

**WORKSHOP SESSION
TIFT COUNTY BOARD OF COMMISSIONERS
THURSDAY, JULY 6, 2006
6:30 P.M.**

The scheduled Workshop Session of the Tift County Board of Commissioners was called to order by Chairman Grady Thompson on Thursday, July 6, 2006, at 6:30 p.m. in the Commissioners' Meeting Room of the Administrative Building. Members of the commission present including Chairman Thompson were Vice Chairman Charlotte Bedell, Commissioners Donnie Hester, John Huggins, Frankie Mathis, Buck Rigdon and Hugh Webb.

Appointments:

1. Cindy Evers with the PattiCake House was present to introduce Katie Brown, the new Director of the PattiCake House. They are excited to have Katie aboard. She comes to Tift County from the Department of Family and Children Services in Lowndes County. The Commissioners welcomed Ms. Brown to Tift County and for the service she brings.
2. Larry Dees and Dan Lockhardt addressed the Board concerning two ponds that were dug on their property about four years ago by the County in exchange for dirt and the ponds do not hold water. They stated they realize the water table is very low at this time however, neither of the ponds hold water. They feel the ponds were not constructed correctly. Mr. Dees stated they would like for the County to either correct the problem or pay them for the dirt from the ponds that has been utilized by the County. Tift County only obtains an agreement that gives us permission to go on the property to dig the pond and acquire the dirt. The Chairman appointed Commissioner Huggins, the County Manager and Roger Dill to investigate the situation and report back.

Public Hearings scheduled for Regular Session on July 10, 2006 at 6:30 PM

- A. **ZA 06-16: Lawrence Hill is requesting 18.144 acres be rezoned from current zoning Agricultural (AU) to Residential (R20) at the intersection of 40th Street and Belflower Road.** The County Manager briefed the Board on the specifics of this request and advised that it comes to the Board with approval from Staff and Planning and Zoning.
- B. **ZA06-17: Jess Lindsey is requesting approximately 220 acres be rezoned from current zoning Agricultural (AU) to Residential (R20) at the intersection of Jordan Road and US 319.** The County Manager explained the request to the board and gave the location and surroundings of the proposed subdivision. It appears that the proposed truck route is designed to go through a part of this property and arrangements have been made with Mr. Lindsey to give the needed right of way for the proposed truck route.
- C. **SD 06-29: Jess Lindsey, contingent upon rezoning approval requests the approval of the Preliminary Plat for Lindsey Development.** This request will be contingent upon the approval of the rezoning request from Agricultural (AU) to Residential (R20). Once the Board approves the rezoning, the Board will need to take action on this request for approval of the Preliminary Plat. This comes with an approval from staff and planning and zoning.
- D. **ZA06-19: Airport Overlay: Staff requests the consideration of a map and text amendment for an Airport Overlay regulating height and uses within the approach zone to the Henry Tift Myers Airport.** This text amendment is a staff recommendation that will prohibit building construction near the runway approach with height restrictions. The proposed amendment sets different parameters of heights around the approach path.
- E. **ZA06-20: Planned Unit Development: Staff requests the consideration of a text amendment for establishment of a Planned Unit Overlay District for the Tift County Zoning Ordinance.** This is a proposed text amendment to allow Planned Unit Development which allows mixed use within a single parcel. This amendment mirrors what the City has in place.
- F. **ZA06-11: Joyce Carmichael requests that 36 acres at the intersection of GA 125 and 40th Street currently zoned Agriculture (AU) be rezoned to Planned Unit Development (PUD), contingent on approval of zoning text amendment to allow PUD zoning.** Staff recommends the tabling of this request at this time. Previously it was posted and two Public Hearings were held at the city, subject to annexation. It has

not been properly posted for it to remain in the unincorporated limits of Tift County and it can remain in the county and be approved if the PUD amendment is passed.

Items discussed by the Commission for action on July 10, 2006:

- G. Bid on surplus property located on Springhill Drive
- H. Resolution supporting the City of Tifton's application to participate in Georgia Initiative for Community Housing Program and an appointment of a Commissioner that may be willing to serve on the housing committee.
- I. ACCG-IRMA Safety Discount Verification Form to be eligible to receive 5% safety discount on insurance premium
- J. Beer License for Mayank A. Patel for store located on 714 Salem Church Road
- K. Appointments to Tift County Hospital Authority for terms ending September 30, 2006
- L. Consideration of revised Sign Ordinance for Tift County
- M. Appoint County Clerk and Auditor for FY2007
- N. Discussion of Proposals for County Attorney

The Commissioners agreed to place items G, H, I, J, and M on the Consent Agenda for the Regular Meeting on July 10, 2006.

L. Consideration of revised Sign Ordinance for Tift County: Vice Chairman Bedell advised that the appointed committee met and revised the Sign Ordinance for Tift County, coordinating very similar to the City of Tifton's. She feels the Sign Ordinance, with the changes, has been made user friendly. Commissioners were provided, for review, a copy of the revised Sign Ordinance with changes marked in red.

N. Discussion of Proposals for County Attorney: Vice Chairman Bedell advised that four proposals were received and suggested that the Board now proceed with the interview process. The Board agreed to get together on dates when all Commissioners can be present and have the County Clerk set up the date and times of interviews. Mr. Reinhardt will continue to assist us with any legal matters as well as the ACCG Attorney staff until a decision can be made.

County Managers Items:

Advised that a proposed Special Events Ordinance has been developed and a copy given to each commissioner for review. This has been developed at the request of the board to address controlling alcohol. This will be put on the August Agenda for consideration.

Gave the status of the Brookfield Fire Station: the slab is being poured and plans are to have the election held there on July 18th as scheduled. A ribbon cutting will be planned by Chief Flippo and Commissioners will be advised of date and time.

Advised that Jon Mendenhall, Zoning director, has submitted his resignation. Mr. Park has met with South GA RDC (Regional Development Center) and they are willing to contract with the City and County for help through this transition period. They have been asked to prepare the contract document and send to us for consideration. The position has been advertised.

Updated the Board on the status of the current Road Projects

Reminded the Board of the July 20, 2006 meeting at 11:30 AM to set the final millage rate

Commissioner Comments:

Commissioner Huggins requested an Executive Session for a personnel matter.

Commissioner Hester recognized Ms. Carolyn Abell in the audience and thanked her for attending the meeting. He also asked Mr. Park if the Road Department had taken care of the pond drainage problem with Mr. Tommy Smallwood in Foxhill Subdivision. He was advised that contact has been made with him and we are working on the situation. He also inquired about the status of the paving of Hill Avenue and was told that paving is being done through grant funds.

Chairman Thompson commented on the progress of the roads in Tift County and gave credit to Vice Chairman Bedell for her dedicated work on the roads and for serving as Chairman of the Road Committee.

Vice Chairman Bedell stated that she will be contacting the members of the Road Committee to set up a Road Committee meeting for next week.

Commissioner Mathis stated that he would like to see some fencing at Mott/Littman Gym around the out field area and along the sides because of some dangerous spots. He believes that Craig stated there is some fence at the Recreation Department that can be used. Mr. Park will get with Craig to handle this.

Public Comments:

Mr. Leonard Tubbs addressed the Board with the situation of the noise at the fairgrounds. He is very disappointed in the Board that this has been talked about for months and months, people have appeared before them repeatedly and still nothing seems to be bringing the situation under control.

Executive Session: Motion was made by Commissioner Mathis to go into Executive Session under OCGA 50-14-3(6) Personnel and OCGA 50-14-3(4) seconded by Commissioner Rigdon. Motion carried unanimously.

Motion was made by Commissioner Huggins to close Executive Session, seconded by Commissioner Mathis. Motion carried unanimously.

Chairman Thompson adjourned the meeting.

Chairman Grady Thompson, Dist 7

Vice Chairman Charlotte W. Bedell, Dist 6

Commissioner Donnie Hester, Dist 1

Commissioner Frankie Mathis, Dist 2

Commissioner Hugh Webb, Dist 3

Commissioner John M. Huggins, Dist 4

Commissioner Fred W. Buck Rigdon, Dist 5

ATTEST:

County Clerk

**REGULAR SESSION
TIFT COUNTY BOARD OF COMMISSIONERS
MONDAY, JULY 10, 2006
6:30 P.M.**

The scheduled Regular Session of the Tift County Board of Commissioners was called to order by Chairman Grady Thompson on Monday, July 10, 2006, at 6:30 p.m. in the Commissioners' Meeting Room of the Administrative Building. Members of the commission present including Chairman Thompson were Vice Chairman Charlotte Bedell, and Commissioners Donnie Hester, John Huggins, Frankie Mathis, Buck Rigdon and Hugh Webb.

Chairman Thompson asked William Arnold from New Covenant Church to give the invocation followed by the pledge to the flag.

All actions taken in this meeting are results of Commissioners' votes with the Chairman not voting except in the case of a tie which will be stipulated as such.

Minutes: Motion was made by Commissioner Mathis approving the minutes of the June 6, 2006 Workshop Session, June 12, 2006 Regular Session, June 21, 2006 Budget Public Hearing, and June 28, 2006 Special Called Meeting, seconded by Vice Chairman Bedell. Motion carried unanimously.

Additions to the Agenda:

Consideration of County Extension Budget [O]

Motion was made by Vice Chairman Bedell to add this item to the Agenda under the letter O, seconded by Commissioner Mathis. Motion carried unanimously.

Public Hearings:

A. ZA 06-16: Lawrence Hill is requesting 18.144 acres be rezoned from current zoning Agricultural (AU) to Residential (R20) at the intersection of 40th Street and Belflower Road: County Manager Bill Park opened the scheduled public hearing. Commissioner Rigdon declared a conflict of interest because of legal and personal interest.

B.

Carl Fortson advised that this comes to the Board with an approval from Staff and Planning and Zoning.

Lawrence (Skip) N. Hill, Jr. 26 Springhill Drive, spoke in favor of his request and stating he plans develop this acreage into about 20 useable lots and would be glad to answer any questions the Board may have.

There was no opposition and Mr. Park closed the public hearing.

Motion was made by Commissioner Huggins to approve ZA06-16, rezoning request of Lawrence Hill, seconded by Commissioner Hester. Motion carried. Commissioner Rigdon did not vote because he declared a conflict of interest.

C. ZA06-17: Jess Lindsey is requesting approximately 220 acres rezoned from current zoning Agricultural (AU) to Residential (R20) at the intersection of Jordan Road and US 319: County Manager Bill Park opened the scheduled public hearing. Carl Fortson explained they are asking for the rezoning of this property to develop a subdivision and it comes to the Board with an approval from Staff and Planning and Zoning.

Brenda Woods Smith, land agent for the owner spoke in favor of her clients requests. She stated the area has several subdivisions adjoining it and it will be assessable to public utilities.

Jess Lindsey of 105 Mitchell Store Road and Johnny Lindsey of 121 Mitchell Store Road spoke in favor of the request answering Commissioner Mathis' concerns about streets in

the subdivision explaining that at a later date there will be a street cut in to access back to US Highway 319. They need to get soil samples and a design to see where the street would need to be laid out.

There was no opposition and County Manager; Bill Park closed the public hearing.

Motion was made by Commissioner Hester to approve ZA06-17, rezoning request of Jess Lindsey, seconded by Commissioner Huggins. Motion carried unanimously. [See amended motion under SD06-29]

D. SD06-29: Jess Lindsey, contingent upon rezoning approval, requests the approval of the Preliminary Plat for Lindsey Development: County Manager Bill Park opened the scheduled public hearing and reminded the Board that this comes to them with an approval from staff and Planning and Zoning. Mr. Fortson advised that the preliminary plat is based on 161 acres, however, the request on the Agenda shows 220 acres. There are several acres between this subdivision and US 319. Chairman Thompson questioned the difference in the acreage. Mr. Fortson advised they are only requesting 161 acres in the northern part of the property as Phase I and later will develop the southern part which contains the remainder of the acreage as Phase II. After reviewing the minutes of the Planning and Zoning meeting, they also questioned 220 acres against the 161 acres that plat calls for. Jess Lindsey explained they had originally wanted to rezone 220 acres but the lots on the preliminary plat drawn up and presented only utilizes 161 acres at this time. The Planning and Zoning Board approved 161 acres. The remainder to the acreage will be in Phase II and they will ask for rezoning at the time it has been drawn up and presented.

There were no comments. County Manager, Bill Park closed the public hearing.

Motion was made by Commissioner Hester to approve SD06-29, Preliminary Plat for Lindsey Development, seconded by Commissioner Mathis. Motion carried unanimously.

After further discussion of the acreage difference, Commissioner Hester questioned the previous motion on the rezoning. He stated his motion previously was to approve ZA06-17 for the acreage started on the agenda which is 220 acres. The Board was advised they could only approve 161 acres because that is the acreage presented to the Planning and Zoning Board and only that amount came to the Board with a recommendation of approval.

Motion was made by Commissioner Hester to clarify and over rule the first motion that was seconded and approved to amend to rezone 161 acres under ZA06-17 requests from Jess Lindsey, seconded by Commissioner Huggins. Motion carried unanimously.

E. ZA06-19: Airport Overlay: Staff requests the consideration of a map and text amendment for an Airport Overlay regulating height and uses within the approach zone to the Henry Tift Myers Airport: County Manager opened the scheduled public hearing and explained the reason for this text amendment from staff. Staff has suggested the Board consider this text amendment to be incorporated into the Tift County Zoning Ordinance because the County has been currently operating off of a letter signed by the previous Chairman basically stating any construction in the approach area of the runway had to be run by the Airport Authority for approval before a permit could be issued. This Airport Overlay Text Amendment will determine the height and uses within the approach area of the airport runway.

There were no comments from the public and the County Manager closed the public hearing.

Motion was made by Commissioner Webb approving ZA06-19 Airport Overlay, seconded by Commissioner Huggins. Motion carried unanimously.

F. ZA06-20: Planned Unit Development: Staff requests the consideration of a text amendment for the establishment of a Planned Unit Overlay District for the Tift County Zoning Ordinance: County Manager opened the scheduled public hearing and explained this Text Amendment has been presented and recommended by staff to provide for planned and mixed uses development of varying density, site specific to be approved individually by the Board when applied for. If a customer has more than 100 residential units or more than five (5) acres of commercial property and applies for PUD zoning, it

will automatically trigger traffic study, environmental study, and a school system study. This comes to the Board with an approval from the Planning and Zoning Board.

There were no public comments and the County Manager closed the public hearing

Motion was made by Vice Chairman Bedell to approve ZA06-20 Planned Unit Development Zoning Amendment, seconded by Commissioner Webb. Motion carried unanimously.

- G. ZA06-11: Joyce Carmichael requests that 36 acres at the intersection of GA 125 and 40th Street currently zoned Agriculture (AU) be rezoned to Planned Unit Development (PUD), contingent on approval of zoning text amendment to allow PUD Zoning.** Motion to table was made by Commissioner Huggins, seconded by Commissioner Hester. Motion carried unanimously.

Consent Agenda:

- G. Accept bid in the amount of \$6,000 from Lee Denham for surplus property located on Springhill Drive**
- H. Adopt Resolution supporting the City of Tifton's application to participate in Georgia Initiative for Community Housing Program and appoint Commissioner Hester to serve on the housing committee**
- I. Authorize the Chairman to sign ACCG-IRMA Safety Discount Verification Form for eligibility to receive 5% safety discount on insurance**
- J. Approve Beer License for Mayank A. Patel for store located at 714 Salem Church Road**
- M. Appoint Glynda Hemby as County Clerk and Mauldin & Jenkins as Auditor for FY2007**

Motion was made by Commissioner Hester to approve all items on the Consent Agenda, seconded by Commissioner Mathis. Motion carried unanimously.

Regular Agenda:

- K. Appointments to Tift County Hospital Authority for terms ending September 30, 2006:** The County Clerk prepared ballots with the list of names presented to the Board from the Hospital Authority. Commissioners voted by secret ballot and the County Clerk advised that Sam Sims, Sandro Blalock and Rosemary Short were elected to serve another six [6] year term on the Tift County Hospital Authority. Motion was made by Commissioner Mathis authorizing the County Clerk to destroy the ballots, seconded by Vice Chairman Bedell. Motion carried unanimously.
- L. Consideration of revised Sign Ordinance for Tift County:** The appointed Sign Ordinance Committee has reviewed and revised the Sign Ordinance. Vice Chairman Bedell advised it is greatly improved over the original ordinance and has been made user friendly. The County Manager reported that we have not received any further comments. Motion was made by vice Chairman Bedell to adopt the revised Sign Ordinance for Tift County as presented, seconded by Commissioner Webb. Motion carried unanimously.
- N. Discussion of Proposals for County Attorney:** The Board agreed to continue to leave this item in the discussion state until such time interview dates have been set up.
- O. County Extension Budget Consideration:** Motion to table until August Meeting was made by Commissioner Rigdon, seconded by Vice Chairman Bedell. Motion carried unanimously.

County Managers Items:

Reminded the Board of the Special Events Ordinance was given to them to review and he would like for them to consider taking action at the August Regular Meeting
Advised of the Ribbon Cutting for the new Brookfield Fire Station on Monday at 10 AM
Reminded the Board of the July 20, 2006 Noon meeting to adopt the final millage rate
Updated the Board on the status of Road Projects
Advised that a Road Committee Meeting has been scheduled for Thursday at 8 AM
Requested an Executive Session for a Personnel Matter

Commissioner Comments:

Commissioner Rigdon commented on the communication with the Hospital authority and stated he was not able to attend the last meeting and he apologizes for the miscommunications. He also stated he has requested a date from the city to hold the next Water Enterprise Fund meeting and hopefully that will be within the next ten [10] days.

Commissioner Hester thanked Commissioner Rigdon for getting the water meeting set up and notifying him. He extended compliments to Code Enforcement for the clean up in his district, to Richard Burr for his work in the Road Department and to Craig Sowell and his staff at the Recreation Department for all he is doing for things to go smoothly at Mott Littman Field.

Vice Chairman reported of the good comments she heard at the District Swim Meet at the Recreation Department on Saturday. She also pointed out that Animal Control has had several challenges lately and they should be commended for doing a great job.

Commissioner Webb paid compliments to all the department heads and employees for their commitment of hard work for the county.

Commissioner Mathis inquired as to when Southern Avenue will be completed, and to remember at the same time of this work, we are to resurface the front end of Hill Avenue. The County Manager will get those answers to him after the Road Committee Meeting on Thursday morning. He asked the County Manager to inquire and explain why and how fireworks were allowed to be sold in front of Wal-Mart during the 4th of July. Mr. Park will respond to him by memo but stated that would have come through the City of Tifton.

Public Comments:

Ronald Nixon of 2700 South Park commended the Board for not raising taxes and not having to go to TAN notes for operational funds before taxes start coming in. He suggested that the Board consider going to an in-house attorney. He stated he will be monitoring the grass cutting at the Neighborhood Service Center since the County has taken back over the inside and outside maintenance of this building.

Elton Copeland of 15 Dodson Road addressed the Board concerning two main roads that he would like to see put on the paving list which are Red Bird Road and Bussell Road.

Executive Session: Motion was made by Commissioner Huggins to go into Executive Session under OCGA 50-14-3(6) Personnel, seconded by Commissioner Webb. Motion carried unanimously.

Motion to close Executive Session was made by Commissioner Huggins, seconded by Commissioner Mathis. Motion carried unanimously.

After the close of Executive Session the Board gave the County Manager consent to hire Richard Burr as the Tift County Public Works Director.

Motion to adjourn was made by Commissioner Huggins, seconded by Commissioner Rigdon. Motion Carried unanimously.

Chairman Grady Thompson, Dist 7

Vice Chairman Charlotte W. Bedell, Dist 6

Commissioner Donnie Hester, Dist 1

Commissioner Frankie Mathis, Dist 2

Commissioner Hugh Webb, Dist 3

Commissioner John M. Huggins, Dist 4

Commissioner Fred W. Buck Rigdon, Dist 5

ATTEST:

County Clerk