

PLANNING AND ZONING  
FIRST TUESDAY MEETING

April 1, 2008

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. April 1, 2008, in the Charlotte C. Wilson Conference Room at the Jones County Government. 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, 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.)

**APPROVAL OF AGENDA:**

Michael D. Underwood, County Administrator, requested to add the cancellation of the April 3, 2008, Call Meeting as New Business number two. Comm. Childs requested to add contract labor for the Henderson Road water lines as New Business number three. Comm. Gault requested to add an Executive Session to discuss land acquisition. Frank Childs, County Attorney, requested to add litigation to the Executive Session. Comm. Gault made a motion to approve the agenda with the amendments as noted. Comm. Liston seconded the motion. Vote – unanimous.

Gary Thomas, Pastor of Elam Baptist Church, opened the meeting with an invocation followed by the leading of the pledge.

**PLANNING AND ZONING:**

Item A: Tim Pitrowski, Planning and Zoning Director, discussed a request from Misty Todd to allow a home day care located at 346 Dye Road. The property is zoned AG-1 (Agricultural) and is approximately 3.30 acres. No opposition was present. Comm. Childs made a motion to approve

Public Hearing/–First Tuesday Meeting – April 1, 2008 – Continued

- Misty Todd's request to allow a home day care located at 346 Dye Road. Comm. Gault seconded the motion. Vote – unanimous. See attachments for specifications.
- Item B: Tim Pitrowski discussed a request from Ricky Lyster for a variance to allow an additional lot on a private road. The property is located at 2694 Highway 49, and is approximately 5.54 acres. Steve Williams owns the adjacent property to Mr. Lyster and spoke in opposition to the private road being moved, but did not oppose Mr. Lyster's request for the additional lot. Mr. Williams said the private road had been changed and columns had been installed; the changes would allow no access to Mr. Williams land. Frank Childs, County Attorney, said he would need to be granted an easement from Mr. Lyster to use the road. Frank Childs said an easement would be a private matter that should be resolved by Mr. Lyster, Mr. Williams and their attorneys. Mr. Lyster said he would grant Mr. Williams an easement to access the road. Comm. Gault made a motion to approve Ricky Lyster's request for a variance to allow an additional lot on a private road located at 2694 Highway 49. Comm. Merritt seconded the motion. Vote – unanimous. See attachments for specifications.

**PLANNING AND ZONING OLD BUSINESS:**

- Item A: Tim Pitrowski discussed the proposed amendments concerning the implementation of design guidelines for accessory buildings. Currently there are no standards for accessory buildings in the agricultural districts. These changes will make these standards apply to all accessory buildings on residential lots that are not used for agricultural purposes. Comm. Childs and Comm. Gault expressed their concerns with the proposed changes. Comm. Gault made a motion to postpone the design guidelines for accessory buildings for a Work Session. Comm. Childs 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 March 18, 2008. Comm. Gault seconded the motion. Vote – unanimous.

**VISITORS:**

1. Marguerite Simpson, went before the Board approximately ten years ago and requested Skinner Road be paved. Butch Moore asked her to get the

rights-of-way and she collected over half. Mrs. Simpson then was instructed by the Board to give the rights-of-way to Clay Washburn and she did so. Chairman Hawkins said the first step would be to obtain a survey of Skinner Road then obtain 80% of the rights-of-way. Anita Skinner was in the audience and volunteered to assist Mrs. Simpson in obtaining the rights-of-way. Chairman Hawkins said if the rights-of-way are obtained in time it would place Skinner Road in the number two slot on the paving list. Comm. Merritt made a motion to obtain a survey of Skinner Road. Comm. Gault seconded the motion. Vote – unanimous.

**NEW BUSINESS:**

1. Bobby Bonner, Building and Maintenance Director, discussed roof repairs needed for the old Bradley / Wayside School gym. Mr. Bonner said Curtis Barfield is sub-leasing portions of the building and there is asbestos in the roof; Mr. Bonner expressed his concerns with the county's liability. Mr. Bonner has received a bid in the amount of \$13,500 for the repairs and strongly encouraged the Board's approval. Frank Childs, County Attorney requested for Leila Brittain, Clerk of the Board / Human Resource Director, to send him a copy of the lease agreement tomorrow. Comm. Gault spoke of rumors that he was intending to tear down the old Bradley / Wayside School building or move the animal shelter to the building. Comm. Gault requested for the record to show that he has never said to tear the building down or to move the animal shelter into the old Bradley / Wayside School. Comm. Gault made a motion to award the bid of \$13,500 to abate the hazardous conditions at the old Bradley / Wayside School gym with the stipulation the county renegotiates the contract the auction (company) has with the county and for the county attorney to take a strong hard look to see if they are in any violations. Comm. Liston seconded the motion. Vote – unanimous.

Comm. Merritt had left the room at 7:06 p.m.

2. Comm. Gault made a motion to cancel the April 3, 2008, Call Meeting. Comm. Liston seconded the motion. Vote 3-0. Comm. Merritt was not present.

Comm. Merritt returned to the meeting at 7:12 p.m.

3. Comm. Childs proposed hiring Robert Bradford as contract labor for the water line inspection on Henderson Road and proposed funding through the 2004 Special Purpose Local Option Sales Tax. Mr. Bradford will work for \$16 per hour and provide his own transportation and cell phone. The Board discussed having Mr. Bradford inspect the water line projects on Upper River Road, Dames Ferry and other areas. Childs made a motion to hire Robert Bradford at \$16 per hour, 40 hours per week, up to \$25,000, at the discretion of the Water Superintendent, with the stipulations he provides his own vehicle and cell phone. Comm. Liston seconded the motion. Vote – unanimous. A contract like Wendall Cannon's is to be drawn up.

Public Hearing/–First Tuesday Meeting – April 1, 2008 – Continued

4. Michael D. Underwood, County Administrator, gave the Board an update on boring; Tommy Griffin has agreed to do the boring at Hampton Lakes, Highway 49, and the gas plant driveway.

**OLD BUSINESS:**

1. The Board discussed the Recreation Policies needing to be updated before they are approved. Consensus of the Board was to postpone the approval of the Recreation Policies for the third Tuesday meeting April 15, 2008.

**DEPARTMENT HEADS:**

1. Leila Brittain, Clerk of the Board / Human Resource Director, announced that she has hired Jill Thompson as the new Personnel Technician; Mrs. Thompson will start her employment on April 14, 2008. Ms. Brittain said the county has received the \$1,500 grant for the wellness program and Mrs. Thompson will attend the LGRMS Health Promotion Services Leadership Training.
2. Michael D. Underwood, County Administration, announced that his grandson had completed his second tour in Iraq and landed back in the United States this morning.

**COMMISSIONERS COMMENTS:**

**Comm. Childs:** Comm. Childs discussed William Porter needing a drainage ditch altered. Comm. Childs said 1994 -1996 the county paved the road and agreed to alter the drainage ditch but never did. Comm. Childs said a ditch needs to be cut approximately 70 feet to alter the drainage into the woods. The county would need to obtain a working easement for up to 100 feet from both Mr. Porter and Mr. Logan. Comm. Childs made a motion if both William Porter and Mr. Logan give the county a working easement up to 100 feet and agree that the drainage area is ok the county will go in and cut the ditch to its natural drainage areas. Comm. Gault seconded the motion. Vote – unanimous. Comm. Childs made a motion to proceed with the S Curve on Upper River Road by giving Michael E. Underwood the authority to advertise fro bids. Comm. Merritt seconded the motion. Vote – unanimous.

**Comm. Gault:** Comm. Gault had requested for the Board to have a Work Session at the PLAN Retreat at the Little Ocmulgee State Park to discuss SPLOST and water issues. Consensus of the Board was to schedule a Work Session on Friday April 11, 2008, from 9:00 a.m. through 10:00 a.m. at the Little Ocmulgee State Park to discuss SPLOST and water issues.

**Comm. Merritt:** Comm. Merritt had no comments.

**Comm. Liston:** Comm. Liston wished Comm. Merritt a happy birthday. Comm. Liston thanked EMA for fixing the lights on the rescue van on Highway 49.

Public Hearing/–First Tuesday Meeting – April 1, 2008 – Continued

**ADJOURNMENT:**

Comm. Childs made a motion to adjourn into an executive session to discuss land acquisition and litigation. Comm. Gault seconded the motion. Vote – unanimous. The meeting adjourned at 7:30 p.m.

**RECONVENED:**

The meeting reconvened at 8:16 p.m.

**ADJOURNMENT:**

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

**APPROVED**

Jones County Board of Commissioners

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Preston Hawkins, Chairman

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David C. Gault, Vice-Chairman, District 2

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Larry Childs, District 1 Commissioner

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Mell Merritt, District 3 Commissioner

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Bert Liston, District 4 Commissioner

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Leila Brittain, Clerk of the Board