

REGULAR SESSION
TIFT COUNTY BOARD OF COMMISSIONERS
MONDAY, SEPTEMBER 18, 2017 (6:00 PM)

The scheduled Regular Session of the Tift County Board of Commissioners was called to order by Chairman Grady Thompson on Monday, September 18, 2017 at 6:00 pm in the Commission Meeting Room of the Charles Kent Administration Building. Members of the Commission present were: Chairman Grady Thompson and Commissioners Robert Setters, Greg Wood, Donnie Hester, Fred "Buck" Rigdon, Stan Stalnaker and Melissa Hughes.

Commissioner Donnie Hester offered an invocation followed by the Pledge of Allegiance to the United States Flag.

MINUTES: Commissioner Greg Wood made a motion to approve the following minutes: (1) Executive Session – July 10, 2017 (re-ratification); (2) Work Session – August 8, 2017; (3) Regular Session – August 14, 2017; (4) Joint Session with City of Tifton – August 22, 2017; and (5) Joint Session with City of Tifton – August 25, 2017. Motion seconded by Commissioner Fred "Buck" Rigdon. The motion carried 6-0.

ITEMS TO BE ADDED TO THE AGENDA:

Commissioner Robert Setters made a motion to add Item #: I to the Regular Agenda to consider an appointment to the Hospital Authority. Motion was seconded by Commissioner Stan Stalnaker. The motion carried 6-0.

PUBLIC COMMENTS: There were none to report.

APPOINTMENTS: There were none to report.

PUBLIC HEARINGS:

- A. Kick-off Joint Public Hearing to Announce the Beginning of the 2018 Joint Comprehensive Plan Update for Tift County and the Cities of Tifton, Omega and Ty Ty

Julie Schewchuk from the South Georgia Regional Commission was present to outline the process for the Joint Comprehensive Plan Update. Ms. Schewchuk stated that the plan has to be updated by June 30, 2018. Therefore, a draft will have to be adopted no later than April 2018 in order to give DCA a 30-day review.

County Attorney Anthony Rowell opened the zoning public hearings by explaining how the hearings would be run procedurally.

- B. TC-ZA-17-02 – Application by Hobbs Girls, LLC owners, Chris F. West, Teramore Development, LLC and Joseph Carter, Attorney at Law, agents.

County Attorney Anthony Rowell asked the Board of Commissioners if any Commissioner has any type of conflict of interest with the applicant. There was no positive or negative response from the Commissioners in response to the question.

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Development Support Services Director Carl Fortson stated that this request is for rezoning of a 1.805 acre of proposed tract located in the northeastern quadrant at the intersection of US Highway 319 North and Mount Olive Church Road. The proposed rezoning request is to construct a proposed new 7,500 square foot Dollar General retail store. The property is currently zoning AG (Agriculture) and the request is to rezone to C-C (Community Commercial).

Mr. Fortson stated that considering the standards for exercise of zoning powers that staff recommends approval. Mr. Fortson stated that the Planning and Zoning Commission recommends denial. The staff and the Planning Commission disagreed on the following standards:

1. The existing land use pattern
3. The existing population density pattern and the possible increase or overtaxing of the load on public facilities
4. Whether changed or changing conditions make the passage of the proposed amendment reasonable
6. Potential impact on the environment, including but not limited to drainage, soil erosion and sedimentation, flooding, air quality, and water quality and quantity
7. The reasonableness of the costs required of the public in providing, improving, increasing or maintaining public utilities, schools, streets and public safety necessities when considering the proposed changes
10. Whether the proposed change will constitute a grant of special privilege to the individual owner as contrasted with the adjacent or nearby neighborhood or with the general public
11. The extent to which the zoning decision is consistent with local planning efforts of Tift County

At this time, County Attorney Anthony Rowell asked if there was anyone who would like to speak in support of this application.

Joseph Carter, attorney for the applicant, spoke in favor of the application. Mr. Carter stated that they have considered the comments made in opposition to the project at the Planning & Zoning meeting and tried to incorporate some of their concerns in the site plan. Mr. Carter stated that one of the concerns was property values. However, Mr. Carter noted that zoning standard #8 dealing with property taxes was not one of the standards staff and the Planning Commission disagreed on. Mr. Carter stated the property is currently zoned AG (agriculture) but the uses in the area are residential.

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Josh Hufstetler, Teramore Development, spoke in favor of the application. Mr. Hufstetler provided a revised site plan to the Commissioners. A copy is attached and made part of the record. The building will be full masonry with a heavy landscaped buffer. This prototype is one of Dollar General's smallest stores, only 7,500 sq ft.

There being no other comments in support of the application, County Attorney Anthony Rowell asked if there was anyone who would like to speak in opposition of the application. The following individuals spoke in opposition to the application.

John Huggins, 506 Mt. Olive Church Road, stated that the proposed store will be quarter of a mile east of his property. He believes this project would interfere with the health, safety and welfare of those in the community. It was stated in the Planning Commission meeting that having this location would make shopping convenient for the area. Mr. Huggins stated that he did not choose where to live based on convenience to shopping. He stated he doesn't mind driving to get somewhere to shop. Mr. Huggins also stated he was worried about safety in the area due to increased traffic.

Jeremy Moore, 660 Harold Tyson Road presented pictures of other Community Commercial areas in Tift County. Pictures are attached to the minutes and made part of the record. Mr. Moore stated that these pictures are a representation of what is allowed in a CC zoning district. Mr. Moore stated his concerns regarding the following zoning standards: (1) Feels that this rezoning would not be consistent with the existing land use pattern; (2) This would create an isolated district unrelated to adjacent and nearby districts. He stated that there is not a commercial business within a radius of three miles. Within this three mile radius, there is 18,000 acres of agricultural land; (5) Whether real or perceived, this rezoning would adversely affect this area; (8) Mr. Moore stated his house would face the Dollar General and he feels it would therefore affect his property value; and (9) With 12 other dollar stores in Tift county, he feels another dollar store would be out of scale with the needs of the neighborhood and Tift County.

Patrick Atwater, 2074 Chula Brookfield Road, stated he concurred with the statements made by Mr. Moore and Mr. Huggins. He stated that he owns property in the area that have pecans trees, cows and pine tree. He stated that he can see all types of ag uses with eye shot of his property. He stated he does not feel that the additional revenue that this location would generated does not make up for the detriment it will cause to the area.

Amyie Mathis, 1024 US Highway 319 North, stated that her property would be right next door to the proposed Dollar General therefore her property would be greatly impacted. Ms. Mathis stated that she is concerned with traffic safety at this intersection. Ms. Mathis provided copies of an online petition in opposition of the project. A copy of the petition is attached and made part of the record.

Judy Williams, 6606 Delynn Drive, stated she feels that her property will be greatly affected. She stated that her and her children that have gone off to school did sign the online petition.

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Debra McCrary, 210 Mt. Olive Church Road, stated that she agrees with all comments made in opposition to the application. However, she stated that she does not agree with staff's recommendation mentioned at the Planning & Zoning meeting that a retail presence is needed in the area.

Sara Smith, 6602 Delynn Drive, expressed her concerns regarding the commonality in the names of the seller and buyer of the property.

Matt Rewis, 617 Harold Tyson Road, stated he purchased his property in 2014 and began building his home. He moved in his home in 2015. He feels placing a Dollar General on the proposed property would adversely affect his property values. He also stated he felt that the intersection would increase in danger.

Rhonda Moore, 780 Jacob Hall Road, stated that the applicant stated that this is the "best place" for the Dollar General. Ms. Moore stated that when they were looking for a house, they were looking for their "best place". She asked that the Board consider that when voting on this issue.

Seeing that there was still a lot of citizens in the audience who had not spoken for or against the application, County Attorney Anthony Rowell asked for a show of hands who was in opposition to the application. He then asked those who raised their hands if their concerns have been expressed through those who have already spoken. A notepad was circulated to record names and addresses of those citizens present who were in opposition to the application. A copy of the list is attached and made part of the record.

Joseph Carter spoke again thanking everyone for their time and consideration.

There being no further comments for or against, the public hearing was closed.

Commissioner Stan Stalnaker made a motion to deny TC-ZA-17-02 – Application by Hobbs Girls, LLC. Motion was seconded by Commissioner Melissa Hughes. Motion carried 6-0.

C. TC-ZA-17-03 – Application by Mill Creek Plantation, LLC, owner, and David DeLoach, agent

County Attorney Anthony Rowell asked the Board of Commissioners if any Commissioner has any type of conflict of interest with the applicant. There were no conflicts of interest to report.

Development Support Services Director Carl Fortson stated that this request is for the rezoning of 11.633 acres from AG (Agriculture) to R-21 (Residential) for the purpose of expanding The Cove at Willow Creek Subdivision. The property beings at 1001.29 feet east of US Highway 319 South directly across from the intersection of Carpenter Road. The property adjoins a proposed 27.155 acre parcel to the east which is currently zoned R-21 (Residential).

Mr. Fortson stated that considering the standards for exercising zoning powers both staff and the Planning & Zoning Commission recommend approval.

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At this time, County Attorney Anthony Rowell asked if there was anyone who would like to speak in support of this application.

Mathew Inman, 515 St. Augustine Road, EMC Engineering, spoke in favor of the application.

Jess Lindsey, 105 Mitchell Store Road, spoke in favor of the application.

There being no other comments in support of the application, County Attorney Anthony Rowell asked if there was anyone who would like to speak in opposition of the application.

Cynthia Moon, 4177 Highway 319 South, expressed her concerns that the development will cause her property to flood more.

There being no further comments for or against, the public hearing was closed.

Commissioner Robert Setters made a motion to approve TC-ZA-17-03 – Application by Mill Creek Plantation, LLC. Motion was seconded by Commissioner Donnie Hester. Motion carried 6-0.

CONSENT AGENDA:

County Manager Jim Carter read the consent agenda as follows:

- A. Motion to Approve Agreement with Plant Communications for Fiber Optics for Six (6) County Buildings Administration, EMS, Extension Office, Recreation, Public Safety and Public Works) for \$5,576.32 per month
- B. Motion to Approve Service Agreement with CooperCraft Communications, Inc. for Eaton UPS at EOC for \$6,802.00
- C. Motion to Upgrade of VMware Software for Purchase Price of \$7,556.49
- D. Motion to Approve Chairman Executing the ACCG-IRMA and ACCG-GSIWCF Safety Discount Verification Forms
- F. Motion to Approve Ordinance No. 2017-02, Speed Zone Changes

Commissioner Donnie Hester made a motion to approve the Consent Agenda as read by the County Manager. Motion was seconded by Commissioner Fred "Buck" Rigdon. The motion carried 6-0.

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REGULAR AGENDA:

- E. **Appointment of Voting Delegate for ACCG Leadership Conference:** Commissioner Robert Setters made a motion to appoint Commissioner Donnie Hester as the voting delegate at ACCG's Leadership Conference. Motion was seconded by Commissioner Greg Wood. Motion carried 6-0.

I. **Appointment to Hospital Authority:**

County Clerk Miriam Jordan stated that there was a vacancy on the Hospital Authority. Mrs. Jordan stated that the Hospital Authority recommends Dr. Joel Johnson, Dr. Rubal Patel or Dr. David McEachin. The Board of Commissioners had no further nominations.

Commissioner Fred "Buck" Rigdon made a motion to appoint Dr. Joel Johnson to the Hospital Authority. Motion was seconded by Commissioner Robert Setters. Motion carried 6-0.

COUNTY MANAGER'S COMMENTS: County Manager Jim Carter asked that everyone keep Leigh Jordan's family in their prayers.

COMMISSIONER'S COMMENTS: Commissioner Robert Setters thanked Public Safety and the Road Department for their work during and after Hurricane Irma. Commissioners Wood, Hester, Stalnaker and Hughes shared Commissioner Setters' appreciation for a job well done. The Commissioners also asked that everyone keep Leigh Jordan's family in their prayers.

COUNTY CLERK'S COMMENTS: There were none to report.

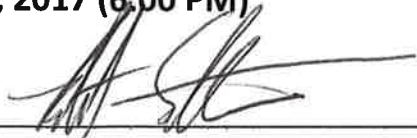
EXECUTIVE SESSION: Commissioner Donnie Hester made a motion to enter into Executive Session for the purpose of discussing pending litigation. Commissioner Melissa Hughes seconded the motion. Motion carried 6-0.


There being no further discussion, Commissioner Fred "Buck" Rigdon made a motion to adjourn the Executive Session. Motion seconded by Commissioner Stan Stalnaker. Motion carried 6-0.

ADJOURN: There being no further discussion, Commissioner Melissa Hughes made a motion to adjourn. Motion was seconded by Commissioner Stan Stalnaker. Motion carried 6-0.

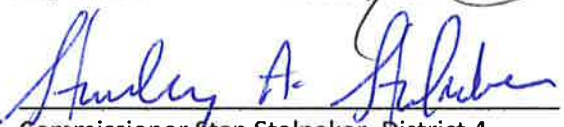
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Chairman Grady Thompson, District 7



Vice Chairman Robert Setters, District 3

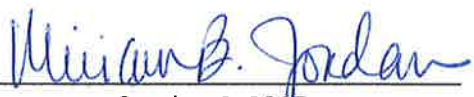

Commissioner Donnie Hester, District 1

absent
Commissioner Melissa Hughes, District 2


Commissioner Stan Stalnaker, District 4


Commissioner Fred "Buck" Rigdon, District 5


Commissioner Greg Wood, District 6

ATTEST: 
October 9, 2017