

**WORKSHOP SESSION
TIFT COUNTY BOARD OF COMMISSIONERS
TUESDAY, JUNE 5, 2012 (6:00 p.m.)**

The scheduled Workshop Session of the Tift County Board of Commissioners was called to order by Chairman Grady Thompson on Tuesday, June 5, 2012, at 6:00 p.m. in the Commissioners' Meeting Room of the Administrative Building. Members of the Commission present including Chairman Thompson were Vice Chairman Robert Setters and Commissioners Mike Jones, Donnie Hester, Sherry Miley, Buck Rigdon and Melissa Chevers.

Public Comments:

Brian Marlow was present to give Chamber updates. He briefly discussed the recent Community Assessment and advised the Board that they recently put 50 8th grade students through the Youth Leadership Program and graduated 33 through the Emerging Leaders Program. There are currently 29 active projects going on. He gave an update on Publix, T J Maxx and other businesses locating here. Currently they have received a letter of intent from a National Chain Restaurant which would produce 74 full time employees. He stated there is a lot going on in Tifton and Tift County right now and will try to keep the Board updated on the progress of all the projects as they develop.

Appointments: None

Public Hearings:

A. TC-ZA-12-02: Petition by Tiftarea YMCA, c/o Mitchell Davenport for a zoning change from R-12 (Single Family Residential) Zoning to MR (Multiple Residential) Zoning for development of multi-family apartments for seniors age 55 and over on .835 acre portion of Parcel T45-20A and 1.165 acre portion of Parcel T45-20 located at 2826 Rainwater Road: Carl Fortson gave the staff report and the particulars of the zoning change request. He stated that water and sewer service is available at the property pursuant to a verification letter provided by the Tifton-Tift County Utilities Department. Staff has reviewed this petition and determined that it is in compliance with the Standards for the Exercise of Zoning Powers. It comes with an approval from the Planning and Zoning Board.

B. TC-ZA-12-03: Petition by Luther Black for a change in zoning from RR-1 (Rural Residential) Zoning to CC (Community Commercial) Zoning for development of a 2,304 square foot convenience store on .70 acres comprised of Parcel T49-48 located at 4391 U S Hwy 319 South at the corner of U S 319 and Kell Road: Carl Fortson gave the staff report and the particulars of the zoning change request. Water and sewer service is available at the property as indicated by a letter from Tifton-Tift County Utilities Department and notes that the Tift County Health Department has placed several conditions upon the approval of the proposed convenient store in their attached letter. The store will face Hwy 319. Staff has reviewed the petition and has determined that it is in compliance with the Standards for the Exercise of Zoning Powers and recommends approval with the following condition of approval. 1) Install a 6 foot high fence and landscape buffer along the south and eastern property lines to improve safety and protect the adjoining properties.

C. Public Hearing for the 2012-2013 Proposed Operating Budget 7:30 PM: This will be a required Public Hearing to hear any public comments on the Proposed Operating Budget.

Items to be discussed for Regular Session on June 11, 2012:

D. Resolution and Support Letter for the Groves Place, Phase II, Low Income Housing: The County Clerk introduced Mitchell Davenport, who is the person applying for the funds from the Department of Community Affairs for this project and will oversee the project. This is Phase II of the Groves Place which is Housing Units for Low Income Residents. Pending the approval of their re-zoning request, they are also asking consideration from the Board for the adoption of a Resolution and Letter of Support to be submitted along with the application to the Department of Community Affairs to receive the funding.

E. Beer and Wine application for the Wing Master located on Hwy 41 South: The County Clerk advised that the application from Donna Moore has been properly processed. This application was not approved by the Sheriff.

F. Beer and Wine Application for Chula General Store located on Hwy 41 North: The County Clerk advised that the application from Mark Youngblood has been properly processed. The application comes with an approval from the Sheriff.

G. Beer and Wine Application for Action Billiards on Hwy 82 West: The County Clerk reminded the Board that this application has been before them previously however it was not approved by the Sheriff due to the applicant having an out-of-state driver's license even though he was a Georgia resident. The applicant has now received Georgia driver's license and has asked that his application be processed again. The application and other documents have been sent to the Sheriff however it has not been sent back to the Clerk at this time.

If it is not back by the Monday Regular meeting, staff will ask for a motion to table this item.

H. Library Re-appointments and Appointments: The County Clerk advised that several Library Board appointments will expire on June 30, 2012. Eunice Mixon and Dotty Royal have been recommended by the Library Board for re-appointment as well as Jim Lavery. The seat currently held by Dr. Jo Griffeth will need to be filled with a new member as she has served her fourth consecutive three year term. The seat currently held by Carolyn Abell will need to be filled with a new member as she does not wish to continue serving at this time. There have been five applications turned in for consideration who are Connie Bozeman, Betty Jean Prince, Arthur McCarthy, Richard Perry and Carolyn West.

I. Award Bids for West Golden Road Drainage Improvements: Bids for the West Gold Road Drainage and Improvements were properly advertised and the bid opening was held on June 4, 2012. Two bids were received: 1) Radney Plumbing at \$84,238.60 and 2) The Scruggs Company at \$77,924.78. Staff recommends accepting the low bid.

J. Pass Joint Resolution with TyTy, Omega and Tifton dissolving the Greater Tift County Planning Commission: The County Manager advised the Board that we had received notification from the City of Tifton that it was their desire to fund and operate a Planning Commission separate from Tift County, TyTy and Omega. A joint Resolution must be passed dissolving the current Planning Commission.

K. Pass Joint Resolution with TyTy and Omega creating a new Tift County Planning Commission: The County Manager advised that once the above stated Resolution has been adopted dissolving the current Planning Commission a new Resolution must be jointly passed by Tift County, TyTy and Omega creating a new Planning and Zoning Commission comprised of those governments.

L. Approve Tift County Multi-Jurisdictional Hazard Mitigation Plan Update: Jason Jones, EMA Director advised the Board that the required Public Hearing was held on May 29, 2012 with no comments from the public and the Hazard Mitigation Plan Update is now ready for consideration of adoption. The Disaster Mitigation Act of 2000 requires every community to have an approved Hazard Mitigation Plan in order to receive federal financial disaster assistance. The plan has been reviewed by the Georgia Emergency Management Agency (GEMA) and is awaiting approval by the Federal Emergency Management Agreement. Some months ago the County agreed to hire H & H Resources, Inc. out of Albany, Georgia, to do the research, analysis and the updating of our Hazard Mitigation Plan to be in compliance. Mike Talley, with H & H Resources was present at this meeting and discussed the Hazard Mitigation Plan with the Board briefly and was available for any questions the Board might have. Mr. Talley did state that our biggest exposure would be to hazard materials.

M. Officially appoint County's Records Custodian: The County Manager advised the Board that during the last session of the Georgia General Assembly substantive changes were made to the Georgia Open Meetings and Open Records Law by the passing of House Bill 397. One change is the suggestion that Local Governments officially appoint a Records Custodian to manage all aspects of open records request. The County Clerk's Office currently handles the Open Records Request for Tift County and staff recommends the Board officially appoint the County Clerk as the County's Records Custodian.

County Manager Items:

- Reminded the Board of the Workshop Budget Meeting schedule for June 7, 2012 9AM to 5PM
- Roger Dill:

The County Manager asked Mr. Dill to give a report on the status of Carpenter Road. He gave a re-cap of cost to date and the remaining cost for the Carpenter Road Project. He discussed the Design Work, Right of Way, Value Engineering Study, Right of Way cost estimate and acquisition, Environmental Evaluation and Utility Re-Location, giving the cost of each to date and the remaining cost. He reminded the Board that the cost is split between the County (35%) and the Development Authority (65%) and to date there has been \$1,911,030 put into this project.

Commissioners Comments: None

Executive Session: None

Chairman Thompson adjourned the meeting.

Chairman Grady Thompson, District 7

Vice Chairman Robert Setters, District 3

Commissioner Donnie Hester, District 1

Commissioner Melissa Chevers, District 2

Commissioner Sherry Miley, District 4

Commissioner F. W. (Buck) Rigdon, District 5

ATTEST:

Commissioner C. Michael Jones, District 6

County Clerk 6/5/2012

