

PLANNING AND ZONING
FIRST TUESDAY MEETING

August 5, 2008

The Jones County Board of Commissioners met for Planning and Zoning and their First Tuesday meeting at 6:00 p.m. August 5, 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.
Comm. Gault arrived at 6:50 p.m.

Chairman Hawkins called the meeting to order at 6:04 p.m.
(Chairman Hawkins exercises his voting rights in the case of a tie.)

APPROVAL OF AGENDA:

Chairman Hawkins amended the agenda to add two Planning and Zoning requests. Michael D. Underwood, County Administrator, added Audit Proposal's as NB#6. Comm. Childs requested to add Gary Blitz as Visitor #4. Comm. Childs made a motion to approve the agenda with the amendments as noted. Comm. Liston seconded the motion. Vote- unanimous.

Barry Collins, Minister of Music for the First 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 the request from Jerry L. Ward for a conditional use to allow a paint ball field. The property is located at 296 Buck Road and is approximately 25.54 acres and zoned R-R (Rural Residential). Mr. Pitrowski discussed his concerns with noise. This kind of business usually does business on weekends with all the activities taking place

Public Hearing/–First Tuesday Meeting – August 5, 2008 – Continued

outside. Mr. Pitrowski recommended requiring a buffer around the portions of the field that are close to neighboring property lines. Mr. Pitrowski said if the buffer is put in place and the activities are limited to daylight hours only, the impact on the neighbors should be minimal. Mr. Pitrowski discussed his concern with traffic. The site is served by a private road that is shared by neighbors. The Planning and Zoning Board recommended denial of Mr. Ward's request. Mr. Ward presented the Board a handout of a petition in favor of his request. Several people in the audience spoke in opposition expressing their concerns with safety, noise, traffic, and pollution in the creeks and streams. Comm. Merritt made a motion to deny Jerry L. Ward's request for a conditional use to allow a paint ball field based on Planning and Zoning's recommendation. Comm. Childs seconded the motion. Vote 3-0. Comm. Gault was not present. See attachments for specifications.

- Item B: Tim Pitrowski discussed a request from Ricky McCleskey for a variance to allow an additional lot on a substandard private road. The property is located at 145 Spring Drive and is approximately 51.56 acres and zoned Ag-1 (Agricultural). The plat for the property shows 30 foot easement rights-of-way that serve an adjacent parcel, therefore requiring a variance to add an additional lot. Comm. Merritt made a motion to approve Ricky McCleskey's request for a variance to allow an additional lot on a substandard private road. Comm. Liston seconded the motion. Vote 3-0. Comm. Gault was not present. See attachments for specifications.
- Item C: Tim Pitrowski discussed a request from Dale A. Faulkner to allow an additional lot on an existing private road. The property is located off Gray Highway and is approximately 12 acres and zoned Ag-1 (Agricultural). Comm. Gault had previously requested for Chairman Hawkins to call for a motion in favor of Mr. Faulkner's request; the property is located in district two. Chairman Hawkins called for a motion to approve Dale A. Faulkner's request to allow an additional lot on an existing private road. Comm. Merritt made the motion. Comm. Childs seconded the request. Vote 3-0. Comm. Gault was not present. See attachments for specifications.

APPROVAL OF MINUTES:

Comm. Childs made a motion to approve the minutes from the third Tuesday July 15, 2008, meeting and the minutes from the July 29, 2008 Call Meeting. Comm. Liston seconded the motion. Vote 3-0. Comm. Gault was not present.

CONSENT AGENDA:

1. FY 2009 RDC Contract Amendment PARA #302: Critical Incident Reporting and PARA # 303: Fraud Prevention.
Comm. Merritt made a motion to approve the Consent Agenda item as noted. Comm. Liston seconded the motion. Vote 3-0. Comm. Gault was not present. See attachments for specifications.

VISITORS:

1. Mr. Harvey, Board Member of the Home Owners' Association for Hampton Lakes, asked the Board what can be done to improve the roads in Hampton Lakes. Frank Childs, County Attorney, wrote a letter to Wendall Parker, the Developer of Hampton Lakes, to see what can be done to improve the roads. Mr. Parker responded and agreed to meet with the Board. No meeting has been scheduled time.
2. Erin Bronk, District Ranger, requested a letter of support from the Board to improve the access road to Miller Lake Recreation Area, FDR 1041 (approximately 1.6 miles). The Forestry proposed a project utilizing Federal Highway dollars, to perform maintenance to improve the condition of the road. The work would consist of:
 - Improving the drainage including additional cross-drains, wing ditches and replacing the crown of the road. Placement of additional rock to improve the surface of the road.
 - Replacement of the gate at the entrance of the recreation area and new signing as needed.
 - There are no plans of doing any realignment of the road. There may be some limited widening near the entrance to the recreation area within the existing clearing limits.

The county will continue to perform routine maintenance on the road. This is at no cost to the county and the project would occur in the spring of 2009. Comm. Gault made a motion to write a letter of support for maintenance on Miller Lake Road to the U. S. Forest Service. Comm. Merritt seconded the motion. Vote – unanimous. See attachments for specifications.

3. Marguerite Simpson went before the Board approximately ten years ago and requested the paving of Skinner Road. Butch Moore asked her to collect the rights-of-way and she collected over half. On April 1, 2008, Ms. Simpson came before Board and was instructed to obtain 80% of the rights-of-way. Ms. Simpson presented the Board the recorded rights-of-way deeds containing 51% she had obtained ten years ago and asked if they could be grandfathered in. Chairman Hawkins said the rights-of-way

would have to be redone due to the new survey. No action was taken at this time.

4. Gary Blitz a resident of Upper River Road discussed an increase to his property taxes. Mr. Blitz said his property taxes increased 100% in a declining market last year. Recently he received another assessment on this year's tax and his property has increased in value again. Mr. Blitz said he had and requested a appeal and was rejected. He explained that he owned properties on Upper River Road that are across the street from each other. Only one property increased in value, not the one across the street. He asked for an explanation from the assessors and was told that it had to do with paved and unpaved streets. He expressed his confusion with the answer because Upper River Road had been paved for years. No action was taken at this time.

At this time Comm. Gault was present.

NEW BUSINESS:

1. The Board discussed the award of bid for the erection of a 250-foot radio communication tower; the tower behind the sheriff department had been damaged by wind. The county paid a \$25,000 deductible and received funding for the tower from insurance. Comm. Childs made a motion to award the bid for a 250-foot radio communication tower with communication equipment to Tower Erectors for \$54,925. Comm. Gault seconded the motion. Vote – unanimous. See attachments for specifications.
2. Leila Brittain, Clerk of the Board / Human Resource Director, discussed maximum accrual of vacation time options for county employees. She expressed her concerns with the current policy of allowing a maximum of three years accrual from a financial standpoint. Consensus of the Board was for Ms. Brittain to check with other counties on their policies and report her findings to the Board.
3. The Board discussed the 2009 LARP List. Consensus of the Board was for each Commissioner to present five roads in their districts for consideration for the 2009 LARP List. See attachments for specifications.
4. Laten Boniol, Assistant Public Works Director, discussed the bids for the new dump truck cab and chassis with dump body. Mr. Boniol said they didn't receive any bids with the type of transmission they wanted and he requested to rebid by advertising specifications. Comm. Childs made a motion to rebid for a new Dump Truck Cab and Chassis with Dump Body as request by the Assistant Public Works Director. Comm. Gault seconded the motion. Vote – unanimous. See attachments for specifications.
5. Michael D. Underwood, County Administrator, discussed the bids for two new Boom Mowers. Mr. Underwood said that Laten Boniol recommended

Public Hearing/–First Tuesday Meeting – August 5, 2008 – Continued

awarding the bids to Adams Equipment for \$71,758. The equipment will not be delivered in time to be placed on this year's budget and will be paid by the Special Local Option Sales Tax. Comm. Childs made a motion to award the bid for two new Boom Mowers to Adams Equipment for \$35,879 each, to be funded by the Special Local Option Sales Tax. Comm. Gault seconded the motion. Vote – unanimous. See attachments for specifications.

6. Michael D. Underwood, County Administrator, presented the Board a handout from the Accounting Department requesting to hire Mauldin and Jenkins to perform the Audit for the County for the years 2008, 2009, and 2010 with explanations as why they recommended not going with the lowest bid. Comm. Merritt made a motion to hire Mauldin and Jenkins to perform the Audit for the County for the years 2008, 2009, and 2010, as recommended by the Finance Department. Comm. Liston seconded the motion. Vote – unanimous. See attachments for specifications.

OLD BUSINESS:

1. Comm. Childs said he had been trying for years to gain access to the river at Dames Ferry. Comm. Childs would like to build a River Park for both Jones and Monroe's benefit that would include fishing, camping and other recreational activities. Comm. Childs sent the commissioners a letter with detailed information. See attachments for specifications. Comm. Merritt requested to meet with Comm. Childs for discussion. No action was taken at this time.
2. Freddie Wiggins, Water Superintendent, discussed the bids received for AMR meters. Mr. Wiggins recommended awarding the bid to Accu – Flo Meter and Brass for \$69,000; this price includes 500 AMR meters, software, cables, GPS package, computer, truck antenna and reading unit for AMR ready system per specifications. Accu-Flo and Brass will include 50 additional meters free of charge. Comm. Childs requested to purchase additional AMR meters for the new line on Henderson Road, Lite-N-Tie Road, and North Garrison Road to be funded through the Special Local Option Sales Tax. Comm. Gault made a motion to award the bid for 500 AMR meters to Accu – Flo Meter and Brass for \$69,000 and to purchase 300 additional AMR meters contingent on the additional meters are funded through the Special Purpose Local Option Sales Tax. Comm. Liston seconded the motion. Vote – unanimous. See attachments for specifications.

COMMISSIONERS COMMENTS:

Public Hearing/–First Tuesday Meeting – August 5, 2008 – Continued

Comm. Merritt: Comm. Merritt spoke of his concerns with the boring machine at the Water Department not being usable. Freddie Wiggins, Water Superintendent, said the boring machine purchased approximately 1½ years ago is too large for most of the work they perform. Mr. Wiggins explained that the work that had been completed to date with the machine almost paid for itself. He also explained that the contractor being used did not have a machine this size and could not have done the work without a significant increase in his cost. Mr. Wiggins will research options for a smaller boring machine and report back to the Board.

Comm. Liston: Comm. Liston thanked Frank Childs, County Attorney, for his correspondence with Wendell Parker in attempt to solve the Hampton Lakes Road problems.

Comm. Childs: Comm. Childs asked if Michael D. Underwood if he had placed the two open positions at the Sheriff's Department back in the budget. Mr. Underwood said he had placed them back into the budget. Comm. Childs asked if the Board would support advertising for the Special Purpose Local Option Sales Tax in the paper. Consensus of the Board was not to advertise for the Special Local Option Sales Tax.

Comm. Gault: Comm. Gault asked if Michael D. Underwood had contacted anyone about the email they had received. Mr. Underwood said he had not. Comm. Gault asked him to please contact them.

The Board discussed scheduling Special Purpose Local Option Sales Tax meetings at the fire departments. Consensus of the Board was to schedule Special Purpose Local Option Sales Tax meetings at fire stations beginning Monday, August 18, 2008 at 7:00 p.m. and continuing each following Monday starting with Fire Station #1. Bobby Coulter was instructed to give the addresses and schedule to the Clerk's office in order to post the agendas. Mr. Coulter was reminded of the Labor Day Holiday on Monday when completing the schedule of fire stations.

The Board discussed the first Tuesday meeting, September 2, 2008, being on the day after Labor Day. Consensus of the Board was to move the first Tuesday meeting, September 2, 2008, to the second Tuesday, September 9, 2008, to observe Labor Day.

ADJOURNMENT:

Comm. Childs made a motion to adjourn into an executive session to discuss personnel. Comm. Liston seconded the motion. Vote – unanimous. The meeting adjourned at 8:05 p.m.

RECONVENED:

Public Hearing/–First Tuesday Meeting – August 5, 2008 – Continued

Comm. Childs made a motion to reconvene the regular meeting. Comm. Gault seconded the motion. Vote – unanimous. The meeting reconvened at 8:38 p.m.

Comm. Gault made a motion to hire Laten Bonoil as Public Works Director and to set his salary at \$48,000 with a \$1 per hour increase in six months effective August 8, 2008 and to advertise internally for the Assistant Public Works Director position starting at \$36,000 with a \$1 per hour increase in six months. Comm. Liston seconded the motion. Vote – unanimous.

Comm. Gault made a motion to enact a resolution to the Georgia Department of Revenue’s Performance Review Board to conduct an internal audit of our tax assessors’ office. Comm. Childs seconded the motion. Vote – unanimous.

ADJOURNMENT:

Comm. Merritt made a motion to adjourn. Comm. Childs seconded the motion. Vote – unanimous. The meeting adjourned at 8:50 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 Brittain, Clerk of the Board