

# POST AGENDA

**PIKE COUNTY BOARD OF COMMISSIONERS**  
**6:30 p.m.**

**REGULAR MONTHLY MEETING**  
**Tuesday, June 28, 2016**

The Pike County Board of Commissioners held its Regular Monthly Meeting on Tuesday, June 28, 2016 at 6:30 p.m. in the Commissioners Meeting Room, Courthouse Annex, at 79 Jackson Street, Zebulon. Chairman Briar Johnson convened the meeting and Commissioners Tim Daniel, Tim Guy, Tommy Powers and James Jenkins attended. County Manager John Hanson, County Attorney Rob Morton and County Clerk Jo Ann Wrye were also present. (O.C.G.A. § 50-14-1(e) (2))

- 1. CALL TO ORDER ..... Chairman J. Briar Johnson**
- 2. INVOCATION.....Frank Winfrey**
- 3. PLEDGE OF ALLEGIANCE..... Chairman J. Briar Johnson**

**4. APPROVAL OF THE AGENDA - (O.C.G A. § 50-14-1 (e) (1))**

County Manager John Hanson requested the agenda to be amended by moving item 9b. under New Business to after the public hearings.

**Motion/second by Commissioner Jenkins/Commissioner Daniel to approve as amended, motion carried 5-0.**

**5. APPROVAL OF THE MINUTES - (O.C.G.A. § 50-14-1(e) (2))**

- a. Minutes of the June 8, 2016 Regular Monthly Meeting.
- b. Minutes of the June 17, 2016 Special Call Meeting.

**Motion/second by Commissioner Guy/Commissioner Powers to approve both meetings, motion carried 5-0.**

**6. INVITED GUESTS - None**

**7. REPORTS FROM COMMISSIONS, DEPARTMENTS, COMMITTEES, AUTHORITIES**

- a. Monthly Reports submitted from County Departments and County Authorities, including a Revenue/Expenditure Statement for all departments, and a summary check register. *There are no Department reports as they will be provided during the first Board meeting of July Revenue/Expenditure Statement and Detail Check Register is included.*

**Motion/second by Commissioner Powers/Commissioner Daniel to approve, motion carried 5-0.**

b. County Manager Report

- Update on County finances for the following funds/accounts:

General Fund .....	\$1,554,411.44
Fire Dept. Donations.....	\$3,944.05
BOC – Jury Account.....	\$0.00
Cash Reserve Account.....	\$3,645.93
Pike County CD Special Revenue Funds.....	\$1,000,000.00
Jail Fund .....	\$22,864.46
E-911 Fund .....	\$80,234.80
DATE Fund .....	\$38,633.08
Juvenile Court Fund.....	\$14,485.83
Residential Impact Fee .....	\$355,651.26
Commercial Impact Fees .....	\$19,356.99
C.A.I.P FUND .....	\$24,233.85
General Obligation SPLOST Tax Bond Sinking Fund, 2011 .....	\$215,178.16

L.M.I. Grant (DOT)..... \$404,286.63

c. County Manager Comments. No report.

d. Commissioner Reports.

District 1 – Commissioner Daniel

Appreciates the Road Department, Sheriff’s Office, the Fire Department and EMA for helping clean up after the storm last week.

District 2 – Commissioner Guy

Asked about the status of Shortcut Road. County Manager Hanson advised the equipment is set up on Shortcut Road, but the storm has delayed work on the road. He said Todd Goolsby anticipates being on that road next Monday or Tuesday.

District 3 – Commissioner Powers

He has had a couple of calls thanking the Road Department for getting the debris out of the ditches in a timely manner.

District 4 – Commissioner Jenkins

Asked County Manager Hanson when the 2016 SPLOST road projects will begin. County Manager Hanson stated if the bond is approved this evening we should be able to close the loan on Thursday; we will then have the funding to commit the dates on the contract. We should have confirmed dates to begin the work at the end of this week or beginning of next week as well as what roads they will start on first.

He thanked Teri Totten for her role during the storm last week and understands she was very instrumental in helping to let people know where they needed to be; it was very well organized.

At- Large – Chairman Johnson

Reminded everyone about the Independence Day celebration this Saturday beginning at 4:00 pm at the soccer field.

He brought attention to the six public hearing on the agenda and wanted to thank David Allen and his staff, they do a phenomenal job and work very hard.

e. County Attorney Report to Commissioners. No report

**8. UNFINISHED BUSINESS - None**

**9. NEW BUSINESS**

a. Approve/Deny permit fee refund and impact fee refund for Maria Fogarty of Harris Road. Permit number 2016-02-030.

David Allen addressed the Board stating Ms. Fogarty had paid for a permit fee and impact fee for a new house she was planning on building, but decided later to buy a house that was already built.

**Motion/second by Commissioner Daniel/Commissioner Guy to approve the refund for the permit fee and the impact fee, motion carried 5-0.**

b. Approve/Deny impact fee exemption for K & K Manufacturing in the new Hwy. 41 Industrial Park, per Code Section 157.05.

**THIS MATTER WAS HEARD AFTER THE PUBLIC HEARINGS.**

**Motion/second by Commissioner Powers/Commissioner Jenkins to approve, motion carried 5-0.**

- c. Per Code Section 155.03 (A), Planning and Development is forwarding a request from L & S Contracting to rescind a previously approved plat revision for Irish Hill subdivision, approved by the Board of Commissioners on March 9, 2016.

**Motion/second by Commissioner Powers/Commissioner Daniel to rescind a previously approved plat revision, motion carried 5-0.**

- d. **PUBLIC HEARING:** To receive public input in regards to SUB 16-01 – The Development Authority of Pike County, property owner and applicant, is requesting final plat approval of a 5-lot industrial subdivision on 71.76 acres located off of U.S. Hwy. 41. Said property is zoned M-2B (Manufacturing-Heavy), with approximately 1200 feet of frontage along the western side of U.S. Hwy. 41. The property is located in Land Lot 164 of the 2<sup>nd</sup> Land District of Pike County, Georgia. Property is further identified as Tax Map Parcel Numbers 088 045, 088 042, and 088 043.

David Allen, Director of Planning and Development addressed the Board regarding this issue and stated the Planning Commission recommended approval at their meeting on June 16, 2016. They also approved naming the road Pike Industrial Parkway.

In Favor

Oppose

Steve Reeves

No one came forth

**Action: Discuss/Approve/Deny**

**Motion/second by Commissioner Powers/Commissioner Guy to approve the plat and the name of the road to Pike Industrial Parkway, motion carried 5-0.**

- e. **PUBLIC HEARING:** To receive public input in regards to REZ-16-03 – Emory L. Rickerson, Jr., property owner and applicant, is requesting a re-zoning of his property from A-R (Agricultural-Residential) to R-11 (Single Family Residential) in order to be able to further subdivide his property into two lots and have a more updated home. The subject property, located at 167 Adams Road, has approximately 464 feet of frontage along the eastern side of Adams Road. The property is located in Land Lot 202 of the 8<sup>th</sup> District of Pike County, Georgia. The subject property consists of 4.13 total acres and is further identified as Tax Map Parcel #082 011A.

David Allen, Director of Planning and Development addressed the Board regarding this issue stating this came before the Planning Commission on June 9, 2016 and they recommended approval.

In Favor

Oppose

Emory Rickerson

No one came forth

**Action: Discuss/Approve/Deny**

Commissioner Powers asked if there is enough room on the property for Mr. Rickerson to put his well and septic tank. David stated as long as the land perks he will have enough room for both.

**Motion/second by Commissioner Powers/Commissioner Guy to approve, motion carried 5-0.**

- f. **PUBLIC HEARING:** To receive public input in regards to SE-16-07 – John Lang Thompson, property owner and applicant, is requesting a special exception in an A-R zoned district to allow for the use of a garage apartment on the subject property. The subject property, located at 1112 Hollonville Road, has approximately 308 feet of frontage along the northeastern side of Hollonville Road. The property is located in Land Lot 80 of the 9<sup>th</sup> District of Pike County, Georgia. The property consists of 10.76 acres and is further identified as Tax Map Parcel #053 036 B.

David Allen, Director of Planning and Development addressed the Board regarding this issue stating this came before the Board of Appeals on June 16, 2016. The Board of Appeals and Staff recommend approval.

In Favor

John Thompson

Oppose

No one came forth

**Action: Discuss/Approve/Deny**

Commissioner Jenkins asked if this would affect Impact Fees if this was done as a garage rather than living quarters. Mr. Allen responded that it would not have an effect on Impact Fees because Residential Impact Fees are for the main house.

Chairman Johnson asked if the septic tank was a 1500 gallon or a 1000 gallon; David Allen advised Mr. Thompson installed the 1500 gallon septic tank.

**Motion/second by Commissioner Powers/Commissioner Jenkins to approve, motion carried 4-1 with Commissioner Daniel abstaining because Mr. Thompson is his brother-in-law.**

- g. **PUBLIC HEARING:** To receive public input in regards to SE-16-08 – Joyce M. Turner, property owner, and Melba Cox, applicant, are requesting a special exception in an C-2 zoned district to allow for the continued use of a commercial building (former grocery store) as a residence. The subject property, located at 1830 Pedenville Road, has no adjacent frontage on the northern side of Pedenville Road. The property is located in Land Lot 242 of the 1<sup>st</sup> District of Pike County, Georgia. The property consists of approximately 0.04 acres and is further identified as Tax Map Parcel #012 011 NL.

David Allen, Director of Planning and Development addressed the Board regarding this issue stating this was brought before the Board of Appeals on June 16, 2016 and they along with the Staff recommend approval with conditions.

In Favor

Melba Cox

Oppose

No one came forth

**Action: Discuss/Approve/Deny**

**Motion/second by Commissioner Guy/Commissioner Daniel to approve, motion carried 5-0**

There were questions from the Board regarding water, sewage, road frontage and no ground fault breakers in the kitchen or bathroom. Ms. Cox stated there is a well and septic tank that is separate from the house. David Allen stated there is not much road frontage, only about 50 or 60 feet; this is two separate pieces of property. He said if this is approved tonight he will have to go into the building to make sure it is safe, which is one of the conditions. There was also a question about this affecting the CUVA status of the adjoining property. Ms. Cox stated they are not collecting rent from the tenant.

County Attorney Rob Morton clarified that the Board heard the applicant say they wanted this to be temporary. He stated Special Exceptions cannot automatically revert back; it will need to be brought back before the Board for them to change the Special Exception. Rob noted it is one of the conditions that the notice is to be provided by the property owner so we will know to do that.

**. The conditions are as follows:**

- 1. The building (exterior and interior) is subject to safety inspections by Pike County, and must conform to any permitting and alterations that the County deems necessary.**

2. **The water and sewage systems for the building are subject to an evaluation by the Pike County Environmental Health Department, in terms of its adequacy for a dwelling.**
  3. **If the building shall resume use as a commercial building in the future, the County must be notified prior to the change**
  4. **If Mrs. Turner leaves her property, then the commercial building will no longer have a valid special exception approval.**
- h. **PUBLIC HEARING:** To receive public input in regards to SE-16-09 – Jason Scott, property owner and applicant, is requesting a special exception in an A-R zoned district to allow for a shooting range for hand gun training on the subject property. The subject property, located at 481 Misty Lane, has approximately 43 feet of frontage along the south end of Misty Lane (private drive). The property is located in Land Lot 255 of the 1<sup>st</sup> District of Pike County, Georgia. The property consists of 13.85 acres and is further identified as Tax Map Parcel #053 008 D.

David Allen, Director of Planning and Development addressed the Board regarding this issue stating this came before the Board of Appeals June 16, 2016. They along with Staff recommend approval with conditions.

In Favor

Jason Scott  
Scott Weaver

Oppose

No one came forth

**Action: Discuss/Approve/Deny**

Commissioner Jenkins asked how we can monitor the noise from hand guns. Jason Scott replied it is primarily the area, he only has an area of 1000 feet that is designated for this on the very back of his property. Mr. Scott said he does not have an area big enough for rifle shooting or target practice and is limited to a small amount of people. David Allen stated they did limit the caliber size and that can be monitored.

Chairman Johnson asked if there was an acreage bullet catch in place. Mr. Scott told him he did not have one in place. Chairman Johnson noticed it was not one of the conditions and stated if this was approved he would like it to be made as one of the conditions.

Commissioner Guy asked how far is this from the back of the property line. Mr. Scott said it was probably 15 feet from the back of the property line.

Commissioner Daniel asked if this was separate from Mr. Scott's gun smith business. Mr. Scott stated this is separate to his gun smith business.

Chairman Johnson asked County Attorney Rob Morton if this gets approved tonight can we show that it is a vast different from the other two the Board denied previously. County Attorney Rob Morton stated there is a list of criteria that are considered as part of this package as well as the Board of Appeals did approve with the list of conditions. He said the answer is yes, the Board will be able to show the difference.

**Motion/second by Commissioner Daniel/Commissioner Jenkins to deny, motion carried 4-1 with Chairman Johnson opposing.**

- i. **PUBLIC HEARING:** To receive public input in regards to SE-16-10 – Edwards Real Estate Holdings, LLLP, property owner, and Jennifer B. Alewine (attorney for Verizon Wireless) applicant, are requesting a special exception in an A-R zoned district to allow for a new telecommunications tower on the subject property. The subject property, located between Highway 109 West and Old Lifsey Springs Road, has approximately 785 feet of frontage along the northern side of Ga. Highway

109 West and approximately 1265 feet of frontage along the southern side of Old Lifsey Springs Road. The property is located in Land Lot 69 of the 9<sup>th</sup> District of Pike County, Georgia. The property consists of 219.46 acres and is further identified as Tax Map Parcel #059 066.

David Allen, Director of Planning and Development addressed the Board regarding this issue stating this came before the Board of Appeals on June 16, 2016 and was recommended for approval.

In Favor

Attorney Jennifer Alewine

Oppose

Blake Blount

**Action: Discuss/Approve/Deny**

Commissioner Jenkins asked if anyone else has come forward wanting to help the citizens with coverage in this area. David Allen stated this is the first one we have had in six year. David said it is his understanding that other companies such as AT&T, Sprint, etc can share the tower as well.

Commissioner Jenkins asked for clarification on how the tower will help. Ms. Alewine explained the tower in Thomaston is stretching to cover the area and calls are getting dropped in the area they want to place the new tower. The new tower will help cover this area where service is lacking.

Commissioner Powers asked if there was a tower on Hagens Mountain. County Manager Hanson stated the tower she is referencing is on top, but it is in Upson County.

**Motion/second by Commissioner Guy/Commissioner Daniel to approve, motion carried 5-0.**

- j. Approve/deny request of \$62,000 from Contingency to pay for Public Safety Communication System for E-911 and the Fire Department.

County Manager Hanson addressed the Board regarding this issue stating this is a much needed system for the safety of the citizens of Pike County due to the dropped calls during emergency situations. Mr. Hanson said they have been looking for the best possible system; this system will put all of our systems on the same type of radio. He said the funds are available and believes now is the time to do that.

Commissioner Jenkins questioned about using the money in Contingency and not saving it for emergencies. County Manager Hanson explained we have met the budgetary requirements for the year; we only have two more days left before this Contingency goes away. That is why we are requesting to do this now.

**Motion/second by Commissioner Daniel/Commissioner Powers to approve, motion carried 5-0.**

- k. Approve/deny request to pay for radios for the Fire Department from Impact Fees.

County Manager Hanson addressed the Board stating this is the portion that we will replace all the hand held radios in the fire trucks. The amount will be \$35,000 from Impact Fees.

**Motion/second by Commissioner Daniel/Commissioner Guy to approve to pay \$35,000 for the hand held radios for the Fire Department, motion carried 5-0.**

- l. Award bid for 2016 SPLOST financing.

County Manager Hanson addressed the Board regarding this issue and recommended the bid be awarded to BB&T, the lowest bidder for the 2016 SPLOST financing. Mr. Hanson said it is a 6-year loan for \$4,640,000 at 1.49% with no pre-payment penalty.

**Motion/second by Commissioner Jenkins/Commissioner Daniel to award bid to BB&T, motion carried 5-0.**

- m. Approve/deny Bond Resolution for 2016 SPLOST.

**Motion/second by Commissioner Jenkins/Commissioner Daniel to approve, motion carried 5-0.**

**Motion/second by Commissioner Jenkins/Commissioner Daniel to allow the County Manager, Chairman and County Clerk to execute the documents for closing, motion carried 5-0.**

- n. Approve/deny Quarterly Budget Amendments Resolution.

County Manager Hanson addressed the Board regarding this issue stating this is something we do to make changes to the budget and what is required by the auditor. This shows revenues that we did not anticipate coming in as well as expenditures we did not expect to make.

**Motion/second by Commissioner Jenkins/Commissioner Powers to approve, motion carried 5-0.**

- o. Approve/deny commitment of Fund Balance for Capital Improvement and debt reduction.

County Manager Hanson addressed the Board regarding this issue and stated he is asking the Board to commit \$100,000 for water improvements and economical development. Mr. Hanson said this is not voting to spend money tonight, it is just to commit funds money on something we know is coming to help reduce debt.

**Motion/second by Commissioner Jenkins/Commissioner Powers to approve to commit \$100,000 for the Water Authority and \$100,000 for infrastructure for Economical Development, motion carried 5-0.**

**10. PUBLIC COMMENT- None (Limited to 5 minutes per person)**

**11. EXECUTIVE SESSION – None**

**12. ADJOURNMENT**

**Motion/second by Commissioner Powers/Commissioner Daniel to adjourn at 8:11 p.m., motion carried 5-0.**