City of Eatonton Council Meeting
Agenda
February 15, 2016
Putnam County Commissioners’ Meeting Room, #203
117 Putnam Drive
Eatonton, Georgia 31024
(706) 485-3311

1. 7:00 PM Call to Order

2. Invocation: Councilman James A. Gorley

3. Approval of Minutes: Attachment #1

4. Public Comments:

   Reading of Rules for Public Comments

5. Old Business:

   A. 

6. New Business:

   A. Main Street Report Attachment #6A

   B. Presentation of Planned Community Programs by Greater High Hope Christian Center

   C. Proclamation Recognizing February as Eatonton Teen Dating Violence Awareness and Prevention Month Attachment #6C

   D. Proposed Resolution to Authorize the Mayor to Submit a Proposal to the Area Agency on Aging for Home Delivered and Congregate Meals Programs for FY 2017-2020 Attachment #6D

   E. Proposed Resolution to Designate a Meeting Place for the March 1, 2016 City Council Meeting Attachment #6E

   F. Zoning

      a. Request by Lon Taylor to Rezone 4.316 acres at 896 Oak Street from R-2 to C-1. [Map 062, Part of Parcel 014] Attachment #6F
7. Committee Reports:
   - Finance and Personnel – Council Member Harvey C. Walker, Jr.
   - Public Utilities – Council Member Alvin Butts
   - Streets, Buildings and Grounds – Council Member William C. Mangum
   - Zoning and Ordinances – Council Member Teresa Doster
   - Environmental – Council Member Charles R. Haley
   - Community Development – Council Member Alma Stokes
   - Public Safety – Council Member James A. Gorley
   - City Administrator – Gary Sanders
   - City Attorney – Christopher D. Huskins
   - City Clerk – Sarah Abrams

8. Executive Session:

9. Motion to Adjourn:
City of Eatonton Council Meeting
Tuesday, February 2, 2016 at 7:00 pm
Eatonton City Hall, 201 North Jefferson Avenue, Eatonton, Georgia 31024

Elected Officials Present:
  Mayor Walter C. Rocker, Jr.
  Mayor Pro-Tem Harvey (Chip) Walker, Jr.
  Councilman Alvin Butts
  Councilwoman Teresa Doster
  Councilman James A. Gorley
  Councilman William Mangum, Jr.
  Councilman Charles R. Haley
  Councilwoman Alma Stokes

Elected Officials Absent:

Staff Members Present:
  City Administrator, Gary Sanders
  City Attorney, Christopher Huskins
  City Clerk, Sarah Abrams

Mayor Walter Rocker, Jr. called the meeting to order at 7:00 PM.

Minister Ford G'Segner of the Presbyterian Church of Greensboro gave the invocation.

Motion was made by Haley and seconded by Doster to approve the minutes of the last meeting with any necessary corrections. Motion carried by a vote of 6-0. Councilman James Gorley abstained.

Public Comments: Janet Kelhoffer – Alice Walker Day Proclamation

Motion was made by Doster and seconded by Walker to hear from all wishing to speak. Motion carried by a unanimous vote 7-0.

Reading of the Rules for Public Comments: Omitted

Mrs. Kelhoffer read the Alice Walker Day Proclamation and invited Council to attend a birthday celebration in recognition of Walker’s birthday on February 9, 2016 at the Writer’s Museum.
Old Business:

Special Presentation by Fire Chief Eugene Hubert
Fire Chief Eugene Hubert reported 21 sets of firefighters turn-out gear arrived and each firefighter name has been put on the back of their coat for identification. This is the first time all firefighters have been outfitted from head to toe with new equipment. Hubert expressed words of thanks to the Council and Councilman Gorley for approving and providing the fire department with the new fire protection equipment. Firemen dressed in the turn-out gear showed off their gear to Council.

TE/Streetscape Project Update by Project Engineer Paul Simonton
Paul Simonton updated Council on the TE/Streetscape project which will rehab both sides of North Jefferson Avenue from Marion Street up to Willie Bailey Street. In 2013 the City application was approved for a grant in the amount of $250,000 and the City’s estimated matching share was around $62,000. To complete the project as designed will cost around $430,000. The project will let for bids in June of 2016 and project should start about 60 or 70 days after the bid closing.

New Business:

Proclamation Recognizing February 9, 2016 as Alice Walker Day  Attachment #2
Motion was made by Gorley and seconded by Haley to approve the Alice Walker Day Proclamation, proclaiming February 9, 2016 as Alice Walker Day throughout the City of Eatonton in celebrating our literary heritage and authorize Mayor Rocker and Council to sign. Motion carried by a unanimous vote of 7-0.

Request by Gatewood Schools to Close City Streets for Annual Swamp Stomp 5K Event  Attachment #3
Motion was made by Doster and seconded by Gorley to approve request from Gatewood Schools to close City streets for their Annual Swamp Stomp 5K on Sunday, March 13, 2016 at 2:30 PM. Motion carried by a unanimous vote of 7-0.

Proposed Resolution to Appoint a Member to the Eatonton -Putnam Water and Sewer Authority Board  Attachment #4
Motion was made by Walker and seconded by Gorley to approve the proposed Resolution appointing Judson Doster to the Eatonton-Putnam Water and Sewer Authority Board for the balance of the unexpired term to expire on September 1, 2016 and authorize Mayor Rocker to sign the Resolution. Motion carried by a vote of 6-0. Councilwoman Teresa Doster abstained.

Discussion and Possible Action on a Request by the Chamber of Commerce for Tourism Product Development Grant Sponsorship
Mrs. Roddie Ann Blackwell, Director of the Chamber of Commerce discussed Tourism Product Development Grant Sponsorship. Mrs. Blackwell requested the City acts as the
conduit to disburse the State Grant funds which the Chamber of Commerce would receive to help promote tourism. This grant would not require matching funds from the City. Motion was made by Walker and seconded by Gorley that the City serve as the Fiscal Agency for the Chamber of Commerce Tourism Product Development Grant. Motion carried by a unanimous vote of 7-0.

Discussion and Possible Action on a Special Tax Abatement Schedule Requested by The Putnam Development Authority  Attachment #5
Proposed Tax Abatement Schedule: 4 years at 0%  The proposed tax abatement for 150-200 jobs would provide Legacy a tax savings of $189,600.29. Motion was made by Doster and seconded by Haley to approve Putnam Development Authority Proposed Tax Abatement Schedule for Legacy Housing, LTD. Motion carried by a vote of 6-0. Councilman Harvey Walker, Jr. abstained.

Proposed Resolution to Approve the Installation and Operation of a Solar Energy System by Tri-County EMC  Attachment #6
Motion was made by Doster and seconded by Walker to table this agenda item. Motion carried by a unanimous vote of 7-0.

Proposed Resolution to Designate a Meeting Place for City Council Meetings Pursuant to Section 2-31 of the Code of Ordinances  Attachment #7
Motion was made by Haley and seconded by Mangum to adopt the Resolution that the Commissioners’ meeting room, located in the Putnam County Administration Building at 117 Putnam Drive, Eatonton Georgia be designated as the venue for meetings of the City Council, Pursuant to Section 31 of Chapter 2 of the Code of Ordinances of the City of Eatonton, Georgia and authorize Mayor Rocker to sign. Motion carried by a vote of 5-2. Councilman Alvin Butts and Councilwoman Alma Stokes voted against.

Second Reading and Possible Action on Proposed Chapter 53 (Solar Energy) of the City of Eatonton Code of Ordinance  Attachment #8
City Attorney Christopher Huskins gave the second reading of Chapter 53 (Solar Energy) of the City of Eatonton Code of Ordinance. Motion was made by Doster and seconded by Haley to adopt Chapter 53 (Solar Energy) of the City of Eatonton Code of Ordinance and authorize Mayor Rocker to sign the Resolution. Motion carried by a unanimous vote of 7-0.

Proposed Resolution to Amend the Balance Budget for the City Fiscal Year 2015  Attachment #9
Motion was made by Walker and seconded by Gorley to approve the Resolution to amend the budget for the City Fiscal Year 2015 as required by the Georgia Code and authorize Mayor Rocker to sign. Motion carried by a unanimous vote of 7-0.
Proposed Intergovernmental Agreement with the City of Sparta for the Use of Certain Voting Equipment  Attachment #10
Motion was made by Doster and seconded Walker to sign an intergovernmental agreement with the City of Sparta for use of Certain Voting Equipment. Motion carried by unanimous vote of 7-0.

Committee Reports:
Motion was made by Walker and seconded by Doster to pay the bills if and when the funds become available. Motion carried by a unanimous vote of 7-0.

Councilman Gorley expressed words of thanks to the Fire Chief and firefighters for the excellent job they do in protecting the citizens of Eatonton and also to Council for approving the purchase of the firefighter turn-out gear. Gorley advised the Fire Department will continue working to lower the fire rating.

City Administrator Gary Sanders advised:
- The “Notice of Intention to Introduce Local Legislation” for the City’s Hotel-Motel Tax bill was published in the Eatonton Messenger on January 28th. The bill should soon be introduced in the General Assembly.

- Sanders advised he would be attending a grant workshop at the Regional Commission in Macon Thursday, morning.

- The Writers Museum has invited Council to attend a birthday celebration for Alice Walker on Tuesday, February 9 at 12:00 PM at the museum.

- A copy of the November’s Budget Status Report is at Council seats.

- The CDBG application process has begun. The request for qualifications and proposals ran on January 21st and we have begun collecting the surveys.

Clerk Abrams advised Council to complete their Personal Financial Discloser Report, State, and Fed Tax forms and return to City Hall.

There being no further business; motion was made by Gorley and seconded by Walker to adjourn. Motion carried by a unanimous vote of 7-0.

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Walter C. Rocker, Jr., Mayor

ATTEST:

________________________
Sarah E. Abrams, City Clerk
Main Street Report for City Council February 2016

Main Street is pleased to report the new Main Street Board, Promotions Committee and Design Committee members for 2016. They are as follows:

Organization

The Eatonton Main Street Board is:
Lisa Jackson
John Montgomery
Cooper Rainey
Sara Tomson Hooper
Chequita Adams
Lynn Hendren
Joshua Bell
Janie Reid
Simone Jones
Dan Lowery
Sara Nolan

The Promotions Committee is:
Lindsey Rickman
Adam Swymer
Karen Pennamon
Cristi Sheppard
Amy Hood
Cooper Rainey
Sara Nolan
Tonya Chandler

The Design Committee is:
Sara Tomson Hooper
Kim Ruff
John Montgomery
Shelagh Fagan
Danielle Hawkins

Eatonton Main Street designation for 2016 will be issued in February. Eatonton is currently a Classic Main Street.
Promotion
Main Street will be meeting with those clubs, organizations involved with the Easter Egg Hunt on Friday February 26 to coordinate volunteers, vendors and events.

Main Street is also awaiting a response from the Putnam County Middle School Principal regarding their involvement with the "Mayor for a Day" Essay contest for Georgia Cities Week.

The response for "Better Know A Downtown Business" has been great. Main Street is averaging around 5 new followers a week on Twitter, however the Main Street newsletter has only 135 subscribers.

The Downtown Eatonton App is now available both on Google Play and at the Apple Store. Feedback has been positive.

Eatonton Main Street is requesting City Council Approval for a BBQ Festival/Acoustic Music Competition as part of Georgia Cities Week on Saturday April 23 between 10 am and 3pm. Eatonton Main Street is requesting that alcohol be served at this event by Smith's and Cucos.

The BBQ Festival would be a Backyard Barbecue event. Main Street did contact the Georgia Barbecue Association for a sanctioned event. However, sanctioned events have a 150 mile radius, the prize money for the winner is at least $1500 and the 5 judges are to be put up in a hotel for a Friday and Saturday night. The contest event area must also be inspected before being sanctioned. A future sanctioned event is something that Main Street is looking into, but Main Street would require sponsors and partners due to the cost.

Eatonton Main Street met with Rainey Gallagher from the Plaza Arts Center about having movies in the Plaza Arts Center rather than on the Square. Each movie would have a different theme. Merchants have benefited little from the Movies on the Square and the average attendance has been anywhere between 20 and 50 people. The movies in the Plaza would be free for entry, but concessions would have to be paid for.

Design
Main Street currently has 3 facade grant applications under consideration.

Scrub Up at 118 W Marion Street - Opening Spring 2016.
Vizitech USA 103 East Sumter Street.
TBA 118 N Jefferson Ave.

Main Street has 3 bids in for directional signage and will now be approaching each merchant to see if they are willing to pay $60 per sign and a $20 renewal fee per year. Once this information has been collected, Main Street will seek funding for the project. All signs would be on City right of way and Main Street will be meeting with the City to discuss locations. Currently the locations under consideration would be as follows:

East Sumter Street/South Jefferson Ave
South Jefferson Ave/East Marion St
North Jefferson Ave/West Marion St
North Madison Ave/West Marion St
North Jefferson Ave/ City Parking Lot Entrance

Main Street will also be approaching property owners for permission to put directional signage for downtown Eatonton on Highway 441.
Economic Vitality

The former owners of the China Chef business at 104 N Jefferson Ave confirmed that they have left Eatonton due to the lack of response of their landlord to fixing their premises for over 2 years. They reported water leaking from the roof in the back of the kitchen and in the storage room. Water is collecting in the ceiling and parts of the ceiling have fallen in. The landlord has not contacted me regarding my inquiries to the status of the business.

The old Moore Gas Store at 107 N Jefferson Ave, has ceiling tiles on the floor and also looks like black mold inside.

The old Communicom building at 104 East Marion Street has ceiling tiles fallen in, and part of the lighting fallen in, and probably black mold judging from looking inside the door and window.

These buildings are not economically viable to rent in the conditions that they are in. I am requesting that a letter is sent to the landlords of these premises seeking entry from the building inspector as it would appear the condition of these buildings are breaching both City of Eatonton and Georgia Code.

Met with Denise Fraser from the Eatonton General Store. They have been given notice to leave the premises by Feb 15 and will be relocating to Monroe.

Main Street has had 2 people get in touch with them about having a restaurant in downtown Eatonton. Unfortunately the stumbling block is the lack of kitchen in available premises. A kitchen to be built is between $80,000 to $100,000 and that is a problem. The restaurants that are trying to open are a country cooking, meat and 3 type of establishment.

The Main Street Board is requesting that the City Manager attend their next meeting to discuss signage on the roads leading to downtown Eatonton.

Main Street hosted an owner of a art gallery that wished to relocate to downtown Eatonton. Once here, and seeing what was available due to the condition of the premises available for rent and the price being asked to rent the properties, the owner of the Art Gallery decided against relocation.

Going Artistic has purchased 110 W. Marion Street for an Art Gallery space. Opening in Spring 2016.

Scrub Up has rented 118 W. Marion Street to open a Nurses Uniform store in Spring 2016.

Other

Attended the Economic Development Sales Training in Macon on January 20.

Attended the Main Street 201 Training in Greensboro on January 26.

Attended Legislative Luncheon at State Capitol on January 28.

Eatonton Main Street continues to work with Milledgeville and Greensboro Main Street to make sure that no events are on the same day.

Please continue to follow our Facebook, Twitter, Instagram and Website postings.
EATONTON TEEN DATING VIOLENCE AWARENESS AND PREVENTION MONTH PROCLAMATION

WHEREAS, one in three adolescent girls in the United States is a victim of physical, emotional, or verbal abuse from a dating partner, a figure that far exceeds victimization rates for other types of violence affecting youth; and

WHEREAS, youth who experience physical violence in a dating relationship are more likely to use drugs and alcohol, attempt suicide, and carry patterns of abuse into future relationships; and

WHEREAS, females between the ages of 16 and 24 are more vulnerable to partner violence than any other age group, experiencing abuse at almost triple the national average; and

WHEREAS, only 33% of teens who are in abusive relationships tell anyone; and

WHEREAS, 81% of parents either believe teen dating violence is not an issue or admit they do not know if it is; and

WHEREAS, by providing young people with education about healthy relationships and changing their attitudes away from supporting violence to embracing mutual respect, we recognize that dating violence can be prevented.

NOW, THEREFORE, THE MAYOR AND COUNCIL OF THE CITY OF EATONTON, do hereby proclaim February 2016 as Eatonton Teen Dating Violence Awareness and Prevention Month and urge all residents to respond to and work toward ending teen dating violence by supporting their community’s efforts to empower teens to develop healthier relationships. Community leaders are encouraged to assist victims in finding and accessing the resources they need, to develop a comprehensive response to dating violence, and to engage in discussions with adult and youth community members to promote awareness and prevention of the quiet but heinous crime of teen dating violence.

IN WITNESS WHEREOF, we have hereunto set our hands, and cause the Great Seal of the City of Eatonton, Georgia to be affixed this Fifteenth day of February, in the year of our Lord Two Thousand and Sixteen.
Mr. Walter C. Rocker, Jr., Mayor

Mr. Alvin Butts

Mr. James Gorley

Mr. William Mangum

Mr. Harvey Walker, Jr.

Ms. Teresa Doster

Mr. Charles Haley

Ms. Alma Stokes

ATTEST: MS. Sarah Abrams
Clerk, City of Eatonton, Georgia
RESOLUTION

A RESOLUTION by the Board of Council of the City of Eatonton, Georgia, to authorize the Mayor to submit a proposal to the Area Agency on Aging for Home Delivered and Congregate Meals Programs for FY 2017 – 2020 and for other purposes.

WHEREAS, the Mayor and Council of the City of Eatonton, Georgia, have found grants administered by the Area Agency on Aging to be a necessary and desirable funding option to provide home delivered and congregate meals programs to residents of the City of Eatonton and Putnam County; and

WHEREAS, the City of Eatonton desires to promote better physical and mental health for older people through the provision of nutritious meals and opportunities for social contact; and

WHEREAS, the City of Eatonton currently provides such home delivered and congregate meals programs and wishes to continue these services; and

WHEREAS, the Middle Georgia Regional Commission is actively seeking proposals to provide such meals programs for FY 2017 – 2020.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Eatonton, Georgia, that:

The Mayor of the City of Eatonton is authorized to submit a proposal to the Area Agency on Aging for Home Delivered and Congregate Meals Programs for FY 2017 – 2020. Additionally, the Mayor is authorized to sign letters, applications, contracts, changes, assurances, and other such supporting material as shall be necessary for the proper application for and execution of the grant for such programs.

APPROVED AND ADOPTED by the Council of the City of Eatonton, Georgia on this 15th day of February, 2016.

______________________________
Walter C. Rocker, Jr., Mayor
City of Eatonton, Georgia

ATTEST:

______________________________
Clerk, City of Eatonton, Georgia
REQUEST FOR PROPOSAL
MGRC/Area Agency on Aging
SFY 2017-2020

MIDDLE GEORGIA REGIONAL COMMISSION

AREA AGENCY ON AGING

Request for Proposals

FY 2017-2020

Date Due: Thursday, February 25, 2016
Time Due: 3:00 P.M. Eastern Standard Time

Please submit an original and four (4) copies of the completed bid proposal. Bids must be sealed and submitted by the due date and due time noted above. Late submissions will not be accepted.

Submit bids to: Cuirstaun Echols
Contracts Administrator
Middle Georgia Regional Commission
175 Emery Highway, Suite C
Macon, GA 31217
1.0 INTRODUCTION

1.1 Middle Georgia Regional Commission/Area Agency on Aging

Through this Request for Proposal (RFP), the Middle Georgia Regional Commission, in its capacity as the Area Agency on Aging, is soliciting proposals from potential Offerors interested in operating specific aging programs in one or more of the following counties: Baldwin, Crawford, Houston, Jones, Macon-Bibb, Monroe, Peach, Pulaski, Putnam, Twiggs, and Wilkinson from July 1, 2016 – June 30, 2020. Funding is contracted for a one-year period, beginning on July 1, 2016 and ending on June 30, 2017. Continuation funding is dependent upon the receipt of appropriated funds from state and federal granting agencies and successful performance of the contracted obligations of the selected agency(ies). The terms and conditions of the Middle Georgia Regional Commission/Area Agency on Aging contract with its respective funding sources and any subsequent policy decisions, laws, or regulations shall be applied to the contractor selected through this process.

The Middle Georgia Regional Commission/Area Agency on Aging will accept competitive bids to provide one or more of the following services:

- Congregate Meals/Senior Center Services
- Home Delivered Meals
- Community Care Services Program
- In-Home Services: Homemaker, Personal Care, and Respite Care
- Elderly Legal Assistance Program
- Wellness and Health Promotion

The Middle Georgia Regional Commission/Area Agency on Aging may award contracts to service providers in each of the counties, any combination of counties, or for the region as a whole. The scope of services provided in the appendices indicates which services must be bid on as a region. The Area Agency on Aging has the right to reject any and all applicants.
RESOLUTION

A RESOLUTION by the Council of the City of Eatonton, Georgia, to designate a meeting place for the March 1, 2016 City Council meeting pursuant to Section 2-31 of the Code of Ordinances and for other purposes.

WHEREAS, the City of Eatonton does, by ordinance, hold regular meetings of the City Council on the first Tuesday and third Monday of each month at 7:00 p.m.; and

WHEREAS, Section 31 of Chapter 2 of the Code of Ordinances authorizes the City Council to hold its regular meetings in the City Hall or other such place as may be designated by the Board of Council; and

WHEREAS, at its meeting on February 2, 2016, the City Council voted to hold its regular meetings at the Commissioners’ meeting room in the Putnam County administration building at 117 Putnam Drive; and

WHEREAS, a scheduling conflict exists for the use of the Commissioners’ meeting room on March 1, 2016; and

WHEREAS, the City Council desires to hold its March 1, 2016 regular meeting at an alternate venue.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Eatonton, Georgia, that:

THE CITY COUNCIL CHAMBERS, LOCATED IN THE CITY HALL AT 201 NORTH JEFFERSON AVENUE, EATONTON, GEORGIA, SHALL BE DESIGNATED AS THE VENUE FOR THE MARCH 1, 2016 MEETING OF THE CITY COUNCIL PURSUANT TO SECTION 31 OF CHAPTER 2 OF THE CODE OF ORDINANCES. FOLLOWING SUCH DATE, REGULAR MEETINGS OF THE CITY COUNCIL SHALL RESUME AT THE COMMISSIONERS’ MEETING ROOM AT 117 PUTNAM DRIVE, EATONTON, GEORGIA.

APPROVED AND ADOPTED by the Council of the City of Eatonton, Georgia on this 2nd day of February, 2016.

Walter C. Rocker, Jr., Mayor
City of Eatonton, Georgia

ATTEST:

Clerk, City of Eatonton, Georgia
NOTICE

The City of Eatonton Planning & Zoning Commission will conduct a public hearing on Monday, February 8, 2016, at 6:00 pm in the meeting room at the The Hut, 400 W. Marion Street, Eatonton, GA 31024 to hear the following agenda:

1. Request by Joseph Lon Taylor to rezone 4.316 acres at 896 Oak Street from R-2 to C-1. [Map 062, Part of Parcel 014].*

2. Request by Tishco Eatonton LP for preliminary plat approval of 3.012 acres at 203 E. Sumter Street. [Map E006, Parcel 151].

The meeting will be conducted pursuant and in accordance with O.C.G.A. Chapter 36-66.

*The City Council of Eatonton will hear these requests, if required, on Monday, February 15, 2016 at 7:00 pm at City Hall, 201 North Jefferson Avenue.
February 8, 2016  
City of Eatonton  
Minutes - Planning & Zoning Commission

The City of Eatonton Planning & Zoning Commission conducted a public hearing on Monday, February 8, 2016 at 6:00 pm in the meeting room at The Hut, 400 W. Marion Street, Eatonton, GA 31024 to hear the following agenda:

Present: Roger Phelps, Chairman, Michael Feldman, Charles Howell, James Hudson  
Absent: Keith Rowell  
Staff: Lisa Jackson and Karen Pennamon

Mr. Roger Phelps welcomed everyone to the meeting. Mrs. Lisa Jackson called the roll. Mr. Feldman made a motion to approve the minutes as read from May 11, 2015 and Mr. Hudson seconded. All approved. Ms. Jackson read the Rules of Procedure and the following agenda was presented:

1. Request by Joseph Lon Taylor to rezone 4.316 acres at 896 Oak Street from R-2 to C-1. [Map 062, Part of Parcel 014].* Mr. Joseph Lon Taylor represented this request. Mr. Taylor stated that he has owned Taylor’s Body Shop and Wrecker Service at 896 Oak Street for 45 years. He stated that he has someone interested in purchasing the property and utilizing it for a Body Shop. Mr. Taylor stated that banks require appraisals on the property and no one will appraise the property because it is zoned residential with a commercial body shop on it. He said that this is the reason that he is requesting to rezone this property. Mr. Feldman asked if the person that wants to purchase the Body Shop has a business elsewhere. Mr. Taylor stated that the person is currently renting a building from him and has been there for 5 years. He added that in order for him to sell the property he has to have it appraised. Mr. Feldman asked how the business was allowed to operate. Ms. Jackson explained that it is a grandfathered use that was in existence prior to zoning and the property was never properly zoned to commercial. Ms. Jackson said that if the property is appraised it will appraise as residential, so this is why the property needs to be rezoned to commercial. Mr. Hudson asked how close the adjacent house is to this property. Mr. Taylor stated that the tract where the house is has been surveyed out of the original 5 acres. He added that the person leasing the body shop also wants to purchase the tract with the house on it. Ms. Jackson asked if he was going to have a body shop and wrecker service. Mr. Taylor responded that he would only operate a body shop. Mr. Feldman made a motion for approval and Mr. Howell seconded. All approved.

2. Request by Tishco Eatonton LP for preliminary plat approval of 3.012 acres at 203 E. Sumter Street. [Map E006, Parcel 151]. Mr. Brandon Dampier, agent for Tishco Eatonton LP represented this request. Mr. Dampier stated that he is requesting approval of the preliminary plat for the project at 203 E. Sumter Street. Ms. Jackson stated that they were present to discuss the preliminary plat process. She introduced Mrs. Coretta Naylor, Postmaster whom was present at the meeting. Ms. Jackson stated that Mrs. Donna Van Haute, Eatonton Putnam Sewer & Water
Authority was not able to attend the meeting but had previously met with Mr. Dampier to discuss her requirements for the plat. Mrs. Naylor stated that the post office was concerned about the mode of delivery for the post office boxes and who would be doing the installation. She also stated that the post office no longer delivers door to door for new developments, therefore a centralized location will be required. Mrs. Naylor stated that she needs the layout for each building along with the addresses. She provided Mr. Dampier with an agreement form to be signed and returned. Mr. Dampier stated that he thinks there will be one central location for the boxes. Mrs. Naylor asked who would maintain the boxes once the tenants move in. Mr. Dampier stated that they would maintain the boxes. Mrs. Naylor stated that she has visited the site a few times but no one has been on location to meet with her. Mr. Dampier stated that he would get their in house management person to contact her. He asked if they had any recommendations for numbering the units. Mrs. Naylor stated that it has to be the main address then the apartment number. She said that she needs to know if it is going to be 203 Sumter Street and then the apartment number for the three buildings. Mr. Dampier stated that he thinks they will address the buildings as such, building 105 as building 1, apartment 5 and building 205 as building 2, apartment 5. He added that Melissa whom handles the addressing for their 60 properties will take care of the address assignments. Ms. Jackson stated that since they are not putting in any streets they did not need the public works department to be present at the meeting. She added that there will be a paved driveway coming from Maple and Sumter Streets. Ms. Jackson stated that she was aware of the meeting with Mrs. Van Haute and asked if there were any additional changes needed or recommended by her that are not reflected on the plat. Mr. Dampier responded not that he was aware of but he would need to confirm it with Randy. Ms. Jackson asked if there was an entrance on Marion Street. Mr. Dampier responded no and added that the main entrance is on Sumter Street. Ms. Jackson asked if the emergency entrance was on Maple Street. Mr. Dampier responded yes. Ms. Jackson stated that the changes needed on the plat are the following: 1) The signature change for EPSWA, 2) The location of the postal units, 3) A legend noting the building and unit numbers. She said that there had been concerns about whether the sewer system was able to support the development and asked about the outcome. Mr. Dampier stated that after talking to Randy there were no issues that he was aware of. He stated that there was some confusion in the beginning but he said that EPSWA was getting ready to pour under the road for the water but did not indicate any type of sewer capacity issues. Mr. Feldman asked if there will be any access on Marion Street. Ms. Jackson responded no. Ms. Jackson asked Mrs. Naylor if she had any other concerns. Mrs. Naylor replied no but would like them to work with her when the boxes are being installed. Ms. Jackson stated that Mr. Dampier has to make the necessary corrections and resubmit the plat. She said that once that is done another meeting will be scheduled and they can move forward with the preliminary plat approval.

Meeting Adjourned.
Attest by:

Roger Phelps, Chairman
Planning & Zoning Commission

Lisa Jackson, Director
Planning & Development

Date: ___________________________
DISCLOSURE OF APPLICANT'S CAMPAIGN CONTRIBUTION

The City of Eatonton Code of Ordinances, states as follows:

"When any applicant or his attorney for a rezoning action has made, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating $250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:

a. The name and official position of the local government official to whom the campaign contribution was made; and

b. The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution. The disclosures required by this section shall be filed within ten days after an application for the rezoning action is first filed."

1. Name: Joseph Lee Taylor

2. Address: 846 Oak St.

   Eatonton GA

3. Have you given contributions that aggregated $250.00 or more within two years immediately preceding the filing of the attached application to a candidate that will hear the proposed application? Yes / No

   If yes, who did you make the contributions to?:

Signature of Applicant: 
Date: 1/15/15

RCVD DEC 1515
Thompson Land Surveyors INC.
140 Kenan Dr.
Milledgeville, GA 31061
(478)-456-5781

Information for impact studies for tax map 062 parcel 014

1. I believe the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties.

2. I do not think the zoning proposal would adversely affect the existing use or usability of adjacent or nearby properties.

3. I believe the zoning proposal would improve the economic use of said property.

4. The property is located adjacent to a federal highway US 441 and has excellent site distance in both directions. The zoning proposal would not cause an excessive or burdensome condition.

5. The zoning proposal is in conformity with the policy and intent of the comprehensive land plan.

6. I am not aware of any existing or changing conditions that would affect the use and development of this property.