

PLANNING AND ZONING
SECOND TUESDAY MEETING
January 8, 2008

The Jones County Board of Commissioners met for Planning and Zoning at 6 p.m. and their Second Tuesday meeting at 6:30 p.m. January 6, 2008, in the Charlotte C. Wilson Conference Room at the Jones County Government. Members present were:

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

County Attorney, Frank Childs, was present.
David C. Gault – Vice-Chairman was not present.

Chairman Hawkins called the meeting to order at 6:08 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 the motion. Vote 3-0.

PLANNING AND ZONING:

- Item A: Tim Pitrowski, Director of Planning and Zoning, presented a request to expand an existing subdivision road in River North starting at a portion of Masters Cove going into Horseshoe Bend and ending at a large tract. There is a proposal to add five lots for family dwellings. The roads in the subdivision are private roads and approval from the water system will need to be granted to allow water and sewer into the project. The Planning and Zoning Commission recommended approval pending approval from the water system. Comm. Childs made a motion to approve Zebulon Plaza Incorporated's request pending approval of the water system. Comm. Merritt seconded the motion. Vote 3-0. See attachments for specifications.
- Visitor: Tim Pitrowski discussed a request from the Jones County Development Authority to begin the process of amending the zoning ordinance to allow all permitted uses in the M-1 district in

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the M-2 district. Comm. Liston made a motion to begin the process of amending the zoning ordinance to allow all permitted uses in the M-1 district in the M-2 district. Comm. Childs seconded the motion. Vote 3-0. See attachments for specifications.

Laten Boniol, Assistant Director of Public Works, opened the meeting with an invocation followed by the leading of the pledge.

APPROVAL OF MINUTES:

Comm. Liston made a motion to approve:

- Call Meeting minutes, December 6, 2007
- First Tuesday minutes, December 6, 2007
- Call Meeting minutes, December 12, 2007
- Call Meeting minutes, December 19, 2007
- Call Meeting minutes, December 21, 2007
- Call Meeting minutes, December 31, 2007

Comm. Merritt seconded the motion. Vote 3-0. See attachments for specifications.

CONSENT AGENDA:

1. Authorize Chairman Hawkins to sign CR 287 (Upper River Road)-Horizontal Alignment Improvement.
2. Authorize Chairman Hawkins to sign the Assignment of Franchise Agreement for Cable Service.
3. 2008 Qualifying Fees.

Comm. Childs made motion to approve the consent agenda item as noted. Comm. Liston seconded the motion. Vote – unanimous. See attachments for specifications.

At this time, Chairman Hawkins moved to Old Business #2.

OLD BUSINESS:

2. Earlene Hamilton gave the Board an update on the annexation legislation. Last year in a meeting between the city and county the issue came up about the gap in the right of way along Highway 129, which borders the historic district and the city’s desire to annex it to close the gap and the county’s concern about the threat of annexation of property within and around the

historic district. Mayor Jason Briley suggested Mrs. Hamilton draft a document that stated what she would be comfortable with. This document, if agreed by the county and city would be presented to the legislative delegation for consideration to then be enacted into law. Frank Childs, County Attorney, is working to finalize the draft to present to the Board at the third Tuesday meeting, January 15, 2008. Ms. Hamilton had spoken to David Tufts, City Councilman, asking if the city would consider allowing contiguous property owners to obtain water and sewer services by paying for the services without annexing. This would cost the city nothing in lost taxes because if they agreed not to annex them, they'd get no taxes anyway. Mr. Tufts did not say no but did ask for some draft language to present to the city attorney and city council in their third Monday meeting. The request, if agreed to, would establish a precedent different from the position the city has now by having to annex to obtain services. It could be explained as only relative and only recognized because of the significance of the Clinton Historic District, its listing on the National Register of Historic Places, the Georgia Register of Historic Places, and the Georgia Trust's List of 2007, "Places in Peril".

VISITORS:

1. Larry Spicer a resident of McKay Road discussed the need to have McKay Road paved and to fix the dangerous curve before entering Walnut Creek. Mr. Spicer discussed near accidents in the curve when residents meet the school bus and speeding problems on the road. Mr. Spicer said a few land owners on McKay Road are opposed to paving the road, but many residences that live on McKay Road are in favor of paving the road. Marion Moore a resident of McKay Road said they have obtained 26 signatures. Comm. Childs said the survey has been completed and they have obtained all of the rights of ways from the bridge to Maynard Road. Mr. Spicer will contact Michael D. Underwood, County Administrator, for future updates. See attachments for specifications.
2. Rodney Hitchcock, a resident of Hitchcock Road requested assistance to obtain water for the residents of Hitchcock Road. Mr. Hitchcock said the residents of Hitchcock Road can't afford to pay for water installation and requested the county waive the tap on fees. Mr. Hitchcock said 14 homes have contaminated water and many wells are dry. Frank Childs, County Attorney, said the county can't legally or financially waive the fees. Mary Waller, a resident of Hitchcock Road said the Health Department declared her well contaminated five years ago. Michael D. Underwood, County Administrator, has discussed this with the Baldwin County Water Department and they will allow a master meter but will need to obtain permission from the City of Milledgeville because they provide the water

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supply. The residents of Hitchcock Road will sign a petition requesting water and will agree to pay the \$1,500 tap on fees and \$60 meter fees. Consensus of the Board was for Michael D. Underwood to schedule a meeting with the Baldwin County Water Department to discuss options on providing water to Hitchcock Road.

3. Patrick Hubbard was on the agenda but was not present. Consensus of the Board was to postpone Patrick Hubbard for the third Tuesday meeting, January 15, 2008.
4. Miranda Smith was on the agenda to discuss the cemetery on Hill Top Inn Road but was not present. No action was taken.

NEW BUSINESS:

1. Leila Brittain, Clerk of the Board / Human Resource Director, discussed the amendments to the November 6, 2007, minutes by adding the legal description as follows: Comm. Childs made a motion to purchase all that tract or parcel of land lying and being in Land Lot 153 of the 11th Land District of Jones County, Georgia, being known and designated as Lot 8, of Block “A”, Section I. Phase I, Gordon Subdivision, containing 2.50 acres, more or less, according to a plat of a survey thereof made by Brent Cunningham, Georgia Registered Land Surveyor No. 2097, dated July 19th, 1985, revised January 31, 1986, and recorded in Plat Book 8, Page 238, Clerk’s Office, Jones Superior Court, which plat by this reference thereto is incorporated herein for a more particular and accurate description of said property for the sum of \$47,000. Ms. Brittain discussed the amendment needed for the November 20, 2007, minutes to reflect; Comm. Childs made a motion to approve the continuation of additional funding for the Jones County Development Authority *for the next four years* in the amount of \$83,125 for the 2008 budget through the 2012 budget year. Comm. Childs made a motion to approve the amendments to the November 6, 2007, and the November 20, 2007 minutes as presented by Leila Brittain. Comm. Liston seconded the motion. Vote 3-0. Chairman Hawkins voted in favor. Comm. Merritt was not present.
2. Leila Brittain discussed the Email Address Policy with the Board. Consensus of the Board was to postpone the Email Address Policy for the third Tuesday meeting, January 15, 2008.

Comm. Merritt left the meeting at 7:04 p.m.

3. The Board discussed Vernon Shubert, Assistant Director of Building and Maintenance, not receiving his entire raise that was requested by Bobby Bonner, Director of Building and Maintenance. Comm. Childs made a motion to increase Vernon Shubert’s pay by 72 cents per hour beginning the

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next pay period to be funded through contingency. Comm. Liston seconded the motion. Vote 3-0. Chairman Hawkins voted in favor. Comm. Merritt was not present.

4. Comm. Childs requested approval of the Board to attend the House Bill 2 Resolution training January 25, 2008. On September 1, 2007, a new dispute resolution process governing annexation conflicts between counties and cities took effect. The new law (House Bill 2) was created with the support of ACCG and GMA to replace the former, nonbinding process. ACCG requested for commissioners with eight to ten years experience volunteer to serve on the panels. There is no charge for the class only travel expense, and if selected to serve on the panel there will be no charges to the county. Comm. Liston made a motion to approve Comm. Childs attending the HB2 Commissioners training. Comm. Childs seconded the motion. Vote 3-0. Chairman Hawkins voted in favor. Comm. Merritt was not present.

OLD BUSINESS:

1. Michael D. Underwood had spoken to Ellistine and Roosevelt Thompson and they had requested to postpone their request for a refund of taxes for the Third Tuesday meeting, January 15, 2008. Consensus of the Board was to postpone their request for a refund of taxes for the Third Tuesday meeting, January 15, 2008.

Comm. Merritt returned to the meeting at 7:36 p.m.

DEPARTMENT HEADS:

1. Freddie Wiggins, Water Superintendent, presented the Board an update on the proposed elevated tank for Curtis James Road. The bids will be opened on February 6, 2008, at 11:00 a.m. and the Board will award the bid at the Second Tuesday meeting, February 19, 2008. Jerry McMillan gave an estimate on labor cost to install 12 inch water line from 375 Henderson Road to Rinker on Lite-N-Tie Road at approximately \$70,000 to \$80,000. Comm. Liston made a motion to advertise for proposals to lay 12 inch water line from 375 Henderson Road to Rinker on Lite-N-Tie Road. Comm. Merritt seconded the motion. Vote 3-0. Consensus of the Board was to open the bids at 10:00 a.m. on January 24, 2008, and schedule a Call Meeting to award the bid at 11:00 a.m. on January 24, 2008. Mr. Wiggins discussed the need for a booster pump station at the back gate of River North. Michael D. Underwood said the Board had approved to move the water line down Upper River Road and this is part of that project. Childs made a motion to do a change order to the original project, which would

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allow a booster pump station at the back gate of River North. Comm. Liston seconded the motion. Vote 3-0.

COMMISSIONERS COMMENTS:

Comm. Childs: Comm. Childs proposed asking the Legislators to increase the commissioner's current salaries. The last increase was in 1979, and the commissioners are entitled to a 10% base salary of the Sheriff. Consensus of the Board was to postpone the commissioner's salaries for the Third Tuesday meeting, January 15, 2008.

Comm. Liston: Comm. Liston discussed ACCG recommending the commissioners running nonpartisan and staggered terms. Comm. Merritt supports both non partisan and staggered terms.

Comm. Merritt: Comm. Merritt requested having Stewart Farm Road on the Third Tuesday meeting, January 15, 2008.

Michael D. Underwood discussed the meeting for the Local Update Census Address's. The meeting will be held at RDC at 9:00 a.m. on January 25, 2008. Mr. Underwood discussed the FEMA Flood Plan Maps meeting being held from 5:00-6:00 p.m. on January 22, 2008, and a Public Hearing will follow at 6:00 p.m.

ADJOURNMENT:

Comm. Childs made a motion to adjourn into an executive session to discuss litigation. Comm. Merritt seconded the motion. Vote 3-0. The meeting adjourned at 8:04 p.m.

RECONVENED:

The meeting reconvened at 8:18 p.m.

AMENDMENTS TO THE MINUTES:

Comm. Gault requested to amend the minutes to reflect as follows: Comm. Gault was not present due to the fact his daughter was in the hospital and granddaughter was in the intensive care unit.

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ADJOURNMENT:

Comm. Liston made a motion to adjourn. Comm. Childs seconded the motion.
Vote – unanimous. The meeting adjourned at 8:19 p.m.

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 Brittain, Clerk of the Board