

**CITY OF THOMSON
REGULAR COUNCIL MEETING**

June 14, 2007

7:30PM

CITY HALL

PRESENT

Robert E. Knox, Jr., Mayor
Kenneth Usry, Councilmember
Alton Belton, Councilmember
John Smalley, Councilmember
J. T. Wiley, Councilmember
Don Powers, City Administrator
Dianne Landers, City Clerk
Valerie Burley, Probate Judge
Bob Flanders, Asst. City Administrator

ALSO PRESENT

Fred Guerrant
Ben Dedrick, McD. Progress
Scott Huff, City Water Dept.
John Crowell
Jim Wallace, McD. Progress
Otis L. Crowell
James Jones, Jr.
Tammy Haire
Billy Hobbs, McD. Mirror

Absent

Jimmy Plunkett, City Attorney

Mayor Knox called the Regular Council meeting for June 2007 to order. Invocation was led by Councilmember Smalley followed by the Pledge of Allegiance to the Flag.

APPOINTMENT

Mr. James T. Jones, Jr. was appointed to fill the unexpired term of Mike Carrington which expires at the end of 2007. Mr. Jones, who was raised in the Dearing area, has practiced law in the Thomson area since 2001. Councilmember Smalley moved for the appointment. Councilmember Belton seconded. All were in favor. Motion carried.

Judge Valerie Burley, our Probate Judge administered the Oath of Office to James Jones.

SPECIAL RECOGNITION

Albert "Jake" McCord was recognized by Resolution for 39_ years service with the City of Thomson. Jake began working with the Streets and Sanitation Department on July 1, 1967.

MINUTES

Councilmember Usry moved to approve the minutes of the Regular Council Meeting on May 10, 2007 and the Call Meeting on May 29, 2007, seconded by Councilmember Wiley. Motion carried.

NEW BUSINESS

Brink Bradshaw – Zoning Change at 617 North Main Street.

Mr. Bradshaw has requested a change in zoning for the property at 617 North Main Street (formerly known as the Knox residence) with the intent to use for his real estate and design business. This is a request of a zoning change from R-1 (Low Density Single Family Residential) to B-1 (Business). The Thomson Planning Commission recommend a Conditional Use Approval to keep the zoning classification of R-1 and to allow the property to be used for the request under the condition that the current side (10') and rear (25') setbacks are observed, that a visual buffer of trees and shrubs along the rear property line be planted and that the sign be of the monumental type and size as is at the present Washington Road office.

Councilmember Belton moved to accept the recommendation from the Planning Commission. Councilmember Usry seconded the motion. Councilmember Smalley abstained. Motion approved.

Robert Cort – Reduced Street Setback – Boulevard Street Warehouse:

Mr. Robert Cort representing Watson and Knox Realty has requested a reduction in street setback for a proposed loading dock to be located off Salem Drive. This proposal is to build a new 16'x20' loading dock at the rear of the side of the building instead of perpendicular to the building and blocking Salem Drive. The Thomson Planning Commission recommended approval of the reduction of the street setback to accommodate the loading dock.

Councilmember Usry moved to accept the recommendation from the Planning Commission, seconded by Councilmember Belton. Motion carried.

John Crowell – Zoning Change and Subdivision Review – Whiteoak Road:

Mr. John Crowell presented an application for a zoning change and subdivision review for property located on the north side of Whiteoak Road between Wisham Road and Morris Road. This property was annexed into the City in January 2007 as an R-2, Multi-Family Residential. Mr. Crowell is proposing 419 parcels.

Mr. Crowell has requested to change the property from R-2 to R-1A, Medium Density Single Family Residential. The Planning Board recommended approving the zoning change from R-2 to R-1A with the following conditions:

Lot frontage: reduced from 75' to 60' – for all lots

Front setback: reduced from 25' to 20' – for all lots

Side setbacks: reduced from 10' to 7.5'- for all lots

Sidewalks are required on one side of Fircone Drive from the northern end of Fircone Drive.

Buffer: A 10' existing (undisturbed), or newly planted buffer is required along the rear property line of those subdivision lots on Spring Bloom Circle and Fircone Drive.

Councilmember Usry moved to accept the zoning change and recommendations from the Planning Board. The motion was seconded by Councilmember Smalley. Motion carried.

A copy of the Planning Commission's minutes covering these actions are included as part of these minutes.

Acceptance of .3 acre of property and dilapidated house from Grant Nwankwo:

Mr. Grant Nwankwo has quitclaim his dilapidated house and property on West Street to the City of Thomson. This action is a result of our ongoing Code Enforcement activity.

TE Grant Bid – Approval to proceed.

City Administrator Don Powers presented the 2004 TE Grant project update. Don reported that the grant will focus on the downtown area of sidewalks, streetlights, parking, and back parking lot behind Main Street, as well as Railroad Street. MFS Grading was awarded the bid for the TE Grant. The total project cost is \$904,484.00

Minus TE Grant Funds =	-\$490,000.00
Minus 20% Local Match=	-\$122,500.00
Minus SPLOST IV =	-\$137,500.00
Additional Funding Required =	\$154,847.00

Councilmember Usry moved to accept the bid and move forward with the TE Grant project, seconded by Councilmember Belton. Motion carried.

Annexation of Property on Washington Road:

1st Reading of annexation of property own by Keith Wall on Washington Road known as the Title Shop.

Hal Hinesley –Property behind his house.

Judge Hal Hinesley lives on West Hall Street. There is an alley beside his house own by the City. Judge Hinesley would like for the City to quitclaim the alley beside his house to him because it has never been used as an alley. However, the City would retain their rights to the drainage easement and sewerage easement already in place.

Councilmember Usry moved to authorize the City's attorney to prepare a deed with appropriate easements to quitclaim the property to Judge Hinesley, seconded by Councilmember Smalley. Motion carried.

Banner request for June 25-29, 2007 – Springfield Baptist Church:

Springfield Baptist Church will be participating in a multi-county wide crusade at the Brickyard to be held June 25-29, 2007.

Thomson Orthopedics and Sports Medicine – July 8 – 14, 2007:

Thomson Orthopedics will be having a health fair on July 14, 2007.

Councilmember Smalley moved to approve the banner requests. Councilmember Belton seconded the motion. Motion carried. Mayor Knox stressed that the banner must be free of any advertising for Thomson Orthopedics.

Board Appointments:

City of Thomson Planning Commission – Nancy Morris' term is up. Mrs. Morris would like to be replaced. Mayor Knox asked the Council to consider a replacement for Mrs. Morris and bring back to next meeting. He stressed the importance of a female on the committee.

Thomson-McDuffie County Recreation and Leisure Services Board – Mike Carrington to be replaced by James T. Jones, the newly appointed City Councilmember.

Councilmember Smalley moved to accept the appointment, seconded by Councilmember Belton. Motion carried unanimously.

DISCUSSION

The Water-Sewer Commission recommended and the City Council and County Commission approved the Big Creek Expansion bid from Thamer Construction.

The City has been awarded a 2007 GMA Health Promotion Grant in the amount of \$5500. This grant will be used in a variety of ways to promote health awareness.

There being no further business, the meeting was adjourned at 8:30pm.

Dianne L. Landers
City Clerk