

PLANNING AND ZONING
FIRST TUESDAY MEETING

August 1, 2006

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. August 1, 2006, 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 1 Commissioner
Mell Merritt – District 3 Commissioner
Bert Liston – District 4 Commissioner

County Attorney Frank Childs arrived at 6:10 p.m. he was late due to a death in his family.

Chairman Hawkins called the meeting to order at 6:09 p.m.
(Chairman Hawkins exercises his voting rights in the case of a tie.)

APPROVAL OF AGENDA:

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

Pastor Chris Dorrity of Real Life Church opened with volunteer prayer followed by the leading the pledge.

PLANNING AND ZONING:

Item A: Tim Pitrowski, Director of Planning and Zoning, discussed a request from Wendell G. and Theresa R. Kitchens for a conditional use to allow an additional home on their property located on Comer Road. Mr. Kitchens said the mobile home would be placed on his property temporarily for approximately 24 months. David Blanton a resident of Comer Road spoke in opposition saying the area is restricted and protected by a covenant. Richard Joyner, a resident of Comer Road owns the property that adjoins Mr. Kitchen's property. Mr. Joyner expressed concerns with an additional home affecting the septic system. Comm. Gault made a motion to forward Mr. Kitchens request

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- back to Planning and Zoning for their recommendation. Comm. Liston seconded the motion. Vote 3-1. Comm. Childs opposed.
- Item B: Tim Pitrowski discussed a request from James Curry to rezone from C-1 (Neighborhood Commercial) to C-2 (General Commercial) on Bethune Avenue. Planning and Zoning recommend to deny James Curry's request. Jenkins Hopkins and his wife own property adjacent to Mr. Curry's property located on the corner of Troutman Drive and Bethune Avenue. Mr. and Mrs. Hopkins spoke of their concerns with the effect rezoning will have on the property value, cars parking on the street and the amount of traffic on the road. Mr. and Mrs. Hopkins showed the Board pictures of parked cars and traffic on the road. There was no one in the audience in favor of the request. Comm. Liston made a motion to deny Mr. Curry's request to rezone from C-1 to C-2. Comm. Gault seconded the motion. Vote – unanimous.
- Item C: Tim Pitrowski discussed a request from Ricky Lyster for a conditional use and a variance to permit a singlewide mobile home to be used for storage on his property located at 2582 Highway 49. Planning and Zoning recommended approval of the conditional use. No opposition was present. Comm. Gault made a motion to approve Mr. Lyster's request for a conditional use and a variance to permit a singlewide mobile home to be used for storage. Comm. Liston seconded the motion. Vote – unanimous

Mr. LeBrun was present and on the agenda under Commissioners Comments to discuss Planning and Zoning issues with the Board. At this time Comm. Gault made a motion to amend the agenda to move Mr. LeBrun, Superintendent of Jones County School, to Planning and Zoning. Comm. Merritt seconded the motion. Vote – unanimous.

Comm. Merritt and Mr. LeBrun had discussed the impact new residential development has on the school system. Mr. LeBrun and the School Board have concerns that if the county grows at an accelerated rate the quality of the school system may decline. Mr. LeBrun requested the opportunity to work with the Board to plan for growth. Consensus of the Board was for Tim Pitrowski to work closely with the Board of Education by forwarding information on new subdivisions to Mr. LeBrun.

APPROVAL OF MINUTES:

Amendments to the minutes were as follows: The July 6, 2006, minutes should reflect 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 the board should proceed with priority one projects as recommended by Tim Ingram and design work for the connection from the Town Creek reservoir to the Dames Ferry water line as proposed to county

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residents with the recent Special Purpose Local Option Sales Tax. 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 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, 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. The July 24, 2006, Minutes should reflect *sewer* rates not *water* rates. Comm. Gault made a motion to approve the July 20, 2006, July 24, 2006 and the July 26, 2006, minutes with the amendments. Comm. Merritt seconded. Vote – unanimous.

VISITORS:

1. Evelyn Hill, with the Adult Education Program, presented the Board handouts and gave an update on the Jones County Adult Education Program. Ms. Hill reported an increase of enrollment at the sites in Gray, Highway 49, and Haddock; they have increased the number of nights at the Highway 49, site from one night to two nights per week. A new site at the Jones County Law Enforcement Center had one graduate who is currently employed by the Jones County Sheriff Department. Ms. Hill announced the program has added Mrs. Linda Carr to the instructional staff as a math assistant. Lynn Smith, and Ms. Green, part of the Adult Education team, were present. Mrs. Hill also stated that she was not requesting an increase in county funding in the 2007 budget; she is requesting the same amount as last year. See attachments for specifications.
2. Emory Tribble, George Luther and Attorney Wayne Crowley were present on behalf of Old Clinton Properties; Attorney Charlie Newberry was unable to attend. Old Clinton Properties have applied to annex Map J45 properties into the city; and requested to reduce the buffer and place a vinyl fence instead of a concrete wall. Steve Johnson, a resident of Clinton Crossing expressed his concerns with reducing the buffer zone and requested for Old Clinton Properties to install a ten foot Poly-Styrofoam fence or similar sound absorbing substance. Several residents were present to express their concerns with the buffer zone. Rose Holder passed out the minutes from the October 2004, meeting. The specifications from the minutes were incorporated into an agreement that was signed by George Luther agreeing to have a 37.5 foot buffer and install a 7 foot concrete wall. Comm. Childs rescinded his motion to file

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an objection for Map J45 properties to annexation into the city. Comm. Gault seconded the motion. Comm. Childs made a motion to allow Old Clinton Properties a fifteen foot buffer with the stipulations they install an eight foot Poly-Styrofoam fence or similar sound barrier and plant cypress or red cedar type trees and the Board of Commissioners will not oppose to the annexation. Comm. Merritt seconded the motion. Vote – unanimous. See attachments for specifications.

3. Jeff Terry, Jerry Ward, Sr., and William Lewis with JACOR Foundation Incorporated. JACOR is a privately funded non-profit organization that offers assistance in emergency situations to Jones County citizens. They are having their first annual Flying Pig Barbeque Cook off on September 8-9, 2006. They presented the Board a handout and requested for two Board members to participate as judges during the event. See attachments for specifications.
4. Larry Moore, Chairman of the Board of Better Hometown in Eatonton, is planning to apply for a Georgia grant in order to renovate the old Putnam County Jail on Marion Street in Eatonton. The renovated facility would serve as a regional justice and law enforcement history museum with involvement from neighboring counties. The grant would be in the range of \$375,000 to \$400,000. The level of involvement would be a space permitting artifacts from Jones County to be displayed at the museum, a letter from the Chairman or resolution from the Board of Commissioners stating they agree to be co-applicant, and all counties involved would sign a Memorandum of Understanding on the final plan. Comm. Merritt made a motion authorizing Michael D. Underwood, Administrator, to write a letter of support for the grant. Comm. Gault seconded the motion. Vote- unanimous.

NEW BUSINESS:

1. Freddie Wiggins, Water Superintendent, and Johnson Controls presented the Board an automatic meter reading proposal. Consensus of the Board was to schedule a workshop to allow Johnson Controls adequate time for a presentation. See attachments for specifications.
2. The Board discussed sewer rate increases and the billing agreement with the Macon Water Authority. Comm. Childs made a motion to delay implementing the new sewer rate until a new agreement with the Macon Water Authority is established. Comm. Merritt seconded the motion. Vote 3-0. Comm. Gault was not present.
3. Phil Clark with the Middle Georgia Regional Development Center presented the Comprehensive Plan Assessment and Community Participation Transmittal Resolution for the Boards approval. Comm. Merritt made a motion to approve the resolution. Comm. Liston seconded the motion. Vote

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– unanimous. Comm. Gault was present. See attachments for specifications.

4. Leila Land, Clerk of the Board / CFO, discussed the Corporate Authorization Resolution between Piedmont Bank and Jones County. Based on interest rates as presented in a letter from Piedmont Bank, Ms. Land requested the Boards' approval to open a NOW account at Piedmont Bank which is paying 5% interest with a minimum balance of \$1,000. Comm. Childs made a motion to approve the Corporate Authorization Resolution for Piedmont Bank. Comm. Gault seconded the motion. Include in the agenda notebooks for review was a summary of the quotes received on investments. Ms. Land received quotes on a one million dollar CD to be invested 90 days. Security Bank of Jones County was high bid with a yield of 6.08%. Vote – unanimous.

OLD BUSINESS:

1. Frank Childs, County Attorney, presented the Board a twenty year lease between the First Baptist Church and Jones County in the amount of \$1.00 per year for .003 of an acre located by the High View Cemetery which contains a well. Comm. Merritt made a motion to approve the lease agreement between the First Baptist Church and Jones County. Comm. Gault seconded the motion. Vote 3 – 0. Comm. Liston was not present.

DEPARTMENT MANAGERS:

1. Bobby Wood, Director of Recreation, discussed the request from James Hamp, Manager for the International City Warriors and Muller Rugby for use of the field for football. Mr. Rugby requested use of the field during the day and Mr. Hamp requested night time use. Comm. Liston made a motion to allow James Hamp use of the field for football at a cost of \$250 plus the cost of security on the following dates: September 9, September 16, September 23, September 30, and November 4, 2006, and to provide a letter of release and insurance. Comm. Gault seconded the motion. Vote – unanimous. See attachments for specifications.
2. Chris Brown, Department Manager for the Animal Shelter, gave the Board a hand out and requested funding for animal traps. Ms. Brown discussed problems with the incinerator leaking and grates that are burnt. Mrs. Brown discussed the need to install dividers for the cages. Comm. Childs made a motion to buy traps and dividers for the cages funded through contingency and for Michael D. Underwood to contact the manufacture of the incinerator for repairs or another person to fix the incinerator. Vote – unanimous. See attachments for specifications.

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3. Michael D. Underwood discussed the need for a compactor at the Hilltop Inn recycling center; the cost is approximately \$14,000. Comm. Gault made a motion to invest in a compactor for the Hilltop Inn recycling center, to be funded through contingency. Comm. Liston seconded the motion. Vote – unanimous.
4. Leila Land requested amending the 2006 budget to reflect Department of Transportation revenues and road paving expenses for the second contract on Huckabee Road. The revenue increase for the Department of Transportation would be \$317,980.68, and road paving increase to match that revenue. Comm. Childs made a motion to approve the amendment to the budget as recommended by Mrs. Land. Comm. Gault seconded the motion. Vote – unanimous. See attachments for specifications. Mrs. Land discussed problems with people requesting accounts payable and pay roll checks early. The problem is checks are being cashed before the date on the check putting the county in a violation subject to a write up by the auditors. Mrs. Land asked that approval to pick up checks early not be granted or either changing the date on checks to Thursday instead of Friday. Consensus of the Board was not to change the date of checks.
5. Michael D. Underwood requested an Executive Session to discuss personnel.
6. Freddie Wiggins, Water Superintendent, discussed issues with the Masseyville well; the well could not be used for eighty days because the iron content was too high. Mr. Wiggins had to use the Henderson Road plant to supplement the water and currently owes the Macon Water Authority \$23,000. Mr. Wiggins had talked to Tim Ingram concerning the iron content in the Masseyville well; Mr. Ingram suggested a sand filter to remove the iron. Mr. Wiggins discussed the water ordinance that says as of August 15, 2005, all future water meters should be the automatic type. No action was made.
7. Comm. Childs requested for the Board to consider when receiving a request to place more than one home on a parcel of land, to subdivide the property creating two lots for tax purposes. Tim Pitrowski, Planning and Zoning Director, said a survey would need to be obtained in order to divide parcels into lots. Comm. Childs discussed the need to reduce the required buffer on C-1 and C-2 zoned property to 35 feet to help promote commercial growth. Comm. Childs made a motion to begin the process to reduce the required buffer on C-1 and C-2 zoned property to 35 feet. Comm. Gault seconded the motion. Vote 3-1. Comm. Merritt opposed. Comm. Childs had a request from Dixie Aetromasters Radio Control Airplane Club for the county to install hydro-grass. Consensus of the Board was not to support the request from Dixie Aetromasters Radio Control Airplane Club.

ADJOURNMENT:

Comm. Merritt made a motion to adjourn into executive session to discuss personnel. Comm. Gault seconded the motion. Vote - unanimous. The meeting adjourned at 9:57 p.m.

RECONVENED:

The meeting reconvened at 11:03 p.m.

Comm. Childs made a motion to hire a part time person in the Elections office at 40 hours per pay period and no more than 1040 hours per year; at \$7.00 per hour and raise it to \$7.50 after six months of employment contingent on job performance. Comm. Gault seconded the motion. Vote 3-1. Comm. Merritt opposed. Comm. Childs made a motion to allow Marion Hatton, Elections Superintendent, to hire her family as poll workers for this year's election with the stipulation not in the future. Comm. Gault seconded the motion. Vote 2-3. Comm. Merritt, Comm. Liston and Chairman Hawkins opposed. Comm. Merritt made a motion to allow Marion Hatton to hire her family members as poll workers. Comm. Liston seconded the motion. Vote 3-1. Comm. Gault opposed.

Comm. Gault made a motion to relieve Leila Land, Clerk of the Board / CFO / Human Resources Director, of her CFO duties, making Michael D. Underwood, Administrator, responsible for the accounting department, with a thirty day transition period to be effective September 1, 2006, and hire an assistant for Connie Mize, Chief Deputy Clerk. Comm. Childs seconded the motion. Vote 3-1. Comm. Merritt opposed.

COMMISSIONERS COMMENTS:

Comm. Childs: Comm. Childs discussed not hiring previous employees that have been terminated or CDL drivers with violations on their license.

Comm. Gault: Had no comments.

Comm. Merritt: Had no comments.

Comm. Liston: Had no comments

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ADJOURNMENT:

Comm. Merritt made a motion to adjourn. Comm. Gault seconded the motion.
Vote – unanimous. The meeting adjourned at 11:15 p.m.

APPROVED

Jones County Board of Commissioners

Preston Hawkins, Chairman

David C. Gault, Vice-Chairman, District 2

Larry Childs, District 1 Commissioner

Mell Merritt, District 3 Commissioner

Bert Liston, District 4 Commissioner

Leila Land, Clerk of the Board