

Upson County Board of Commissioners
July 12, 2016 Meeting Minutes

Call to Order

Chairman Blackston calls the meeting to order at 6:00 PM. All Commissioners were in attendance. County Attorney Paschal English was also in attendance. The Invocation and Pledge of Allegiance was led by Commissioner Wilder.

Minutes

A motion was made by Comm. Spraggins, with a second from Comm. Wilder, to adopt the minutes from June 28, 2016 regular meeting. The motion carries.

Commissioner Wilder – Yes Commissioner Ellington – Yes
Chairman Blackston – Yes
Commissioner Spraggins – Yes Commissioner Hudson – Yes

Public Hearing

Chairman Blackston opened the public hearing for DeeVee Lee, LLC of Thomaston for the rezoning of 10.94 acres from C-2(Commercial-General Highway to P-R (Planned Development-Residential. Mr. Doug Currier stated that the mobile home park is grandfathered and has always been zoned incorrectly due to the park existing before zoning was created. He explained that this is a policy decision, whether this is the appropriate place for the type of housing. The area is mostly zoned commercial and is not in the best condition. They are currently working with the owners and there have been some improvements.

The Planning Commission recommended approval with 7 conditions. The Planning Commission approved the conditions at fifty five manufactured homes on-site and fifty-eight manufactured home lots.

- 1) The current development plan shows fifty-five manufactured homes on-site and fifty-eight manufactured home lots. Placement of any manufactured homes in excess of fifty-five will be considered to be *a new manufactured home**/an addition to Town and Country MHP. Replacement of any of the existing, currently on-site manufactured homes is permitted and is not considered to be an addition to the park.
- 2) Road Naming - Currently designated Access Roads 1-7 will be named in coordination with the County 911 system, not repeating road names that currently exist anywhere in Upson County, Thomaston or Yatesville. The development plan will be amended immediately following the renaming, by the owner, to reflect these new names. The revised development plan with names will then be submitted to the Building and Zoning Department within one week.
- 3) Visitor Parking - At the time that a 56th manufactured home is placed anywhere on site, on-site, paved, visitor parking lots will be established and maintained to accommodate the visitor parking ratio required by the P-R zoning district, currently .2 per lot. (There is currently a 12 parking space deficit.) These lots must be reflected on a revised development plan, if not identified at the time of this rezoning. In lieu of establishing these lots, a new manufactured home placed upon Streets 2, 3 or 4 shall trigger widening of that road from 20 feet wide (paved) to 28 feet wide (paved). (Sec, 1306 Z.7.b., UCZO) All visitor parking spaces shall be designated on the Development Plan and numbered.
- 4) Turn Arouds (Culs-de-sac) – At the time a new manufactured home (*not a replacement*)* is added to Access Roads 2,3,5,6,or 7 that specific road must either have a turnaround added to it, per P-R District requirements or that road must be interconnected to another Access Road from the point where the turnaround would be constructed. (Sec, 1306 Z.4.b., UCZO)
- 5) Setbacks - The required manufactured home minimum separation and front yard setback on each lot must be met for all new manufactured home placements and whenever an existing manufactured home is moved, removed and replaced, repositioned, etc. (Sec. 1306.BB. 4 & 7)
- 6) Common Open Space – The Minimum Common Open Space shall be mapped and labelled, with dimensions on the development plan. (Sec, 1306 Z.10., UCZO)
- 7) All other P-R requirements and design standards remain in effect as written in the UCZO, as it may be amended.

Mr. Truitt Mallory spoke for the rezoning. He added that this rezoning is needed in order for the owners to fix the property up. He also stated that even if the rezoning wasn't approved the property would not go away.

Mr. McDonald, the owner, explained that the reason he was trying to get the rezoning is because since Mr. Currier has worked in Planning and Zoning he has not been able to get permits to make changes because it is not zoned properly. There was discussion on the number of manufactured homes.

Due to the discussion the board made the following changes to the conditions.

- 1) The current development plan shows **forty-five** manufactured homes on-site and fifty-eight manufactured home lots. Placement of any manufactured homes in excess of **forty-five** will be considered to be **a new manufactured home***/an addition to Town and Country MHP. Replacement of any of the existing, currently on-site manufactured homes is permitted and is not considered to be an addition to the park.
- 2) Road Naming - Currently designated Access Roads 1-7 will be named in coordination with the County 911 system, not repeating road names that currently exist anywhere in Upson County, Thomaston or Yatesville. The development plan will be amended immediately following the renaming, by the owner, to reflect these new names. The revised development plan with names will then be submitted to the Building and Zoning Department within one week.
- 3) Visitor Parking - At the time that a **46th** manufactured home is placed anywhere on site, on-site, paved, visitor parking lots will be established and maintained to accommodate the visitor parking ratio required by the P-R zoning district, currently .2 per lot. (There is currently a 12 parking space deficit.) These lots must be reflected on a revised development plan, if not identified at the time of this rezoning. In lieu of establishing these lots, a new manufactured home placed upon Streets 2, 3 or 4 shall trigger widening of that road from 20 feet wide (paved) to 28 feet wide (paved). (Sec, 1306 Z.7.b., UCZO) All visitor parking spaces shall be designated on the Development Plan and numbered.
- 4) Turn Arouds (Culs-de-sac) – At the time a new manufactured home (**not a replacement**)* is added to Access Roads 2,3,5,6,or 7 that specific road must either have a turnaround added to it, per P-R District requirements or that road must be interconnected to another Access Road from the point where the turnaround would be constructed. (Sec, 1306 Z.4.b., UCZO)
- 5) Setbacks - The required manufactured home minimum separation and front yard setback on each lot must be met for all new manufactured home placements and whenever an existing manufactured home is moved, removed and replaced, repositioned, etc. (Sec. 1306.BB. 4 & 7)
- 6) Common Open Space – The Minimum Common Open Space shall be mapped and labelled, with dimensions on the development plan. (Sec, 1306 Z.10., UCZO)
- 7) All other P-R requirements and design standards remain in effect as written in the UCZO, as it may be amended.

The Public Hearing was closed.

A motion was made by Comm. Ellington with a second from Comm. Spraggins to approve the rezoning with the changes in the conditions.

Commissioner Wilder – Yes Commissioner Ellington – Yes
Chairman Blackston – Yes
Commissioner Spraggins – Yes Commissioner Hudson – Yes

Public Hearing

Chairman Blackston opened the public hearing SW Molena, LLC of Atlanta for the rezoning of 2 acres from M-1-C to C-2. The property located at 7350 McCrary Road.

Mr. Doug Currier stated that rezoning request is for a Dollar General. This property was rezoned in 2004 to M-1-C the “C” was putting conditions on the rezoning only allowing a repair garage or and auto body shop on the property. Most of the surrounding use is Residential and A-R. The existing buildings are not in good shape so a new retail store would be an improvement.

The Planning Commission voted 3-2 to approve the rezoning with no conditions.

Rob Rojus is the developer of the Dollar General and he represents SW Molena. He stated that this would be a 3-sided brick building that will be an improvement to the area. He added that currently there no retail shops in the area and this provide the residence with general merchandise.

Mr. Wayne Moultrie, 7530 Crest Highway, stated that he owns property on the other side of Lawrence Road. He stated that he is not against the rezoning, but would like the board to consider the entrance to the property for safety reason. He asked if the entrance could come off of Highway 74.

Terri Gibbs, 764 Jones Road spoke against the rezoning, stating the Public Hearing was not advertised right and the signs had been face down so no one could see. She added that this would make the area a hazard due to the traffic.

Doug Matthew, 212 Durand St, stated that he is one of the owners of the property and he supports the rezoning. This property was purchased when the owners put a bid in with the county for waste services. They wanted to have part of the business in the County.

The Public Hearing was closed.

A motion was made by Comm. Hudson with a second from Comm. Ellington to approve the rezoning.

Commissioner Wilder – Yes Commissioner Ellington – Yes
Chairman Blackston – Yes
Commissioner Spraggins – Yes Commissioner Hudson – Yes

Public Comments

Gary Moore, 2055 Waymanville Road invited the Board to the Back to School Bash August 6 from 4-6 at the Civic Center, where they to supply over 1000 children with school supplies.

New Business

- a. Chairman Blackston recommended tabling the discussion and approval again until they could Mr. Sellers in to answer some more questions. They ask Attorney P. English to research the supplement that the District Attorney is given, if it will end at the end of his term. Mr. English explained that who ever the new District Attorney is, they will receive the supplement.
- b. Mr. Wheelless explained to the board that they have to decide if they want a sign ordinance or not and how strict they want the ordinance to be. There has been discussion from Unite Upson on this ordinance, but the board has to come up with something that the employees can enforce an they will support.
Mr. Carrier added that Unite Upson has discussed this, but not everyone on United Upson agrees with it. The board has to decide if this is something they want to do an ordinance. If they board does want to do the ordinance what level of standards do they want to set? How close to the City of Thomaston’s ordinance does they want to match? The Unite Upson would like the ordinance to be close. What level of support will the board give the employees once the ordinance is adopted. Mr. Carrier should pictures of different signs in the City and County explaining the difference in each. He explained they could use the ordinance that was presented by Unite Upson with no changes. They can take the ordinance get with the City Officials and some changes, or take it down to appearance and maintenance type ordinance.
Commissioner Ellington and Commissioner Wilder explained this is something that they need to look into and work on, and it is going to require some time.

A motion was made by Comm. Wilder, with a second from Comm. Ellington to continue with the sign ordinance.

Commissioner Spraggins – No Commissioner Hudson – No
Chairman Blackston – No
Commissioner Wilder – Yes Commissioner Ellington – Yes

County Manager, Commissioners and County Attorney Comments

County Manager Jim stated that the 7-8 year old baseball team is going to the World Series. They are trying to raise funds for new uniforms and a charter bus. They are only \$1800 away.

He has spoken with FEMA and the boat ramp process is on the way to repair. They need the original permit this may delay the process 45 days.

They are developing a list of roads for the 2017 LMIG.

The bids were opened for the roads for the 2016 LMIG project and the lowest bid was GA Asphalt for \$646,493.87. The roads for resurfacing are:

Old Alabama Road

Lanier Road

Jones Road

Bonds Road

MLK Drive.

Commissioner Wilder had no comments.

Commissioner Spraggins had no comments.

Commissioner Ellington had no comments.

Commissioner Hudson had no comments.

County Attorney Paschal English had no comments.

Chairman Blackston had no comments.

Executive Session

A motion was made by Comm. Spraggins with a second from Comm. Ellington at 7:27 to exit regular meeting into executive session for personnel.

A motion was made by Comm. Ellington with a second from Comm. Wilder at 7: 49 to exit executive session back to regular meeting.

Adjournment

Comm. Wilder made a motion to adjourn at 7:50 pm, with a second by Comm. Ellington to adjourn the meeting.

Chairman Rusty Blackston

Commissioner Steve Hudson

Commissioner Frank Spraggins

Commissioner Lorenzo Wilder

Commissioner Ralph Ellington

Jim Wheelless, County Manager