

**WORKSHOP SESSION  
TIFT COUNTY BOARD OF COMMISSIONERS  
TUESDAY, MARCH 6, 2007  
6:30 P.M.**

The scheduled Workshop Session of the Tift County Board of Commissioners was called to order by Chairman Grady Thompson on Tuesday, March 6, 2007, at 6:30 p.m. in the Commissioners' Meeting Room of the Administrative Building. Members of the commission present including Chairman Thompson were Commissioners Donnie Hester, Frankie Mathis, C. Michael Jones, Sherry Miley and Robert Setters. Commissioner Rigdon was out due to surgery.

**Public Comments:**

**Appointments:**

1. Bill Moore, marketing Director for Heartwood Communities addressed the Board concerning the development of Cypress Pointe. Their focus is promoting our community. He gave the Board a folder of information and stated they are currently developing cypress Ridge. He goes to different areas particularly the Florida area to make presentations. Presently there are 49 homes in Cypress Ridge and 44 of those homes have been bought by folks from out of town. This year they are scheduled to build 30 new homes in Cypress Ridge and are looking at building 10 in Turtle Cove.
2. Melissa Chevers was the spokesperson for Southside Community Citizens addressed the Board concerning dilapidated houses on the Southside of Tifton. She gave out some pictures of dilapidated houses. She stated that in District w, Tift County has a policy in place to get them clean or lien in place and working within the 90 day time frame. They want something to be done and they would like for it to be done quickly before something happens to the children that have to catch the bus in front of these homes. She stated, "We know better, now they are asking the commissioners to do better." She was advised that Code Enforcement is working on this as hard as they can and papers have been filed on many of the homes. The Board advised they will check into the situation and try to see that things keep moving to get them cleaned up.
3. Richard Tucker addressed the Board and presented a letter that states he does not have legal representation and at the request of the county Attorney this letter is made an official part of these minutes marked as Exhibit "A". Mr. Rowell asked Mr. Tucker what is his remedy suggestion. Mr. Tucker stated that he would suggest the Board go back and require them to meet code. He stated that the mobile homes are rental units; they are not asking that they be made to move out immediately. It is not their intentions to put someone out now, set a time limit (6 months to 1 year) that it must be meet code requirements. Mr. Rowell asked in Mr. Tucker's opinion how many units are in violation. Mr. Tucker replied, all of them. Mr. Tucker stated that code violations falls into two parts. They met the code for one trailer, but to maximize his property, the owner put two trailers there. The other situation is that the owner combined tracts 1, 2 & 3 and there were 6 trailers on that one plot, so when he combined the tracts the Grandfather clause became null and void, then when he realized what was happening he then went back and changed the plat and then he no longer had the required 210 feet of road frontage. Mr. Rowell stated that he did not necessarily agree with Mr. Tucker but he advised the Board that it started out completely wrong, not the cleanest but in his opinion, it is not illegal. Mr. Rowell stated that he will give his legal opinion to the Board and would like for Mr. Tucker's issue be placed on the Regular Agenda for the meeting Monday night. In the meantime, he will meet with Richard and Ander Tucker and will be prepared to give a final decision on Monday night.
4. Wayne Duffell with the American Legion addressed the Board to ask for consideration of reviewing the Special Events Ordinance because they (The American Legion) does not feel it applies to the events at their facility. He quoted from the Ordinance, paragraph two, which states the permits are to be acquired when the event impacts services of the County. He stated the fairgrounds and the American legion building is on private property. He stated the Ordinance has impacted their income severely. They are unable to pay their insurance and other expenses they incur to keep the American Legion going and do the things it stands for. They have been abiding by the Ordinance sine its'

adoption; however they do not believe the Ordinance is fair to their organization and does not apply to the events they hold as renting the building is a huge source of revenue for their organization. The Board took it under advisement.

### **Public Hearings for Regular Session on March 12, 2007:**

- A. TC-SE-07-02:** Mary Goddard requests for a Special Exception to allow Security Worker Housing in G-B (General Business) zoning classification at 15412 U.S. Hwy 82: Planning and Zoning and Staff recommends approval. This is a special use of this property and specifically applies to this business only.
- B. TC-SE-07-03:** Ann C. Merritt requests a special Exception to allow a Rural Farm Homestead located at 5 Jacob Hall Road: Planning and Zoning and Staff recommends approval.
- C. TC-ZA-07-03:** Monty Veazey requests to rezone from A-U (Agricultural Use) to R-20 (Residential) the majority of 147.48 acres located on the east side of Bellflower road to develop a subdivision which consists of 209 lots containing a minimum 20,000 square feet in each lot: Planning and Zoning and Staff recommends approval.
- D. TC-SD-07-01:** Bryan Cavanaugh (Headwind Development) on behalf of Tommy Massey requests for preliminary subdivision plat approval: Mr. Fortson explained that this request meets all the requirements of the Zoning and Subdivision Ordinance. It was recommended as a denial from Planning and Zoning which is the reason it comes before the Commission Board.

### **Items discussed by the Commission for action on March 12, 2007:**

- E.** Reappointments to the Tifton-Tift County Tourism Association Board
- F.** Appointment of expired terms to the Development Authority Board: Three Board applications have been sent in to fill two positions. Ballots will be prepared for the Regular Meeting for the Board's consideration.
- G.** Appoint replacement of Charlotte Bedell to EMAG (Environmental Management Advocacy Group)
- H.** Beer & Wine License Application for Kar Sethuraman for the Raceway located on Hwy 82: This application has been approved by the Sheriff.
- I.** Road Committee Recommendations
- J.** Resolution authorizing the submission for a CDBG Application to DCA to address public facility deficiencies on Wilton Avenue, Scott Circle and Hill Avenue.

The Commissioners agreed to place items E, H, I, & J, on the Consent Agenda for March 12, 2007.

### **County Managers Items:**

- Discussed with the Board the need for a concept study on Omega Road from Hwy 319 to I-75 in order to accelerate the project. His recommendation is to contract with Carter & Burgess who is already under contract jointly with the City to do a Transportation Study. The concept study will cost around \$57,000. This item will be added to the Regular Agenda on March 12, 2007 for approval
- Gave a report on the rebanding and public safety upgrade
- Asked the Board's permission to contract with the folks that gave a clean-up estimate cost in the amount of \$19,500 to proceed. It is a health hazard and it needs to be cleaned up as soon as possible. He stated that he has had two contractor look at the building and they have determined that it is structurally sound. As soon as the cleanup is completed, we will be able to begin the renovation process of this building to be used as a Records Retention Facility. This item will added to the Regular Agenda for approval. He also discussed moving the Old EMS Building located on the property across the street so that there will direct access to the Records Retention Facility. He stated it would cost approximately \$30,000 to move the building. He will also check into a cost of moving the Green House.

### **Commissioner Comments:**

Commissioner Miley commended that Sheriff and his Department. She stated she had the opportunity to ride with them last week and found it to be very educational and handled very professional.

Commissioner Rigdon stated that Judge Mims in seeking some directions on how to go about selecting one of two candidates that have applied for the public defender contract for state court.

Commissioner Mathis asked the County Clerk to set up the meeting for next week in the Courtroom downstairs because he thinks there is going to be a couple of big issues. He asked if the Board is going to be allowed to vote by ballot for the Development Authority. The county Clerk explained the general practice of the commission Board which has been voting by ballot and then announcing the vote in the public. The County Attorney advised that he would recommend continuing with normal practices of the Board; however he will look at the law and have a legal answer prior to the next meeting.

Commissioner Mathis asked if the County is doing anything about the huge hole in the parking lot at Shoney's and the Ramada Inn. Mr. Dill explained that the City and County have met with the owners numerous times and a letter has been written to them requested that they secure the area with barriers much better than what is there now. This situation is private property. The owners have not responded to the request. He was concerned if there is any danger with the traffic on Highway 82, will it cave in. Mr. Dill has looked at the situation and does not feel there is any danger of Highway 82 caving in. The County Attorney has attended the meetings that have been held with the owners. Another letter will be sent from the attorney.

Commissioner Mathis recommends that Commissioner Setters be appointed to the MIS Committee. He has had some complaints on Eldorado Omega Road and asked Mr. Dill to look at the road.

Vice Chairman Hester stated his major concern for the equalization of the water rates has not been resolved and it has been a year. He stated he will go back to the city with this issue because he is deeply concerned about the water rates for Tift County citizens. He is concerned about the patching of roads and then the work sinks down. The city is cutting the roads to install water and sewer lines. Mr. Burr advised that the County has not cut any roads. Mr. Dill will look at these areas and will address it with the City.

Commissioner Jones recommends that Commissioner Mathis be appointed to the EMAG Committee. He also stated that since springtime is coming up, he would like for us to look at our bike routes and see if there may be some grant money available to get them ready for biking. Commissioner Jones also stated he would still like to see the Agenda put on the website.

Commissioner Setters asked Mr. Burr about the work on Hex Dodson Road and was advised that it is being worked on. He also asked when does the Interlocal Fire Agreement come up for review. It will be looked up and reported to him.

**Executive Session:** Motion was made by Commissioner Hester to go into Executive Session under OCGA 50-14-2[1], OCGA 50-14-3[6], and OCGA 50-14-13[4] seconded by Commissioner Mathis. Motion carried unanimously.

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

Chairman Thompson adjourned the meeting.

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Chairman Grady Thompson, Dist 7

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Vice Chairman Donnie Hester, Dist 1

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Commissioner Frankie Mathis, Dist 2

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Commissioner Robert Setters, Dist 3

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Commissioner Sherry Miley, Dist 4

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Commissioner Fred W. Buck Rigdon, Dist 5

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Commissioner C. Michael Jones, Dist 6

ATTTEST: \_\_\_\_\_  
County Clerk

**REGULAR SESSION  
TIFT COUNTY BOARD OF COMMISSIONERS  
MONDAY, MARCH 12, 2007  
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, March 12, 2007, at 6:30 p.m. in the Commissioner's Meeting Room of the Administrative Building. Members of the commission present including Chairman Thompson were Vice Chairman Donnie Hester, Commissioners Sherry Miley, Frankie Mathis, Buck Rigdon, C. Michael Jones and Robert Setters.

**Called Executive Session at 6PM:** Motion was made by Commissioner Mathis, seconded by Vice Chairman Hester to go into Executive Session for personnel under OCGA 50-14-3(6). Motion carried unanimously.

Motion to close Executive Session was made by Commissioner Mathis, seconded by Vice Chairman Hester. Motion carried unanimously.

Chairman Thompson called to order the Regular Business Meeting of the Tift County Board of Commissioners at 6:30 PM.

Chairman Thompson asked Commissioner Frankie Mathis 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.

**Public Comments:**

Wayne Duffell addressed the Board concerning his request for the Board to review the Special Events Ordinance and Permit. He stated he had not heard anything and just wanted to remind the Board they would like to know if they are considering this and if they could look for a response soon. He was told it was still under advisement and that the County Attorney would be reviewing the Ordinance.

John Mason with the Brookfield Community Club addressed the Board to advise there is no room on the property leased for a septic tank but they will continue to try and follow the signed lease agreement stipulations.

Tyron Spearman with the Spearman Agency and representing the Tourism Association spoke to the Board in support of the American Legion's request to review the Special Events Ordinance. He stated they have been very helpful in events that are held at the fairgrounds; they are a good dedicated crew and help host events that the Tourism put on out there.

**Minutes:** Motion was made by Commissioner Mathis approving the minutes of the February 6, 2007 Workshop Session, and the February 12, 2000 Regular Session, seconded by Commissioner Jones. Motion carried unanimously.

**Additions to the Agenda:**

Approval to have a concept study conducted on Omega Road (K)  
Approve expenditure for clean up of the Old Mid Step Building (L)  
Allow the County Attorney to address the Richard and Ander Tucker Matter (M)  
Approval of additional employee in Tax commissioner's Office to be responsible for collection of delinquent mobile home taxes (N)  
Announce the successful candidate for the County Manager position (O)

Motion was made by Vice Chairman Hester to add these to items to the Regular Agenda under letters K, L, M, N, & O, seconded by Commissioner Mathis. Motion carried unanimously.

**Public Hearings:**

**A. TC-SE-07-02: Mary Goddard requests a Special Exception to allow Security Worker Housing in G-B (General Business) Zoning Classification at 1541 U.S. Hwy 82:**

Roger Dill opened the Public Hearing. Carl Fortson explained the nature of the request and advised that it comes with an approval from Planning and Zoning and Staff.

There was no public comment and Mr. Dill closed the Public Hearing

Motion was made by Commissioner Miley to approve TC-SE-07-02, Special Exception, seconded by Commissioner Mathis. Motion carried unanimously.

**B. TC-ZA-07-03: Ann C. Merritt requests a Special Exception to allow a Rural Farm Homestead located at 5 Jacob Hall Road:**

Roger Dill opened the Public Hearing. Carl Fortson gave an explanation of the request. There was confusion of the placement of the re-zoning sign on the property because it was placed too far north on the property. The motion from Planning and Zoning was for denial however; Mr. Fortson believes it was because of the incorrect placement of the sign and the neighbors have been advised of the error. This comes with a recommendation of approval from Staff.

Sonny Collins of Nashville, Tennessee is one of the decants from this Estate and advised the Board they are trying to get this Special Exception for the home place only so they can sell the house and one acre. They do not plan to do anything with the remainder of the farm.

Ronald Norman of 185 Jacob Hall Road spoke in favor of the Special Exception stating the requests had been clarified to the house and one acre only.

Lisa Sellars of 59 Jacob Hall Road spoke in favor of this request stating they had found out about the error of the placement of the sign and realize it is just for the house and one acre only.

Ricky Sellars of 59 Jacob Hall also spoke in favor of the request with the same comments as Mrs. Sellars.

There was no opposition. Mr. Dill closed the Public Hearing.

Motion was made by Commissioner Miley to approve TC-SE-07-03, Special Exception, seconded by Vice Chairman Hester. Motion carried unanimously.

**C. TC-ZA-07-03: Monty Veazey requests to rezone from A-U (Agricultural Use) to R-20 (Residential) the majority of 147.48 acres located on the east side of Bellflower Road to develop a subdivision which consist of 209 lots containing a minimum 20,000 square feet in each lot:**

Roger Dill opened the Public Hearing. Carl Fortson explained the nature of this request and advised that it comes to the Board with an approval from Planning and Zoning and Staff.

Monty Veazey spoke to the Board concerning his rezoning request stating that part of the land is already zone R-20 and his is attempting to get the remainder of it rezoned the same. He stated he understands that all the neighbors are concerned about this rezoning and therefore out of respect to the neighbors; although he does not know who they are because no one has approached him to discuss the issue, he would like to request that this be postponed to give the neighbors the opportunity to contact him.

Mr. Veazey was advised by the County Attorney that as a matter of protocol what has typically been done is a withdrawal be submitted as opposed to postponing and there are reasons for that. Mr. Rowell advised the Board and staff to continue with normal procedures. Mr. Veazey stated it would be quite an additional expense to him however he wanted to give the neighbors the opportunity to express to him their concerns so he respectfully withdrew his rezoning request.

Mr. Dill closed the Public Hearing.

**D. TS-SD-07-01: Bryan Cavanaugh (Headwind Development) on behalf of Tommy Massey requests for preliminary subdivision plat approval.**

The County Clerk read a letter received earlier in the day from Mr. Cavanaugh requesting to withdraw his subdivision application.

**CONSENT AGENDA:**

- E. Reappoint Jack Stone and William Bowen to the Tifton-Tift County Tourism Board for another three year term.**
- H. Approve Beer and Wine License Application for Kar Sethuraman for the Raceway located on Hwy 82**
- I. Approve the following recommendations from the Road Committee:**
  - 1} Support the Department of Transportation's recommendation to install a 4-Way Stop at Brighton Road and State Route 125 and install rumble strips on Brighton Road.**
  - 2} Approve the following Priority List for resurfacing to be funded from SPLOST**
    - 1. Lower Brookfield Road to be extended 2.25 miles on into Brookfield
    - 2. Brighton Road from SR 125 to Old Ocilla Road
    - 3. New River Church Road from Hwy 319 to Hwy 82
    - 4. Ray Taylor road
    - 5. Zion Hope Road from Moore Hwy to Hwy 41
    - 6. Cromer Road
    - 7. Little River Road
    - 8. Willis Still Road
    - 9. Chula Brookfield Road
- J. Authorize the submission of a Resolution for a CDBG Application to DCA to address public facility deficiencies on Wilton Avenue, Scott Circle and Hill Avenue**

Motion to approve the Consent Agenda was made by Commissioner Mathis, seconded by Commissioner Jones. Motion carried unanimously.

**Regular Agenda:**

- F. Appointment of expired terms to the Development Authority Board:** The County Clerk passed out ballots for the voting of Position "A" seat from the three applicants which are Bob Reinhardt, Jack Perry and Lawrence Norman Hill, Sr. She asked the Board to please vote for one. The ballots were marked and then reviewed by the County Clerk and the County Attorney. The Board unanimously appointed Bob Reinhardt to this position.

The County Clerk passed out ballots for Position "B" with the same names and asked the Board to disregard the one they just elected and vote for one to fill position "B". The ballots were marked and then reviewed by the County Clerk and County Attorney. The Board appointed Lawrence Norman Hill, Sr. by a 5 to 1 vote.

- G. Appoint a replacement of Charlotte Bedell to EMAG (Environmental Management Advocacy Group):** Motion was made by Vice Chairman Hester to appoint Commissioner Frankie Mathis to EMAG, seconded by Commissioner Miley. Motion carried unanimously.
- K. Approval to have a concept study conducted on Omega Road:** Motion allowing the Interim County Manager to enter into a contract to have the concept study conducted was made by Vice Chairman Hester, seconded by Commissioner Mathis. Motion carried unanimously.
- L. Approve expenditure for clean up of the Old Mid Step Building:** Motion to approve this expenditure was made by Commissioner Rigdon, seconded by Commissioner Mathis. Motion carried unanimously.
- M. Allow the County Attorney to address the Richard & Ander Tucker Matter:** The County Attorney addressed the issue with Richard and Ander Tucker matter and read his statement on behalf of the Board to the Tuckers. Mr. Rowell's final opinion is that there is no responsibility for this Board to take. Mr. Rowell's memorandum to Richard and Ander Tucker is made a part of these official minutes marked at "Exhibit "A" and attached.

Richard Tucker asked to address the Board and did so stating a couple of statements referencing Section 14 in the Code. He thanked the Board for allowing him to make those statements.

- N. Approval of additional employee in Tax Commissioner's Office to be responsible for collection of delinquent taxes:** Mr. Dill explained an additional employee is needed to help with the collection of delinquent taxes. Code Enforcement has been handling this in their spare time but it has not been very successful. The collection of delinquent mobile home taxes goes directly into the County funds. This is not a budgeted item in the present budget. This will be a fulltime employee and will need transportation furnished. The Finance Director's recommendation is to include it in the up coming budget. Motion was made by Commissioner Miley for the Tax Commissioner to make this request at budget time, seconded by Commissioner Rigdon. Motion carried unanimously.
- O. Announce the successful candidate for the County Manager Position:** Motion was made by Commissioner Setter to enter into negotiations to hire Jim Carter from Valdosta for the County Manager position, seconded by Commissioner Jones. Motion carried with a 5 to 1 vote. Vice Chairman Hester voted against the motion.

**County Managers Items:**

- Mr. Dill gave out a request received from the Funeral Home Directors for an increase in Pauper Burials. They now received \$250 for each case and are asking for that to be increased to \$650. This will be added to the April Agenda for the Board's consideration
- Discussed the inspection of the Administration Building stating that it will take place tomorrow at a cost of \$1280. We are receiving a number of complaints dealing with ventilation and such
- Advised the Board of lightening damage during the storm on March 1, 2007. We were first told it would probably be around \$14 thousand, it is now \$85 thousand. A claim has been filed with ACCG Insurance.
- Advised of the liter meeting held last Friday; met and talked about trash pick up on roads. It was a successful meeting. This group will meet again this Friday and coordinate efforts to have a massive pick up on March 24, 2007.

Rita Griffin, Chairman of the Tift County School Board asked for the Board's support of the upcoming referendum on SPLOST for the School Board.

**Commissioner Comments:**

Commissioner Mathis asked Mr. Dill if he would speak to the folks that pick up trash about making sure to put the trash cans back off the white lines, edge of the Road. He has received several complaints. Mr. Mathis would like to attend the next Road Committee meeting.

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

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

Motion to adjourn was made by Commissioner Setters, seconded by Commissioner Jones. Motion carried unanimously.

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Chairman Grady Thompson, Dist 7

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Vice Chairman Donnie Hester, Dist 1

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Commissioner Frankie Mathis, Dist 2

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Commissioner Robert Setters, Dist 3

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Commissioner Sherry Miley, Dist 4

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Commissioner Fred W.(Buck)Rigdon, Dist 5

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Commissioner C. Michael Jones, Dist 6

ATTEST:  
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County Clerk