissioner

Mell Merritt, District 3 Commissioner

Bert Liston, District 4 Commissioner

Leila Land, Clerk of the Board