

NEWTON COUNTY BOARD OF COMMISSIONERS
REGULAR MEETING
July 20, 2010
MINUTES

Present: Chairman Kathy Morgan, Commissioner's Mort Ewing, Earnest Simmons, Nancy Schulz, J.C. Henderson; Administrative Officer John Middleton, County Attorney Tommy Craig, & Clerk Jackie Smith (Commissioner Fleming was out of town on business)

Newspaper: Covington News-Gabe Khouli
Newton Citizen- Crystal Tatum
Citizens

Chairman Morgan called the meeting to order, extended a welcome, and read the thought for the day. Pastor Ronnie Brannen of Prospect UMC gave the invocation and Chairman Morgan led the Pledge of Allegiance to our great flag.

GENERAL ADMINISTRATION

Recognition of WIA Interns

Chairman Morgan & board recognized and expressed appreciation to several interns who participated in the summer program.

- Presented certificates of appreciation to the interns present
- Photo of the interns with the BOC.

Welcome Rhodes Family/First NSP Home Owners

R.J. Fields was on hand to introduce the Rhodes family to the board as the first family to become a NSP homeowner.

- M/M Rhodes thanked the board for supporting the program and for the opportunity to purchase their own home.

BOC & BOE PEP Grant Participation Letter

Chairman Morgan advised the board regarding letter.

- Board of Education applied for the grant.
- Grant will focus on nutrition and wellness.
- Support Grant participation letter.
- No expense to the county.
- County representative will attend meetings.

HUD, EPA, GDOT Pre Grant Application

Hosanna Fletcher appeared before the board to advise them of a pre-grant application.

- Will require no money from the BOC.
- 20% in-kind service to be split between the county and the City of Covington.
- Memo from Chairman Morgan attached and made part of these minutes.

APPROVAL OF BOC WORK SESSION MINUTES JULY 6, 2010

Motion by Commissioner Ewing, seconded by Commissioner Schulz to approve the Work Session Minutes dated July 6, 2010.

Motion Carried

APPROVAL OF BOC MINUTES JULY 6, 2010

Motion by Commissioner Ewing, seconded by Commissioner Schulz to approve the BOC Minutes dated July 6, 2010.

Motion Carried

AUDIT SERVICES FOR FY2010 FINANCIAL STATEMENT

Administrative Officer John Middleton addressed the board regarding the customary audit letter agreement with Treadwell, Tamplin & Company outlined in board packet.

Motion by Commissioner Ewing, seconded by Commissioner Schulz to approve the Audit Services for FY2010 with Treadwell, Tamplin & Company in Madison, Georgia as outlined by Mr. Middleton and presented on pages 10-18 in board packet.

Motion Carried

NAPHCARE CONTRACT

Sheriff Ezell Brown, Captain Sammy Banks & Attorney James Griffin appeared before the board to present this contract.

- Sheriff Brown expressed appreciation to NAPHCARE for their excellent service and for their generosity in lowering the cost of services.

Motion by Commissioner Simmons, seconded by Commissioner Henderson to approve the NAPHCARE CONTRACT on behalf of the Newton County Sheriff's Office listed on pages 19-22 in the board packet. A copy of the contract is made part of these minutes.

Motion Carried

WATER LINE EXTENSION/CITY OF MANSFIELD

Administrative Officer John Middleton presented this request to the board.

- Run a waterline to Brook Hollow Subdivision located off of Lloyd Road
- 4000 feet of piping
- 4 hydrants
- 35 homes
- Customary match is 25%
- Cost to county: \$19,753.43
- Funding: Water Fund

Motion by Commissioner Ewing, seconded by Commissioner Henderson to approve the Waterline request by the City of Mansfield as outlined by Mr. Middleton and presented in board book on pages 23-25 for a not to exceed cost of \$19,753.43.

Motion Carried

NSP POWER POINT PRESENTATION

Scott Sirotkin appeared before the board to present the attached PowerPoint presentation regarding the Neighborhood Stabilization Program.

R072010 – A RESOLUTION TO ADOPT THE SECTION 3 PLAN TO COMPLY WITH 24 CFR, PART 135 OF THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT SECTION 3

- Information presented during PowerPoint presentation.
- Resolution is made part of these minutes.

Motion by Commissioner Schulz, seconded by Commissioner Simmons to approve R072010 – A Resolution to Adopt the Section 3 Plan to Comply with 24 CFR, Part 135 of the United States Department of Housing And Urban Development Section 3
Motion Carried

R072010a – NEWTON COUNTY NSP SECTION 504 RESOLUTION

- Information presented during PowerPoint presentation.
- Resolution is made part of these minutes.

Motion by Commissioner Schulz, seconded by Commissioner Ewing to approve R072010a – Newton County NSP Section 504 Resolution.
Motion Carried

R072010b – NEWTON COUNTY NSP LEP RESOLUTION

- Information presented during PowerPoint presentation.
- Resolution is made part of these minutes.

Motion by Commissioner Schulz, seconded by Commissioner Simmons to approve R072010b – Newton County NSP LEP Resolution.
Motion Carried

R072010C – NEWTON COUNTY NSP POLICIES AND PROCEDURES RESOLUTION

- Information presented during PowerPoint presentation.
- Resolution is made part of these minutes.

Motion by Commissioner Schulz, seconded by Commissioner Simmons to approve R072010c – Newton County NSP Policies and Procedures Resolution.
Motion Carried

R072010D – CSBG GRANT FY2011

Administrative Officer John Middleton presented this resolution to the board for action.

- Housekeeping issue
- Assist low income citizens
- Senior Services & DFACS
- \$116,400.00

Motion by Commissioner Simmons, seconded by Commissioner Schulz to approve R072010d – CSBG Grant FY2011 in the amount of \$116,400.00.

Motion Carried

GA SOIL & WATER CONSERVATION AGREEMENT

Administrative Officer John Middleton presented this agreement to the board for action.

- Housekeeping issue
- Yearly renewal
- Soil & Water employee
- Cost: \$42,082.33
- Payable in two monthly payments of \$21,041.17 (August 31, 2010 & January 31, 2011)

Motion by Commissioner Simmons, seconded by Commissioner Ewing to approve the Georgia Soil & Water Conservation Agreement as presented on pages 71-73 in board book with all listed conditions in agreement. A copy of the agreement is made part of these minutes.

Motion Carried

ZONING

Director of Development Services Scott Sirotkin appeared before the board to sound the zoning request.

Chairman Morgan noted that those in favor and those against the petition would be allowed to address the board for ten minutes each.

R061510F (TABLED JUNE 15TH BOC MEETING)
A RESOLUTION TO ADOPT AMENDMENTS TO THE 2003 DEVELOPMENT REGULATIONS, NEWTON COUNTY GEORGIA; TO REPEAL CONFLICTING PROVISIONS; AND FOR OTHER PURPOSES

Motion by Commissioner Ewing, seconded by Commissioner Simmons to table R061510F A Resolution To Adopt Amendments To The 2003 Development Regulations, Newton County Georgia; To Repeal Conflicting Provisions; And For Other Purposes as recommended by Mr. Sirotkin, and until such time adequate information has been provided to the board for further review.

Motion Carried

FLU10-001

REZ10-002

CUP10-10-004

Existing Land Use Map: HDR (High Density Residential)

Proposed Land Use Map: RES (Residential)

Existing Zoning: R3 (Residential)

Proposed Zoning: R1 (Residential)

Conditional Use: Professional Office in Residential District

Watershed: Yellow River

Location: Puckett Street (East Side)

70 Feet of Frontage

Jefferson Village Boulevard (North Side)

150 Feet of Frontage

Parcel Size: 0.284 Acres

Tax Parcel: 31-3-21

Owner: US Bank National Association as Trustees

Petitioner: Colleen M. Goff

Applicant's Intent: To develop a professional office in a residential structure and zoning district.

Planning Commissioner: Approval w/Staff Conditions

District Four

Petitioner: Colleen M. Goff

- Desire to help people who are disabilities to successfully apply and receive social security benefits.
- No traffic issues
- Will bring in compliance with ADA requirements
- Appointment is for one client at a time.
- No business after 5:00 p.m.

No opposition

Motion by Commissioner Henderson, seconded by Commissioner Simmons to approve FLU10-001 - Future Land Use change from HDR to RES (Residential) as requested.

Motion Carried

Motion by Commissioner Henderson, seconded by Commissioner Simmons to approve REZ10-002 – Zoning change from R3 (Residential) to R1 (Residential) with the following conditions as read aloud by Mr. Sirotkin:

1. To the owner's agreement to restrict the use of the subject property as follows:
 - a. Professional Office in a residential structure.
 - b. A single family residence.

2. To the owner's agreement to abide by the following:
 - a. To the site plan and legal description received by the Department of Planning and Development on May 1, 2010. Said site plan is conceptual only and must meet or exceed the requirements of the Zoning Ordinance and these conditions prior to the approval of a Land Disturbance Permit. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of the first Certificate of Occupancy, or issuance of a business license.
3. To the owner's agreement to abide by the following development standards:
 - a. The structure shall remain residential in appearance. No changes shall be made to the exterior of the structure except normal maintenance.
 - b. Limit the site to no more than one ground sign.
 - c. Obtain any necessary permits from the Department of Planning and Development prior to issuance of a business license. This specifically includes, but is not limited to, obtaining a building permit for any necessary modifications in converting a residential structure to a non-residential structure.
 - d. Customer contact other than by phone or internet shall be limited to the hours of 9:00 am to 5:00 pm.

Motion Carried

Motion by Commissioner Henderson, seconded by Commissioner Simmons to approve CUP10-10-004 to allow a professional office in a residential district.

Motion Carried

COUNTY CHECKS:

Motion by Commissioner Ewing, seconded by Commissioner Simmons to approve the county checks as read aloud by Chairman Morgan and printed in the board book.

Motion Carried

ALCOHOL LICENSE

Final Reading

Rocky Plains Grocery
2310 Highway 212
Covington, GA 30016
District One

Motion by Commissioner Ewing, seconded by Commissioner Henderson to approve the alcohol license application for Rocky Plains Grocery located at 2310 Highway 212 Covington, GA 30016.

Motion Carried

EXECUTIVE SESSION

8:35 p.m.

Motion by Commissioner Simmons, seconded by Commissioner Ewing to enter into executive session for the purpose of threatened litigation.

Motion Carried

REGULAR SESSION

8:43 p.m.

Motion by Commissioner Simmons, seconded by Commissioner Ewing to enter into regular session.

Motion Carried

With no further business, a motion by Commissioner Simmons, seconded by Commissioner Ewing the meeting adjourned at 8:44 p.m.

Respectfully submitted,

Jackie B. Smith, County Clerk

Kathryn G. Morgan, Chairman