

**NEWTON COUNTY BOARD OF COMMISSIONERS
REGULAR MEETING
JANUARY 18, 2005**

MINUTES

Newton County Historical Courthouse
Covington, Georgia
Chairman Aaron Varner, Presiding

Present: Chairman Varner, Commissioners' Mort Ewing, Ronnie Dimsdale, Ester Fleming, Jr., J.C. Henderson, Monty Laster, Administrative Assistant John Middleton, Attorneys' Scott Cole, Phil Craig and Acting Clerk Susan Nolley.

Also present: Crystal Tatum, Will Whitehorn (Covington News)

Chairman Varner called the meeting to order, welcomed everyone and read the thought for the day.

Commissioner Monty Laster gave the invocation.

APPROVAL OF BOC WORK SESSION DATED JANUARY 4, 2005

Motion: To approve minutes as written.
Proposed by: Commissioner Ewing, District One
Seconded by: Commissioner Laster, District Five
Motion Carried Unanimously

APPROVAL OF BOC MINUTES DATED JANUARY 4, 2005

Motion: To approve minutes as written.
Proposed by: Commissioner Ewing, District One
Seconded by: Commissioner Laster, District Five
Motion Carried Unanimously

APPROVAL OF BOC WORK SESSION DATED JANUARY 6, 2005

Motion: To approve minutes as written.
Proposed by: Commissioner Ewing, District One
Seconded by: Commissioner Laster, District Five
*Commissioner Dimsdale stated SPLOST benchmark (Page #9) should note \$58.8 million.
Motion Carried Unanimously

RECOGNITION OF “AMERICA RECYCLES DAY” AND ”GA. RECYCLES COALITION”

Lee Aldridge of Keep Covington/Newton County Clean & Beautiful awarded several local students as winners, and for their participation in the Georgia Recycles Coalition” contest in recognition of “America Recycles Day”. The Board of Commissioners’ congratulated each student and gave gifts on their behalf.

STATUS REPORT ON MOU w/GA. PERIMETER COLLEGE

Attorney Phil Craig reported, the memorandum presented to the Board on October 5, 2004 has been revised and corrections made and ended stating that everything is on target for this project.

APPRAISAL SERVICES FOR INTERSECTION IMPROVEMENTS-HWY. 36 @ HENDERSON MILL RD.-STP-054-1 (62) – NEWTON COUNTY

Attorney Scott Cole presented a proposal received from David Childers of Childers Associates to perform appraisal services for Project # STP-054-1 (62) Georgia Highway 36/Henderson Mill Road Intersection Project in the amount of \$71,000.00.

The Board expressed the following concerns:

- Confirmation that proposal as presented is for appraisal only
- (parcels 3 & 4) possible elimination of driveway
- diminishing value of property (*reflect before and after appraisal fees)

Motion: to award Childers Associates proposal of \$71,000.00 for **Project # STO-05401 (62) Project I.D. # 232330.**

Proposed by: Commissioner Laster, District Five

Seconded by: Commissioner Fleming, District Three

Motion Carried Unanimously

TACK TRUCK (ASPHALT DISTRIBUTOR) for PUBLIC WORKS DEPT.

Bids were accepted for the purchase of an asphalt distributor (tack truck) for the Public Works Department on January 18, 2005 from the following companies:

| | |
|------------------|--------------------|
| Reynolds-Warren: | \$96,317.00 |
| (Less trade in) | <u>-\$4,000.00</u> |
| | \$91,317.00 |

| | |
|----------------------|--------------------|
| Tractor & Equipment: | \$106,000.00 |
| (Less trade in) | <u>-\$3,500.00</u> |
| | \$102,500.00 |

The Purchasing Department advised that these two (2) companies are the only companies that sell this type of equipment.

Commissioner Ewing questioned if this new equipment would replace equipment that was utilized in the paving process or tacking process.

Chairman Varner stated it would be used in the paving process, and it will replace a 1982 vehicle that is currently being used.

A recommendation from Tina McDonald, Purchasing Director is to accept the bid from Reynolds-Warren Equipment Co., Inc. in the amount of \$91,317.00.

Motion to approve: Bid of Reynolds-Warren not to exceed the amount of \$91,317.00 for Tack truck (asphalt distributor) as recommended.

Proposed by: Commissioner Ewing, District One

Seconded by: Commissioner Henderson, District Four

Motion Carried Unanimously

BID #05-10 OAK HILL PARK SITE WORK

This is a re-bid due to processing conditions. The total budget for this entire project is \$150,000.00. Bids were accepted for the actual cost for grading/site work. Cummings Grading, Inc. has submitted an actual bid cost of \$56,174.50 for the grading/site work of the Oak Hill Park project

Commissioner Fleming asked for clarification on the comment in the summary from the Purchasing Department, which states; In the event the estimated costs are higher, quantities on the grading work will be decreased. The Request for Bid on the grading reserved the right to increase or decrease quantities.

Chairman Varner commented that the amount of work that needs to be done some work could possibly be handled in house, to help cost to remain under budget.

The Purchasing Department recommends awarding the Bid #05-10 Oak Hill Park site of Cummings Grading, Inc. not to exceed the amount of \$56, 174.50.

Motion to approve: Bid of Cummings Grading, Inc. as recommended not exceeding the amount of \$56,174.50.

Proposed by: Commissioner Dimsdale, District Two

Seconded by: Commissioner Ewing, District One

Motion Carried Unanimously

ZONINGS

Remand of petition

04-049 REL Development

Marion Eisenberg reported that this petition has been remanded from Newton County Superior Court, stating the original request was denied in 2002. REL Development is requesting to rezone 81.9 acres of property currently zoned R-2 to CORD-PRD R-3.

Kathy Zickert represented REL Development, presented a revision of the proposed development, stating that the developer had paid close attention to the previous recommendations. The Planning and Development staff has made recommendations to the original request to include preservation of green space for recreation purposes and to resolve cul-de-sac issues.

Several residents with adjoining properties expressed their concerns of the following:

- sewerage
- drainage problems
- 100 ft. setback requirement (minimum)
- 100 ft. buffer requirement (minimum)
- egress/regress
- traffic
- overcrowding of schools
- density of property
- water
- streets (surfacing)
- number of dwellings

Speaking in opposition of the request were:

Jessie Smith

Dan Colbert

Cindy & Rob Roueebush

Annette & Reginald Smith

Mike Domizio

The Board of Commissioners' expressed concerns on the following:

- possible drainage problems
- stream buffers
- overcrowding of schools
- traffic issues
- landscaping
- buffers
- vegetation

Commissioner Dimsdale requested that Attorney Scott Cole read the recommended conditions of Planning & Development staff.

RECOMMENDED CONDITIONS

1. To the owner's agreement to restrict the use of the subject property as follows:

- a. Single family detached dwellings and townhomes, and accessory uses and structures.
 - b. The minimum lot size shall be 6,500 square feet.
 - c. No more than 172 single family dwelling units, and no more than 65 total townhomes, at a maximum density of 3 dwelling units per acre; whichever is less based on the total acreage zoned.
 - d. The minimum heated floor area per dwelling unit shall be 1,200 square feet for townhomes and 1,700 square feet for single family dwellings.
2. To the owner's agreement to abide by the following:
- a. To the site plan submitted with this petition. 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.
3. To the owner's agreement to abide by the following development standards:
- a. Clearing shall be held to the minimum required to grade the house pads, streets, amenities, utilities and stormwater facilities, subject to the approval of the Director.
 - b. Dedicate at no cost to the County future right-of-way along Brown Bridge Road.
 - c. Provide a 20-foot landscape buffer along all neighboring residential lots, replanted where sparsely vegetated.
 - d. Building facades shall be primarily brick, stacked stone, cedar shake, masonry or hardiplank.
 - e. Two exit/entrance and a left-turn lane at the main entrance. Provide a deceleration lane at each entrance and a left-turn lane at the main entrance. Location and related improvements are subject to the approval of the Director.
 - f. One entrance shall have a decorative brick or stone entrance feature with landscaping.
 - g. Outdoor lighting shall be contained in cut-off type luminaries which do not reflect into nearby residential properties.

- h. Amenities shall consist of two tennis courts, a swimming pool and a bathhouse. A separate Land Disturbance Permit is required.
- i. Sidewalks shall be installed on both sides of the interior streets.
- j. No less than 20% of the site shall be preserved as open space.
- k. A minimum of two (2) two-inch caliper trees shall be planted in the front yard of each lot.
- i. Redesign the interior streets to comply with 2003 Development Regulations for right-of-way and pavement width and cul-de-sac length.

Motion: To approve the petition of REL Development to rezone property currently zoned R2 to CORD-PRD R-3 with stipulations and recommendations of the Planning & Development staff.

Proposed by: Commissioner Dimsdale.

***Motion died for lack of second.**

STREETLIGHTS:

Little River Estates-Phase I

District One

Saddlebrook Phase I

District Three

Meadows @ Saddlebrook Phase II

District Three

Motion: To approve streetlights for Little River Estates-Phase I, Saddlebrook Phase I, Meadows @ Saddlebrook Phase II as requested.

Proposed by: Commissioner Ewing, District One

Seconded by: Commissioner Henderson, District Four

Motion Carried Unanimously

ALCOHOL LICENSE

FINAL APPROVAL

Dixie Food Mart

1058 Hwy. 142 East

Covington, Georgia 30014

Owner: Samir Charamiya (100% owner)

District One

Motion: to approve the alcohol license for Dixie Food Mart located at 1058 Hwy. 142 East as requested and to allow the Board to review the reports of readings.

Proposed by: Commissioner Ewing, District One

Seconded by: Commissioner Henderson, District Four

Motion Carried Unanimously

FIRST READING

Covington By-Pass Phillips
10055 Covington By-Pass
Covington, Georgia 30014
Owner: Baby Joseph (100% owner)
District Five

COUNTY CHECKS

Motion: To approve the checks as read,
Proposed by: Commissioner Ewing, District One
Seconded by: Commissioner Laster, District Five
Motion Carried Unanimously

EXECUTIVE SESSION

Time: 8:40 P.M.
Motion: To adjourn and enter into Executive Session for discussion of land acquisition and personnel matters.
Proposed by: Commissioner Henderson, District Four
Seconded by: Commissioner Ewing, District One
Motion Carried Unanimously

REGULAR SESSION

Time: 8:40 P.M.
Motion: to enter into regular session
Proposed by: Commissioner Ewing, District One
Seconded by: Commissioner Laster, District Five
Motion Carried Unanimously

ADJOURN

Time: 9:50 P.M.
Proposed by: Commissioner Dimsdale, District Two
Seconded by: Commissioner Henderson, District Four
Motion Carried Unanimously

Respectfully Submitted,

Susan G. Nolley, Acting Clerk