

PLANNING AND ZONING
FIRST TUESDAY MEETING

May 6, 2008

The Jones County Board of Commissioners met for their Planning and Zoning and First Tuesday meeting at 6:00 p.m. May 6, 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 6:05 p.m.
(Chairman Hawkins exercises his voting rights in the case of a tie.)

APPROVAL OF AGENDA:

Comm. Childs requested to add SPLOST as NB #5. Michael D. Underwood, County Administrator, requested to add sewer for Head Start as NB#6. Chairman Hawkins requested to remove NB #3. Comm. Gault made a motion to approve the agenda with the amendments as noted. Comm. Liston seconded the motion. Vote-unanimous.

Bob Hamilton, Pastor of Northridge 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 Greg Goldsberry to rezone from R-R (Rural Residential) to C-1 (Neighborhood Commercial). The property is located at 1003 Highway 18 East and is approximately 1.07 acres. There are no other commercially zoned parcels in the area and the future land use map does not designate any commercial for the entire James area. If rezoned, a use could be established that might have a negative

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effect on the area by introducing unacceptable outdoor lighting levels to the rural area. The Planning and Zoning Board recommended denial. Steve Nelson spoke in opposition to the rezoning request. Comm. Merritt made a motion to deny Greg Goldsberry's request as recommended by the Planning and Zoning Board. Comm. Gault seconded the motion. Vote – unanimous. See attachments for specifications.

Item B: Tim Pitrowski discussed a request from Calvary Baptist Church for a Conditional Use to allow a church. The property is located on Highway 18 West, near Upper River Road. The parcel size is approximately 17.42 acres and zoned Ag-1 (Agricultural). Mr. Pitrowski said one concern that will be addressed by the Board of Appeals is the locating of this church on a private road. This property has recently been subdivided and a private road has been established to serve this parcel. The Planning and Zoning Board recommended approval, conditioned on the Department of Transportation's approval of the private road and its connection to Highway 18. Comm. Childs made a motion to approve the request as recommended by the Planning and Zoning Board; if the Department of Transportation denies the request for the accel and decal lanes they will have to come back to the Board, Comm. Gault seconded the motion. Vote – unanimous. See attachments for specifications.

Item D: Tim Pitrowski discussed the request from April Altman April for a Conditional Use to allow a horse, ATV & trail riding business. The property is located at 759 Altman Road and is approximately 176.54 acres, and zoned Ag-1 (Agricultural). Mr. Pitrowski visited the creek behind Ms. Altman's property and noted that a recent land disturbance had been conducted on the site. Mr. Pitrowski said at least two instances of encroachment into the required 25' buffer along the creek. It is not permitted to use equipment to conduct any land disturbing activity within 25' of any state waters unless you have first obtained a Stream Buffer Encroachment Permit from the Georgia Environmental Protection Division. A stop work order has been placed on the site and Mr. Pitrowski will reinspect the site on May 16, 2008 to verify compliance. The Planning and Zoning Board recommend denial of Ms. Altman's request; the vote was 3-1. Ms. Altman presented the Board a handout of a petition in favor of her request. Several people in the audience spoke in favor of the request because they have to travel out of the county to ride their ATV's and horses. Others in the audience spoke in opposition expressing their concerns with safety, noise, traffic, pollution in the creeks and streams and EPD regulation. Comm. Gault made a motion to deny April Altman's request as recommended by the Planning and Zoning

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Board. Motion died for lack of a second. Comm. Liston made a motion to approve April Altman's request with the stipulations the rules and regulations Ms. Altman presented to the Board are strictly adhered to; if violated the Conditional Use will be revoked. Comm. Childs seconded the motion. Comm. Liston amended his motion to include the ATV trails are at least 300 feet from creeks, streams and the property line. Comm. Childs amended his second. Vote 3-1. Comm. Liston, Comm. Childs, and Comm. Merritt in favor. Comm. Gault opposed.

See attachments for specifications.

Item E: Tim Pitrowski discussed a request from Jennifer and Travis Nunn to allow a communication tower. The property is located at 1100 Fortville-Milledgeville Road, and is approximately 2.0 acres, and is zoned AG-1 (Agricultural). The applicants are in the review process with the Federal Government and are waiting to see what height they will permit. If the tower is to exceed 88' tall, a variance will also be required. The Nunn's have filed an application for a variance in anticipation of the potential maximum height of 171'. The appeals Board will deal with the potential hazard to the surrounding properties if the tower were to fall. The tower will most likely be a self supporting tower without guy wires and it will not be illuminated. The Planning and Zoning Board recommended approval. Comm. Gault made a motion to approve Jennifer and Travis Nunn's request for to allow a communication tower to be located an 1100 Fortville-Milledgeville Road. Comm. Liston seconded the motion. Vote – unanimous. See attachments for specifications.

APPROVAL OF MINUTES:

Leila Brittain, Clerk of the Board / Human Resource Director, requested to amend the April 18, 2008, Call meeting. The minutes reflect, The Jones County Board of Commissioners met Friday, *March* 18, 2008 and the minutes should reflect *April*. Comm. Gault made a motion to approve the minutes from the third Tuesday April 15, 2008, meeting and the Call meeting, April 18, 2008 with the amendment as noted. Comm. Merritt seconded the motion. Vote – unanimous. See attachments for specifications.

VISITORS:

1. Jack Colter attended the April 15, 2008 meeting and requested for the county to fix and maintain all of Fifth Road. During the April 15, 2008

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meeting consensus of the Board was for Leila Brittain, Clerk of the Board / Human Resource Director, to conduct a research for abandonment of the road and contact Jack Colter. Ms. Brittain researched and found that the county had previously discussed the abandonment the road but never took action; therefore the road is still a county road. Mr. Colter returned to the Board and inquired when the county would begin the repairs. Consensus of the Board was to fix and maintain all of Fifth Road. Jack Colter will talk to Plum Creek about using a stockpile area for dirt.

2. Evelyn Hill with the Adult Education Program was on the agenda but was not present because she attended a staff meeting in Macon. Comm. Gault discussed the proposed contract between the Central Georgia Technical College Adult Learning Center and Jones County Board of Commissioners for CDL and GED classes. The period of the agreement is from July 8, 2008 through December 31, 2008 and the total cost is \$2,130. Comm. Gault will teach the CDL classes. Comm. Gault made a motion to approve the contract between the Jones County Board of Commissioners and Central Georgia Technical College for CDL and GED classes. Comm. Childs seconded the motion. Vote – unanimous. See attachments for specifications.
3. Tara Goddard and Terra Burney, residents of Hampton Lakes, requested payment arrangements for the connection of lots 521, 525 and 529 at Claire Court in Hampton Lakes to the county sewer. During the April 15, 2008 meeting the Board approved the connection of these lots at Claire Court provided Wendell Parker waives his portion of the fees. Comm. Liston made a motion to approve the three lots in the previous meeting to tie on to county sewer to make one-year installments for connection to the county sewer by paying \$800 down and \$149 for the first installment and \$83.33 for the remainder eleven months. Comm. Gault seconded the motion. Vote – unanimous. Ms. Burney asked if the county was coordinating with Womack Paving, the company with whom Wendall Parker has contracted to repair the roads in Hampton Lakes. Tim Pitrowski is in the process of drafting a letter of county requirements. Mr. Pitrowski discussed the proposed amendment to the policy on roads; patched paving needs to be overlyed with paving as a whole. Chairman Hawkins will get the specifications to Tim Pitrowski concerning spacing and standards.
4. Michael D. Underwood, County Administrator, discussed a request from the Daughters of the American Revolution to have a flag burning ceremony on Flag Day. The purpose for this request is to teach the proper disposal of frayed American Flags. Comm. Merritt made a motion to approve the Daughters of the American Revolution’s request for a Flag Burning Ceremony at the Government Center on Flag Day, June 14, 2008. Comm. Gault seconded the motion. Vote – unanimous.

NEW BUSINESS:

1. Consensus of the Board was to postpone the award of bids for the radio read water meters for the third Tuesday meeting, May 20, 2008.
2. Freddie Wiggins, Water Superintendent, discussed the award of bid for the booster pump station on Upper River Road and Highway 18 West. Mr. Wiggins received one bid from The Gorman-Rupp Company for \$77,875 and recommended approval of the bid. Comm. Gault made a motion to award the bid for the booster pump station for Upper River Road and Highway 18 West to The Gorman-Rupp Company for \$77,875. Comm. Liston seconded the motion. Vote – unanimous. See attachments for specifications.
3. The acceptance of the Hudson Plantation road was on the agenda but was postponed. No date was set.
4. The Board discussed the date for the Employee Appreciation Day. Comm. Childs made a motion to celebrate Employee Appreciation Day on June 13, 2008 at 12:00 noon to 2:00 p.m. Comm. Gault seconded the motion. Vote – unanimous.
5. The Board discussed the General Primary being held on the same day as our Tuesday Meeting, July 15, 2008. Comm. Liston made a motion to change the third Tuesday meeting, July 15, 2008 to the third Thursday, July 17, 2008. Comm. Gault seconded the motion. Vote – unanimous.
6. The Board discussed having an election on September 16, 2008 for the Special Purpose Local Option Sales Tax. Comm. Liston expressed that he would prefer to have the election on the November ballot but would support the Board's decision for September 16, 2008. Comm. Childs made a motion to have an election on September 16, 2008 for the Special Local Option Sales Tax, provided the county meets the obligation with the city. Comm. Gault seconded the motion. Vote – unanimous.
7. Michael D. Underwood discussed in the past the Head Start had a sewer problem; the drainage was not sufficient. The problem was corrected and there are no problems at the current time. Mr. Underwood said he was contacted by Mr. Lucado who is in the process of putting in a development adjacent to the Head Start and will allow the county to tie on for one sixth of \$200,000. Consensus of the Board was not to connect the Head Start to the sewer.

DEPARTMENT HEADS:

1. Judy Webb, Keep Jones Beautiful Executive Director, thanked the Board for the sprinkler systems at the Court House and the Government Center. Ms. Webb was approached by the Georgia Forestry Commission requested the Board's approval to apply for the Urban Forestry Community Grant for the Hitchiti Forest. The county is required to provide \$5,000 of in-kind services.

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Comm. Gault made a motion to apply for the Urban Forestry Community Grant. Comm. Liston seconded the motion. Vote – unanimous. See attachments for specifications.

2. Freddie Wiggins, Water Superintendent, requested discussed pay increases for employees who received certifications. No action was taken at this time.

COMMISSIONERS COMMENTS:

Comm. Childs: Comm. Childs had no comments.

Comm. Gault: Comm. Gault thanked Laten Boniol, Assistant Director of Public Works, for the work on the Ball Park in Haddock.

Comm. Merritt: Comm. Merritt thanked Laten Boniol for the work on Royal Oaks.

Comm. Liston: Comm. Liston thanked Laten Boniol for the work performed at Tanner Terrace.

EXECUTIVE SESSION:

Comm. Childs made a motion to adjourn into an executive session to discuss Personnel. Comm. Gault seconded the motion. Vote – unanimous. The meeting adjourned at 8:10 p.m.

RECONVENED:

Comm. Gault made a motion to reconvene the regular meeting. Comm. Merritt seconded the motion. Vote – unanimous. The meeting reconvened at 8:29 p.m.

Michael D. Underwood requested a \$1 per hour pay increase for MC Harris, Animal Control Officer, and Tina Cole, Animal Shelter Office Manager, to create stability in the Animal Control Department. Comm. Liston made a motion to allow a \$1 per hour pay increase for MC Harris, Animal Control Officer and Tina Cole, Animal Shelter Office Manager. Comm. Merritt seconded the motion. Vote – unanimous.

ADJOURNMENT:

Comm. Liston made a motion to adjourn. Comm. Liston seconded the motion. Vote – unanimous. The meeting adjourned at 8:31 p.m.

APPROVED

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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 Brittain, Clerk of the Board