

into the recommendation that we adopt the Resolution. Commissioner Beacham seconded the motion.

Commissioner Lee asked why this Resolution is coming from the Commissioners rather than the Board of Education.

Mr. Van Poole explained any time any tax is levied for school purposes it comes as a request from the Board of Education and the Commissioners simply act upon that request. He added it is not discretionary on the part of the Commissioners, the request is acted on as a matter of form by the Commissioners.

Mr. Jim Pannell explained the State Constitution requires the assessment and collection of the tax be provided for before General Obligation Bonds are issued. He added the Board of Commissioners is the Body that has the power to levy the tax and provide for the assessment and collection of taxes. He stated there is nothing that prohibits using other monies to pay General Obligation Bonds indebtedness but that does not eliminate the necessity for providing for the assessment and collection of taxes before the bonds are issued, that is a specific requirement of the Constitution.

Commissioner Hodges remarked when tax is mentioned it automatically raises a "red" flag that taxes are going and that is not the case in this instance, monies from interest on the hospital sale funds will be used to pay for this bond issuance.

Chairman Anderson said he thought it was very important the news media gets this message to the public.

Motion to adopt Resolution carried. See exhibit #1996-31.

Chairman Anderson asked for other discussion. Upon motion by Commissioner Alston, seconded by Commissioner Beacham and carried, the meeting was adjourned subject to call.


ATTEST


E. Raybon Anderson

January 7, 1997
Statesboro, Georgia

The Board met at 6:00 P.M. in the Community Room of the North Main Annex with Chairman Woodrum, Commissioner Alston, Commissioner Simmons, Commissioner Groover, Commissioner Hodges, Commissioner Deal and Commissioner Smith present.

Chairman Woodrum welcomed everyone to the first meeting of 1997 and the first meeting for this Board of Commissioners. He said this Board would be pursuing matters in such a way to, hopefully, have the best plan for all the people of Bulloch County. He commented this Board was made up of seven intelligent individuals with a lot of history

and background and he respected every member of this Board. He said this Board hopes to collectively come to the summation of the right manner to take Bulloch County for the next four years. He recognized new Board members Mr. Wayne Groover and Mr. Bobby Deal and asked for their comments.

Commissioner Deal said he was glad to be apart of this Board and looked forward to representing all the people of Bulloch County for the next four years.

Commissioner Groover said he considered it an honor and priviledge to be part of this Board and looked forward to working with members of the Board, the leaders of the community and the public.

Chairman Woodrum called the regular meeting to order and welcomed 36 visitors and the news media. Commissioner Alston gave the invocation.

Minutes of the regular meeting on December 17, 1996 and minutes of the called meeting on December 20, 1996 were presented. Upon motion by Commissioner Alston, seconded by Commissioner Hodges and carried, minutes of these two meetings were approved as presented.

There was no old business for discussion.

The first items of new business were zoning matters. Chairman Woodrum asked Mr. Jimmy Dodgen to present these items.

Mr. Dodgen presented a rezone request from Morris Lupton, Chester Flynt Agent, to rezone approximately 12 acres on Old Register Road from zone of R-80 to Mobile Home Park. He added the original request had been a request to rezone 27 acres but has been reduced to 12 acres. He advised this rezone request was presented to Planning and Zoning Board on September 12, 1996 but at the request of Mr. Flynt was held until this meeting to be heard by the Board of Commissioners. He pinpointed location of property on aerial map.

Mr. Flynt presented sketch of proposed development and said the original plan had been scaled down to 27 lots and further reduced to 6.8 acres instead of 12 acres.. He presented pictures of apartment complex and mobile homes located on property in front of proposed development.

Commissioner Smith questioned if the request was to rezone the entire 27 acres. Mr. Flynt said they have changed the rezone request to 6.8 acres.

Chairman Woodrum commented this is not the same request as presented to the Zoning Board. Mr. Flynt said that was correct, acreage has been reduced.

There was some discussion if this should go back to the Zoning Board because of the change in acreage. Mr. Dodgen said it was presented to the Zoning Board as a request for rezone of 27 acreages, which was denied. He added the Board of Commissioners can hear this request since it is less acreage than originally presented to the Zoning Board.

Chairman Woodrum said he wanted them to understand they have the right to present this revised request to the Planning and Zoning Board.

Commissioner Hodges voiced a concern of not knowing where the 6.8 acres of the original 27 acreages were on the map. Mr. Flynt said he could pinpoint the 6.8 acres and a formal plan will be drawn.

Mr. Wood asked why not withdraw this request and present new plan to Planning and Zoning Board.

Mr. Wendell West said it was their understanding they couldn't go back to Planning and Zoning Board for six months after a request was denied. It was explained that if the Board of Commissioners denied this revised request, the time limit would start over, it could not be presented to the Planning and Zoning for another six months.

Commissioner Groover asked how many units were presently on the other property. Mr. West said ten mobile homes and four apartments.

Commissioner Groover asked how mobile homes were in the surrounding area. Mr. Dodgen advised there were 175-180 mobile homes in general area.

Chairman Woodrum asked if anyone else wished to speak on this matter. Mr. Mike Anderson, an adjacent property owner, said one problem on this road was traffic and this traffic would increase with the recreation center being built by GSU and two new schools being built on Langston Chapel Road. He commented he thought the purpose of Zoning was to have good planned growth in a county that is growing. He said in August 1996 when he purchased eleven acres adjoining this property he looked at the zoning maps to see how the surrounding area was zoned, which was R-80. He commented he felt good about building a home in this area but now he is faced with this problem and this is a classic case of the need for zoning. He said there are several more acres in this property and he could see this 6.8 being just the beginning, first it was 27 acres, then 12 acres, now 6.8, what will it be next year. He asked the Board to deny this request.

Mr. West said when Mr. Anderson built his home he was aware of mobile homes in this area. He said they were asking for 6.8 acres to be rezoned and had no intention of ever asking for any more mobile home sites, remaining property will remain R-80. He said the only purpose for asking for rezone of 6.8 acres was to produce enough income to purchase the property which happens to be his great-grandfather's. He said the request was reduced because of opposition at the Planning and Zoning meeting and because of their consideration of those concerns, the request was reduced to the very minimal to allow purchase of the property.

Commissioner Hodges said his concern was not having anything showing where the 6.8 acres is on the property and on the map. Mr. Dodgen explained their drawing could be transferred to scale on the zoning map, he wasn't concerned that it couldn't be located it in the proper area.

Chairman Woodrum asked for other discussion from the Board. Commissioner Smith offered a motion to deny the request from Morris Lupton, Chester Flynt Agent, to rezone 6.8 acres from R-80 to MHP for reasons stated by Planning and Zoning Commission. Commissioner Simmons seconded the motion and it carried.

Mr. Dodgen presented a request from Robbins Construction to rezone 3.28 acres from R-40 to Highway Commercial and to rezone 3.30 acres from R-40 to R-2. Mr. Dodgen advised this property was located on Highway 80 and Woodrum Road. The intent of this rezone is to open a day care center and build two-family residential houses. Mr. Dodgen said there was some opposition at the Planning and Zoning meeting but this changed after Mr. Robbins made his presentation. He stated the Planning and Zoning Commission recommended approval of rezone request.

Mr. Robbins presented an exhibit of proposed development and gave statistics of traffic on Highway 80 and said this development would not have an impact on this area. He discussed the use of the adjoining property which is rental and commercial property.

Chairman Woodrum asked if anyone wanted to speak in opposition of this request.

Upon motion by Commissioner Hodges, seconded by Commissioner Deal and carried, recommendation of Planning and Zoning Commission to approve request by Robbins Construction to rezone 3.28 acres from R-40 to HC and to rezone 3.30 acres from R-40 to R-2 was accepted.

Mr. Dodgen presented a request from Dr. Robert Stambuk to rezone 19.4 acres on Highway 67 and Veteran Memorial Parkway from PDR to HC. He explained Dr. Stambuk's property is a split zone and his request is to have all his property zoned Highway Commercial. He advised there was no opposition to this request and the Planning and Zoning Commission recommended approval.

Chairman Woodrum asked for any discussion to oppose this item.

Upon motion by Commissioner Smith, seconded by Commissioner Simmons and carried, the request from Dr. Robert Stambuk to rezone 19.4 acres from PDR to HC was approved.

Mr. Dodgen presented a request from John Lavender to rezone 4.2 acres from MPH to R-2 and 27.1 acres from MHP to R-15. He said this property located on Pulaski Highway is now zoned MHP and the intent is to develop 56 mobile home lots, 43 single family residents and 10 duplexes. He advised the Planning and Zoning Commission recommended approval of this request. He commented there were some questions and concerns from residents in this area of plans for this property but there was not much opposition once it was explained the current zoning was MHP and Mr. Lavender could develop the entire property into a mobile home park if he chose to do so.

Chairman Woodrum asked for any opposition to this request.

Upon motion by Commissioner Hodges, seconded by Commissioner Deal and carried, the request from John Lavender to rezone 4.2 acres from MHP to R-2 and to rezone 27.1 acres from MPH to R-15 was approved.

Mr. Dodgen presented a conditional use request from Paul Massey to allow him to convert approximately 100 acres of what is now East Georgia Farm into a golf course and driving range. He explained this property is located on Highway 46 and Sinkhole

Road and is presently zoned AG-5 which allows this use as a conditional use. He said there was no opposition in the Planning and Zoning Commission meeting but since the meeting Mr. Trey Denton had presented a letter outlining some concerns about lights on the driving range. Copy of letter had been distributed to Commissioners and this was the only opposition received.

Mr. Denton commented he fully supported the request but would prefer that operation cease at sunset.

Commissioner Groover stated he had a potential conflict of interest in this matter and would not participate in any discussion or action taken.

Commissioner Alston asked how the request was presented, to be a lighted or unlighted.

Mr. Massey said the request was to build a golf course and driving range and plans were to put lights on the driving range. He added Mr. Denton's property is a half mile to mile from where the driving range will be located. He commented in the winter the lights probably won't be on past 7:00 P.M. because of the weather and in the summer it doesn't get dark until 8:30 - 9:00 P.M. and if lights were turned on, probably will be turned off about 10:00 P.M.

Mr. Denton said Mr. Massey's statements were true but the location of the driving range was on a hill and he could imagine it looking like a football stadium.

Mr. Massey explained the lights do not shine down for 300-400 yards. He presented a sketch locating the driving range and showing the direction the lights will be shining.

Chairman Woodrum asked for other discussion. Commissioner Alston offered a motion to accept the recommendation of the Planning and Zoning Commission to approve the conditional use request for Paul Massey. Commissioner Simmons seconded the motion. Motion carried with Commissioner Alston, Commissioner Simmons, Commissioner Hodges, Commissioner Deal and Commissioner Smith voting in favor of the motion. Commissioner Groover abstained because of potential conflict of interest.

The next item on the agenda was a Resolution for nonpartisan election of the Probate Judge of Bulloch County. Chairman Woodrum remarked this resolution had been provided to the Board and asked for discussion.

Commissioner Hodges asked if request was being made for nonpartisan for Probate Judge, why not include the Magistrate Judge, why limit it to the Probate Judge.

Commissioner Smith said he understood the Magistrate Judge was asked to join this effort but chose not to do so.

Mr. Wood remarked the Board was responding to a specific request from the Probate Judge. Commissioner Smith said he thought the Board was being asked to give its support to the Probate Judge's efforts.

Commissioner Deal offered a motion to adopt the Resolution supporting the nonpartisan election of the Probate Judge of Bulloch County. Commissioner Alston seconded the motion and it carried. See exhibit 1997-1.

Next item for consideration was the bid results for paving/resurfacing projects. Commissioner Hodges referenced memo giving bid results from County Engineer Kirk Tatum and offered a motion to accept the bid of \$38,111.25 from Reeves Construction for resurfacing of Akins Pond Road; accept bid of \$146,816.25 from Reeves Construction for resurfacing of Williams Road; accept bid of \$35,557.00 from Ellis Wood Contracting to pave US 301 Runaround Lane; accept bid of \$66,069.10 from Ellis Wood Contracting to pave road at Holland Industrial Park. Commissioner Alston seconded the motion. In discussion Chairman Woodrum asked if Reeves Construction originally paved Akins Pond Road or Williams Roads. The answer was no. Motion carried.

Chairman Woodrum presented renewal applications for Beer and Wine Licenses for on-premise license for Statesboro Moose Lodge and Rockin Horse and off-premise license for Freddie's. These applications had been approved by Sheriff Akins.

Upon motion by Commissioner Alston, seconded by Commissioner Simmons and carried, renewal applications for Beer and Wine Licenses for Statesboro Moose Lodge, Rockin Horse and Freddie's were approved.

Chairman Woodrum advised the next item on the agenda, bid results for the transfer station, will be presented at a future meeting.

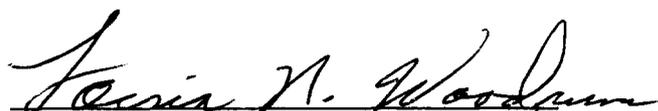
Chairman Woodrum recognized Mr. Wood. Mr. Wood commented everyone was aware of the process County had gone through to transfer from the Altamaha Georgia Southern RDC to the Coastal RDC. He said one of the commitments made by Coastal RDC was to locate a satellite office in Statesboro and he was pleased to announce this office is now open. He introduced Mr. Jim Bell, Senior Planner for Coastal RDC, who will be stationed in the RDC office located in City Hall. Mr. Wood reviewed Mr. Bell's qualifications and asked him to comment.

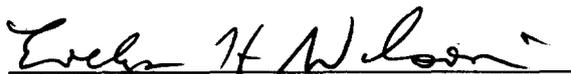
Mr. Bell presented a synopsis of services provided by the Coastal RDC and said he would available locally to provide these services.

Chairman Woodrum asked for other business or discussion. Commissioner Hodges commented he would like the Commissioners to recognize a sergeant who has been with the Georgia State Patrol for some time and has been in the Statesboro Office since it opened. He offered a motion a resolution be drafted to be presented to Sergeant Ed Curl who is retiring on January 25th. Commissioner Alston seconded the motion and it carried. Resolution will be prepared for presentation to Segeant Curl.

Mr. Wood advised an Executive Session was needed to discuss current litigation. Upon motion by Commissioner Alston, seconded by Commissioner Deal and carried the meeting was moved into Executive Session to discuss current litigation.

The regular meeting was reconvened.. Chairman Woodrum asked for other business or discussion. Upon motion duly made, seconded and carried, the meeting was adjourned subject to call.


Louis N. Woodrum


ATTEST

January 21, 1997
Statesboro, Georgia

The Board met at 8:30 A.M. in the Community Room of the North Main Annex with Chairman Woodrum, Commissioner Alston, Commissioner Simmons, Commissioner Groover, Commissioner Hodges, Commissioner Deal and Commissioner Smith present.

Chairman Woodrum called the meeting to order and welcomed the news media and 9 visitors. Commissioner Simmons gave the invocation.

Minutes of the regular meeting on January 7, 1997 and minutes of the Executive Session on January 7, 1997 were presented. Upon motion by Commissioner Simmons, seconded by Commissioner Hodges and carried, minutes of these two meetings were approved as presented.

Chairman Woodrum asked Mr. Bob Smith, Environmental Manager, to present the first item of old business, information on the bid results for the transfer station.

Mr. Smith advised the bids for the transfer station were opened on Monday, January 13th and, of the four bids received, the low bid was from Paul Akins Construction in the amount of \$984,000 which is about \$200,000 more than anticipated. He said a meeting was held with Mr. Akins and Bill Hodges of the design consulting firm to look for items to reduce this cost. Mr. Smith said after revisions were made the cost was reduced to \$755,000 which is in line with projections. He commented one difference in the earlier projections of the cost of this facility was not having a site location, but a site has been located on the Allen property adjacent to the landfill. He added there is a considerable amount of site preparation to be done and that is a large portion of this cost, but the advantages of this site seem to outweigh other sites.

Commissioner Smith asked when formal proposal would be ready for presentation. Mr. Smith responded because of County's procedures the Commissioners were not asked to take action on this new information at this meeting. He said a called meeting for action on the proposal would probably be requested. Mr. Smith added this project is on a tight time frame and he thought City Council would take action on this item in their meeting tomorrow.

Commissioner Groover asked if site location is most appropriate site for construction of transfer station, or if there is a more attractive site. Mr. Smith said it was believed to be the best site and they are not aware of a more attractive site. He added some reasons this is considered the best site are location, accessibility, county owns the property, utilization of landfill equipment and it will be less of an impact in the neighborhood than the landfill.

Commissioner Smith commented buffer zones were always a consideration in looking at other sites and also with other sites there was the issue that no one wanted this in their area. He said for these reasons purchase of large tracts had to be considered and in the areas being considered the cost went up because of cost of property as well as construction cost.

Commissioner Deal asked if money was budgeted for this project. Mr. Smith advised funding for this project comes from sales tax monies designated in the last sales tax for the landfill.

Commissioner Smith clarified that while this project might not have been specifically named there was a large sum designated for solid waste and the landfill in the last sales tax allocations.

Commissioner Groover questioned if the actual final proposal from Akins Construction was not ready for the Commissioners' vote at this meeting. Mr. Smith referred this question Sherri Hibbs, Assistant City Engineer.

Ms. Hibbs said there was a meeting on Friday and she thought the final figure might be a little less than \$755,000 but the contract has not be finalized. She advised the City Council would take action on this item in their meeting being held tomorrow.

Commissioner Smith remarked he thought the Commissioners could entertain a motion with condition the amount not exceed \$755,000.

Chairman Woodrum asked Mr. Akins, Staff Attorney, if there would be a problem with the Board taking action today. Mr. Akins said he did not see any problem with Board action today, but he did want to disclose that Paul Akins is his father and he has not been involved with any of this process.

Commissioner Hodges offered a motion to accept bid from Paul Akins Construction for construction of transfer station with condition cost not exceed \$755,000 and anticipation that City Council will accept this proposal in their meeting tomorrow. Commissioner Groover seconded the motion. In discussion Mr. Smith advised application has been made for a \$250,000 grant from GEFA toward the recycling facility, but no there is no knowledge of how much will be granted or when it will be received. Motion to accept bid for transfer station with conditions as stated carried.

Chairman Woodrum said he would like for the Staff Attorney to be present to represent the County's interest when City Council takes action on this issue. Commissioner Smith commented if Mr. Akins feels this is a conflict of interest for him, the County Attorney should be called if needed. There was some discussion of Mr.

Smith being present at the Council meeting and if he could represent the County's interest. Mr. Akins will ask the County Attorney to attend the City Council meeting if he feels it is necessary..

Chairman Woodrum asked for other old business. Commissioner Alston presented a letter from Mike Rollins, Recreation Department, and said Mr. Rollins had provided a packet of information for the Commissioners' review which is in the Commissioners' Office. He stated the action Mr. Rollins is requesting will be on the next Board meeting agenda.

Commissioner Smith commented there has been discussion for some time to have outlying recreation departments upgraded and money was budgeted in the sales tax for this purpose. He said he would like to see results of improvements in outlying departments. Commissioner Alston will provide this information at the next meeting.

The first item of new business was a Resolution for School Bond issuance. Chairman Woodrum asked Mr. Akins to present this information.

Mr. Akins explained this was basically the same Resolution passed by the Board in December except this Resolution is related to the 1997 series of bonds being issued. He clarified how the 1 mil in the Board of Education operating budget would be utilized to pay for bonds. The 1 mil in the operating budget will be rolled back, then another mil will be adopted for the purpose of retiring bond indebtedness. Therefore, there will no increase in the millage rate.

Commissioner Hodges asked if this millage will be broken out on the tax bill. Mr. Van Pool said yes, this is technically where the operating mil is rolled back 1 mil and that 1 mil is dedicated and shown for the purpose of bond payments

Commissioner Smith offered a motion to adopt the Resolution pertaining to the 1997 issuance of school bonds. Commissioner Deal seconded the motion. In discussion Commissioner Alston said to clarify the motion he would ask to add; provided, however, that the County anticipates adequate revenue from the Bulloch County Hospital Authority trust fund to pay the principal and interest on the bonds without the necessity for levying an additional tax. And provided further that the terms of the intergovernmental agreement dated August 8, 1996 between the Bulloch County Board of Commissioners and the Bulloch County Board of Education are incorporated into the recommendation. After some discussion of the additional wording to the motion, Commissioner Smith concurred with Commissioner Alston's addition to the motion. Motion carried. See exhibit #1997-2

Chairman Woodrum asked Mr. Bob Smith to present the next item, contract extension with Golder Associates.

Mr. Smith stated the request is for a contract extension with Golder Associates to perform pesticide sampling at the landfill at a cost of \$38,500 with an additional \$2000 for surveying of those sites. He explained there would be sixteen to eighteen borings at

the direction of EPD to determine the significance or extent of any pesticides located at the landfill.

Commissioner Groover asked if this \$38,500 was in addition to the original \$30,000 for test wells. Mr. Smith said that was correct, this \$38,500 is an addition.

Ms. Hibbs explained the \$30,000 contract was for methane gas testing and this was a new contract because pesticides were found on site which they did not know were there. She added pesticides were treated differently.

Chairman Woodrum asked if money was previously allocated for this. Ms. Hibbs said no, unfortunately these clean-up items have never been budgeted because they have been mandated by the State and are done in bits and pieces. She said this cost will come from landfill operating funds.

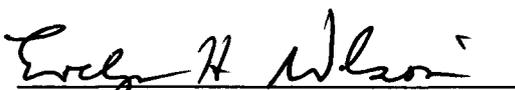
Commissioner Hodges offered a motion to approve contract extension with Golder Associates for pesticide sampling at landfill at a cost of \$38,500. He added he would like a breakdown of expenditures from sales tax allocations for the landfill. Commissioner Alston seconded the motion. In discussion Commissioner Smith asked if there were safe guards against test wells being a source of pollution of groundwater. Mr. Smith explained this testing would be borings not wells. Ms. Hibbs said these borings would just go to the bottom of the waste, they were not sure of the depth for the bottom of the waste. She added after the borings are completed they are closed and said all regulations are followed. Commissioner Groover said he would also like to see history and an update of money spent and what money was spent for regardless of source of funds. Mr. Smith said because this site has been declared a hazardous site, the landfill is eligible for funds from the State and Ms. Hibbs has already invoiced the State for \$80,000 and these other items will probably fall in the same category. Ms. Hibbs said she could provide information for source of funds and when expenditures were approved and paid. She suggested a joint meeting of City and County officials to present history on landfill expenditures. Mr. Smith remarked this will not be the only expense request and said there was a risk assessment that had to be made which will be quite lengthy and quite expensive. Motion to approve contract extension with Golder Associates carried.

Chairman Woodrum asked for other discussion. Commissioner Alston said he was aware the County had been contacted by the Chamber of Commerce regarding the "Eggs & Issues" series and the County Manager has been asked to make the presentation for the County. Commissioner Alston added if anyone would like to be a presenter or co-presenter they should let it be known. Commissioner Smith said he would not be available on the date scheduled for the County session but he would suggest Mr. Wood give the "State of the County" presentation. Commissioner Hodges said Mr. Wood did an excellent presentation at "Eggs & Issues" last year. He suggested Mr. Wood make the presentation this year and introduce the new Commissioners and have them make comments if they chose to do so, however he thought there was some time restraints for

the program. There was some discussion of the scheduled date for the County's presentation, this date will be verified.

Chairman Woodrum asked for comments from the audience. Mr. Paul Felser of Portman & Felser, representing Telesite Services, Inc., said he was locating tower sites in the Bulloch County area and he understood the Commissioners were considering a brief moratorium with respect to building permits for those site locations. He asked if he could be directed to whoever is in charge of primarily study work so he could discuss this issue with them and share some ideas with them to see if this process could continue to go on as orderly as possible. Mr. Felser was referred to Mr. Jeff Akins for information.

Chairman Woodrum asked for other discussion. Upon motion by Commissioner Simmons, seconded by Commissioner Deal and carried, the meeting was adjourned subject to call.


ATTEST


Louis N. Woodrum

February 5, 1997
Statesboro, Georgia

The Board met at 6:00 P.M. in the Community Room of the North Main Annex with Chairman Woodrum, Commissioner Alston, Commissioner Simmons, Commissioner Groover, Commissioner Hodges and Commissioner Deal present. Commissioner Smith was absent

Chairman Woodrum called the meeting to order and welcomed the news media and 33 visitors. Commissioner Groover gave the invocation.

Minutes of the regular meeting on January 21, 1997 were presented. Upon motion by Commissioner Hodges, seconded by Commissioner Simmons and carried, minutes of the January 21, 1997 meeting were approved as presented.

The first item of old business was Parks and Recreation issues. Chairman Woodrum asked Commissioner Alston who serves on the Recreation Board to begin discussion of this item.

Commissioner Alston introduced Mr. Mike Rollins, Park and Recreation Department Director and commented Mr. Rollins would give an overview of activities of the Recreation related on ongoing improvements.

Mr. Rollins gave details of current improvements in the rural areas funded by the Multi-purpose Sales Tax. He reported an additional 15 acres of property has been attained in the Stilson Community and this project is in the design stage with a site plan being developed. The area being utilized in Portal is the old football practice field behind Portal High School. An athletic field with bleachers, restroom facilities and concessions will be developed in this area. The Recreation Board is working with the

Board of Education to acquire additional property in the Nevils Community. The Board of Education is negotiating the purchase of property adjacent to the Nevils school property which will accommodate needs in Nevils. The park in Brooklet is owned by the City of Brooklet and developed about thirty years ago. Plans are to rehabilitate and upgrade this park. Current project for the Mill Creek Park is irrigation and grassing of an open area to be used for varied outdoor activities. Most of cost for this project has been funded by the Soccer Association. Mr. Rollins advised 60% of the maintenance area has been completed.

Commissioner Hodges asked if paving projects were being requested for these projects. Mr. Rollins said yes, paving projects were being requested for Stilson, Brooklet, Stilson and Mill Creek Park.

The first item of new business was rezone request for Trinity Episcopal Church. Mr. Jimmy Dodgen said the request was to rezone 5 acres located on County Club Road and the Veterans Memorial Parkway from zone of R-40 to Neighborhood Commercial for the purpose of constructing church facilities. He advised the Planning and Zoning Commission recommended approval of this rezone request.

Chairman Woodrum asked for discussion of this request. Commissioner Groover said the Time Saver across Veterans Parkway sold beer and wine and asked if there was a conflict resulting from location of the church and alcohol sales. Mr. Dodgen said there was adequate space between the church and the Time Saver. Mr. Jeff Akins added this question was addressed when this request was submitted to the Planning and Zoning Commission and it presents no problem.

Commissioner Groover asked how the property would be titled. Rev. Ron Davidson advised the property would be titled to the church.

Commissioner Simmons offered a motion to accept the recommendation of the Planning and Zoning Commission to approve the rezone request for Trinity Episcopal Church. Commissioner Hodges seconded the motion and it carried.

Chairman Woodrum asked Mr. Akins, Staff Attorney, to present the next item, Code of Ordinance Amendment.

Mr. Akins said the Planning and Zoning Commission recommends a six month moratorium on the erection of any telecommunication towers in the unincorporated areas of the county. The purpose of this moratorium is to give the County time to study the effects of the Telecommunications Act of 1996 which is a federal law giving substantial deregulation of this industry. Time is needed to study and enact an adequate, comprehensive tower ordinance. Mr. Akins explained this moratorium would be in effect for six months and it would prohibit the siting, erection or construction of towers for six months. He added this moratorium only covers new towers. It does not prohibit location of telecommunications facilities on existing towers or other structures and it also does not cover towers erected by public agencies for police, fire, EMS, 911 or similar public safety agencies. He said any provision in the current Code of Ordinance which conflicts with this moratorium will be suspended but if no further action is taken by the

Board, this moratorium will automatically expire at midnight on August 4, 1997 and the current Code would be in effect.

Commissioner Hodges asked if the Planning and Zoning Commission would study this issue. Mr. Akins said yes, the Planning and Zoning Commission will make a recommendation to the Board of Commissioners.

Chairman Woodrum asked for other comments or questions. Mr. Paul Felser introduced himself as representing Telesite and Powertel and circulated a brochure of PCS services. He said PCS offers a totally different type of cellular telecommunications. He remarked as any new industry mandated by the Telecommunications Act to be up and servicing a specific population within a specific period of time, his client and others in the industry shudder when they hear the word moratorium. He said he understood the recommendations for the moratorium but they would prefer the Board defer the moratorium and work with members of the industry to see if some means of protection could be developed to accommodate the concerns of Bulloch County without a formal moratorium. He continued, should the Board pass a moratorium, they would recommend the Board consider something called a rolling moratorium, a moratorium for one month at a time. He said this moratorium could be extended one month at a time and they were willing to offer assistance to expedite the drafting of Ordinance to press this along. He added one option they suggest is a limited temporary Ordinance until a broader permanent Ordinance could be drafted. He concluded they understood the Board wanted protection for the County in place as soon as possible and they wanted an Ordinance they could live with in place as soon as possible.

Chairman Woodrum said Commissioners feel it might take as much as six months to develop an Ordinance and the intent is to work diligently to this end. He asked Mr. Akins if it was permissible, should the information be obtained, to adopt an Ordinance prior to the conclusion of the six months.

Mr. Akins said yes, the intent is not to wait six months to take action but to take action as soon as an Ordinance can be developed.

Chairman Woodrum told Mr. Felser the Board appreciates what they are doing and would invite them to help the County Staff obtain needed information. However, the Board understands their role in this process and hopes they understand the Board's position.

Commissioner Hodges offered a motion to adopt the Amendment to the Bulloch County Code of Ordinances for tower moratorium for six months. Commissioner Deal seconded the motion. In discussion Commissioner Alston asked if this moratorium was adopted, could it be modified by the Board at any time. Mr. Akins said yes. Motion carried. See exhibit #1997-3

Chairman Woodrum said the previous Board had passed a Resolution related to the salary of the Tax Commissioner and it's felt the current Board should consider a similar Resolution. He asked for discussion.

Commissioner Groover asked when this salary change would take effect if approved. Mr. Wood said it was his understanding the change could not take effect until January 1998.

Commissioner Hodges commented the previous Board had reviewed information presented by Tax Commissioner from other counties showing why the change was requested and it is in line with other counties.

Commissioner Hodges offered a motion to adopt the Resolution related to the salary of the Tax Commissioner. Commissioner Alston seconded the motion and it carried. See exhibit 1997-4

Chairman Woodrum presented a letter from Mayor Hal Averitt requesting a Commissioner be appointed to serve on the Statesboro Beautification Committee. He asked for a volunteer to serve on this Committee.

After some recommendations and discussion, Commissioner Alston offered a motion to appoint Commissioner Deal to serve on the Statesboro Beautification Committee. Commissioner Simmons seconded the motion and it carried. Commissioner Deal abstained.

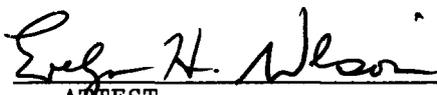
Chairman Woodrum asked for other business or discussion. He advised an Executive Session was needed to discuss land acquisition.

Upon motion by Commissioner Hodges, seconded by Commissioner Deal and carried, the regular session was moved into Executive Session to discuss land acquisition.

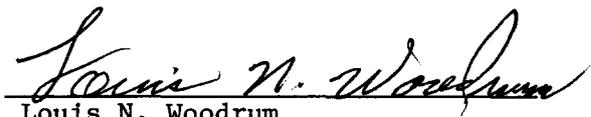
Chairman Woodrum reconvened the regular meeting and asked for discussion of land acquisition.

Commissioner Hodges offered a motion to accept, at no cost, the property deeded to the County from Mr. Bill Mills and agree to exchange that property to Dale Thompson at no cost to the County. Commissioner Simmons seconded the motion and it carried.

Chairman Woodrum asked for other business or discussion. Upon motion by Commissioner Alston, seconded by Commissioner Simmons and carried, the meeting was adjourned subject to call.



EVELYN H. WILSON
ATTEST



Louis N. Woodrum

February 18, 1997
Statesboro, Georgia

The Board met at 8:30 a.m., in the Community Room of the North Main Annex with Chairman Woodrum. Commissioner Alston, Commissioner Simmons, Commissioner Hodges, Commissioner Smith, Commissioner Deal and Commissioner Groover present.

Chairman Woodrum called the meeting to order and welcomed the news media and four visitors. Commissioner Hodges gave the invocation.

Minutes of the regular meeting and executive session of February 5, 1997 were presented. Upon motion by Commissioner Hodges, seconded by Commissioner Simmons and carried, minutes of the February 5, 1997 meeting were approved as presented.

Chairman Woodrum presented two proclamations, one for Ms. Pearl Deal and one for Ms. Alma Hopper who served as members of the Statesboro Business and Professional Women's Club. Chairman Woodrum said he would present the proclamations at a celebration on February 24, 1997. Commissioner Smith made a motion to approve the proclamations to be presented by Chairman Woodrum behalf of the Board of Commissioners. Commissioner Alston seconded the motion and it carried.

The first item of old business was Parks and Recreation issues. Chairman Woodrum asked Commissioner Alston who serves on the Recreation Board to present the business to be discussed.

Commissioner Alston said the Statesboro Convention and Visitors Bureau Board of Directors unanimously voted to endorse the study for a family aquatic center and community center project and agreed to assist in the cost of the feasibility study with the Statesboro-Bulloch County Parks and Recreation Department. Commissioner Alston gave a breakdown concerning the recreation projects in the county by the means of allocated funds from sales tax. He said the Stilson area would be a total of \$292,530, Brooklet area a total of \$198,900, Portal area a total of \$68,700 and Nevils area would be a total of \$99,100. Commissioner Alston offered a motion to move forward with the study for the family aquatic center. Commissioner Hodges seconded the motion and it carried.

Commissioner Alston also informed the Board that a Grant Application for twenty-five thousand dollars for the Recreation Department requires the Chairman and the County Manager sign the application. The grant is for a program called "After 3'o O' Clock". Commissioner Simmons, who serves on the "After 3'o O' Clock" Program, said the purpose of the program is to help children stay off the streets. He said it also provides courses in personal hygiene and helping children deal with peer pressure. Mr. Wood informed the Board of Commissioners that the Recreation Department does not have the authority to be a recipient of the grant. The city or county must sign the application. Commissioner Alston offered a motion to approve the chairman and county manager to sign the Grant Application for the Recreation Department. Commissioner Hodges seconded the motion and it carried.

Next item under new business was the matter of a Right-of-Way Deed for the City of Register. Chairman Woodrum asked Jeff Akins, county staff attorney, to present the deed to the Board. Mr. Akins said the City of Register has plans of paving Bird Lane and that is the purpose of the Right-of-Way deed. Ted Wynn, Public Safety Director, said there are plans to add onto the Fire Station building in the future, and paving of Bird Lane would not interfere with the plans. Commissioner Deal offered a motion to approve the Right-of-Way Deed for Bird Lane. Commissioner Simmons seconded the motion and it carried.

Next item under new business was the Annual Forestry Commission Report. Chairman Woodrum introduced Mr. Linwood McNure, chief ranger of the forestry unit. Mr. McNure stated the forestry unit presently has four full-time employees. He stated fifty-percent of property in Bulloch County is timberland. Mr. McNure informed the board that during the 1995-96 fiscal year, the fire protection unit issued 3044 burning permits and the county fire department helped put out sixty-seven fires. Chairman Woodrum praised Mr. McNure and his unit for an outstanding job they do for the county. Commissioner Alston offered his praise along with the rest of the Board of Commissioners.

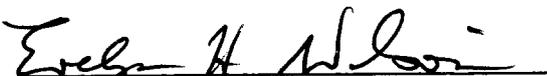
With no further items on the agenda, Chairman Woodrum asked if the public had any matters they would like to discuss. Ben Chao, from the Bulloch County Property Rights Organization, asked if the Board of Commissioners would consider adopting a resolution to have district lines drawn. Chairman Woodrum thanked Mr. Chao for his participation. Mr. Akins pointed out that the current district lines for Commissioners in Bulloch County are pursuant to a federal court order issued in April of 1992.

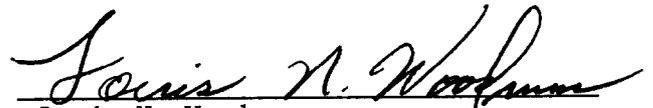
Mr. Mike Hendrix, property owner on W.C. Hodges Road, asked why it takes so long to build a road scheduled to be paved. Chairman Woodrum told Mr. Hendrix that to build a road, the road bed must be seasoned. He also said the weather plays a part in the preparation of road building. Commissioner Hodges said that if we build the road quick, we will have to go back and redo the road. Commissioner Hodges also told Mr. Hendrix that when the Department of Transportation is helping with the cost of the road, the county engineer reviews the road specs with DOT. The D.O.T. surveys the road and sets the specs for the road being built. Mr. Hendrix inquired if there is a better way to pave the roads in the county. Commissioner Hodges responded by saying that after the storm this weekend, the Sheriff's Department had told him that they are building the roads better now than years ago.

Chairman Woodrum told Mr. Hendrix that W.C. Hodges Road is going to be paved, and we will bring the concerns to the attention of the county engineer, Kirk Tatum. Commissioner Smith said when the state participates in a road paving project, they do the surveying and set the specs for the road. The county has to comply with the state requirements. Commissioner Smith also stated they would have Kirk Tatum look into the problem concerning Mr. Hendrix's property. Mr. Wood stated in order to build a good road, the road must be stripped down and rebuilt. Mr. Wood asked Mr. Hendrix to be patient so that when the road is complete, W.C. Hodges Road will be a great paved road.

Mr. Wood notified the media about an upcoming joint meeting with City Council and the Board of Commissioners on February 20, 1997 at Commissioner Smith's house. The topic of discussion will be landfill and solid waste.

With no further business, Commissioner Alston offered a motion to adjourn the meeting. Commissioner Simmons seconded the motion, and it carried. Meeting was adjourned.


ATTEST


Louis N. Woodrum

March 4, 1997
Statesboro, Georgia

The Board met at 6:00 P.M. in the Community Room of the North Main Annex with Chairman Woodrum, Commissioner Alston, Commissioner Simmons, Commissioner Groover, Commissioner Hodges, Commissioner Deal and Commissioner Smith present.

Chairman Woodrum called the meeting to order and welcomed the news media and 34 visitors. Commissioner Deal gave the invocation.

Minutes of the regular meeting on February 18, 1997 were presented. Commissioner Simmons offered a motion to accept the minutes as presented. Commissioner Groover seconded the motion. In discussion Commissioner Alston noted the minutes should state the cost of the feasibility study for the family aquatic center is \$3200. Motion to approve the minutes of regular meeting on February 18, 1997 was carried with the notation of the cost for the aquatic center feasibility study.

Chairman Woodrum announced three zoning items on the agenda had been tabled, Conditional Use Request for H. Franklin Lee, Rezone Request for Connie Hayes and Rezone Request for James A & Deborah Cooper. Mr. Jimmy Dodgen explained these zoning requests will be presented at the first meeting in April unless the petitioners asked for another extension or withdraw their request.

The first item of old business was landfill closure projects. Chairman Woodrum asked Mr. Bob Smith, Environmental Manager, to present these projects.

Mr. Smith said funding was being requested for five landfill closure projects. He added three of the projects were discussed in a joint city/county meeting. The fourth project, construction design for landfill gas management, was a result of the joint meeting. The fifth project, quality assurance and control for construction of LFG system, is optional but someone has to do quality assessment and control for actual cap on the landfill. Mr. Smith said these projects will be paid from sales tax proceeds and advised these projects have been approved by City Council.

Commissioner Hodges offered a motion to approved the landfill closure projects, Transfer Station Water Line Design and Construction, Wetlands Delineation, Geotechnical Engineering Support Services, Construction Design for Landfill Gas Management System, Quality Assurance and Control for Construction of LFG System at a total estimated cost of \$128,665. He said the motion to approve the projects included the provision the County Manager and City Administrator work together to see if any cost can be saved if the County and City work crews do some of the work. Commissioner Alston seconded and it carried.

Chairman Woodrum asked Mr. Dodgen to present the first item of new business, Rezone Request for Joseph Williams, Jr.

Mr. Dodgen said Mr. Williams was requesting a rezone of approximately 5.19 acres on Nevils-Daisy Road from AG-5 to R-40. He advised the property already has two mobile homes and intent of the rezone request is to allow Mr. Williams to create smaller

tracts for his children. He added Mr. Williams would like to add a third residence on the property. Mr. Dodgen said there was no opposition to the rezone request. The recommendation of the Planning and Zoning is to deny the request based on the existing land uses and zoning of nearby property and the request is inconsistent with the Comprehensive Land Use Plan.

Commissioner Groover asked if a variance would allow the third resident without a zoning change. Mr. Akins explained the basis for a variance is for a hardship case, normally a medical hardship. He added a rezone is proper request in this case.

Commissioner Smith asked if the reasoning behind the recommendation for denial is the requirement for five acres remaining in a tract if dividing property with a family member. Mr. Dodgen explained a parcel as small as one acre can be given to a family member, but five acres must remain in the original tract. In order for Mr. Williams to give property to a child in this case, the original tract would have to have eleven acres because there are already two residences on the property.

Commissioner Smith offered a motion to sustain the actions of the Planning and Zoning Commission. Commissioner Deal seconded the motion. In discussion Mr. Williams said there were no zoning requirements when he bought this property and he was required to purchase five acres because property was subdivided in five acres parcels. He said he bought the property in the early 70s so his children would have a place to live and if he had known this could happen, he would have made other arrangements. Commissioner Groover commented on small amount of additional acreage needed to change rezone request to R-80 instead of R-40. Mr. Dodgen said acreage had been calculated for R-80 zone but there were not enough acres for R-80 zone. Motion to sustain Planning and Zoning Commission recommendation to deny rezone request carried. Commissioners Smith, Deal, Hodges and Alston voted in favor of the motion. Commissioners Simmons and Groover voted to oppose the motion.

Chairman Woodrum recognized Mr. Billy Frawley. Mr. Frawley explained he had two lots on the river at Go Bar Landing. He said there was a mobile home on the property but he was trying to get a building permit to put a house on this property. He said he has been told he would need a variance because of set back requirements. The property is on a private road but he can't meet the 100 foot setback requirement without moving the mobile home. He presented a plat of his property and the private dirt road.

Chairman Woodrum asked Mr. Dodgen if he could give some information on this situation. Mr. Dodgen said Mr. Frawley has two small lots which are grandfathered in under zoning. He explained Mr. Frawley needs both lots to build a house and to have enough room for a septic tank. There are two problems, Mr. Frawley doesn't want to move the mobile home, so there would be two residences on one parcel and he doesn't want to meet setback requirements. Mr. Dodgen said Mr. Frawley may not be able to meet the setback requirements but was advised to apply for a variance for the setback requirement. Mr. Dodgen remarked variances have been granted in cases where setback

requirement is impossible to meet. He said the real problem is Mr. Frawley doesn't want to pay the \$75 fee to apply for a variance.

Mr. Frawley commented he didn't understand why he should have to pay a \$75 variance fee because he pays property taxes.

Chairman Woodrum said the Board of Commissioners established a Zoning Ordinance for the County and is responsible to see that the Ordinance is followed. He added individual cases are considered within the confines of the Ordinance. He told Mr. Frawley to get further in this process he would need to pay the \$75 variance fee and then further consideration could be given to his request.

Commissioner Groover told Mr. Frawley the setback regulations are in place to protect him as much as his neighbor.

Chairman Woodrum said this was not a personal issue, the Commissioners and Staff wanted to work with Mr. Frawley in any way possible but could not make exceptions.

Chairman Woodrum recognized Mr. Larry Brown who had asked to address the Board concerning a section of the W.C. Hodges road project.

Mr. Brown said he disagrees with an opinion made on the W.C. Hodges Road and he wanted to voice his opinion. He said his concern was conservation and conserving of ground water. He presented a sketch and pictures of the area involved. He remarked his disagreement was the decision to dig ditches on W.C. Hodges Road and to channel water from ditches on W.C. Hodges Road into ditches on Old River Road. He said water should have been diverted in the other direction. It should be diverted into his pond because the pond has a dry hydrant which won't work if water level falls too low. He said the water can be still be channeled to the pond if a pipe is installed. He was told if he will pay for the pipe, the county will install it. But he objects to buying the pipe because the water should have been channeled to the pond from the beginning.

Chairman Woodrum asked Mr. Kirk Tatum, County Engineer, to comment on this project. Mr. Tatum presented a sketch detailing the existing ditch and how the ditch would drain if it was designed the way Mr. Brown said it should. He advised that D.O.T. required ditches to be at least two feet lower than the outside shoulder of the road. He explained using Mr. Brown's design the ditch would be higher than the road. Mr. Tatum concluded D.O.T. is funding about 80% of road project and ditching meets their specifications. He presented a letter from Mr. Richard McCoy, Area Engineer of D.O.T., which said the ditches satisfied all of D.O.T. specifications.

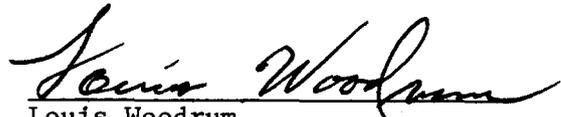
Commissioner Smith said when the County builds roads, those roads are designed using specifications for public safety. He commented even the topographic survey presented by Mr. Brown shows a drop along the road in the direction the water is being currently channeled.

Commissioner Alston referenced letter from D.O.T. and commented, to receive D.O.T. assistance for road projects, Bulloch County has to meet their specifications.

Chairman Woodrum stated the Board supported the professional staff in the design of this road project.

Chairman Woodrum asked for other business or comments. With no other business or comments, the meeting was adjourned.


ATTEST


Louis Woodrum

March 18, 1997
Statesboro, Georgia

The Board met at 8:30 A.M. in the Community Room of the North Main Annex with Chairman Woodrum, Commissioner Alston, Commissioner Simmons, Commissioner Groover, Commissioner Hodges, Commissioner Deal and Commissioner Smith present.

Chairman Woodrum called the meeting to order and welcomed the news media and 21 visitors. Commissioner Smith gave the invocation.

Minutes of the regular meeting on March 4, 1997 were presented. Upon motion by Commissioner Hodges, seconded by Commissioner Alston and carried, the minutes of March 4, 1997 were approved.

The first item of old business was Recreation Projects. Chairman Woodrum remarked there was a group of citizens who wanted to make a statement concerning one of the Recreation Projects. He recognized Mr. Harold McElveen.

Mr. McElveen remarked he was spokesman for a group of citizens from the Stilson Community. He said his duty was to convey the consensus of the Stilson Community pertaining to the purchase and development of additional property for the Stilson School and the Community Recreation Park. He read a prepared statement which asked the Board to consider pursuing purchase of property of Mrs. Evelyn Lee adjacent to the Stilson School for recreation purposes. The statement asked any foregoing plan for recreation in Stilson Community be delayed until this proposal can be considered. Mr. McElveen thanked the Board for being allowed to present the Community's request.

Chairman Woodrum asked for Commissioner Alston's comments. Commissioner Alston gave a brief history of efforts for recreation in the Stilson Community. He said more than a year ago the Recreation Board had attempted to purchase the property in question. But the owners did not consider Statesboro-Bulloch County Recreation the first buyer for the property, they wanted the School System to be the first buyer. He commented nothing ever materialized in that negotiation. He said Statesboro-Bulloch

Recreation then considered other property in the area, purchased ten acres and acquired fifteen acres. He remarked the Commissioners have authorized expenditure for design and grading plan for the property. He advised the design plan is about 90-95% complete for the Driggers property and the grading plan, if other property is considered, should be delayed until it's determined which site is selected. He stated the Recreation Board has voted to proceed with the Driggers property and the Commissioners have voted for expenditures. He said the Chairman of the Recreation Board has agreed to ask any seller to approach the Statesboro-Bulloch County Recreation Department with a written proposal within a thirty day period.

Commissioner Alston offered a motion to approve the bid summary sheet dated March 3, 1997 for concrete work and fencing at various locations with work to proceed immediately at all sites except the Stilson site. The owner of the property in question or the Bulloch County Board of Education is asked to present a written proposal within a thirty day period for the Recreation Board's consideration and subsequent recommendation to the Commissioners. Commissioner Simmons seconded the motion.

In discussion Commissioner Smith assured the citizens of the Stilson Community the first intent of Commissioners is to provide the recreation facility they need and have been promised. He said one of the primary concerns of the sales tax referendum for recreation about four years ago was outlying areas, specifically Stilson. He commented, in his opinion, the Board didn't want to site the facility at a site not acceptable to most of the community. He remarked over a year ago there were some problems in purchase of property and if these could be overcome remain to be seen. He said this is the first time he has heard any strong opposition to the location. He continued it was discussed many times by the Board and certainly the best site was the one next to the school. But the school didn't want the recreation facility there at that time and, because of that, the owners were not willing to sell the property. Commissioner Hodges added the Recreation Board's first choice was the one next to the School and if the details can be worked out, he thought it would be the Commissioners' first choice. He said sales tax money is available and needs to be spent as promised. Mr. Mike Rollins, Recreation Department Director, confirmed Commissioner Alston's comments and added the site adjacent to the school is the best site.

Motion to approve bid of \$42,187 from Jerry Rushing Construction for concrete work at Brooklet, Portal, Nevils, Grady Street and Stilson and bid of \$97,009 from Central Fence Company for fencing at Portal, Brooklet, Nevils and Stilson carried with work at Stilson to be delayed pending written proposal to the Recreation Board within thirty days.

There was some discussion of proposed recycling center in the Stilson Community.

Chairman Woodrum asked Mr. Bob Smith to present the next item, landfill closure.

Mr. Smith referenced request for funding for two projects pertaining to landfill closure. Item one was funding of \$52,255 for risk assessment required by EPD due to the pesticides detected at the landfill. Item two was funding of \$4,910 for preparation of Design and Operation Plan for Inert Landfill on the Womack property.

Commissioner Hodges clarified that this cost should be reimbursed by the Hazardous Site Inventory Trust Fund Program. Mr. Wood commented this reimbursement is federal money administrated by the State.

Commissioner Hodges offered a motion to approve funding requests for risk assessment and preparation of Design and Operation Plan for Inert Landfill. Commissioner Deal seconded the motion and it carried.

The first item of new business was a Modification Agreement for the DFACS Building. Chairman Woodrum said a copy of this Modification Agreement and an examination had been provided.. Mr. Wood advised this Agreement extends the completion date to July 31, 1997.

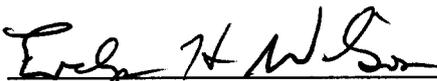
Upon motion by Commissioner Simmons, seconded by Commissioner Alston and carried, the Modification Agreement was approved. See exhibit #1997-5

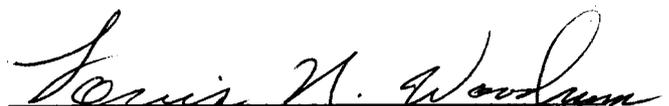
Chairman Woodrum referenced memo from Mr. Wood concerning the next item, County Road Resurfacing and asked for any discussion.

Commissioner Hodges asked if there was another road that Mr. Akins wanted to add to the list for resurfacing. Mr. Wood said the Nevils-Daisy Road didn't rank as high on the LARP criteria as roads listed, however Mr. Akins feels the road is beginning to deteriorate at a rapid rate. He said this road could be added to the list but he didn't have any cost or mileage figures for this road.

Commissioner Hodges offered a motion to approve funding not to exceed \$1,000,000 for resurfacing of county roads as outlined in Mr. Wood's memo with Nevils-Daisy Road to be included. Commissioner Alston seconded the motion and it carried.

Chairman Woodrum asked for other business or discussion. Upon motion by Commissioner Alston, seconded by Commissioner Simmons and carried, the meeting was adjourned subject to call.


 ATTEST


 Louis Woodrum

April 1, 1997
Statesboro, Georgia

The Board met at 6:00 P.M. in the Community Room of the North Main Annex with Chairman Woodrum, Commissioner Alston, Commissioner Simmons, Commissioner Groover, Commissioner Hodges, Commissioner Deal and Commissioner Smith present.

Chairman Woodrum called the meeting to order and welcomed the news media and 23 visitors. Commissioner Alston gave the invocation.

Minutes of the regular meeting on March 18, 1997 were presented. Upon motion by Commissioner Deal, seconded by Commissioner Simmons and carried, the minutes of March 18, 1997 were approved as presented.

Chairman Woodrum asked for any old business. Commissioner Hodges asked if there was any report on property for recreation in the Stilson Community. He realized they were given thirty days, but wondered if this is being pursued.

Commissioner Groover commented progress is being made. Commissioner Alston added he had been in contact with Mr. Mason Moore who promised to have some action forthcoming.

Commissioner Smith said there is a lot concern of some people in the Stilson area that there is not enough suitable land to accommodate the planned recreation project and the needs of the school system. He remarked this needs to be addressed by Recreation Board along with the Board of Education before any change of site is considered.

Commissioner Alston said he has actually walked the land and it is wet, some parts are not usable for anything. He added if the Board of Education opts to take the better part of property, the Recreation Board may be forced to go back to the original site. He asked everyone to keep an open mind.

Chairman Woodrum said investigation of this project will continue.

There was no other old business.

Chairman Woodrum asked Ms. Becky Taylor to present the first item of new business, Proposed Organizational Structure for the Commission on Human Services.

Ms. Taylor referenced the proposed Organizational Structure document and said originally this group was developed several years ago. This is a formal structure for a group that has been meeting informally over the years. She commented several members of the Human Services Commission were present.

Commissioner Smith offered a motion to adopt the proposed Organization Structure for the Human Services Commission. Commissioner Alston seconded the motion. In discussion Commissioner Simmons said this organization structure is basically required by the State for the purpose of disbursing grant monies; this Organization will serve as sort of a clearing house to funnel grant monies. He said all

agencies which work with the community are represented on this Commission. Motion carried. See exhibit #1997-6.

The next order of business was zoning matters. Chairman Woodrum asked Mr. Jimmy Dodgen to present the first item, rezone request for Connie Hayes.

Mr. Dodgen said Mr. James Hayes as agent for Connie Hayes has requested approval to rezone approximately 5.15 acres from zone of HC (Highway Commercial) to R-2 (Two-family Residential). He advised this property is located on Highway 301 North and Old River Road. He explained this is lot 2 of River Ridge Subdivision developed by Mr. Hayes some years ago. The intent of the rezone is to develop 12 duplexes on the property. He commented there was a good deal of opposition from residents of the subdivision. He said the Planning and Zoning Commission recommends denial of this rezone request.

Commissioner Groover asked how many residences are in the subdivision. Mr. Dodgen replied there are four residences, one belongs to Mr. Hayes' daughter, and there are five vacant lots.

Commissioner Smith asked if this was a parcel which was subdivided for purposes of development sometime within the last three or four years. Mr. Dodgen advised this lot is part of a tract subdivided for residential development prior to Zoning. He added the road in this subdivision was the last dirt road accepted by the County.

Commissioner Hodges offered a motion to deny the rezone request by Connie Hayes. Commissioner Simmons seconded the motion. Commissioner Groover abstained from further discussion because of a potential conflict of interest. Chairman Woodrum asked for other discussion. Ms. Tracie Horton said she owned lot 7 of this subdivision and said she was also speaking on behalf of Lisa and Bill Andrews, who could not attend the meeting. She said development of 12 duplexes would disrupt the peace and quiet of country living which are the reasons she chose to live in this subdivision. She added duplexes would also increase traffic on the dirt road. She stated they objected to this rezone request. Mr. Frankie Hendrix said he owned lot 6 of the subdivision and he agreed with Ms. Horton's comments. Motion to deny rezone request for Connie Hayes carried with Commissioners Alston, Simmons, Hodges, Deal and Smith voting in favor of the motion. Commissioner Groover abstained.

Chairman Woodrum asked Mr. Dodgen to present the next item, conditional use request for Connie Hayes.

Mr. Dodgen said this is conditional use request to allow a flea market on 5.22 acres located at corner of Highway 301 North and Old River Road. He explained this property was lot 1 of the River Ridge Subdivision. He said there was also opposition to this conditional request from residents of the subdivision. He remarked the Planning and Zoning Commission recommended denial of this request.

Commissioner Hodges offered a motion to deny conditional use request by Connie Hayes. Commissioner Deal seconded the motion. Commissioner Groover

abstained from discussion due to potential conflict of interest. Chairman Woodrum asked for other discussion. Ms. Horton voiced opposition to conditional use for flea market. She commented they bought their property under restrictions and they thought these restrictions would protect their neighborhood from such development. She added this was a subdivision and a flea market did not belong in a subdivision. Motion to deny the conditional use request for Connie Hayes carried with Commissioners Alston, Simmons, Hodges, Deal and Smith voting in favor of the motion. Commissioner Groover abstained.

Chairman Woodrum asked Mr. Dodgen to present the next item, rezone request for Joyce Robbins Olliff.

Mr. Dodgen said Ms. Olliff's son, Ray Robbins, was acting as her agent and the request was to rezone approximately 25.2 acres from AG-5 to R-40. He advised this property was located on Golf Club Road across from Meadow Lakes Subdivision. He explained the intent of the rezone is to allow the property to be divided into one acre tracts. He said there was no opposition to this rezone request and the Planning and Zoning Commission recommends approval of the rezone request.

Commissioner Smith asked Mr. Dodgen to clarify location of property on map. Commissioner Hodges asked about use of adjoining land. Mr. Dodgen explained adjoining land was zoned AG-5 and owned by Mr. Brannen. He said Mr. Brannen had an irrigation pond which backs water on the back side of this property.

Commissioner Deal offered a motion to accept the recommendation of the Planning and Zoning Commission to approval the rezone request for Joyce Robbins Olliff. Commissioner Alston seconded the motion. Chairman Woodrum asked for discussion. Mr. Robbins said their intention is to, because of the irrigation pond, have Mr. Brannen purchase the back part of the property and sell lots for residences on front part of the property. Commissioner Smith asked how close the property was to the Brannen hog operation. Mr. Dodgen replied there is some distance between the property and the hog operation. Commissioner Smith said one of the reasons for zoning is to prevent encroachment of subdivisions into such areas, this is an active hog operation. Commissioner Smith commented he would abstain from any further discussion because of a personal conflict of interest. Commissioner Groover said, as far as a real estate concern, if the property is subdivided, the fact there is a hog operation could be reasonably discovered by the purchaser. He added if lot was purchased, purchaser would have no recourse against hog operation. Mr. Dodgen said all the lots will be along Golf Club Road and there are already residences along Golf Club Road directly across from this property. He remarked, as far as he knew, no one has ever complained about the hog operation. Commissioner Simmons said he thought Commissioner Smith's point was the basic reason for AG-5 in zoning is to protect agriculture from encroachment by residential areas. He added agriculture plays a large, large part in the County and he thought the Board should remember what the original spirit of AG-5 was for when

considering rezoning request. Motion to approve rezone request for Joyce Robbins Olliff carried with Commissioners Alston, Simmons, Groover, Hodges and Deal voting in favor of the motion. Commissioner Smith abstained. The Board's concern of encroachment of residential development in agricultural areas is noted and AG-5 designation of right to farm being part of the Zoning Document is also noted.

Chairman Woodrum asked Mr. Dodgen to present the next item, rezone request for Bertha Boyd Bland.

Mr. Dodgen explained that Mr. Sam Dipolito was agent for Ms. Evelyn Vause and Mr. Charlie Bland, executors of Ms. Bland's estate. He said this request was to rezone approximately 45.6 acres from R-40 to R-2 to allow executors to sell property to be developed into duplexes for a retirement community. He advised the property was located on Lakeview Road past Deerfield Subdivision. He said there was no opposition to the rezone request and the recommendation of the Planning and Zoning Commission is to approve this rezone request.

Mr. Dipolito said he represented the heirs of the estate and Mr. Donald Nesmith intends to develop this property into a retirement community. He advised the development would be connected to city water and Mr. Nesmith would put in a sanitation system or connect to city sewerage. He clarified there would be no septic tanks in the development and development would be specifically designed for the elderly.

Mr. Dodgen explained the property was not suitable for septic tank systems. He said this property has been for sale for some time and it's cost prohibitive to put single family residences on this property. He commented this is one reason Mr. Nesmith is planning to develop duplexes, to increase the density level to make it financially practical to put in a sewerage system.

Mr. Nesmith said the only way to develop this property is with multi-family units because the density is needed to support cost of sewerage system.

Commissioner Smith commented the County has been discussing with state and federal governments the feasibility and possibility of completing the perimeter road. Some preliminary drawings have been made and it seems highly likely that a part of this property will be affected by the development of the perimeter road. He said he thought the Board would be remiss to taxpayers to allow this development to continue and the County then has to buy it back at some future date after it is developed. He said he also thought it is the Board's obligation to the people to try to protect what monies they have to invest in infrastructure by not allowing development in areas where perimeter will be going. Commissioner Groover asked Mr. Akins if he could give an opinion of the Board's position on approval or denial in relation to potential development of right-of-way. Mr. Akins replied the focus needs to be on the eleven standards listed in the Zoning Ordinance. He said these eleven standards are always attached to a zoning request and the standards need to be the focus of the Board's decision. Mr. Akins reviewed the eleven standards governing the exercise of zoning powers.

Commissioner Smith offered a motion to table action on this rezone request until more information can be obtained on proposed route of perimeter road. He said he had no problem with this development other than the perimeter road is going in this area in the future.

Commissioner Hodges asked if the rezone request is approved now, could the Board require any development be delayed until the route for the perimeter road is established. Mr. Akins said a short term condition could be established in granting a rezone, but he didn't think it could be an indefinite term condition. Mr. Dodgen commented a sketch plan has to be presented to the Planning and Zoning Commission for any development on this property regardless if it is rezoned or not.

Mr. Nesmith said a sewerage plan and system will take almost a year for planning and engineering. He commented the road cannot take all 45.6 acres of this property, it might take part of the property and it might miss it completely. He said he was aware of the possibility of the road going in this area.

Commissioner Alston clarified Mr. Nesmith's comments. He remarked that Mr. Nesmith was aware that this area will some time in the future be in the route of the perimeter road.

Mr. Nesmith responded he was aware it will be in this area, not necessarily this property, but he was aware it will be in the area. He said he is also aware this property is vacant and a good location for the road to come through. He stated there is a wide area under consideration but no one knows where the road will be. He said he guaranteed he was not going to begin building townhouses until he knew where the road is located.

Commissioner Smith's motion to table decision on this rezone request died for lack of a second.

Commissioner Hodges offered a motion to approve rezone request for Bertha Boyd Bland. Commissioner Deal seconded the motion. Chairman Woodrum asked for discussion. Mr. Dodgen said Subdivision Ordinance gives the Board the final decision. The Board can request when this project comes back to the Planning Commission it be brought to the Board for the final decision. He commented with this condition the Board will be assured the project cannot move forward until the Board is aware of what is happening with the perimeter road.

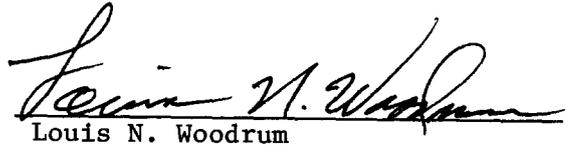
Commissioner Hodges amended his motion to approve rezone request for Bertha Boyd Bland with the condition that when project is presented to the Planning Commission it be brought back to the Board before it is approved. Commissioner Deal seconded the amended motion and it carried. Commissioners Alston, Simmons, Groover, Hodges and Deal voted in favor of the motion. Commissioner Smith voted against the motion.

Chairman Woodrum presented a Beer and Wine License Transfer Application for Robert Lindsey for 301 Grocery. Upon motion by Commissioner Hodges, seconded by Commissioner Alston and carried, Beer and Wine License transfer was approved.

Chairman Woodrum recognized two Boy Scouts attending the meeting, Brandon Martin and Joe Pung.

Chairman Woodrum asked for other business or discussion. Upon motion by Commissioner Deal, seconded by Commissioner Groover and carried, the meeting was adjourned subject to call.


ATTEST


Louis N. Woodrum

May 6, 1997
Statesboro, Georgia

The Board met at 6:00 P.M. in the Community Room of the North Main Annex with Chairman Woodrum, Commissioner Alston, Commissioner Simmons, Commissioner Groover, Commissioner Hodges, Commissioner Deal and Commissioner Smith present.

Chairman Woodrum called the meeting to order and welcomed the news media and 45+ visitors. Commissioner Simmons gave the invocation.

Minutes of the regular meeting on April 1, 1997 were presented. Commissioner Deal pointed out the "r" was left off Mr. Mason Moorer's name in paragraph five of the minutes. Upon motion by Commissioner Smith, seconded by Commissioner Alston and carried, the minutes of April 1, 1997 meeting were approved as corrected.

Chairman Woodrum recognized Ms. Mandy Barbee, Interim Director of Statesboro Convention and Visitors Bureau. Ms. Barbee announced this is National Tourism Week and gave an agenda of planned events for this week. She presented statistics of economic impact of tourism and thanked Commissioners for their support.

The first item of old business was Lighting Plan for the Judicial Annex. Chairman Woodrum asked Ms. Becky Taylor to present this information. Ms. Taylor presented a proposed plan for lighting for the Judicial Annex and parking lot from Georgia Power Company. She advised the installation of the plan by Georgia Power Company will cost \$8500.00 and utility cost will be \$172.50 per month.

Upon motion by Commissioner Smith, seconded by Commissioner Hodges and carried, funding of lighting proposal for the Judicial Annex was approved.

Chairman Woodrum asked Mr. Wood to present the next item, Stilson Recycling Center. Mr. Wood referenced memo outlining history of efforts to locate recycling center in Stilson. He advised staff's recommendation is to proceed with development of center on property granted to County by Ms. O.S. Whitney.

Commissioner Smith offered a motion to proceed with Stilson Recycling Site as planned and accept property granted. Commissioner Alston seconded the motion. Chairman Woodrum asked for discussion. Mr. Randy Proctor said, as result of meeting

with Mr. Wood and other County Staff, the Community's understanding was there would be another meeting and discussion prior to Commissioners' approval to proceed with the recycling center. He added a lot of people in Stilson are opposed to having the center in this location. Mr. Wood said if he remembered correctly, the citizens of the Stilson Community were asked to submit any alternate sites but no alternate sites have been submitted. He added the meeting in Stilson was held in December 1996, five months ago, and if there are alternate sites, these will certainly be considered. But at some point in time the project needs to move forward. Mr. Proctor said he thought an alternate site had been submitted. Mr. Wood said an acre of land was offered by Dr. Darnell Brawner but this land would not work. Mr. Proctor said the Community thought there was to be some cooperation between the Commissioners, Board of Education and Recreation Board to put everything in one location. Mr. Wood said he didn't remember the Board of Education equation ever entered into the discussion. Mr. Bob Smith said at the meeting in December 1996 it was requested that alternate sites be submitted in writing and the only written proposal was received from Dr. Brawner. He explained this property was tested by a certified soil scientist and it is in the flood zone, the property cannot be filled to support a septic tank. A resident across the road from the proposed site asked how many recycling sites were in residential areas. Mr. Smith replied there were three sites in residential areas. Comment was made that this site will be less than 300 yards from seven residences. Mr. Sherrod gave history of property granted by Ms. Whitney and her specifications it be used for recycling site. He said he was not indicating that was the best site, but this was Ms. Whitney's wish. Mr. Wood said if the Community feels another meeting is needed, he is willing to be meet again. However, this meeting needs to be productive, and if there is an alternate site, it will certainly be considered.

Commissioner Groover offered a motion to table this item for thirty days and if a better alternate site is not located, development of recycling center will proceed as planned at that location. Commissioner Simmons seconded the motion. Motion carried. Commissioner Hodges asked Mr. Proctor if thirty days was sufficient. Mr. Proctor said yes. Commissioner Hodges asked Mr. Proctor if they would set up the meeting. Mr. Proctor said yes. Chairman Woodrum asked Mr. Proctor to coordinate the meeting with the County Office.

Chairman Woodrum asked Mr. Wood to discuss the next item, Stilson Building Use Policy. Mr. Wood stated this policy set forth policies and guidelines for use of the Community Building in Stilson. He said a copy of the policy has been distributed to the Commissioners. He recommended adoption of the policy as distributed with a minor revision to item 4 concerning alcoholic beverages and tobacco use in and around the building.

Upon motion by Commissioner Hodges, seconded by Commissioner Deal and carried, the Policy for Use of the Stilson Community Building/Voting Precinct was adopted. See exhibit 1997-7

The next item was discussion of Stilson Recreation Project. Chairman Woodrum advised a letter has been received from Mr. Van Pool, Attorney for the Board of Education. He asked Commissioner Alston to present this information. Commissioner Alston advised he had received two letters regarding the development of recreational activities in Stilson. A letter from Mr. Mason Moorer indicates the Board of Education's intentions to purchase 20 acres of land in vicinity of the Stilson School. A letter from Mr. Pool indicates the Board of Education desires an agreement with the Commissioners along with the Bulloch County Recreation Department to purchase this land and consummate an agreement for the joint use of the land specifically for recreational activities. Commissioner Alston read a portion of Mr. Pool's letter which asked the Commissioners to agree with the concept of developing a working agreement with the Bulloch County Board of Education and the Bulloch County Board of Commissioners to proceed with development of the proposal before the Superintendent makes a recommendation to the Board of Education. Chairman Woodrum asked Mr. Akins to give comment on this request. Mr. Akins said the only action required by the Board at this time is to agree to the concept of shared use of the property with details of the agreement to be finalized later. Mr. Mike Brown asked what will happen with property already purchased and funds allocated for grading and construction of this property. Commissioner Alston advised everything is on hold. If all goes as planned, it has been suggested negotiations be considered with former owner of purchased property. Some design work has been started but no grading work has been done and no funds have been spent.

Commissioner Alston offered a motion to approve the concept of entering into an agreement with the Board of Education for shared use of property if purchased. Commissioner Simmons seconded the motion. In discussion Commissioner Groover asked if some time frame should be established. Commissioner Alston said he understood this project was top priority but he would encourage this agreement be consummated within a thirty day period. Motion carried.

The first item of new business was Zoning matters. Chairman Woodrum asked Mr. Dodgen to present the rezone request from James A. and Deborah Cooper. Mr. Dodgen advised this request is to rezone approximately 1.06 acres of property on the corner of Langston Chapel Road and Old Register Road from R-80 to General Commercial. He said the intent of this rezone request is for construction of a convenience store at this location. He stated the recommendation of the Planning and Zoning Commission is to deny this request.

Chairman Woodrum recognized Mr. Steve Rushing, Attorney for the applicants. Mr. Rushing said Mr. & Mrs. Cooper purchased this property for their personal residence

in October 1993. He advised Mrs. Cooper started operating a business of graphic type and advertising at this location prior to adoption of zoning regulations. He added Mr. Cooper also opened an office for general electrical contracting at this location prior to zoning adoption. He gave background of general area consisting of manufactured home parks, rental property and residences and commented on construction of new school on Langston Chapel Road. He presented photos of surrounding area. Mr. Rushing remarked Mr. & Mrs. Cooper had conducted a traffic study at the intersection of Langston Chapel Road and Old Register Road and presented a copy of this study. This study was conducted during certain hours on Friday, January 24th and reveals an hourly average of 336 vehicles through this intersection during the hours used for the study. He said a convenience store serves the existing traffic and nearby homes. He added their proposal is to take advantage of traffic already in existence and they don't anticipate any increase in traffic as result of the convenience store. He addressed Standards referenced by the Planning and Zoning Commission, Standard #1, #8 and #10. Mr. Rushing said this rezone request conforms with adjacent zones and is consistent with the comprehensive land use plan. He requested the Board approve the rezone request submitted by James & Deborah Cooper.

Chairman Woodrum recognized Mr. Hal Roach, Attorney representing a group of residents in the area who opposed this rezone request. Mr. Roach remarked the Planning and Zoning Commission recommended this rezone request be denied. Reasons for denial were the request was inconsistent with existing use of nearby property and there is no commercial zone in this area which is zoned for residential use. He said a convenience store would adversely affect the residential area; for example, highly lighted, gas tanks, beer and wine sales, increased noise levels. He remarked this is already a congested intersection and a convenience store will add to this congestion. He said there are already eight stores convenient to this area. He added the future land use plan shows this as entirely residential, agricultural or forestry property. Mr. Roach said their request was the Board of Commissioners accept the recommendation of the Planning and Zoning Commission to deny this rezone request.

Commissioner Smith offered a motion to accept the recommendation of the Planning and Zoning Commission to deny rezone request of James A. and Deborah Cooper. Commissioner Simmons seconded the motion. In discussion Commissioner Hodges asked if there was no commercial business on Langston Chapel Road or old Register Road, or in that area, from Highway 301 to Highway 67. Mr. Dodgen said this was hard to pinpoint because of scale of the maps, but to the best of his knowledge the existing comprehensive land use plan shows this area as agricultural, forest and commercial. He added, again to the best of his ability, the future plan designates the area as industrial, undeveloped, commercial and forest. Commissioner Groover stated he felt this issue could be argued either way. Motion to deny rezone request carried with Commissioner Alston, Commissioner Simmons, Commissioner Hodges, Commissioner

Deal and Commissioner Smith voting in favor of the motion. Commissioner Groover opposed the motion.

Chairman Woodrum asked Mr. Dodgen to present the next item, Appeal of Planning and Zoning decision for Charles and Anna Bell Scott. Mr. Dodgen advised Mr. and Mrs. Scott requests a medical hardship variance to place a manufactured home on their property for their daughter. He said the Planning and Zoning Commission denied this request and the applicants are appealing that decision to the Board of Commissioners. He explained the Planning and Zoning didn't deny there is a medical hardship but the Ordinance requires if a manufactured home is placed on a lot for a medical hardship, it is to be placed behind the residence and within 300 feet of the residence. He said due to the design and layout of their lot, it is impossible to place the manufactured home as required. This is the reason the request was denied; standards set forth by Ordinance cannot be met. He added the manufactured home could be placed beside the residence.

Chairman Woodrum asked for comments for or against this appeal request. Mr. Scott said his daughter is deaf and needs help with three small children. He explained their property was triangular in shape and the placement of their residence prevented the manufactured home from being placed behind the residence. He said it could be placed on the side of the lot and not be in front of his house or in front of anything else.

Commissioner Simmons questioned the reasoning behind the Planning and Zoning Commission's denial of this request; the Commission was following the Ordinance to the letter. Mr. Dodgen said that was correct.

Commissioner Simmons offered a motion to override the denial of medical hardship variance for Charles and Anna Bell Scott. Commissioner Groover seconded the motion. In discussion Commissioner Hodges asked if there was any opposition to this request. Mr. Dodgen said there was one objection by a resident across the one of the dirt roads. Motion carried.

Chairman Woodrum asked Mr. Dodgen to present the next item, Rezone Request for Lucille Zetterower. Mr. Dodgen said Mr. Owen Zetterower as agent for Lucille Zetterower was requesting a rezone of 4.316 acres on Franklin Road from AG-5 to R-15. He explained the intent of the rezone is for construction of single family residences. He advised the Planning and Zoning Commission recommends approval of this rezone request. He explained Mr. Zetterower already has approval to build multi-family units in this area on a plan approved prior to zoning.

Chairman Woodrum asked for comments for or against this request. Mr. Tom Lewis, representing Mr. Zetterower, said this property was approved for multi-family units prior to zoning and Mr. Zetterower has decided to construct single family residences in this area if approved.

Commissioner Hodges offered a motion to approved rezone request for Lucille Zetterower. Commissioner Smith seconded the motion. In discussion Commissioner

Groover asked size of residence to be constructed. Mr. Zetterower said no particular size has been specified, homes will probably be 1200 square feet and above. Motion to approve rezone request carried.

Chairman Woodrum asked Mr. Dodgen to present the next item, rezone request for Tommy Spence and Thomas Morris. Mr. Dodgen advised this request was to rezone 10.38 acres on Highway 80 East from AG-5 to Highway Commercial. He said this property is currently being used as a junkyard/salvage yard which was in business prior to zoning and the intent of this rezone is to allow sale of cars at the existing junkyard/salvage yard. He said the Planning and Zoning Commission recommends approval of this rezone request.

Chairman Woodrum asked for comments against this request. Mr. Joe Aldrich, Mayor of Brooklet, said this junkyard borders the city limits of Brooklet and it was grandfathered with much opposition when zoning was enacted. He stated he would like to go on record that in the future more stringent regulations be put on junkyards; some regulations are in place but need more.

Chairman Woodrum asked for comments supporting this request. Mr. Tommy Spence said he and Mr. Morris purchased this property and were trying to clean it up.

Commissioner Deal offered a motion to accept the recommendation by Planning and Zoning Commission to approve rezone for Tommy Spence and Thomas Morris. Commissioner Alston seconded the motion. In discussion Commissioner Groover commented, since the junkyard/salvage yard was grandfathered, it can be continued and if he understood correctly, the zoning change would enhance the property for other uses. Mr. Dodgen said that is correct, the salvage yard is still not allowed in a HC zone but it is grandfathered; the rezone is to allow the sale of vehicles. Motion carried. (Commissioner Smith was not a part of this vote.)

Commissioner Smith stated he was in discussion with Mr. Akins when vote was taken and wanted more discussion of this issue. He said that with concerns about this junkyard in this location, and since this action is a change in zone to accommodate Mr. Spence, would it be acceptable for Mr. Spence to bring all this property in compliance with current zoning regulations. Commissioner Hodges asked if Commissioner Smith was asking the motion be amended to ask Mr. Spence to come into compliance. Commissioner Smith said one point is Mr. Spence might not be able to use the property as a salvage yard beyond this point; if so, does he want the change as requested or does he want to existing use. Mr. Akins advised the Zoning Ordinance does allow some conditions on rezoning request in how the property is used, but Mr. Akins said he was not prepared to address Commissioner Smith's question; he needed some time for research.

Commissioner Smith offered a motion to vacate the previous motion and table action on this rezone request for approximately thirty days until first meeting in June. Commissioner Hodges seconded the motion and it carried. Mr. Dodgen asked for clarification. Commissioner Smith said it was tabled partly to give Mr. Akins time to

research the issues and partly for Mr. Spence to reconsider if he would be agreeable to bring everything in that area into compliance with current zoning regulations for Highway Commercial if the rezone request was approved. Action on this request was tabled for thirty days to allow time for legal research and to allow Mr. Spence time for further consideration.

Chairman Woodrum asked Mr. Akins to present the next item, Code Amendment for Utility Substations. Mr. Akins explained this amendment deals with lot sizes and other requirements for utility substations. He said the Planning and Zoning Commission recommends approval of this Code Amendment.

Commissioner Smith stated he had a potential conflict of interest and would not participate in any discussion or action of this item.

Commissioner Hodges offered a motion to adopt the Code Amendment for Utility Substations. Commissioner Deal seconded the motion and it carried. Commissioner Smith abstained. See exhibit #1997-8

Chairman Woodrum asked Mr. Akins to present the next item, Tower Ordinance and Fee Schedule. Mr. Akins gave a brief summary of the Tower Ordinance. He reviewed an additional section not provided in the draft dealing with exemption of towers of 100 feet or less for private use. He presented the proposed fee schedule for tower permits: \$1,000 for the first 100 feet; additional \$5.00 per foot for every foot over 100 feet; \$500 for co-location of telecommunications facilities on an existing tower that has not been permitted or on an alternative tower structure. He said the Planning and Zoning Commission recommended this Ordinance be adopted.

Chairman Woodrum asked for discussion of this Ordinance. Mr. Paul Felser, representing Powertel, asked the Board consider lessening the requirements in section 2605(b) and section 2605(c). He remarked requirements as set forth in these sections were costly to his clients and were not practical in some instances. He thanked the Board and the Staff for their work in getting this Ordinance developed so quickly.

Commissioner Smith stated he had a potential conflict of interest and would not participate in any discussion or action taken on this item.

Commissioner Groover questioned the additional section of the Ordinance exempting towers of 100 feet or less erected for private use. He asked what effect this would have in residential areas. Commissioner Groover offered a motion to adopt the Tower Ordinance and Fee Schedule as written with the exception of redrafting of the section dealing with towers of 100 feet or less for private use to be a conditional use in a residential zone. After some discussion of towers of 100 feet or less for private use, Commissioner Groover withdrew his motion. He then offered a motion to adopt the Tower Ordinance and Fee Schedule as written. Commissioner Deal seconded the motion and it carried. Commissioner Smith abstained. See exhibit 1997-9

The next item was Contract for Road Paving. Chairman Woodrum said the results of bids for paving had been provided to the Commissioners and asked for discussion.

Commissioner Alston offered a motion to accept the low bid of \$502,887.07 from E.A. Mann for paving of W.C. Hodges Road, Nevils Creek Church Road, Pecan Grove Road, Twin Forks Road, Maria Sorrell Road. Commissioner Simmons seconded the motion and it carried.

Chairman Woodrum asked Mr. Bob Smith to present the next item, landfill projects. Mr. Smith said closure and capping of the landfill has been discussed for some years. He remarked part of this discussion has been for the County to do this work at an anticipated cost of \$1,300,000. He advised there was one other cost estimate for a turn key operation of \$1,900,000. He said it was felt there was a need to review some verbal cost estimates on a turn key operation or some blending of County participation with an outside contractor. He advised a review of these cost estimates on Friday indicate the need for a formal bid packet for the work at landfill. Bid packet will include capping of landfill in a turn key operation and capping of landfill with County and City participation. He said bidding of control quality assurance work required by State also needs to be bid. The State requires this control quality assurance be done by a third party, party not associated with one actually doing the work. He said consultants, Golder and Associates, have proposed to prepare the bid specifications for the two bid packets, the construction work and control quality assurance work, at a total cost of \$14,965. He advised bid process was approved by City Council today contingent upon Commission approval.

Chairman Woodrum asked for discussion. Commissioner Groover offered a motion to approved preparation of bid documents by Golder and Associates at cost of \$14,965. Commissioner Alston seconded the motion and it carried.

Chairman Woodrum asked Mr. Wood to present information on next items, Sales Tax Extension. Mr. Wood said there were three documents to be considered. The Intergovernmental Agreements with City of Statesboro and City of Brooklet need to be ratified. Mr. Wood advised these Agreements had been ratified by both City Councils. He explained the agreements with City of Portal and City of Register are more in terms of a grant and the attorneys deemed it unnecessary to have a formal Intergovernmental Agreement with Portal and Register. He said letters have been sent to Portal and Register detailing their inclusion in the sales tax program.

Commissioner Simmons offered a motion to ratify the Intergovernmental Agreement with the City of Statesboro and to ratify the Intergovernmental Agreement with the City of Brooklet. Commissioner Smith seconded the motion and it carried. See exhibits #1997-10 & #1997-11

Mr. Wood said the third document to be considered was the formal Resolution which requests the election superintendent to issue a call for the referendum for the sales tax.

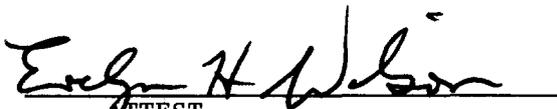
Commissioner Alston offered a motion to approve the Resolution calling for referendum. Commissioner Hodges seconded the motion and it carried. See exhibit #1997-12.

The next item was the Personnel Policy Resolution. Chairman Woodrum asked Mr. Wood to present this item. Mr. Wood said this issue was considered by the Commissioners about two years ago and a decision was made not to adopt the Resolution at that time. He commented requests have been made to have the Resolution presented for consideration again.

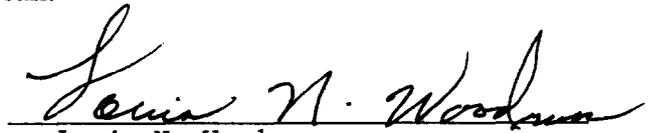
Commissioner Smith offered a motion to adopt the Resolution to allow all personnel under the jurisdiction of elected officials to be brought under a common Personnel Policy upon written request from the respective elected official. Commissioner Deal seconded the motion. In discussion Commissioner Hodges clarified that elected officials can make the choice to have their employees under the County Personnel Policy. Mr. Wood said that was correct; Resolution requires a letter of concurrence from the Constitutional Officer. Motion carried. See exhibit #1997-13

Chairman Woodrum asked for other business or discussion. Ms. Ruth Green asked who should be contacted concerning use of Courthouse facilities. She was directed to contact Mr. Wood's office.

Upon motion by Commissioner Smith, seconded by Commissioner Simmons and carried, the meeting was adjourned subject to call.



 ATTEST



 Louis N. Woodrum

May 20, 1997
 Statesboro, Georgia

The Board met at 8:30 A.M. in the Community Room of the North Main Annex with Chairman Woodrum, Commissioner Alston, Commissioner Simmons, Commissioner Groover, Commissioner Hodges, Commissioner Deal and Commissioner Smith present.

Chairman Woodrum called the meeting to order and welcomed the news media and nine visitors. Commissioner Groover gave the invocation.

Minutes of the regular meeting on May 6, 1997 were presented. Upon motion by Commissioner Hodges, seconded by Commissioner Deal and carried, minutes of May 6, 1997 meeting were approved.

Chairman Woodrum asked Mr. Bob Smith to present the first item of old business, Landfill Project. Mr. Smith referenced funding request for three items from the Solid Waste Committee. Funding of \$20,000 is needed for additional electrical panel

for the transfer station. Funding of \$7,300 is needed for contract extension on risk assessment for closure of the landfill to meet a request from EPD for additional modeling. Funding of \$2,500 is requested supporting preparation for application of approximately \$272,000.00 from Hazardous Sites Trust Fund. Mr. Smith said total funding request is \$29,800 to be paid by sales tax proceeds.

Commissioner Smith offered a motion to approve funding of \$29,800 for landfill projects. Commissioner Simmons seconded the motion. In discussion Commissioner Groover asked if Mr. Smith received a copy of EPD requests. Mr. Smith said no, these requests were sent to the City. Commissioner Groover suggested Mr. Smith obtain a copy of EPD request. Commissioner Hodges asked if any proceeds have been received from Hazardous Sites Trust Fund. Mr. Smith said no, application has been made but it takes about 12 months to receive reimbursement. Motion for funding of landfill projects carried.

Chairman Woodrum asked Mr. Wood to present the first item of new business, Keep America Beautiful. Mr. Wood said representatives of this group were presented and recognized Ms. Margie Peavy.

Ms. Peavy said the Chairperson of this group, Ms. Mary Ellen Godfrey, would make their presentation. Ms. Godfrey said Statesboro/Bulloch County Clean and Beautiful Committee hopes to partner with officials of Statesboro and Bulloch County to assist with more public awareness of recycling. She commented a Committee was formed about three years ago with the help of Statesboro and Bulloch County to assist local governments to effect public attitude changes and behavior toward recycling, solid waste management, conservation of natural resources and environmental education. She said their plan will coordinate with various organizations during the year to join in helping to accomplish these goals. She explained this local Committee acts as an arm of the eleven county effort and the local Committee organized at the beginning of this year. She remarked two projects have been conducted and said three long term projects are planned. She said their purpose today was to ask the Commissioners' support for continued membership in the regional Southeast Georgia Clean and Beautiful. She gave benefits of being associated with the regional organization. She reviewed recycle items being collected at the County's nine recycling centers and gave statistics of recycled material collected in 1995 and 1996. Ms. Godfrey said they plan to develop a quarterly newsletter to keep everyone in the eleven county area as well as local officials informed of Committee activities. She asked if the Commissioners had questions.

Commissioner Groover said there was language in the mission statement and introduction which led him to believe it's somewhat difficult to coordinate several counties collectively in any one direction. He asked if the response as an area is what it should be, or does Bulloch County need to be standing on its own.

Commissioner Smith said, certainly, the Board recognizes this Committee's interest and what this Committee is doing. He said the Commissioners' problem with

the regional organization is Bulloch County put the largest amount of money into the program and basically felt there was no return. He stated the success of programs in Bulloch County which she had given was largely the work of the County's Environmental Manager and his staff; not work from the regional group but the County's. He added the County was putting several thousand dollars a year into an organization from which it was not really reaping any benefit and it was thought maybe it was better to utilize taxpayers' money working with groups and organizations within Bulloch County. He commented the regional organization is about four years old and has not worked.

Ms. Runnette Davis commented this was a regional program and Statesboro was the hub of this area. She said these other small counties do not have the personnel and resources and people from the other small counties come into Bulloch County for several reasons and any way Bulloch County can help lift these small counties will be reflected in the County's economy. Ms. Peavy commented Bulloch County has been asked to participate because it has the largest population.

Commissioner Smith said the Commissioners recognized there is a need but it seems this need has been going toward a regional organization that has not worked.

Ms. Peavy said the local Committee has just gotten started and they realized that people need to be informed of their activities. She commented their purpose today is to inform the Board of their activities and to present their information.

Mr. Wood said the Commissioners do not want in any way to diminish this Committee's enthusiasm. The reservation has been would it be in the best interest of taxpayers of Bulloch County to focus on a Bulloch County KAB Program as opposed to trying to support an eleven county program which has not had much success in the past four years. Mr. Wood said the County certainly wants to work with and support the concepts of this Committee with the understanding there might be some differences of opinion whether this should be a county focus versus an eleven county focus.

Ms. Peavy said this Committee wants to a partner with whomever to make this program work and to help get educational material to the public. She remarked they plan to keep the Board informed of their activities.

Chairman Woodrum thanked the group for their presentation and this Committee's interest in recycling program.

Chairman Woodrum presented a resolution for William H. Hitchens, a retiring Georgia State Patrol Officer.

Commissioner Hodges commented on Major Hitchens' 30+ years of public service, serving several years in the Bulloch County area. He said Major Hitchens served as Major in the Bulloch County area for the past two years, prior to that he served as Captain and Lieutenant in this area. Commissioner Hodges offered a motion to present the resolution to Major Hitchens when he officially retires on May 31, 1997. Commissioner Alston seconded the motion and it carried. See exhibit #1997-14

Chairman Woodrum asked Mr. Wood to discuss the next item, Defined Benefit Retirement Plan Amendment.

Mr. Wood referenced the amendment and said this was the final official action to terminate the old plan (Defined Benefit Plan) and roll funds for those employees into the new plan (Defined Contribution Plan). He advised a meeting was held with all employees involved except two and all employees are aware of what is occurring. He said the request from Staff was Board action to adopt "Plan Amendment No.3."

Commissioner Smith offered a motion to approve Plan Amendment No. 3 to the Defined Benefit Retirement Plan. Commissioner Simmons seconded the motion and it carried. See exhibit #1997-15

Chairman Woodrum presented an off-premise Beer and Wine License Renewal Application for Glen Womack of Glen's Mart.

Upon motion by Commissioner Hodges, seconded by Commissioner Groover and carried, Beer and Wine License renewal was approved for Glen Womack.

Chairman Woodrum said two terms on the Hospital Authority are expiring and the Board has been requested to offer three nominees for each expiring term.

Commissioner Hodges made a motion to present the names of J.L "Sonny" Riggs, Jr., Wendell Brannen and Donnie Pope to Hospital Authority to make an appointment for expiring term held by Tommy Blicht. Commissioner Deal seconded the motion and it carried. Commissioner Smith abstained because of conflict of interest.

Commissioner Hodges offered a motion to present the names of Dr. Randy Smith, Dr. Clarence Hunter and Dr. Thurman Clemons to the Hospital Authority to make an appointment for physician expiring term. Commissioner Alston seconded the motion and it carried. Commissioner Smith abstained because of conflict of interest.

Commissioner Smith said, as matter of information, in the near future the Board needs to make an appointment to the joint Hospital Authority / County Commissioner Committee which makes recommendations for handling of the Hospital Funds. He explained the Authority has three members and the Board of Commissioners has three members on this Committee. He commented he, Commissioner Simmons and former Commissioner Lee previously served on this Committee.

Chairman Woodrum said these appointments would be researched and presented for Board action in the near future.

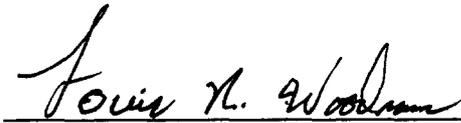
Commissioner Alston presented an article from the April 1997 publication "Recreations and Parks in Georgia". He read a section of the article which highlighted Mill Creek Park and gave it the designation of being one of the nation's better sports complexes. Commissioner Alston also advised the City of Statesboro has approved expenditures to move the outdoor courts at Fair Road Center to Grady Street location. He said the interview process to select a design architect for the Senior Citizens' Building is underway. A package of information will be prepared for the Board for their consideration at the next meeting.

There was some discussion of the upcoming referendum for the sales tax extension on June 17th and plans to promote community awareness of the impact of the sales tax.

Chairman Woodrum asked Ms. Taylor to introduce the GSU student interning in her office. Ms. Taylor introduced Mr. Chris Burke from Burke County majoring in Public Administration.

Chairman Woodrum asked for other business or discussion. Upon motion by Commissioner Hodges, seconded by Commissioner Deal and carried, the meeting was adjourned subject to call.


ATTEST


Louis N. Woodrum

June 3, 1997
Statesboro, Georgia

The Board met at 6:00 P.M. in the Community Room of the North Main Annex with Chairman Woodrum, Commissioner Alston, Commissioner Simmons, Commissioner Groover, Commissioner Hodges, Commissioner Deal and Commissioner Smith present.

Chairman Woodrum called the meeting to order and welcomed the news media and twenty-one visitors. Commissioner Hodges gave the invocation.

Minutes of the regular meeting on May 20, 1997, were presented. Upon motion by Commissioner Alston, seconded by Commissioner Deal and carried, minutes of May 20, 1997, meeting were approved as presented.

Chairman Woodrum asked for consideration of an item not on the agenda. This was a Resolution to amend the Purchasing Policy. The Resolution reenacts the 5% preference for local vendors and adds wording to this provision that the 5% shall be limited to a maximum amount of \$500.

Commissioner Smith offered a motion to adopt the Resolution amending the Purchasing Policy. Commissioner Simmons seconded the motion and it carried. See exhibit #1997-16

Chairman Woodrum asked Commissioner Alston to present the first item of old business, Senior Citizens' Building Design Architect.

Commissioner Alston recapped the history of acquisition of a \$500,000 CDBG Grant for the construction of a Senior Citizens' Building. He said advertisement was made for proposals for a design architect for the building and several proposals were received. He gave the makeup of the Committee which reviewed proposals and interviewed some of the firms who submitted proposals. He explained the Committee used three factors in evaluating a firm; experience in building a Senior Citizens' Building,

familiarity with working with CDBG Grant reimbursement and availability to service a project in Statesboro. He stated the Committee unanimously selected and recommends the approval of the firm of Hussey, Gay and Bell for design architect for Senior Citizens' Building.

Commissioner Alston offered a motion to approve the firm of Hussey, Gay and Bell as design architect for the Senior Citizens' Building. Commissioner Smith seconded the motion and it carried.

Next item of old business was a rezoning request for Tommy Spence and Thomas Morris. Chairman Woodrum asked Mr. Dodgen to present this item. Mr. Dodgen explained this request to rezone 10.38 acres on Highway 80 East was tabled in the May 6th meeting. The request was a rezone from AG-5 to HC to allow the sale of cars at an existing junkyard/salvage yard. Mr. Dodgen said the junkyard/salvage yard was grandfathered at time zoning was enacted. He commented further research reveals that the other owner had already sold vehicles at this location so it could be questionable that vehicle sales are also grandfathered. He advised that Mr. Spence and Mr. Morris have no problem with following the Clean Community Ordinance and plan to put a solid wood fence around the salvage yard.

Commissioner Smith said he made the motion to table this rezone request and since the May 6th meeting he had looked at the property and done other research. He offered a motion to bring this item back to the agenda and approve rezone of 10.38 acres from AG-5 to HC for Tommy Spence and Thomas Morris. Commissioner Hodges seconded the motion and it carried.

Chairman Woodrum said the next item of old business was Stilson Property. He assured representatives of the Stilson Community that the Commissioners were continuing to work on the Stilson projects, recreation and solid waste disposal. He remarked projects were not at the point for the Board's vote. He asked for Board discussion.

Commissioner Hodges offered a motion to appoint Commissioner Groover and Commissioner Alston to serve on a Committee with the Board of Education, the Recreation Board and representatives of both groups from Stilson Community with the Committee having fourteen days to develop some plan of action for Board action. Commissioner Deal seconded the motion and added two representatives be appointed by the Board of Education Chairman, two representatives be appointed by Park and Recreation Board Chairman to serve with two Commissioners. Chairman Woodrum said he as Commission Chairman would make the two appointments from the Board. Commissioner Hodges said he agreed.

Commissioner Smith questioned what this plan of action involved. Commissioner Hodges said plan of action involved both the location for Recreation Department and the location for Recycling Center in the Stilson Community. He commented this issue needs to be resolved and move forward. Everyone agreed.

Chairman Woodrum asked if any representative from Stilson would like to make a comment. Mr. Tony Miller said ball has been played at the Drigger's Park since 1972 when the Community built the park for recreation. He said this was a good safe location. Traffic is not as heavy at the Drigger's Park as it is on Highway 119 and statements that vandalism is a problem are not true. He presented a petition signed by 300+ people for the Recreation Park to remain at Drigger's Field.

Chairman Woodrum asked for other comments. Mr. Randy Proctor said he was with the faction that thought the Recreation Park may need to be on the Lee property adjacent to the School property along with the Recycling Center. He added he would like to be able to make presentation to the appointed Committee.

Chairman Woodrum appointed Commissioner Groover and Commissioner Alston to be the Board's representatives on the Committee to develop plan of action for recreation and recycling center in Stilson Community. Chairman Woodrum will also contact Board of Education and Recreation Board to make appointments to this Committee. He said he felt certain this Committee will involve all interested parties of the Stilson Community.

Motion to approve appointment of Commissioner Groover and Commissioner Alston to a Committee to serve with two members each from Board of Education and Recreation Board carried.

Zoning Matters were the first items of new business. Chairman Woodrum asked Mr. Dodgen to present the rezone request for Mr. H.B. Lanier. Mr. Dodgen said this request was to rezone 8.76 acres on Highway 67 south from AG-5 to HC. He explained the intent of the rezone is to zone the property as it has been utilized for approximately 15 years. Property has been used for farm equipment auctions for a number of years and the intent is to continue this operation. Mr. Dodgen advised the Planning and Zoning Commission recommended approval of this rezone request. He added there was no opposition to the request.

Chairman Woodrum recognized Mr. H. B. Lanier. Mr. Lanier commented he planned to continue to use this property for auctions and wanted it zoned as it is being utilized.

Commissioner Deal offered a motion to accept the recommendation of the Planning and Zoning Commission to approve rezone of 8.76 acres from AG-5 to HC for Mr. H.B. Lanier. Commissioner Alston seconded the motion and it carried.

Chairman Woodrum asked Mr. Dodgen to present rezone request for Estate of Ida J. Smallwood. Mr. Dodgen said this request was to rezone 2.23 acres on Highway 67 South from AG-5 to R-40. He explained Ms. Billie J. Deal as agent for the Estate of Ida J. Smallwood requested this rezone so Estate could be divided between Ms. Deal and her brother. He said there was no opposition to this request and the Planning and Zoning Commission recommends approval.

Chairman Woodrum asked for any discussion from the floor or from the Board. Commissioner Hodges offered a motion to accept the recommendation of the Planning and Zoning Commission to approve rezone of 2.23 acres from AG-5 to R-40 for Estate of Ida J. Smallwood.

Chairman Woodrum asked Mr. Dodgen to present rezone request for Mr. Jack Futch. Mr. Dodgen said this request was to rezone 56.965 acres on Jack Kennedy Road from AG-5 to R-40. He explained the intent of this rezone is to allow Mr. Futch to divide his property into 40,000 square foot lots. He added Mr. Futch had a plan approved prior to zoning but he wasn't satisfied with his plan and wants to improve it. He presented a new plan to Planning and Zoning Commission, but since he is adding six lots to his plan, the Commission couldn't allow this change under the grandfather clause without him applying for a rezone. Mr. Dodgen said in the original plan the streets would have been dirt and the lots a little larger, but with the new plan, the streets will be paved and lots will be no smaller than one acre. He added Mr. Tatum, County Engineer, felt this is better plan than the original plan and the majority of the Planning and Zoning Commission agrees it is a better plan. He said the majority of Planning and Zoning Commission recommended approval of rezone request, two members did oppose. He added no public opposition was received.

Chairman Woodrum recognized Mr. Futch. Mr. Futch presented a plat of the new plan and said this plan improves an existing subdivision.

Commissioner Hodges offered a motion to accept recommendation of Planning and Zoning Commission to approve rezone of 56.965 acres from AG-5 to R-40 for Mr. Jack Futch. Commissioner Deal seconded the motion and it carried.

Chairman Woodrum said an Executive Session was needed to discuss pending litigation and acquisition of property. Upon motion by Commissioner Smith, seconded by Commissioner Hodges and carried, the meeting was moved into Executive Session to discuss pending litigation and acquisition of property.

Chairman Woodrum reconvened the meeting and asked for other discussion. Upon motion by Commissioner Hodges, seconded by Commissioner Simmons and carried, the meeting was adjourned subject to call.

Evelyn H. Wilson
ATTEST

Louis N. Woodrum
Louis N. Woodrum

June 9, 1997
Statesboro, Georgia

PUBLIC HEARING - 8:30 A.M.
Community Room - North Main Annex

1997-1998 BUDGETS

Persons present: Chairman Woodrum, Commissioner Alston, Commissioner Simmons, Commissioner Groover, Commissioner Hodges, Commissioner Deal, Commissioner Smith, news media and 7 citizens.

Chairman Woodrum called the hearing to order and asked Commissioner Smith to give the invocation.

Chairman Woodrum announced the purpose of this Public Hearing, as advertised in the newspaper, is to give any citizen of the county an opportunity to have input into the 1997-1998 budgets. He asked for any discussion or comments.

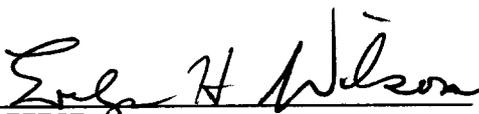
Mr. Wood said it might be pointed out that the Hearing encompasses budgets for the General Fund, Jail Add-on Fee, E911 Emergency Service, Civil Defense, Employee Insurance Fund, Lighting Districts, Library Bond and Special 1% Sales Tax.

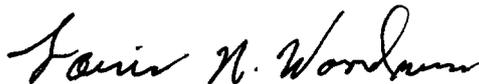
Chairman Woodrum asked for any public comments. Ms. Lois Roberts, Librarian for Statesboro Regional Library, said she was not present to request additional funding but was present see the budget process. She introduced Dr. Alice Christmas, Library Board member. Dr. Christmas thanked the Commissioners for their continued support of the Library.

Chairman Woodrum asked for any discussion from the Commissioners. Commissioner Smith commended the County Staff on their job in preparation of this Budget. He added this Budget is inclusive of the needs of the County as well as cost conscious for not over spending.

Mr. Wood explained the budget would be offered for approval by the Commissioners at the next regularly scheduled meeting and at that time no public input would be invited.

Chairman Woodrum declared the Public Hearing adjourned.


ATTEST


Louis N. Woodrum

June 17, 1997
Statesboro, Georgia

The Board met at 8:30 A.M. in the Community Room of the North Main Annex with Chairman Woodrum, Commissioner Alston, Commissioner Simmons, Commissioner Groover, Commissioner Hodges, Commissioner Deal and Commissioner Smith present.

Chairman Woodrum called the meeting to order and welcomed the news media and seven visitors. Commissioner Deal gave the invocation.

Minutes of the regular meeting on June 3, 1997 and minutes of Public Hearing on June 9, 1997 were presented. Upon motion by Commissioner Hodges, seconded by Commissioner Deal and carried, minutes of these meetings were approved as presented.

Adoption of 1997-1998 budget was the first item of old business. Chairman Woodrum remarked the budgets had been presented at a Public Hearing on June 9, 1997 and asked for any discussion.

Commissioner Smith offered a motion to adopt the 1997-1998 budgets as presented at the Public Hearing. Commissioner Simmons seconded the motion and it carried. Budgets adopted: General Fund - \$13,566,152; E911 Emergency Service - \$516,779; Jail Add-on Fee - \$33,600; Civil Defense Fund - \$26,694; Employee Insurance Fund - \$615,177; Lighting Districts - \$23,213; Library Bond - \$97,969; Extended Special 1% Sales Tax - \$10,252,173.

Chairman Woodrum asked Mr. Wood to present the next item, Resolution authorizing execution of Department of Transportation documents. Mr. Wood referenced memorandum from Mr. Tatum explaining D.O.T. had requested the current Board adopt a Resolution authorizing signatures on D.O.T. documents. He said this made no change in how documents were presently handled, it just answers the D.O.T. request.

Commissioner Smith said a question had been raised if items covered by this Resolution would have had prior Board action. Mr. Wood explained Board action might not occur for each specific item, but execution of any D.O.T. documents would fall under Board approved general programs, adopted budgets and according to job descriptions and purchasing policy guidelines.

Commissioner Smith offered a motion to adopt Resolution for execution of Department of Transportation documents. Commissioner Alston seconded the motion and it carried. See exhibit #1997-17

Chairman Woodrum asked Mr. Wood to present the next item, Landfill/Transfer Station tippage fees. Mr. Wood referenced a memorandum from Mr. Akins detailing the proposed tippage fee of \$30.00 per ton. Mr. Wood said an estimated tippage fee of \$42 was used in the budget preparation. He advised the City calculated the operational cost and recommends a tippage fee of \$30.00 per ton effective July 1, 1997.

Commissioner Smith asked the difference between the \$42.00 in the budget and the proposed \$30.00. Mr. Wood commented that \$42.00 is the amount that will

eventually be charged. Mr. Smith added \$42.00 is the amount that would have to be paid if airspace couldn't be bought in the landfill with sales tax monies.

Commissioner Alston offered a motion to approve a tippage fee of \$30.00 per ton effective July 1, 1997. Commissioner Simmons seconded the motion and it carried.

Chairman Woodrum asked Ms. Taylor to present the first item of new business, Multijurisdictional Solid Waste Plan. Ms. Taylor explained this is a minor amendment requested by DCA to have language clarifying procedure for handling recyclable materials in the Multijurisdictional Solid Waste Plan.

Commissioner Hodges offered a motion to adopt amendment to the Multijurisdictional Solid Waste Management Plan. Commissioner Groover seconded the motion and it carried. See exhibit #1997-18

Chairman Woodrum presented the next item, Railroad Property Lease for parking. He said this lease will allow parking to be provided along railroad as has been previously discussed.

There was some discussion about the lease. Commissioner Hodges offered a motion to pursue a lease with railroad for development of parking. Commissioner Deal seconded the motion and it carried.

Chairman Woodrum recognized Mr. Wood. Mr. Wood remarked the Board has asked for a report of sales tax proceeds related to public roads. He presented projections of \$2,950,000 for public roads in the current sales tax. Expenditures to be considered are: 97 resurfacing - \$1,000,000; 97 new paving - \$200,000; equipment purchases - \$810,000; subdivision paving - \$60,000; parking lot paving - \$230,000. Projected amount of \$2,950,000 less approved projects of \$2,300,000 leaves \$650,000 in the present sales tax for public roads. He gave estimates for the new sales tax, if passed today, of \$450,000 (\$75,000 per month for January 1998 through June 1998) for public roads. Total of estimated remaining in current sales tax of \$650,000 plus estimated \$450,000 from new sales tax equals \$1,100,000. Mr. Wood presented for the Board consideration allocations of \$1,100,000: 98 new paving - \$300,000; 98 resurfacing - \$500,000; equipment purchases - \$300,000.

Commissioner Groover asked how many miles the county would resurface outside of the LARP program. Mr. Wood explained 28 miles were resurfaced this year outside of the LARP. The \$300,000 for new paving would be for 10-15 miles depending on condemnation cost and state participation and \$500,000 for resurfacing would be for 12-15 miles.

Mr. Wood asked the Board consider approval of the concept as outlined for public roads expenditures from present sales tax program and new sales tax program.

Commissioner Alston offered to approval conceptual plan for public road expenditures as presented. Commissioner Simmons seconded the motion and it carried.

Chairman Woodrum recognized Commissioner Alston. Commissioner Alston reported the ad hoc committee for the Stilson property had met once and entertained the presentations made. He said the intergovernmental contract between the Board of

Commissioners and the Board of Education was being developed and once this contract is approved by both Boards the project can move forward. He remarked the ad hoc committee did not address any issues relating to solid waste collection site in Stilson.

Commissioner Hodges asked what property was included in the contract. Commissioner Alston responded the contract was for the property adjacent to Stilson School, this is the property the Recreation Board had initially preferred. He stated the Driggers property is still in question.

Commissioner Groover concurred with Commissioner Alston's report and recommended the solid waste collection site continue to be tabled for the short term until completion of contract with Board of Education. He added there could be some alternative for a collection site.

Commissioner Alston said he didn't know enough about plan for Stilson collection site but he wouldn't want to impede the progress for a site in Stilson.

Commissioner Groover agreed he didn't want to impede the progress. He asked Mr. Bob Smith current status of collection site. Mr. Smith said the last information received was a group in Stilson was to present a letter requesting the site be incorporated in the school/recreation property adjacent to the Stilson School.

Commissioner Smith asked if there is a problem with the collection site being on the school/recreation property. Mr. Smith said he wasn't sure of how the Board of Education has reacted. Mr. Wood said he thought the question was could this property be used for a collection site. Mr. Smith said yes, this site could be used.

Commissioner Smith said if this collection site is agreeable with both parties, shouldn't it be incorporated in the intergovernmental agreement.

Commission Groover said this topic was presented to the ad hoc committee, it was left open because the representatives for the Board of Education didn't have authority to act. He commented he knew this issue needs to be addressed but he recommended it continued to be tabled until the school/recreation property is resolved to eliminate further delay in this process.

Commissioner Hodges asked time frame involved. Mr. Akins said he had a draft of the intergovernmental agreement completed to be presented to the Board of Education's attorney.

Commissioner Smith suggested, if the recycling center is to be located on this property, the Board of Education consider it at the same time, have it all done at one time.

Mr. Akins will get intergovernmental agreement to the Board of Education's attorney. He said he thought there would be an agreement acceptable to both parties for Commissioners' action at the next meeting.

Chairman Woodrum suggested Mr. Akins make arrangements to be on the next Board of Education meeting agenda.

Chairman Woodrum recognized Commissioner Alston. Commissioner Alston commented a study for the needs of an aquatic center was approved some months ago.

He said at this point the results of that study have not been presented to the Recreation Board or the Commissioners. He asked Mr. Mike Rollins, Recreation Department Director, to present the proposal or the sequence of the development of the contract, what was done in the study and at what stage the study is now.

Commissioner Alston offered a motion that the Recreation Department Director present a report on the study for the aquatic center to the Commissioners. He said the release of information on an aquatic center to the newspaper may have been released prematurely since the study has not been presented to or approved by the Commissioners. Commissioner Groover seconded the motion and it carried.

Chairman Woodrum stated the agenda items were completed and asked for any other discussion or comments. He advised an Executive Session was needed to discuss pending and potential litigation.

Upon motion by Commissioner Smith, seconded by Commissioner Alston and carried, meeting was moved into Executive Session.

Chairman Woodrum reconvened the meeting and asked for any discussion.

Commissioner Hodges offered a motion to approve the Paving Priority List - June 1997 along with Candidate Resurfacing List-1998, Candidate Paving-1998, Subdivision Road Paving-1997. Commissioner Simmons seconded the motion and it carried. See exhibit #1997-19

Chairman Woodrum asked for other discussion. Upon motion by Commissioner Smith, seconded by Commissioner Alston and carried, the meeting was adjourned subject to call.


ATTEST


Louis N. Woodrum

July 1, 1997
Statesboro, Georgia

PUBLIC HEARING - 5:45 P.M.
Community Room - North Main Annex

Close Portion of CR481

Persons present - Chairman Woodrum, Commissioner Alston, Commissioner Simmons, Commissioner Groover, Commissioner Hodges, Commissioner Deal, Commissioner Smith, news media and 34+ citizens.

Chairman Woodrum announced the purpose of this Public Hearing was to consider closing a portion of CR481 (Bruce Groover Road). He said portion of the road to be closed is a wooden bridge which is not safe for travel and the county had not

maintained this portion of the road for some time. He declared the meeting open for comments or questions from the public or the Board of Commissioners.

Mr. Tatum commented he has a map of portion of road to be closed. This portion of County Road 481 is located approximately 1000 feet northeast of its intersection with County Road 482 (Jones Mill Road) and extends across Mill Creek to a point approximately 3700 feet south of County Road 441 (Zettwell Road).

There were no further comments or discussion and Chairman Woodrum declared the Public Hearing adjourned.


ATTEST


Louis N. Woodrum

July 1, 1997
Statesboro, Georgia

The Board met at 6:00 P.M. in the Community Room of the North Main Annex with Chairman Woodrum, Commissioner Alston, Commissioner Simmons, Commissioner Groover, Commissioner Hodges, Commissioner Deal and Commissioner Smith present.

Chairman Woodrum called the meeting to order and welcomed the news media and 35+ citizens. Commissioner Smith gave the invocation.

Minutes of the regular meeting on June 17, 1997 were presented. Upon motion by Commissioner Alston, seconded by Commissioner Simmons and carried, minutes of June 17, 1997 meeting were approved as presented.

Chairman Woodrum asked Mr. Bob Smith to present the first item of old business, landfill closure. Mr. Smith presented three items related to landfill closure. The first request was for approval of a construction contract for clay cap for the landfill closure. Three bids were received and Triangle Construction presented the low bid of \$1,046,848.

Commissioner Deal offered a motion to accept the bid of \$1,046,848 from Triangle Construction for cap for landfill closure. Commissioner Hodges seconded the motion and it carried.

The second request was for construction of methane gas extraction system. Five bids were received for this project and R.B. Baker Construction presented the low bid of \$1,082,127.50. Mr. Smith commented that \$400,000 to \$500,000 is refundable through the State hazardous site fund for this project.

Commissioner Hodges offered a motion to accept the bid of \$1,082,127.50 from R.B. Baker Construction for methane gas system for landfill. Commissioner Simmons seconded the motion and it carried.

The third request was for approval of contract for quality assurance services during the cap construction. Mr. Smith advised the low bid of \$108,460 was submitted by S&ME Engineering.

Commissioner Alston offered a motion to accept bid of \$108,460 from S&ME Engineering for quality assurance services during the cap construction. Commissioner Groover seconded the motion and it carried.

Chairman Woodrum said formal action was needed to a close portion of County Road 481. He commented closing of this portion of road was presented in the Public Hearing.

Commissioner Hodges offered a motion to close portion of County Road 481 (Bruce Groover Road) as referenced in Public Hearing Notice and presented in Public Hearing. Commissioner Alston seconded the motion and it carried. See exhibit #1997-20

The first items of new business were Zoning Matters. Chairman Woodrum asked Mr. Dodgen to present rezone request for Bobby and Gloria Mincey. Mr. Dodgen said this is a request to rezone approximately 5.24 acres of land on Hope Community Church Road from HI (Heavy Industrial) to MHP (Mobile Home Park). He commented there is opposition to this request by the church community and residents in the area. He advised the Planning and Zoning Commission recommends denial of this request.

Chairman Woodrum opened the meeting for any public input in favor of this request. Mr. Donnie Simmons, agent for Mr. Mincey, said he had discussed the concerns of the church community with Mr. Mincey and Mr. Mincey is mindful of the church community's concerns. If this request is approved, he wants this development to be more than a mobile home park. Mr. Mincey wants this development to more like a community with restrictions such as no dilapidated mobile homes or junked vehicles. He plans a fenced, well-lighted development and also plans to comply with all County regulations. Mr. Simmons said he is conscious of the church community's concern about who will live in this mobile home park and the potential for a drug problem. He commented residents will be monitored and anyone caught with or suspected of selling drugs will legally be out. He assured the church community this would be a clean, quiet mobile home park.

Chairman Woodrum asked for comment from those opposing this request. Mr. John Mikell said he bought his property and built his house with the thought of living in a quiet, safe community. He remarked he was afraid a mobile home park will bring drug activity to the community and he is concerned with influence this would have on his children. He asked the Commissioners to deny the request.

Chairman Woodrum recognized Ms. Oneiceia Habersham. Ms. Habersham said she represented the residents of Hope Baptist Church Road and members of Hope Community Baptist Church. She commented they adamantly oppose the mobile home park. They don't feel mobile home parks are bad, but they can turn into such if not

properly maintained and supervised. She remarked plans call for six to seven trailers per acre and this would mean as many as 35 trailers. She said a question that hasn't been answered is what type of sewerage system will be used. She said they see potential of problems with sewerage system drainage, water problems, trash, litter and others. She asked if there will be a criteria for people living in the park and who will monitor residents of the mobile home park, who will maintain any standards. She continued this is a nice quiet neighborhood and they asked the Commissioners deny this request.

Chairman Woodrum recognized Ms. Barbara Nunnally Howard. Ms. Howard said she was a member of the Hope Community Baptist Church. She commented she likes to see anyone live in a nice home in a nice community but consideration needs to be given to people who purchased property thirty, fifteen years ago in this peaceful, quiet neighborhood. She added a residential community with permanent residences has been established and a mobile home park would change the environment of the community.

Chairman Woodrum asked for other comments. Mr. Simmons said in answer to the question of sewerage system, a County Ordinance requires a septic tank for each trailer and there is an Ordinance for distances between trailers and for distances from property lines. He added there would be a screening process, as much as legally possible, for people moving into the park and all county regulations will be followed.

Chairman Woodrum asked for discussion by Commissioners. Commissioner Simmons stated he would abstain from any discussion or vote on this rezone request because of a conflict of interest.

Commissioner Hodges offered a motion to accept the recommendation of the Planning and Zoning Commission to deny the rezone request for Bobby and Gloria Mincey. Commissioner Deal seconded the motion and it carried. Commissioner Simmons abstained.

Chairman Woodrum asked Mr. Dodgen to present the next Rezone Request by Deloach, Childs, and Williams. Mr. Dodgen said this was a request to rezone approximately 4.06 acres from AG-5 to HC (Highway Commercial). He explained this property was located on Highway 67 and adjacent to property which was rezoned at the last meeting. He said Southeastern Auto Auction has been in this location for several years and there is no intent to change the use of this property. This rezone request is to zone the property for its actual use. He advised that no opposition was received and the Planning and Zoning Commission recommended this rezone request be approved.

Chairman Woodrum asked for public comment for or against this rezone request. There was no public comment.

Chairman Woodrum asked for Board discussion. Upon motion by Commissioner Deal, seconded by Commissioner Simmons and carried, rezone request from AG-5 to HC was approved for H. Wayne DeLoach, G. Thomas Childs and Daniel Williams.

Chairman Woodrum asked Mr. Dodgen to present Conditional Use Request for Willandrah, Inc. Mr. Dodgen explained this conditional use request was to allow

construction of one duplex and a number of apartments on approximately 9.09 acres of property on Highway 301 S. He said this property is currently an R.V. Park and duplexes and apartments are permitted as a conditional use in a Highway Commercial zone. He advised the Planning and Zoning Commission recommended approval of this request.

Chairman Woodrum asked for any comments in favor of this request. Mr. Harry Wachniak said his family had operated the Parkwood Motel and the R.V. Park for a number of years. He said he plans to live in the duplex and improve the remaining property.

Chairman Woodrum asked for any comments against this request. There was no comments against this request.

Chairman Woodrum asked for Board discussion. Commissioner Smith asked what footage requirements will be imposed on any construction on this property. Mr. Dodgen said there is a minimum 600 square feet per unit and number of units would be dictated by the Health Department. He added, before any construction of apartment complex, Mr. Wachniak will have to present a plan and Health Department approval to the Planning and Zoning Commission for approval.

Commissioner Smith offered a motion to approve Conditional Use Request for Willandrah, Inc. Commissioner Hodges seconded the motion and it carried.

Chairman Woodrum asked Mr. Dodgen to present Rezone Request for Robert and Mary Sue Smith. Mr. Dodgen advised this was a request to rezone approximately 6 acres on Johnny Brannen Road from AG-5 to R-40. He said the intent of the rezone is to allow residential development. He stated this tract is part of property originally known as Marcel Thompson's Trailer Park and a mobile home park was approved for this property prior to zoning. He said Planning and Zoning Commissioner recommended approval of this rezone request.

Chairman Woodrum asked for any comments in favor of this request. Mr. Bob Smith said this property was originally a mobile home park and twelve acres was previously rezoned from AG-5 to R-40. He explained all parcels in the twelve acres have been sold and this rezone request is to allow continuation of this development.

Chairman Woodrum asked for any comments against this request. There was no public comment against this request.

Chairman Woodrum asked for Board discussion. Commissioner Groover stated he would abstain from any discussion or action taken on this request because of a conflict of interest.

Commissioner Smith offered a motion to approve rezone of six acres from AG-5 to R-40 for J. Robert and Mary Sue Smith. Commissioner Deal seconded the motion and it carried. Commissioner Groover abstained.

Chairman Woodrum asked Mr. Dodgen to present the next Rezone Request for Carl and Betty Ledbetter. Mr. Dodgen said this was a request to rezone three acres of

property on Cypress Lake Road from AG-5 to R-40. He explained Mr. Ledbetter had bought the property several years ago with the intent for him and his son to have a residence on the property. He added Mr. Ledbetter's son did move onto the property and Mr. Ledbetter obtained a septic tank permit which expired because he never moved onto the property. Mr. Dodgen said the intent of this rezone is to allow Mr. Ledbetter to divide this property into two lots so he can have a residence on the second lot. He advised Planning and Zoning Commission recommended approval of this rezone request.

Chairman Woodrum asked for comments in favor of this rezone request. Mr. Ledbetter commented he bought this property in 1984 for this purpose and his son has lived on the property since 1986. He said they are planning to retire and wanted to now live on the property but didn't want to push their son out.

Chairman Woodrum asked for comment opposing this request. There was no public comment opposing this request.

Chairman Woodrum asked for Board discussion. Commissioner Hodges offered a motion to approve rezone request from AG-5 to R-40 for Carl and Betty Ledbetter. Commissioner Alston seconded the motion and it carried.

Chairman Woodrum asked Mr. Dodgen to present rezone request for Dan and Dorothy Blicht. Mr. Dodgen said this property is located on Highway 80 E and George Moore Road and part of the property is zoned HC and part is zoned R-80. The request is to rezone 58.75 acres zoned R-80 to R-25. He explained the intent of the rezone is to allow development of 25,000 square foot lots. He added there are several subdivisions located close to this property. He explained there was no recommendation by the Planning and Zoning Commission because when the vote was taken on this request there were only four members of the Commission present and it was a tie vote.

Chairman Woodrum asked for comments in favor of this request. Mr. Don Marsh, agent for Mr. Blicht, presented a sketch of proposed plan for development. He said Mr. Blicht has developed several subdivisions in the county such as Merrywood and plans for this property are similar to that development.

Chairman Woodrum asked for other comments in favor of this request. Ms. Clara Brannen advised she owned the property adjacent to Mr. Blicht. She commented they have been trying to get all signatures to pave Amanda Road for several years and Mr. Blicht is the only property owner who has not signed and he is waiting on the Board decision.

Mr. Dodgen emphasized that the paving of Amanda Road and Mr. Blicht's rezone request were two totally separate issues. Mr. Akins agreed with Mr. Dodgen and stated that the rezone request should be considered on its own merits without any regard to the fact that the county needed a right-of-way deed from Mr. Blicht.

Mr. Marsh advised Mr. Blicht understands the road is not a condition of his rezone request but he did make an effort to try to make his plan fit the County and D.O.T. plans.

Chairman Woodrum asked for comment against this request. There were no comments against this request.

Chairman Woodrum asked for Board discussion. Commissioner Hodges stated he would abstain from any discussion or vote on this request because of a conflict of interest.

Commissioner Simmons offered a motion to approve rezone from R-80 to R-25 for J. Dan and Dorothy Blitch. Commissioner Alston seconded the motion and it carried. Commissioner Hodges abstained.

Chairman Woodrum presented a transfer of an off-premises Beer and Wine License from Lakeview General Store to Jimmy Eason for Time-Savers, Inc.

Upon motion by Commissioner Smith, seconded by Commissioner Groover and carried, transfer of off-premises Beer and Wine License from Lakeview General Store to Time-Savers, Inc. was approved.

Chairman Woodrum asked for other comments. Mr. Donnie Simmons asked if there was minority representation on the Planning and Zoning Commission. He was told one member of the seven member Commission was a minority. Mr. Simmons said he thought this was just a token and he asked for more minority participation on the Planning and Zoning Commission.

Chairman Woodrum thanked Mr. Simmons for his comments and said the Board tried to do the best for all of Bulloch County and tried to make appointments accordingly.

Chairman Woodrum recognized Aneil D. Hodges. Mr. Hodges gave his address as 20740 Highway 80 East. He said a there was a development of one bedroom apartments behind his property, the roads in this development were not paved and had no stop signs. He said sixteen units have been built and when he last talked with the developer he was informed eighty units were permitted for this development. He said traffic on the road in the development is already heavy and there are no speed limits or stop signs on the roads. He added he has not been able to get any answers for his questions. He wanted to know how many more units could be built.

Chairman Woodrum asked Mr. Dodgen if he could answer any questions on this development. Mr. Dodgen advised this property was being developed by Mr. Hank Dutton and he was given permission by the Planning and Zoning Commission to build twenty units before he is required to pave the road. He said this plan was approved prior to Zoning Ordinance and this is a private road. Mr. Dodgen explainedd Mr. Dutton has to obtain a building permit before each unit is built and once twenty units are built, no more building permits will be issued until the road is paved.

Chairman Woodrum said the Board understood his concerns and asked Mr. Dodgen to contact Mr. Dutton to see if he would erect speed limit signs and stop signs in the development.

Chairman Woodrum asked for other comments or business. He stated an Executive Session was needed to discuss personnel matters and property acquisition.

Upon motion by Commissioner Hodges, seconded by Commissioner Alston and carried, the meeting was moved into Executive Session.

Chairman Woodrum reconvened the regular meeting.

Chairman Woodrum nominated Commissioner Hodges and Commissioner Simmons be appointed to serve on a Parking Lot Committee with representatives from the City. Commissioner Groover offered a motion to accept these nominations for appointments to a Parking Lot Committee. Commissioner Smith seconded the motion and it carried.

Chairman Woodrum asked for other discussion. Mr. Akins advised Mr. Van Pool has submitted a request for 30 foot easement on the Driggers Field property in the Stilson Community. He said there is a plat on record showing a 30 foot easement across the property but no recorded written grant of an easement can be found.

Mr. Wood said plat shows easement through property and he had suggested it be moved to the property line if possible.

Commissioner Hodges offered a motion to approve 30 foot easement on Driggers Field property for Randy and Pamela J. McKinney. Commissioner Simmons seconded the motion and it carried. Mr. Akins will ask easement be moved to follow property line if possible.

Mr. Wood commented Jody and Bill Stubbs are moving their business to location off Highway 301 South across from Langston Chapel. They have asked if the road (Cannady Road) could be improved. Mr. Wood asked if the Board would consider paving this road, about 1/3 mile, if right-of-way could be obtained.

Commissioner Hodges said there were some apartments owned by Walter Garvin on a road leading off Cannady Road and asked if road would be paved to these apartments.

Mr. Wood said Cannady Road is a public road but the road leading to the apartments is a private road which has never been deeded to the County.

Commissioner Hodges said Mr. Garvin had tried to deed this road to the County a few years ago. Mr. Wood said he didn't think the road met specifications for County to accept it.

Commissioner Groover suggested they submit a petition for paving Cannady Road and follow the normal process for road to be put on priority list and obtain right-of-way deeds.

Mr. Wood commented the priority list has already been approved and asked if there is a problem with this road being added to the priority list if they submit a petition and obtain right-of-deeds. It was agreed road could be added to priority list if normal process is followed.

Chairman Woodrum asked for other comments. Upon motion by Commissioner Smith, seconded by Commissioner Simmons and carried, the meeting was adjourned subject to call.

Evoy H. Wilson
ATTEST

Louis N. Woodrum
Louis N. Woodrum

August 5, 1997
Statesboro, Georgia

The Board met at 6:00 P.M. in the Community Room of the North Main Annex with Chairman Woodrum, Commissioner Alston, Commissioner Simmons, Commissioner Groover, Commissioner Hodges, Commissioner Deal and Commissioner Smith present.

Chairman Woodrum called the meeting to order and welcomed the news media and 40+ citizens. Commissioner Alston gave the invocation.

Chairman Woodrum asked Brooklet Mayor Joe Aldrich and Brooklet Council Member Jan Tankersley, to come forward. He presented a Proclamation from the Board of Commissioners declaring the week of August 16, 1997 through August 23, 1997 as "Peanut Week" in Bulloch County in support of the 8th Annual Brooklet Peanut Festival. Mayor Aldrich thanked the Board for this action and invited everyone to the Peanut Festival.

Minutes of the Public Hearing on July 1, 1997 and the regular meeting on July 1, 1997 were presented. Upon motion by Commissioner Hodges, seconded by Commissioner Groover and carried, the minutes of both meetings were approved as presented.

The first item of old business was the Stilson Recycling Center. Mr. Woodrum remarked the various sites and options for this center had been thoroughly discussed. He asked Jeff Akins, Staff Attorney, to present information for Board action.

Mr. Akins advised a deed from Ms. Whitney for additional property adjacent to the Voting Precinct has been received for Board acceptance. He added Ms. Whitney has deeded this property to the County for the purpose of a Recycling Center.

Upon motion by Commissioner Smith, seconded by Commissioner Simmons and carried, deed of additional fifty feet adjacent to the Voting Precinct to accommodate a Recycling Center was accepted.

The next item of old business was the Agreement with the Bulloch County Board of Education for the Stilson Recreation Property. Chairman Woodrum said this has also been a continuous item of Board discussion. He asked Mr. Akins to present this Agreement.

Mr. Akins explained the Agreement is ready for approval subject to the subsequent approval of "Exhibit A" which is a description of the property. He advised

the negotiations for purchase have not been finalized so exact platting and surveying of the real estate has not been finalized. He said the description of property will be presented for approval when it is finalized.

Commissioner Alston offered a motion to accept the Agreement with the Bulloch County Board of Education subject to completion and approval of "Exhibit A". Commissioner Deal seconded the motion and it carried. See exhibit # 1997-21

The next item of old business was appointment of a Committee for design development for the Senior Citizens' Building. Chairman Woodrum submitted a list of suggested appointees for this Committee.

Commissioner Smith offered a motion to approve the recommendations for the Committee to consist of Commissioner Gordon Alston, Councilman Wendy Hagins, Mike Rollins, Sherri Zeigler, Rodney Harville, Emily Malecki and Becky Taylor. Commissioner Simmons seconded the motion and it carried.

The next item was Board appointments for several Boards. Chairman Woodrum commented several of these were reappointments and asked if these could be considered simultaneously.

Commissioner Alston offered a motion to reappoint Dr. Frank Radovich and Ms. Carol Powell to the Drug and Alcohol Abuse Council; reappoint Dr. Alice Christmas to the Statesboro Regional Library Board; reappoint Mrs. Luree Fields to the Department of Family & Children Services Board; reappoint Mr. Kenny Stone and Mr. H.W.B. Smith, Jr. to the Bulloch County Development Authority Board. Commissioner Hodges seconded the motion and it carried.

The other Board appointments to be considered consist of four new appointments for the Recreation Board. Chairman Woodrum submitted the names of Mr. Warren Ball, Mr. Roy Thompson, Mr. Wayne Akins and Ms. Kay Wimberly for consideration.

Commissioner Hodges asked whom these appointees replace and which terms are expiring. Mr. Wood advised terms of Mr. Steve Brown and Mr. Alan Tyson expire and Mr. Bruce Yawn and Mr. Edwin Hill resigned. Commissioner Smith clarified that appointments should be designated for specific slots. It was suggested that Mr. Warren Ball fill the unexpired term of Mr. Bruce Yawn and Mr. Roy Thompson fill the unexpired term of Mr. Edwin Hill and Mr. Wayne Akins and Ms. Kay Wimberly fill the expired terms.

Commissioner Groover offered to accept the recommendations for appointments for the Recreation Board. Commissioner Deal seconded the motion and it carried.

Moving into new business, Chairman Woodrum recognized Mr. Charles Brown, County Attorney. Mr. Brown said he had met with Chairman Woodrum, Mr. Wood and Mr. Akins concerning a list of issues of interest to the Board. He was asked to research and share his thoughts on proposed parliamentary procedures and administrative policies. He said the Board already has an Ordinance for procedures at its meetings but some issues need to be addressed for policies to be in place before the Board is confronted with controversial matters. He explained no action will be taken at this meeting because,

under Home Rule provision, an advertisement is required for adequate public notice of any intended modification of an Ordinance based on local legislation. Mr. Brown presented proposed amendments to Code section 2-28: incorporate Open Meetings Law as it appears in State Law; new provision for a Consent Agenda; change provision for public participation; new section covering parliamentary procedures. He presented a proposed motion for advertisement for public notice for the Board's consideration.

Chairman Woodrum asked for Board's discussion of Mr. Brown's presentation. Commissioner Deal offered a motion to accept Mr. Brown's proposal and, as required, a notice be published in the County legal organ once a week for three weeks of the Commission intention to amend existing County Ordinance Sec. 2-28(a) regarding Administration/Rules of Procedure, and add an Ordinance regarding Parliamentary Procedure, all as required by the Georgia Constitution, Art. 9, Sec. 2, Par. 1. Commissioner Alston seconded the motion and it carried.

Mr. Brown commented another issue he had discussed with Chairman Woodrum, Mr. Wood and Mr. Akins was the indication that the construction of a new hospital might be imminent and the Agreement between the Bulloch County Hospital Authority and the Board of Commissioners. He said the Agreement anticipates a twelve person citizen committee to consider use of the hospital building and the Hospital Authority is in process of naming its representatives to this Committee and is ready to proceed. He suggested, in the near future, the Commission designate its Commission representative and five citizen members to this Committee. He advised the liaison Committee between the Authority and the Commission responsible for the oversight, supervision and investment of the Authority funds relating to sale of the hospital last met in 1996. He suggested a Commissioner needs to be named to serve on the liaison Committee to replace former Commissioner John Lee. He concluded these concerns were presented for Board consideration and future action.

Commissioner Hodges asked the makeup of the citizen committee for use of the hospital building. Mr. Brown advised the Authority names an Authority member and five citizens and the Commission names one Commissioner and five citizens.

Next items of new business were Zoning Matters. Chairman Woodrum announced the order of the agenda was being changed for zoning matters. The first to be discussed would be rezone request for Estate of Maurice Brannen. Chairman Woodrum asked Mr. Jimmy Dodgen to present information for this request.

Mr. Dodgen said this request is to rezone 14.0 acres of property on Cypress Lake Road from R-80 to R-2. He explained the intent of the rezone is to allow construction of duplexes and said adjacent properties already have multi-family dwellings. He advised there was no objection to this rezone request at the Planning and Zoning meeting and the Planning and Zoning Commission recommended approval of this rezone request.

Chairman Woodrum asked for comments in favor of this rezone request. Mr. Lamar Reddick stated he was agent for the Maurice Brannen Estate and presented maps of planned development. He said this property is in a highly developed area and he has

letters from two adjacent property owners, Lamar Deloach and Glenda Stringer, saying they have no objection to this rezone request.

Chairman Woodrum remarked a letter had been received from Ms. Lorriane P. Dekle of Southern Realty saying she represented a group of people who opposed this rezone request. He asked for comments opposing this rezone request by a member of this group or anyone who wanted to speak in opposition.

There were no public comments opposing this rezone request.

Chairman Woodrum asked for discussion from the Board. Commissioner Smith offered a motion to approve the request by Estate of Maurice Brannen to rezone 14.0 acres from R-80 to R-2. Commissioner Deal seconded the motion and it carried.

Chairman Woodrum asked Mr. Dodgen to present Rezone Request for Walter Dyches. Mr. Dodgen explained this request is to rezone 6 acres on Buck Creek Road from AG-5 to R-40. The intent of the rezone is to allow Mr. Dyches to give 1 acre to each of his four children. Mr. Dodgen added the Zoning Ordinance calls for 5 acres to remain in the original tract. He advised the Planning and Zoning Commission recommended denial of the rezone request.

Chairman Woodrum asked for public comment in favor of this rezone request. There was no public comment.

Chairman Woodrum asked for public comment opposing this rezone request. There was no public comment.

Chairman Woodrum asked for Board discussion. Commissioner Hodges offered a motion to deny rezone request for Walter Dyches. Commissioner Alston seconded the motion. In discussion Commissioner Groover asked for location of this property on aerial and asked if there was any development in the area. Mr. Dodgen located the property on the map and said there was a Manufactured Home Park near this property but he thought there are only two homes in the park. Motion to deny the rezone request carried.

Chairman Woodrum asked Mr. Dodgen to present Conditional Use Request for Rosa Deal Anderson. Mr. Dodgen commented Powertel/Atlanta has been constantly represented by attorneys and those attorneys were involved in a hearing in Savannah today. He advised they have called several times today but have not come into this meeting. He asked Mr. Akins if discussion of this request should continue or should it be held a while longer. He commented Mr. Wallace Wright was in attendance and perhaps he could provide some information. Mr. Wright said he represents Ms. Anderson and he understood Powertel representatives would be at this meeting. He said it would be appreciated if this item could be delayed a little longer. Mr. Wood remarked the Powertel representatives did call late this afternoon and ask if they could be moved to the bottom of the roster of Planning and Zoning issues. This request was granted.

Chairman Woodrum said Conditional Use Request for Everett Williams would be considered next. He asked Mr. Dodgen to present this information. Mr. Dodgen

advised Palmer Wireless, as agent for Mr. Williams has requested a conditional use request to allow a monopole tower on Miller Street Extension. He explained there was some confusion and the property initially presented to the Planning and Zoning Commission was not large enough to meet setback requirements. But they expressed in the Planning and Zoning meeting that additional property could be leased to meet the proper setback requirements. He said the recommendation of the Planning and Zoning Commission is to allow the conditional use contingent upon the leased area being large enough to meet the minimum setback requirements.

Chairman Woodrum asked for comments in favor of this conditional use request. Mr. Larry Lagasse, representative of Palmer Wireless, said they have a letter from Mr. Williams stating he will lease additional property to them.

Chairman Woodrum asked for public comments opposing this conditional use request. There were no public comments opposing this conditional use request.

Chairman Woodrum asked for Board discussion. Commissioner Smith clarified that placement of the tower will meet all requirements as well as any setback requirements. Mr. Dodgen said, with the additional lease, it will meet all setback requirements.

Commissioner Smith offered a motion to approve conditional use request for Everett Williams. Commissioner Hodges seconded the motion and it carried.

Chairman Woodrum moved back up the agenda to Variance Request Appeal for Myrtie Lee Hearn. He asked Mr. Dodgen to present this information. Mr. Dodgen advised Powertel/Atlanta, Inc is the agent for Ms. Hearn and they requested a variance to the setback requirement. He explained the Ordinance requires distance from a tower to a residence must be three times the height of the tower or 500 feet whichever is greater. He said the problem is they were closer to the residence than the height of the tower. If the tower fell, it could actually hit the residence. He advised the Planning and Zoning Commission voted to deny the variance request and Powertel is appealing this decision to the Board of Commissioners. He added there is a private airstrip in this neighborhood and owners of this airstrip are afraid this tower will be in their flight pattern and will endanger lives of people coming in and out of this airstrip.

Chairman Woodrum recognized Mr. Wallace Wright. Mr. Wright stated the Powertel representatives have not yet arrived and they have additional information on this request and he would ask it be continued. He said he could add a couple of points: the adjacent property owner, Ms. Hearn's sister, has agreed to lease additional property and he understood the tower is not within a distance to fall on the house. He added he did not have any of engineering information. Powertel representatives entered the meeting at this point.

Chairman Woodrum asked if the Board had any questions for Mr. Dodgen. Commissioner Smith clarified the proposed tower was within all distance of the house. Mr. Dodgen replied yes, that was the information given.

Chairman Woodrum asked for any public comment in favor of this variance request. Mr. Wright said he represented Mrs. Hearn and stated their request to the Commissioners is to allow the tower on this property because it is of great economical benefit to Mrs. Hearn and her family. He added it will provide income to Mrs. Hearn and her husband of which they would otherwise be deprived. He said the adjacent property owner, who is Ms. Hearn's sister, has agreed to lease a portion of her property. He stated Mr. Felser of Powertel would address the distance from the tower to the house. He addressed the issue of Mrs. Hearn's use, enjoyment, and benefit of the ownership of her property. He said they were unaware of the existence of the airstrip when the variance request was made to the Planning and Zoning Commission. He remarked that Mrs. Hearn's position is the use by Mr. Hendrix of his property should not detract or be detrimental to her use and enjoyment of her property. He added she should not be denied the use of her own property by someone who does not own it, has no easement and simply uses it. He said this is a private airstrip, it serves no public function and it is not regulated by FAA. He repeated Mrs. Hearn owns this property and use of her property by a neighbor for a use that serves no public purpose should not prevent her from the use of the property in a manner allowable by law for production of income from that property. He said the distance of the tower from her house has been addressed and that the tower would not fall on her house. He said Mrs. Hearn's request was that she be allowed to enter into this lease and produce income for her benefit for the use of her property. He asked if there were any questions related to Mrs. Hearn's request.

Commissioner Hodges asked if this variance was denied because of the distance involved between the house and the tower. Mr. Dodgen said that was one of the reasons. Commissioner Hodges asked that if information is being changed because they are now saying they have more property, shouldn't this request go back to Planning and Zoning. Mr. Dodgen said no, the Commission has the right to make a decision based on information being presented now.

Chairman Woodrum asked for other public comments in favor of the variance request. Mr. Paul Felser of Powertel said this tower was important to the start up of new quality service communications for Bulloch County. He advised they are 30-45 days from the start date for the entire area and plans are to go on line in Chatham, Effingham and Bulloch Counties at about the same time if possible. He added the end result will mean an overall reduction to the public in wireless phone communication rates. He said to start over with another site would put them months behind in providing this service in Bulloch County. He commented that when they get into a situation like this it is because they have exhausted all other possibilities and all other remedies. He said that they are trying to work with the County and the Ordinance and ask for relief only when it is totally necessary. He concluded in this case it is totally necessary and they ask the variance be approved.

Chairman Woodrum asked for other comments in favor. Mr. Dodgen asked Powertel representatives to address the fact that in the Planning and Zoning meeting the information was that the tower was located 200 feet from the house and now they are saying it is not. He said this fact needs to be clarified.

Mr. John Murphy of Powertel said at the Planning and Zoning meeting it was thought the tower was located 210 feet from the house but after replotting the location the tower is actually 300 feet from the house. He stated they have redrawn the plans and the tower location is moved about 3-4 feet. He advised a circle was drawn around the tower indicating a 250 foot radius fall zone which is still a good distance from the house. He said their information was incorrect earlier, it's not 210 feet but about 300 feet.

Commissioner Smith commented all the Commissioners can consider is what has been presented to Planning and Zoning and they requested 200 feet which is now being changed.

Chairman Woodrum said he thought Commissioner Smith's point is different information than was presented to the Planning and Zoning Commission has been introduced.

Chairman Woodrum asked Mr. Dodgen if he had physically measured the distance between the tower and the house. Mr. Dodgen said no, he has not measured this distance.

Commissioner Groover asked the County Attorneys, Mr. Brown and Mr. Akins, should more information be obtained relative to air traffic considering the private airstrip located near this property and considering there are numerous other private airstrips in the county, would this not be a precedent setting situation.

Mr. Akins said when the Ordinance was drafted it was assumed air traffic control, take-off and landing were in the jurisdiction of FAA. He continued it is true the FAA has jurisdiction over airports used for public traffic but apparently does not control or have jurisdiction over private airstrips. He said it is his understanding from FAA, if that is controlled, it is left to the local governing authority. He commented the Ordinance does not address this issue. He remarked the Commissioners can consider the public welfare and public safety when granting or denying any variance. He added there are no specific standards in the Ordinance to state how far a tower or any structure must be from a private airfield. He commented the variance request dealt with the setback requirements from the house because the existence of the airstrip wasn't discovered until the variance application was accepted and presented to the Planning and Zoning Commission.

Commissioner Groover asked if Commissioners should make a decision now or table this request to allow time for further research.

Mr. Akins said he didn't think it was necessary to state a reason for the Board decision and if the Board feels there is a need for further review before it makes a decision, it can be tabled for thirty days.

Chairman Woodrum asked, since the Board has been presented information different than originally submitted to the Planning and Zoning Commission, what is the legal position of the party reentering a request to the Planning and Zoning Commission.

Commissioner Smith said, because the Commissioners have been presented a request which is clearly against the Ordinance on location of towers, he would move the request be denied. Mr. Akins commented the public hearing portion needed to be closed before Board action. Commissioner Smith said he would hold his motion until the proper time.

Mr. Felser asked to make a point of clarification and said he understood new information had been brought forward but he thought what they actually have is some information that was not measured out on the plat correctly and was misinterpreted in terms when it was physically measured and converted to scale. He added when it was converted to scale there was an incorrect calculation. The information submitted to Planning and Commission was a correct scale drawing that, if it had been converted properly with an accurate number, it would have been shown at the 300 feet. He said he thought this was new information the Planning and Zoning Commission would consider and they did recommend approval of the other variance request on the agenda which is a similar situation. He concluded if the Board is troubled by this information, they would certainly be happy to resubmit this information to the Planning and Zoning Commission.

Chairman Woodrum said the Board cannot base a decision on this request on any other decision that has been made and the Board can only consider information presented. He asked Mr. Akins to comment. Mr. Akins remarked it is within the discretion of the Board to consider this request because in this instance the location of the tower has not moved or changed; apparently there was just an error in calculation of the distance. He said he thought the concern of some members of the Board is that they feel they not making a decision based on the same facts presented to the Planning and Zoning Commission. He said it is also within this Board's discretion to require it be reconsidered by the Planning and Zoning Commission. Mr. Dodgen added the scale of the plat received was distorted because the copy of the plat had been reduced before it was submitted. He said the distance was calculated at 200 feet because the staff did not realize the scale was not correct.

Mr. Wood asked if the 200 feet was discussed at the Planning and Zoning meeting. Mr. Dodgen said yes. Mr. Wood asked if there was any contest of the 200 feet. Mr. Dodgen said no.

Chairman Woodrum asked for any public comments in opposition to this variance request. Mr. Crawford Hendrix said he developed a grass airstrip in 1972 and presented a map of airstrip in relation to property where tower would be located. He explained that FAA does not regulate private airstrips but does require a traffic pattern for landing and the traffic pattern is approximately one-half mile from the runway. He said the proposed tower will be 1965 feet from the center of his landing strip and it will be in traffic pattern for landing on his private strip. He said the only people who use his

airstrip are friends, agricultural operators and there may be 25-30 airplanes which come in at any one time. He commented this tower will be in the area he flies through every time he enters traffic pattern to land at his strip. He added the tower will be a hazard to anyone using his landing strip.

Chairman Woodrum asked for other comments against the request. Mrs. Betty Rushing commented if Mr. Crawford flies near the tower, he could lose his life and asked if the tower is worth one life.

Mr. Joe Malbasa introduced himself as President of Experimental Aircraft Association Chapter 489 and a retired Colonel of the US Airforce Reserves. He said he is always concerned about towers because towers and pilots are enemies. He added he isn't opposed to towers but is certainly opposed to towers within the proximity of any airport. He commented airspace is federal and all airspace is dictated by federal air regulations but the ground is not. He remarked Mr. Hendrix's airstrip is not under any federal air regulations; however, he must adhere to all federal air regulations when he flies out of his airstrip. He explained any pilot must adhere to federal regulations which means they fly down wind approximately 2500 feet of the airstrip clearing the airstrip for other traffic or any obstacles to a safe landing. He said if there is a tower within that distance, pilots must divert their judgment from the landing strip to the tower and that is a safety issue and a safety hazard. He concluded anytime an airfield is in close proximity to a tower there has to be some deviation on the part of the pilot in order to accomplish a safe landing.

Dr. Dale Madson said he was concerned for a number of reasons, not only for Mr. Hendrix's safety sake but in the County in general. He continued, as cellular and wireless communication become prevalent, there appears to be a greater need for towers but there seems to be nothing in place to deal with towers and aircraft safety where it is not regulated by the FAA. He said he thought time should be taken to locate the private strips within the county to see where future towers should be placed and should not be placed.

Mr. Clifford Holt introduced himself as Vice President of Experimental Aircraft Association Chapter 489 and said he didn't have anything to add but did want to have all the private pilots in attendance to stand and show their support against this tower.

Mr. Jeffery Neville said he operates a small aircraft maintenance business off a grass airstrip and he is also a pilot so for reasons already stated, he opposed this tower.

Chairman Woodrum asked for Board discussion. Commissioner Groover said he personally did not feel comfortable with a vote at this time and he would move to table until a later date to obtain more information because it is a precedent setting issue. He added he would like to have some legal language to address this issue the next time it's presented.

Chairman Woodrum asked Mr. Brown to comment. Mr. Brown said telecommunications is an exploding industry and probably was not anticipated when Ordinance was drafted. He explained this particular application must be decided based

on the current Ordinance; certainly the Board can table action on this request but cannot change the rules when it comes back for a vote. However the Board is not without guidance in the existing Ordinance. He said when a variance is issued the spirit of this Ordinance must be observed and the "public safety and welfare" secured. He added no one can anticipate all of the changes which might occur but someone in preparing this Ordinance had the foresight to see it was impossible to address every issue that might arise. The Ordinance does say that the Board is charged with deciding what is the "public safety" and being sure the "public safety" is respected.

Chairman Woodrum announced there was a motion on the floor to table action on this request. The motion died for lack of a second.

Chairman Woodrum asked for further Board discussion. Commissioner Smith offered a motion to deny the variance request based on the fact that it is not in compliance with the existing Ordinance for setback from houses or land lines as well as the fact it also poses a public safety hazard. Commissioner Deal seconded the motion and it carried.

Chairman Woodrum asked Mr. Dodgen to present the Conditional Use Request for Ms. Rosa Del Anderson. Mr. Dodgen explained Powertel/Atlanta, Inc. as agent for Mrs. Anderson is requesting a conditional use request to locate a guy tower on Mrs. Anderson's property. He said the Planning and Zoning Commission recommended approval of this request contingent upon them acquiring the necessary land to meet the minimum setback requirements. He added he understands the additional land has been acquired.

Chairman Woodrum asked for public comments in favor of this request. Mr. Felser said, in the interest of time, Powertel would reserve its comments, if any, until the conclusion.

Mr. Wright said he represented Mrs. Anderson and would answer any questions if needed.

Chairman Woodrum asked for public comments against this request. There were no public comments against this request.

Chairman Woodrum asked for Board discussion. Commissioner Smith said he would abstain from any discussion or vote on this request because of a personal relation.

Commissioner Simmons offered a motion to accept the Planning and Zoning Commission recommendation to approve this request contingent upon meeting the minimum setback requirements. Commissioner Deal seconded the motion and it carried. Commissioner Smith abstained.

Chairman Woodrum asked Commissioner Alston to present the next item, Paving Projects for Recreation Departments. Commissioner Alston said the Recreation Department Board is requesting the Commissioners' assistance in acquiring Department of Transportation contract for paving parking lots at various Recreation Departments.

He explained the parking lots have not been designed but County Engineer Kirk Tatum is working with the project. He asked the Commissioners approve this concept and said when the designs for parking lots are completed they will be submitted for final approval.

Commissioner Alston offered a motion to approve concept of paving parking lots for various Recreation Departments. Commissioner Hodges seconded the motion. In discussion Commissioner Smith asked if funding for this paving will come from sales tax. Mr. Wood advised that was correct. Commissioner Groover asked if this action included approval of funding. Commissioner Alston said funding for paving projects would be resubmitted when parking lot designs are completed. Motion to approve concept of paving parking lots for various Recreation Departments carried.

Commissioner Woodrum presented the next item, Beer & Wine License Application for Jimmy Eason for Time Saver #87. Chairman Woodrum advised this was an off-premise license.

Upon motion by Commissioner Hodges, seconded by Commissioner Simmons and carried, off-premise license for Timer Saver #87 was approved.

Chairman Woodrum asked for other business or discussion. Commissioner Smith asked, because of the questions concerning towers, would it be appropriate to have County Attorneys review and modify the Ordinance to address the scope of towers as they relate to private airstrips and public safety.

Mr. Wood advised plans were being made to have a meeting of City Council, Commissioners, County Planning and Zoning Commission and City Planning and Zoning Commission to review any changes in planning and zoning laws and to address service delivery land use compatibility. He said this issue can be part of discussion in the joint meeting.

There was some discussion of concerns of public safety issues relative to Planning and Zoning applications and the need for research to put policies in place to address these issues.

Chairman Woodrum asked for other discussion. He advised an Executive Session was needed to discuss acquisition of property.

Upon motion by Commissioner Smith, seconded by Simmons and carried, the meeting was moved into Executive Session to discuss acquisition of property.

Chairman Woodrum reconvened the regular meeting and asked for discussion. Commissioner Hodges offered a motion to purchase one acre of property to be use for Recycling Center at price of \$8500 from Scott Joiner. Commissioner Alston seconded the motion and it carried.

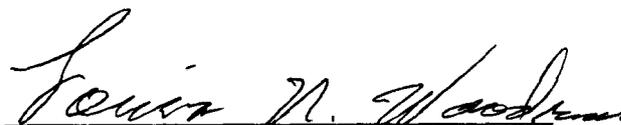
Mr. Wood said in prior years the County has assisted the Georgia Southern Boosters by providing some asphalt for paving and they are asking for some help with asphalt again this year. He explained the County only provides the asphalt and the Boosters is responsible for it being put down. He said, according to Mr. Tatum's estimates, cost will be in the \$5,000-\$6,000 range. He commented he didn't have any

problem with the County assisting the Boosters but he did have some reservations about this technically being private property. He said he asked Judge Martin if she would issue a Court Order authorizing this work if the Board chooses to do so. He advised Judge Martin not only concurred but had the other two Superior Court Judges to cosign the Order. He concluded the Commissioners have sound legal grounds if they decide to provide this assistance.

Commissioner Hodges offered a motion to proceed with providing asphalt at \$5000 to \$6,000 to the Georgia Southern Boosters. Commissioner Alston seconded the motion. In discussion Commissioner Deal asked where the asphalt would be used. Mr. Wood advised it would be use on the handicap parking lot at the stadium. Motion carried. Commissioner Alston, Commissioner Simmons, Commissioner Groover, Commissioner Hodges, Commissioner Smith voted yes. Commissioner Deal voted no.

Chairman Woodrum asked for other business or comments. Upon motion by Commissioner Hodges, seconded by Commissioner Deal and carried, the meeting was adjourned subject to call.


ATTEST


Louis N. Woodrum

August 19, 1997
Statesboro, Georgia

The Board met at 8:30 A.M., in the Community Room of the North Main Annex with Chairman Woodrum, Commissioner Alston, Commissioner Simmons, Commissioner Groover, Commissioner Hodges, Commissioner Deal and Commissioner Smith present.

Chairman Woodrum called the meeting to order and welcomed the news media and 4 citizens. Commissioner Simmons gave the invocation.

Minutes of the regular meeting on August 5, 1997 were presented. Upon motion by Commissioner Simmons, seconded by Commissioner Groover and carried, the minutes of the August 5, 1997 meeting were approved as presented.

The first item of new business was an Intergovernmental Agreement between the Bulloch County Board of Commissioners and the Bulloch County Board of Education regarding a 4-H Coordinator's position. Chairman Woodrum asked Mr. Akins to present the agreement to the board. Mr. Akins explained to the board, the agreement is with the Board of Education for the

purpose of the Board of Education to reimburse the county for one-third of the salary for the position of a 4-H Coordinator. Commissioner Smith asked that it be noted for the record, that it is a cut by the state level, not the county. The purpose of this agreement is to establish a 4-H Coordinator's position jointly. Commissioner Deal commented that Bulloch County has had one of the strongest 4-H Programs for years. Mr. Wood informed the board, that the county would be absorbing the cost of benefits, and the state will reimburse the county. Commissioner Smith commented the University of Georgia will be doing the hiring for this position.

Chairman Woodrum asked for Board discussion. With no further discussion, a motion was made by Commissioner Hodges and seconded by Commissioner Deal to approve the Intergovernmental Agreement with the Board of Education relating to the 4-H Coordinator. Motion carried unanimously.

[see exhibit # 1997-22]

Next item of new business was the Employee Indemnification Resolution.

Chairman Woodrum asked Mr. Wood to explain the Indemnification Resolution. Mr. Wood stated this resolution came out of a recognition by the Board that a formal Indemnification Policy be adopted which will cover the elected officials and employees. There are however exceptions to this policy. If someone acts outside of the scope of their employment or commits a criminal act, this Indemnification Policy will not cover the person. Upon a motion by Commissioner Alston, seconded by Commissioner Simmons and carried, the Indemnification Resolution was approved. [see exhibit # 1997-23]

Next on the agenda was Mr. Joe Maharrey , a resident of Bulloch County, Chairman Woodrum introduced Mr. Maharrey to the Board. Mr. Maharrey asked the Board if they would accept Brooklet Landing Road as a county road.

Mr. Maharrey told the Board the road has been a private road for many years and the reason it was kept private was to clean up the area. Commissioner Alston asked Mr. Maharrey how many residents live on the road. Mr. Maharrey told the Board there are about seven property owners.

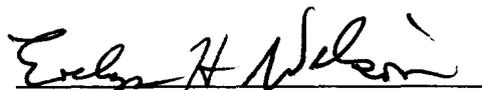
Mr. Wood told the Board and Mr. Maharrey that the county has an ordinance which states that a private road will not be accepted by the county unless the road is constructed to the specifications of the county ordinance. Commissioner Alston inquired as to the recommendation of the County Engineer. Mr. Wood stated there is no recommendation to be made unless the ordinance is retracted. Commissioner Smith said there are basically two options; one is the road must be brought up to county standards and the Brooklet Landing must become public.

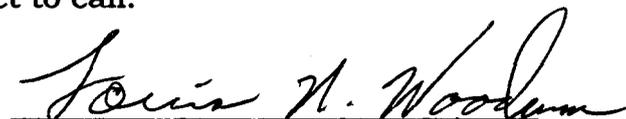
Chairman Woodrum asked if there was anyone else who would like to speak regarding the road. Mrs. Lackey, a property owner, spoke in opposition of the request to have the road become a county road. She stated the road should remain private. It is too narrow to begin with, and the traffic would increase. With no further comments, Chairman Woodrum thanked Mrs. Lackey for her input.

Chairman Woodrum advised the Board an Executive Session was needed to discuss acquisition of property. Upon a motion by Commissioner Hodges and seconded by Commissioner Simmons and carried, the meeting was moved into Executive Session to discuss acquisition of property.

Upon a motion made by Commissioner Groover and seconded by Commissioner Simmons and carried, a motion was made to reconvene to the regular meeting.

Chairman Woodrum asked for other business or comments. Upon a motion made by Commissioner Hodges and seconded by Commissioner Deal and carried the meeting was adjourned subject to call.


 ATTEST


 Louis N. Woodrum

September 2, 1997
 Statesboro, Georgia

The Board met at 6:00 P.M. in the Community Room of the North Main Annex with Chairman Woodrum, Commissioner Alston, Commissioner Simmons, Commissioner Groover, Commissioner Hodges, Commissioner Deal and Commissioner Smith present.

Chairman Woodrum called the meeting to order and welcomed the news media and thirteen citizens. Commissioner Groover gave the invocation.

Minutes of the regular meeting on August 19, 1997 were presented. Upon motion by Commissioner Hodges, seconded by Commissioner Deal and carried, minutes of the August 19, 1997 meeting were approved as presented.

The first item of old business was Parliamentary Procedure Ordinance. Chairman Woodrum said these procedures had been discussed in the last meeting by the County Attorney and asked Mr. Brown for further comments.

Mr. Brown said a question had been raised since the last meeting and he had done further research for some provisions concerning the Chairman's responsibilities which are not incorporated into the Ordinance. He presented an addition to parliamentary procedures presented at the last meeting. This addition covered the Chairman's vote in the case of a tie and the Chairman's proposal of various appointments. Mr. Brown recommended the Board adopt the Ordinance as originally submitted with this addition. He said this Ordinance would have to be adopted twice.

Commissioner Smith offered to adopt the Parliamentary Procedure Ordinance as originally submitted with addition of section 2-28(a)(3) as proposed by Mr. Brown. Commissioner Simmons seconded the motion. In discussion Mr. Wood asked if the modification affected the requirement for advertisement. Mr. Brown said legal notice was advertised as required but the notice did not have specific language, the notice said the Board would consider standards regarding Parliamentary Procedures. He added these types of Ordinances have to be adopted twice so this is the first adoption. Motion of first adoption of the Parliamentary Procedure Ordinance carried. See exhibit #1997-24

Chairman Woodrum asked Commissioner Alston to present the next item, Easement for Mill Creek Park.

He commented the Recreation Board and the property owner agrees an exit road is needed for major activities and have negotiated a long term easement for an additional amount of \$14,000. He advised the Recreation Board approved these expenditures at its last meeting and asked the Commissioners approve the additional \$14,000 for the easement. He said the information provided to the Commissioners referenced expenditures other than the easement but the request at this time is just for the expenditure for the easement.

Commissioner Deal offered a motion to approve the expenditure of \$14,000 for easement for exit road for Mill Creek Park. Commissioner Groover seconded the motion. In discussion Commissioner Hodges noted the information provided gave the term of the lease at 25+ years and asked if number of years would be specific. Commissioner Alston said he had heard something about a 50 year easement. Motion to approve expenditure of \$14,000 for easement for exit road for Mill Creek Park carried. Number of years, 25 years up to 50 years, will be clarified before easement is executed.

Chairman Woodrum asked Mr. Akins to present the next item, Intergovernmental Agreement with City of Statesboro. Mr. Akins said this Agreement concerns the governance structure of the Recreation Department and the role of the Recreation Advisory Board. He added, basically, this Agreement makes the Recreation Department a County Department.

Commissioner Simmons offered a motion to approve the Intergovernmental Agreement with the City of Statesboro related to the Recreation Department. Commissioner Hodges seconded the motion and it carried. It was noted this Agreement will need City Council approval and it is on their next agenda. See exhibit #1997-25

Chairman Woodrum said the Hospital Financial Management Committee and the Hospital Facility Disposition Committee had been previously discussed. He offered the names of Commissioner Smith, Commissioner Simmons and Commissioner Groover to serve on the Hospital Financial Management Committee. The Hospital Facility Disposition Committee appointments for the County are one Commissioner and five citizens. Chairman Woodrum offered the names of Commissioner Hodges, James Canty, Dick Armstrong, Evelyn Wilson, Edwin Hill and Leonard Herrington to serve on this Committee.

Commissioner Deal offered a motion to accept the Commissioners and citizens named by Chairman Woodrum to serve on these two Committees. Commissioner Hodges seconded the motion and it carried.

The first item of new business was Zoning Matters. Chairman Woodrum asked Mr. Dodgen to present the first item, Conditional Use Request for James C. Williams. Mr. Dodgen said this Conditional Use Request is to utilize an existing mobile home for a day care facility. The property consist of 38.88 acres located on Womack Road. He advised the Planning and Zoning Commission recommends approval of this conditional use request.

Chairman Woodrum asked for any public comments in support of this request. Mr. James Williams said he presently lives in a mobile home on this property and plans to move into a new mobile home and use the one for the day care facility.

Commissioner Smith asked if this day care center would be licensed by the State. Mr. Williams said yes, this was a State licensed day care center.

Chairman Woodrum asked for any public comments opposing this request. There was no public comment opposing the request.

Commissioner Simmons offered a motion to accept the Planning and Zoning Commission recommendation to approve conditional use request for James Williams. Commissioner Smith seconded the motion and it carried.

Chairman Woodrum asked Mr. Dodgen to present Conditional Use Request for Forest Heights Country Club. Mr. Dodgen advised this request is to allow a monopole tower on this property. He explained the property consist of 431.79 acres with Powertel/Atlanta leasing approximately 3 acres and lot is sufficient to meet the fall zone requirements. He said Planning and Zoning Commission recommends approval of this conditional use request. He commented that Powertel/Atlanta and Mr. Wallace Wright serve as agents for Forest Heights Country Club.

Chairman Woodrum asked for public comments in favor of this request. Mr. Wright said he represented the Country Club and said the area where this tower will be located is an inaccessible area and meets all requirements.

Chairman Woodrum asked for public comments in opposition to this request. There were no comments in opposition to this request.

Chairman Woodrum asked for Board discussion. Commissioner Smith said he and Commissioner Hodges would abstain from any discussion and action on this request because stock ownership.

Commissioner Deal offered a motion to accept the Planning and Zoning Commission recommendation to approve conditional use request for Forest Heights Country Club. Commissioner Alston seconded the motion and it carried. Commissioner Smith and Commissioner Hodges abstained because of conflict of interest.

Chairman Woodrum asked Mr. Dodgen to present Rezone Request for Barbara Sutton and Binion Turner. Mr. Dodgen said this request is to rezone from AG-5 to Highway Commercial on Highway 301 south and I-16. He commented a majority of the surrounding property is Highway Commercial. He said there was no opposition to the request and the Planning and Zoning Commission recommends approval of the rezone request.

Chairman Woodrum asked for public comments in favor of this request. Mr. Turner said the 600 feet limit for highway construction comes about half the way across the property and their request is to include the remaining part of the property for highway commercial.

Chairman Woodrum asked for public comments opposing this request. There were no public comments opposing this request.

Chairman Woodrum asked for Board discussion. Commissioner Hodges offered a motion to accept the Planning and Zoning Commission recommendation to approve rezone request for Barbara Sutton and Binion Turner. Commissioner Alston seconded the motion and it carried.

Chairman Woodrum asked Mr. Dodgen to present variance for Ms. Wilma Akins. Mr. Dodgen explained this request is a variance to the subdivision regulations. He said Mr. Gary Barnes is agent for Ms. Akins and the request is to allow a sixth parcel on an unpaved private dirt road. He explained the Subdivision Regulations limits parcel on a private dirt road to five parcels. He said this sixth parcel also fronts on Akins Mill Pond Road and owner could access Akins Mill Pond Road. He said Planning and Zoning Commission recommends approval of this subdivision variance request.

Chairman Woodrum asked for public comment in favor of this request. Mr. Barnes said they were purchasing this property to bring it under the same restrictions as the existing subdivision and are trying to resell this parcel to have funds for future pavement of the road. He added they intend to pave the road in the future and this request is not for permanent variance.

Chairman Woodrum asked for public comments in opposition of this request. There were no public comments opposing this request.

Chairman Woodrum asked for Board discussion. Commissioner Hodges offered a motion except Planning and Zoning recommendation to approve subdivision variance request for Ms. Wilma Akins. Commissioner Alston seconded the motion and it carried.

Chairman Woodrum presented the next item, a Resolution for reimbursement funds from the HSI Trust Fund. Commissioner Hodges offered a motion to approve Resolution for reimbursement from HSI Trust Fund. Commissioner Groover seconded the motion. In discussion Mr. Wood explained the HSI Trust Fund are monies from EPD for reimbursement of expenses for corrective action for landfills. Some expenses for this purpose at the landfill were "county sales tax monies" and this Resolution authorizes the City to be a pass through agent for reimbursement of these "monies". Motion to approve Resolution for reimbursement funds from HSI Trust Fund carried. See exhibit #1997-26

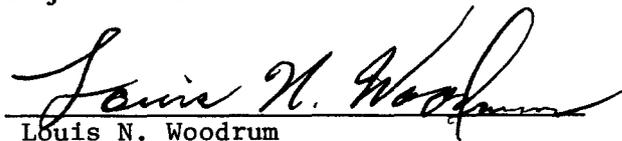
Chairman Woodrum presented the next item, Resolution to move county offices. Commissioner Smith offered a motion to approve Resolution to relocate Probate Court and Voter's Registrar Office to the old City Hall during the renovation of the Bulloch County Courthouse. Commissioner Alston seconded the motion. In discussion Mr. Wood explained the County will pay no rent to the City but the County will pay one half the operation cost for the building as long as County occupies office space. He said this Resolution is required by the Justice Department. Motion to approve Resolution to move county offices carried. See exhibit #1997-27

Chairman Woodrum said the Board needs to identify a voting delegate for the ACCG Fall Policy Conference. Commissioner Hodges offered a motion to nominate Chairman Woodrum to vote for Bulloch County Commission at the ACCG Fall Policy Conference. Commissioner Deal seconded the motion and it carried.

Chairman Woodrum asked for other discussion or comments. He advised an Executive Session was needed to discussion pending litigation. Commissioner Groover offered a motion to move the meeting into Executive Session to discuss pending litigation. Commissioner Alston seconded the motion and it carried.

The regular meeting was reconvened. Chairman Woodrum asked for other discussion. Upon motion by Commissioner Simmons, seconded by Commissioner Hodges and carried, the meeting was adjourned subject to call.


 ATTEST


 Louis N. Woodrum

September 16, 1997
Statesboro, Georgia

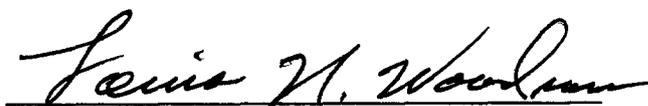
Public Hearing.

The Board met at 8:15 A.M., in the Community Room of the North Main Annex with Chairman Woodrum, Commissioner Simmons, Commissioner Groover, Commissioner Hodges, Commissioner Deal and Commissioner Smith present.

Chairman Woodrum called the Public Hearing to order. Chairman Woodrum said the purpose of this Public Hearing is to discuss the closing of a portion of County Road 120 known as Hendrix-DeLoach Road, and realigning a portion of County Road 111, also known as Colfax Road. Mr. Tatum presented the location of the roads to the Board members. Mr. Tatum stated we have advertised the closing of the roads and have spoken to the property owners. Mr. Akins told the Board that we must send a certified letter to the property owners to serve as notice of the road closing. After that procedure is done, then the Board could approve the closing of the road. Chairman Woodrum told the Board that we will deal with the resolution of the road closing at the next meeting, providing we notified the property owners.

With no further discussion, the public hearing concerning the road closing was adjourned.


ATTEST


Louis N. Woodrum

September 16, 1997
Statesboro, Georgia

The Board met at 8:30 A.M., in the Community Room of the North Main Annex with Chairman Woodrum, Commissioner Simmons, Commissioner Groover, Commissioner Hodges, Commissioner Deal and Commissioner Smith present.

Chairman Woodrum called the meeting to order and welcomed the news media and 5 citizens. Commissioner Hodges gave the invocation.

Minutes of the regular meeting on September 2, 1997 were presented. Upon motion by Commissioner Hodges seconded by Commissioner Simmons

and carried, the minutes of the September 2, 1997 meeting were approved as presented.

With no items under new business, the first item of business under old business was the final adoption of the Parliamentary Procedures.

Chairman Woodrum asked Mr. Akins to present the Parliamentary Procedures to the Board. Mr. Akins said this is the second presentation of the procedures for final adoption. With no further discussion, Commissioner Smith made a motion to approve the Parliamentary Procedures. The motion was seconded by Commissioner Deal and carried unanimously.

[see exhibit #]

Next item of old business was the Courthouse Renovations. Chairman Woodrum asked Mrs. Taylor to present the plans to the board. With the delay of John Rule, the agenda item was delayed.

Next item of old business was the Resolution of the Road Closing. Chairman Woodrum stated as discussed in the public hearing prior to the meeting, a certified letter will be sent to the property owners. Upon notification to all property owners, the resolution to close the road could be placed on the agenda for the next Board meeting.

Next on the agenda was the ACCG Fall Conference Voting Delegate. Chairman Woodrum asked the board to designate another person instead of himself, due to the fact he will be unable to attend the meeting. Upon a motion by Commissioner Hodges and seconded by Commissions Simmons, Scott Wood, County Manager was elected to act as the ACCG Fall Conference Voting Delegate.

Next item was the Courthouse Renovation presented by John Rule. Chairman Woodrum welcomed John Rule. Mr. Rule presented the plans for the renovation of the Courthouse. He stated with the space allocation plans the Probate Court will remain where it is. Mr. Rule added, new restrooms will be added on the first floor. On the second floor it will remain as is, except a handicap ramp and new restrooms will be added. A new corridor will be placed accessing the public restrooms. The third floor will also have a new corridor and restrooms. Mr. Rule said the building would have to be brought up to all building codes and there is a possibility that the roof will need replacing. Mr. Rule stated the cost for the renovation of the courthouse is approximately one million, two hundred thousand dollars.

Commissioner Groover asked Mr. Rule about the possibility of converting from a heat pump to natural gas. Mr. Rule responding by saying that they are in the process of reviewing that issue. Commissioner Smith asked Mr. Rule if the

changes of the courthouse were going to be energy efficient. Mr. Rule said that the energy efficient material will be used where applicable. Commissioner Groover asked if a study of the courthouse having asbestos material has been done. Mr. Rule responded by saying not at this time. Commissioner Smith commented that the plans presented were good plans and they were also staying within the budget. With no further discussion, Commissioner Hodges offered a motion to approve the courthouse renovations' plans as presented, and to proceed with the next step. Commissioner Smith seconded the motion and it carried.

Chairman Woodrum acknowledged Mr. Gary Mikell, State Solicitor. Mr. Mikell spoke on behalf of State Court Judge Peed. The State Court Office wanted to emphasize the importance of State Court and the amount of traffic cases that pass through within a period. Mr. Charles Brown spoke in favor of the plans. Mr. Mikell again thanked the Board for the courthouse renovation plans and stressed again the importance of the State Court Office.

Chairman Woodrum welcomed Mr. Jim Thompson, President of the Bulloch County Property Rights Organization. Mr. Thompson introduced himself to the Board members. Mr. Thompson told the Board his purpose of being placed on the agenda was to request the Board to consider the possibility of redistricting the county. Mr. Thompson presented a map showing one district for one commissioner, therefore providing equal representative of each district for the citizens of the county. He also stated Probate Judge DeLoach said it would be a great help to the Probate Court if the county was to be redistricted.

Chairman Woodrum thanked Mr. Thompson for presenting the request to the Board and told him the Board is very well aware of the districting in the county. However, a Federal Court Order overrides the possibility of redistricting the county. Chairman Woodrum also stated that every Board member serves the residents of Bulloch County the best we can.

Mr. Thompson added it would reduce the cost to the people of Bulloch County and the land owners. He presented pictures of a property owner, Mr. Hendrix. Mr. Thompson stated that Mr. Hendrix is having a problem with his property washing out and the road, and if the area had one commissioner for the district maybe they could solve his problem. Chairman Woodrum responded by saying this issue is not related to the redistricting of the county. Chairman Woodrum stated he is aware of Mr. Hendrix's problem and the solution would be to pave the road, but Mr. Hendrix and his family would not sign the Right-of-Way Deed for paving. Chairman Woodrum asked Mr.

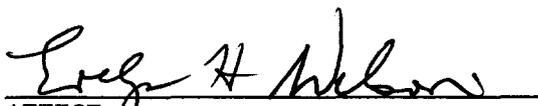
Thompson if he has been to the property of Mr. Hendrix and he responded by saying no. Chairman Woodrum said there really are no signs of the farm washing away as claimed by Mr. Hendrix, and this matter is not related to redistricting the county. Mr. Thompson said he would appreciate it if the Board would just consider this matter, so they can serve the people of the county better.

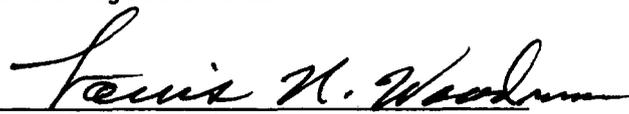
Commissioner Hodges asked Mr. Thompson if he could cite any residents that are stating the County Commissioners have ever turned them down to discuss any matters. With no response, Mr. Thompson went on to say he was following the procedures presented to him by Representative Jim Martin and Senator Jack Hill.

Mr. Akins stated this Board does not have the power to redistrict the county. A Federal Court Order was done based on the 1990 Census. Mr. Charles Brown stated that this redistricting matter is under the Federal Court Order, and the General Assembly cannot defy a Federal Court Order. Mr. Brown also stated that if we were to redistrict the county, there would be more elections and more expenses to the county and more work for Probate Court.

Chairman Woodrum thanked Mr. Thompson for bringing this matter to the Board. Mr. Thompson said he appreciated the Board listening and would hope they would consider the possibility of redistricting the county.

Chairman Woodrum asked for other business or comments. Upon a motion made by Commissioner Hodges and seconded by Commissioner Simmons and carried the meeting was adjourned subject to call.


ATTEST


Louis N. Woodrum

September 29, 1997
Statesboro, Georgia

Called Meeting

The Board met at 4:30 P.M., in the Community Room of the North Main Annex with Chairman Woodrum, Commissioner Simmons, Commissioner Groover, Commissioner Hodges, Commissioner Alston, Commissioner Deal and Commissioner Smith present.

Chairman Woodrum called the meeting to order and welcomed the news media and one citizen. Commissioner Deal gave the invocation.

Chairman Woodrum said the purpose of the Called Meeting was to amend the 1997-1998 General Fund Budget, adopt the 1997-1998 Fire District Budget and adopt the 1997 Millage Rate.

First item of new business was to amend the 1997-1998 General Fund Budget. Chairman Woodrum asked County Manager, Scott Wood to present the amended budget. Mr. Wood stated the changes in the General Fund Budget consisted of the reduction in the Tax Assessors budget by fifteen thousand dollars, reduction of the Road Repair Material in Public Roads by fifty thousand dollars and the reduction of State Highway Projects by fifty thousand dollars. Mr. Wood stated that 450 thousand dollars were added to the reserve fund, thereby increasing the reserve fund to 950 thousand dollars.

Mr. Wood concluded that the new amended dollar figure for the budget was \$13,451,152.00. With no further discussion, Commissioner Hodges offered a motion to amend the 1997-1998 General Fund Budget to \$13,451,152.00. Commissioner Alston seconded the motion, and it carried unanimously.

Second item of new business was the adoption of the 1997-1998 Fire District Budget. Chairman Woodrum asked Mr. Wood to present the Fire District Budget. Mr. Wood stated the Fire District Budget is a separate budget that must be adopted every year. Mr. Wood said the Fire District Budget amount for 1997-1998 is \$261,640 and the Millage Rate is 2.76. Chairman Woodrum asked if there was any discussion. With no discussion, Commissioner Alston offered a motion to adopt the 1997-1998 Fire District Budget. Commissioner Simmons seconded the motion and it carried.

Third item of new business was the adoption of the 1997 Millage Rate. Chairman Woodrum asked Mr. Wood to present the Millage Rate for 1997. Mr. Wood stated the Millage Rate for the unincorporated is 8.82, the incorporated is 10.31, the county-wide school is 10.40 and the fire district is 2.76. Chairman Woodrum asked if there was any discussion. With no further discussion, Commissioner Smith offered a motion to adopt the 1997 Millage Rate. Commissioner Alston seconded the motion and it carried.

Commissioner Smith complimented the staff in trying to maintain a low Millage Rate. Commissioner Smith stated the county lost more than one million dollars in revenue due to the new state law staggering purchase of automobile tags and the Hospital Authority funds that we are sharing with the school board. Chairman Woodrum concurred with Commissioner Smith and stated they would stand behind the county's budget as a group. Commissioner Alston stated that all the county employees participate as a team, and try to maintain low cost.

Chairman Woodrum asked for other business or comments. Upon a motion made by Commissioner Hodges and seconded by Commissioner Simmons and carried the meeting was adjourned subject to call.

Evelyn H. Wilson
ATTEST

Louis N. Woodrum
Louis N. Woodrum

October 7, 1997
Statesboro, Georgia

PUBLIC HEARING - 5:45 P.M.
Community Room - North Main Annex

Streetlight Tax District - Saddle Creek Subdivision

Persons present: Chairman Woodrum, Commissioner Alston, Commissioner Simmons, Commissioner Groover, Commissioner Hodges, Commissioner Deal, Commissioner Smith, news media and 13 citizens.

Chairman Woodrum announced the purpose of this Public Hearing was to consider a tax lighting district for Saddle Creek Subdivision. He declared the meeting open for any comments or questions from the public. There was no public comment.

Chairman Woodrum asked for any Board discussion. Commissioner Hodges asked if property owners who did not sign petition were contacted. Mr. Tatum advised all property owners were sent a notice by certified mail. Mr. Wood commented that everybody is given an opportunity to sign the petition. Mr. Tatum said all legal requirements were met and he had not heard of any opposition.

Chairman Woodrum asked for other discussion.

The Public Hearing was adjourned.

Louis N. Woodrum
Louis N. Woodrum

Evelyn H. Wilson
ATTEST

October 7, 1997
Statesboro, Georgia

The Board met at 6:00 P.M. in the Community Room of the North Main Annex with Chairman Woodrum, Commissioner Alston, Commissioner Simmons, Commissioner Groover, Commissioner Hodges, Commissioner Deal and Commissioner Smith present.

Chairman Woodrum called the meeting to order and welcomed the news media and 26 visitors. Commissioner Deal gave the invocation.

Minutes of the Public Hearing on September 16, 1997, the regular meeting on September 16, 1997 and the Called Meeting on September 29, 1997 were presented. Upon motion by Commissioner Hodges, seconded by Commissioner Deal and carried, minutes of these meetings were approved as presented.

Chairman Woodrum said this was the first time the Board would consider a Consent Agenda and explained items on a Consent Agenda are routine items with which the Board is familiar. Chairman Woodrum presented items on the Consent Agenda: Resolution to close portion of County Road 120 and realign portion of County Road 111; Resolution to establish a Streetlight Tax District for Saddle Creek Subdivision; Resolution to establish a Streetlight Tax District for Plantation Pointe Subdivision; Beer and Wine License transfer for Rajendra Patel for Bhupaji, Inc.; add J.C. Cannady Road, County Road #675, to road paving priority list.

Commissioner Smith offered a motion to approve the items on the Consent Agenda and authorize execution of necessary documents by appropriate persons. Commissioner Alston seconded the motion and it carried.

The first item of new business was zoning issues. Chairman Woodrum asked Mr. Jimmy Dodgen to present the first item, rezone request for East Georgia Turf. Mr. Dodgen explained this request was to rezone approximately 167 acres on Highway 46 from AG-5 to Highway Commercial. Mr. Dodgen said consumption of alcohol is not allowed in an AG-5 zone and this rezone is to allow the golf course to apply for a conditional use request in order to have an on premise beer and wine license. He advised the Planning and Zoning Commission recommended approval of the rezone from AG-5 to Highway Commercial.

Chairman Woodrum asked for any public comment against this rezone request. There was no public comment against the request. Chairman Woodrum asked for public comment in favor of the request. There was no public comment in favor of the request.

Chairman Woodrum asked for Board discussion. Commissioner Groover said he would not participate in any discussion or vote on this item because of a potential conflict of interest. Commissioner Hodges offered a motion to approve the rezone request from AG-5 to Highway Commercial for East Georgia Turf. Commissioner Alston seconded the motion and it carried. Commissioner Groover abstained.

Chairman Woodrum asked Mr. Dodgen to present the next item, conditional use request for East Georgia Turf. Mr. Dodgen said this conditional use request is to allow on premise beer and wine consumption for the golf course. He advised the Planning and Zoning Commission recommended approval of this conditional use permit.

Chairman Woodrum asked for any public comment against this conditional use request. There was no public comment against this request. Chairman Woodrum

asked for public comment in favor of the request. There was no public comment in favor of this request.

Chairman Woodrum asked for Board discussion. Commissioner Groover said he would abstain from any discussion or vote on this request because of a potential conflict of interest. Commissioner Hodges offered a motion to approve the conditional use request for East Georgia Turf. Commissioner Deal seconded the motion and it carried. Commissioner Groover abstained.

Chairman Woodrum asked Mr. Dodgen to present the next item, conditional use request for Julian Aycock. Mr. Dodgen said Mr. Aycock plans to build a convenience store at Highway 67 and Brooklet-Denmark Road and this request is to allow off premise consumption sales of beer and wine at that location. He advised the Planning and Zoning Commission recommended approval of the conditional use permit.

Chairman Woodrum asked for public comment against this conditional use request. There was no public comment against the request. Chairman Woodrum asked for public comment in favor of the conditional use request. There was no public comment in favor of the request.

Chairman Woodrum asked for Board discussion. Commissioner Hodges offered a motion to approve the conditional use request for Julian Aycock. Commissioner Alston seconded the motion and it carried.

Chairman Woodrum asked Mr. Dodgen to present the next item, conditional use request for Johnnie McCorkel. Mr. Dodgen said this conditional use request is to allow off premise beer and wine sales at a convenience store on Highway 301 South at Gateway Industrial Park entrance. He advised the Planning and Zoning Commission recommended approval of this conditional use request.

Chairman Woodrum asked for public comment against this conditional use request. There was no public comment against this request. Chairman Woodrum asked for public comment in favor of this conditional use request. There was no public comment in favor of this request.

Chairman Woodrum asked for Board discussion. Commissioner Simmons offered a motion to accept Planning and Zoning Commission recommendation to approve conditional use request for Johnnie McCorkel. Commissioner Deal seconded the motion and it carried.

Chairman Woodrum asked Mr. Dodgen to present the next item, rezone request for Sophie Nunnely. Mr. Dodgen said this request is to rezone approximately 3 acres from AG-5 to R-40 on Jessie Holloway Road. He said Ms. Nunnely has a residence on the property and the intent of the rezone request is to allow Ms. Nunnely's son to place a manufactured home on the property. He advised the Planning and Zoning Commission recommended this rezone request be denied. He said the Planning and Zoning Commission recommended Ms. Nunnely withdraw this request and apply for a medical hardship variance but Ms. Nunnely does not want to do this.

Chairman Woodrum asked for public comment in favor of this rezone request. Ms. Barbara Nunnelly Howard, Ms. Sophie Nunnelly's daughter, asked the Board to consider approval of this request. She said her brother is sick on occasion and the family wants him near. She said they are aware of the medical hardship variance but have a problem with this option. If her brother left or was no longer in the manufactured home, they would have to move the home but wouldn't have any place to move it.

Commissioner Smith asked the location of the property. Ms. Howard said it was located off Willow Hill Road on Jessie Holloway Road. She commented there were other residences in the area and it was really a residential area. Commissioner Smith said he thought some times it should be recognized that some areas zoned AG-5 are really residential areas and in his opinion this was one of those areas.

Chairman Woodrum asked for public comment against this rezone request. There was no public comment against the request.

Chairman Woodrum asked for Board discussion. Commissioner Hodges asked if there was any opposition to this rezone request at the Planning and Zoning Commission meeting. Mr. Dodgen said, to his knowledge, no opposition has been received at all. Commissioner Smith offered a motion to approve rezone request from AG-5 to R-40 for Sophie Nunnelly. Commissioner Deal seconded the motion and it carried.

Chairman Woodrum asked Mr. Dodgen to present the next item, conditional use request for Statesboro Bible Baptist Church. Mr. Dodgen said this conditional use request is to allow a church and educational facility to be allowed in a Highway Commercial zone. He said the property consists of 15.6 acres located on Highway 24 and Billy Mikell Road. He explained Highway Commercial allows an educational facility but a church is considered a conditional use. He advised the Planning and Zoning Commission recommended approval of conditional use request.

Chairman Woodrum asked for any public comment against the conditional use request. There was no public comment against this request. Chairman Woodrum asked for public comment in favor of this conditional use request. Rev. Mike Eastridge, Associate Pastor for Statesboro Bible Baptist, said the school was an integral part of the church ministry and basically functions along with the church. He commented they plan to use a modern architectural style that will fit in with the Recreation Department and the surrounding area.

Commissioner Hodges asked if the distance from the proposed church and the existing convenience store would cause any problems as far as beer and wine sales are concerned. Mr. Dodgen said he thought the distance is sufficient between the church and convenience store and this will not be problem. Rev. Eastridge said they are aware the convenience store is there.

Chairman Woodrum asked for Board discussion. Commissioner Hodges offered a motion to approve conditional use request for Statesboro Bible Baptist Church. Commissioner Simmons seconded the motion and it carried.

Chairman Woodrum asked Mr. Dodgen to present the next item, conditional use request for Millard P. Martin, III. Mr. Dodgen said this conditional use request is to allow an automotive paint and body shop in a Highway Commercial zone. He added the property consists of 2.5 acres and is located on Highway 301 South. He advised the Planning and Zoning Commission recommended approval of the conditional use.

Chairman Woodrum asked for public comment in favor of this request. Mr. Martin said he purchased this property in anticipation of building a shop in this location. He assured they planned to comply with all EPA and other requirements. Chairman Woodrum asked for any public comment against this request. There was no public comment against this request.

Chairman Woodrum asked for Board discussion. Commissioner Smith offered a motion to approve the conditional use request for Millard P. Martin, III. Commissioner Deal seconded the motion and it carried.

Chairman Woodrum asked Mr. Akins to present the next item, Amendment to the Tower Ordinance. Mr. Akins said this amendment has been proposed and recommended to the tower portion of the Zoning Ordinance. He explained this amendment makes all towers a conditional use in all zones and also adds a new standard to be considered.

Chairman Woodrum asked for questions or comments from the public on this amendment. There were no public comments on this amendment.

Chairman Woodrum asked for Board discussion. Commissioner Smith offered a motion to adopt the Amendment to the Tower Ordinance. Commissioner Deal seconded the motion. In discussion Commissioner Groover asked why it is necessary to make all towers conditional uses other than requiring Board action whereas some zones presently allow towers. Mr. Akins said under the Ordinance as it now exists there could be situations where a tower company met all development standards and would be entitled to permit being issued without coming to Planning and Zoning Commission or the Board of Commissioners. Motion to adopt Amendment carried. See exhibit #1997-32

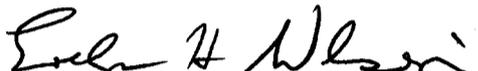
Chairman Woodrum asked Mr. Dodgen to present the next item, conditional use request for Robert Hill - Jason Hartley agent. Mr. Dodgen said the intent of this request is to allow a manufactured home to be placed on .56 acres of property located on Highway 301 South in a Highway Commercial zone. He explained the manufactured home will be utilized as an office for a car dealership and car dealership is an allowable use in a HC zone but a mobile office is a conditional use. He advised the Planning and Zoning Commission recommended approved of this request.

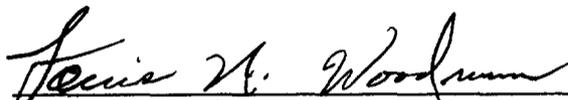
Chairman Woodrum asked for any public comment in favor of this request. There was no public comment in favor of the request. Chairman Woodrum asked for any public comments against this request. There was no public comment against this request.

Chairman Woodrum asked for Board discussion. Commissioner Deal offered a motion to approved conditional use request for Robert Hill as recommended. Commissioner Simmons seconded the motion and it carried.

The next item on the agenda was a new on-premise Beer and Wine License Application for Eagle Creek Golf Club. Chairman Woodrum asked for discussion of this item. Commissioner Alston noted the application had been processed by the Sheriff's Department and offered a motion to approve the Beer and Wine License for Eagle Creek Golf Club. Commissioner Simmons seconded the motion and it carried. Commissioner Groover abstained because of potential conflict of interest.

Chairman Woodrum asked for other business or discussion. With no further discussion, upon motion duly made, seconded and carried, the meeting was adjourned subject to call.


ATTEST


Louis N. Woodrum

October 21, 1997
Statesboro, Georgia

The Board met at 8:30 A.M., in the Community Room of the North Main Annex with Chairman Woodrum, Commissioner Alston, Commissioner Simmons, Commissioner Groover, Commissioner Hodges, Commissioner Deal and Commissioner Smith present.

Chairman Woodrum called the meeting to order and welcomed the news media and 10 citizens. Commissioner Smith gave the invocation.

Minutes of the Public Hearing and the regular meeting on October 7, 1997 were presented. Upon motion by Commissioner Simmons, seconded by Commissioner Alston and carried, the minutes of the October 7, 1997 meeting were approved as presented.

The first item of business was a Proclamation for Red Ribbon Week. Chairman Woodrum stated the Red Ribbon Campaign Week will be celebrated in every community in Georgia and will begin on October 22, 1997 and will end on October 31, 1997. Chairman Woodrum introduced Susan Pajari, from the Bulloch Alcohol and Drug Abuse Council, and presented the Proclamation for Red Ribbon Week. Commissioner Alston made a motion to adopt the Proclamation for Red Ribbon Week. Commissioner Hodges seconded the motion and it carried unanimously.

Next item of business was the Consent Agenda. Chairman Woodrum presented the items listed on the Consent Agenda: Easement with Denmark Rentals; Resolution-Board of Commissioners Composition; Bulloch County Board of Health appointment, Mary Woods; Change Order-Landfill (Golder Associates). Commissioner Groover offered a motion to approve the items on

the Consent Agenda and authorize execution of necessary documents by appropriate persons. Commissioner Deal seconded the motion and it carried unanimously.

[see exhibit # 1997-34; 1997-35]

Next item of old business was the Planning & Zoning Commission Appointments. Chairman Woodrum said the terms of Ricky NeSmith, Thomas Ellis and Wyman Hendrix will expire on December 31, 1997. He asked if the board would consider the names of Clarence Prince, Bryan Darley and Gary Johnson to fill the appointments of the terms expiring. Upon a motion by Commissioner Alston, seconded by Commissioner Smith, Clarence Prince, Bryan Darley and Gary Johnson were approved as new members of the Planning & Zoning Commission. Motion carried unanimously. Chairman Woodrum noted for the record, they will notify the new appointees.

Next item on the agenda under new business was the Bulloch County Hospital Authority. Chairman Woodrum acknowledged members of the Hospital Authority. Chairman Woodrum told members of the Hospital Authority that the county appreciates them. Chairman Woodrum introduced Chairman Richard Bird of the Bulloch County Hospital Authority. Mr. Bird introduced members of the committee; Fred Blitch, Arthur Howard, Bill Smith, Wayne Groover, and Anthony Simmons. Mr. Bird said the committee met prior to being here at this meeting. Mr. Bird said the money to be paid to the County in accordance with its contract with the Hospital Authority is approximately four hundred thousand dollars larger than last year and hopes the increase will continue in years to come. Mr. Bird introduced Mr. Whitaker from SunTrust Bank. Mr. Whitaker said they had individualized a plan for the county and thanked Charles Brown for all his services to the Bulloch County Hospital Authority. Mr. Bird introduced Mr. Via from the Hospital Authority. Mr. Via said he appreciates the opportunity to work with the county and looks forward to the relationship continuing. Mr. Bird presented a check to the county for one million, seven hundred fifty three thousand, one hundred and fifty-three dollars and eighty-four cents. Chairman Woodrum thanked the Bulloch County Hospital Authority. Commissioner Smith stated this check will help reduce the millage rate for the taxpayers of Bulloch County for the next year.

Chairman Woodrum read the entire Proclamation for the Red Ribbon Campaign Week that was presented earlier in the meeting to Susan Pajari, from Bulloch Alcohol and Drug Abuse Council.

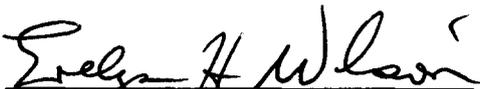
Next item on the agenda was Mr. Keith Brown, Councilman from the City of Portal. Chairman Woodrum introduced Mr. Brown. Mr. Brown said that recently they had started the construction on the K-5 Elementary School in Portal. He said the Town Council of Portal was requesting support from the

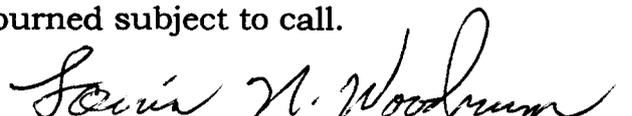
county in trying to get the street leading to the school paved and help the drainage matter as well. Mr. Brown said the road would have much foot traffic with school and the recreation department activities. Mr. Brown said this was not just a beautification program; what the City of Portal would like is for the county to join with them in trying to get the road fixed. He said they would ask for help from the state, apply for grants if necessary. Mr. Brown told the Board that it is amazing what a group of people can do if they work together. Commissioner Groover asked if there was a cost estimate compiled. Mr. Brown responded not at this time. Commissioner Smith said the Bulloch County School Board had come to the county before requesting help with roads. Mr. Wood said the Board of Education normally hires a consultant in these matters. Mr. Brown said the Department of Transportation would deal with the entrance, but the road leading to the school is the issue here. Commissioner Deal supported this project and recommended that the Board try to help with what they can. Chairman Woodrum said he was proud of the school being built in Portal and will try to help in this matter and thanked Mr. Brown for coming.

Chairman Woodrum advised the Board they needed an Executive Session to discuss acquisition of real estate. Upon a motion by Commissioner Groover and seconded by Commissioner Hodges and carried, the meeting was moved into Executive Session to discuss acquisition of real estate.

Upon a motion made by Commissioner Hodges and seconded by Commissioner Smith and carried, a motion was made to reconvene to the regular meeting.

Chairman Woodrum asked for other business or comments. Upon a motion made by Commissioner Hodges and seconded by Commissioner Groover and carried the meeting was adjourned subject to call.


 ATTEST


 Louis N. Woodrum

November 4, 1997
 Statesboro, Georgia

PUBLIC HEARING - 5:45 P.M.
 Community Room - North Main Annex

Abandon County Road #684 (Bulloch Academy RD)
 Amendment to Zoning Ordinance & Subdivision Regulations

Persons present: Chairman Woodrum, Commissioner Alston, Commissioner Simmons, Commissioner Groover, Commissioner Hodges, Commissioner Deal, Commissioner Smith, news media and 16 citizens.

Chairman Woodrum announced the purpose of this Public Hearing was twofold. The first portion was to have public comments on abandoning county road #684. He referenced a letter from Mr. Harry Mathews, Chairman of Bulloch Academy Board of Trustees, which ask the Commissioners to consider closing the road and return title of the property to Bulloch Academy. Closure of the road will provide more security for the school as well as offer other benefits. Chairman Woodrum declared the meeting open for any comments from the public and recognized Mr. Mathews.

Mr. Mathews said he wasn't prepared to make a statement but would be happy to answer any questions.

Chairman Woodrum asked for any comments concerning abandoning county road #684. There was no public comment.

Chairman Woodrum said the second portion of the Public Hearing was to have public comment on amendments to the Zoning Ordinance and Subdivision Regulations. He asked Mr. Jeff Akins to give some background on these amendments.

Mr. Akins said the Commissioners and the Planning and Zoning Commission had an in-depth work session on the Zoning Ordinance and Subdivision Regulations. He advised that the Planning and Zoning Commission held a Public Hearing on October 9th on these amendments and recommends adoption of the amendments. He said copies of the amendments have been available for public review.

Chairman Woodrum recognized Mr. Ricky Nessmith, Planning and Zoning Commission Chairman and said Mr. Nessmith and the county staff had worked diligently on the Zoning Ordinance and the Subdivision Regulations. He asked for any public comments on the amendments.

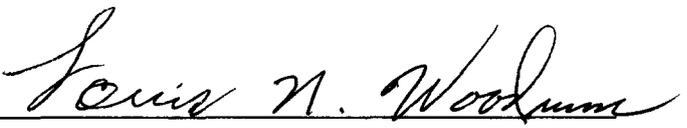
Mr. Lamar Reddick, Surveyor, referenced section 4.2.1 of the Subdivision Regulations which gives 12 months from time the sketch plan is approved to present the preliminary plat. He said originally this was 18 months. He stated 12 months was not long enough to coordinate all necessary details and he felt 18 months was more realistic. He referenced section 4.2.2 of the Subdivision Regulations which gives 12 months from the time the preliminary plat is approved to initiate development. He said originally this was 18 months and, again, he felt 18 months was more realistic. He referenced section 5.1.3 (#12) of the Subdivision Regulations which requires wetlands be shown on sketch plan. He said wetlands do need to be addressed but should be addressed in the preliminary plat because the sketch plan is just a concept and no survey has been done at that point. He referenced 7.1.12 of Subdivision Regulations dealing with radius of cul-de-sac. He said he has discussed this item with the County Engineer but wasn't sure of how this was addressed. He commented he didn't have problem with how it is written but there has been some problems with school buses turning around in cul-de-sacs.

Mr. Reddick was told the Board of Education had been contacted on three occasions to provide the radius needed to turn a school bus around but there has been no response from the Board of Education.

Chairman Woodrum asked for other public comments. Mr. Jim Anderson, Surveyor, said he would like to address a couple of items. His first question was on the definition of a flag lot in section 202 of the Zoning Ordinance. He said a flag lot was a tool used to subdivide property. The Ordinance only allows flag lots every 1500 feet on a road. He commented he couldn't understand the 1500 feet since curb cuts are allowed every 200 feet in an AG-5 zone and he thought this was a further restriction in an AG-5 zone. His second question was on the definition of a subdivision in section 202 of the Zoning Ordinance which says a subdivision is a division of land into 5 or fewer parcels where no new street is involved. He commented in the past this wording has been a division of land into parcels of 5 acres or more where no new street is involved. He said basically this new definition will create a subdivision of any division of any land into 5 or fewer parcels no matter how large the tract or how large the parcels and will require the entire process of having a subdivision approved. He said as long as property is subdivided into parcels which are over 5 acres and meet zoning documents he didn't understand the necessity of having to go through the subdivision process. He concluded his questions were the definitions of flag lots and a subdivision.

Chairman Woodrum asked for other comments on amendments to the Zoning Ordinance and the Subdivision Regulations.

There were no other comments and Chairman Woodrum announced the Public Hearing adjourned.



Louis N. Woodrum



ATTEST

November 4, 1997
Statesboro, Georgia

The Board met at 6:00 P.M. in the Community Room of the North Main Annex with Chairman Woodrum, Commissioner Alston, Commissioner Simmons, Commissioner Groover, Commissioner Hodges, Commissioner Deal and Commissioner Smith present.

Chairman Woodrum called the meeting to order and welcomed the news media and 26 visitors. Commissioner Alston gave the invocation.

Minutes of the regular meeting on October 21, 1997 were presented. Upon motion by Commissioner Deal, seconded by Commissioner Alston and carried, minutes of the October 21, 1997 meeting were approved as presented.

Chairman Woodrum presented the items on the Consent Agenda: Resolution to abandon county road #684 (Bulloch Academy Road); Resolution to convey county road #684; Quit-claim deed to Gracewood Baptist Church; transfer of off-premise Beer and Wine License to David R. Deloach for Thompson G&G. Commissioner Alston offered a motion to approve the items on the Consent Agenda and authorize execution of necessary documents by appropriate persons. Commissioner Smith seconded the motion and it carried. (See exhibit #1997-36; 1997-37)

There was no old business for discussion.

Chairman Woodrum asked Mr. Jimmy Dodgen to present the first item of new business, Conditional Use Request for Barbara Gibson. Mr. Dodgen said this conditional use request is to allow Bulloch Rural Telephone to place an equipment building on .50 acres located on Lakeview Road. He advised the Planning and Zoning Commission recommended approval of the conditional use request.

Chairman Woodrum asked for any comments in favor of this request. Mr. Fred Hodges, General Manager of Bulloch Rural Telephone, said he would be glad to answer any question concerning the substation.

Chairman Woodrum asked for any comments opposing this request. There were no public comments.

Chairman Woodrum asked for Board discussion. Commissioner Smith said he would not participate in any discussion or action on this item because of a conflict of interest. Upon motion by Commissioner Hodges, seconded by Commissioner Deal and carried, the conditional use request for Barbara Gibson was carried. Commissioner Smith abstained.

The next item for consideration was Amendments to the Zoning Ordinance and Subdivision Regulations. Chairman Woodrum said these amendments had been discussed in the Public Hearing and asked for Board discussion.

Commissioner Smith referenced the two items of concern presented by Mr. Jim Anderson, definition of a flag lot and definition of a subdivision. He asked if the change of the definition of a subdivision would have a great impact on the entire integrity of what has been developed as an AG-5 area and what has been developed as definition of a subdivision.

Mr. Dodgen said the way the definition was written in the past anyone who had a mile of road frontage on an existing county road (paved or unpaved) could divide the property into as many 5 acres lots as desired without contacting any county department. He commented the road could be difficult to maintain with no plans to pave by the developer and it could be a road where the county could not obtain right-of-way to pave. He said the county has already gone to court on this issue because someone was denied a subdivision because the road couldn't handle the traffic. He explained the definition was changed to 5 lots so the county could have some control, it wasn't to stop someone who has 500 acres from dividing property into 5 one hundred tracts. He commented the entire process for subdivision requirements would not have to be completed by someone dividing property into large tracts.

Commissioner Smith asked for explanation of definition of flag lot. Mr. Dodgen said definitions of flag lot in most zoning books refer to fact that they are normally used to

circumvent ordinances. He added they are usually used to circumvent the paved road ordinance. He said the 1500 feet was not a magic number, a variance to this requirement could be requested.

Commissioner Hodges asked about the 12 months versus 18 months requirement in the Subdivision Regulations questioned by Mr. Reddick. Mr. Dodgen said the Zoning Ordinance references 12 months in several places and they were just trying to be consistent. He commented he didn't see any problem with 18 months.

Mr. Dodgen referenced Mr. Reddick's comments on radius of cul-de-sac and said he thought the right-of-way requirement is adequate as long as developer does not put an island in the cul-de-sac.

Mr. Nessmith said the staff did everything they could to get the information from the Board of Education. He said he agreed with Mr. Dodgen about the right-of-way requirement.

Commissioner Hodges asked if there were any restrictions on not having islands in cul-de-sac and asked if this should be addressed. Mr. Nessmith said no, there were no restrictions. Chairman Woodrum asked if some restrictions should be developed. Mr. Nessmith said what is needed is some response from the Board of Education and then, if needed, changes can be made.

Commissioner Hodges asked can this be left open or if changes are made, will a Public Hearing be required. Mr. Dodgen said in a sense it is open because the Ordinance reads a turnaround having a 30 foot radius or as approved by the Public Safety Director. He said if a response is received from the Board of Education saying more radius is required, the Public Safety Director can write Planning and Zoning Commission a letter to that effect because he has the right to change it.

Commissioner Deal referenced the wetlands requirement question by Mr. Reddick. Mr. Dodgen said he would like to see wetlands on the sketch plan but it is very expensive to delineate wetlands and this requirement is probably a little too much to ask. He said he didn't have a problem with wetlands being on preliminary plat.

Chairman Woodrum asked for other discussion. Mr. Akins said the Planning and Zoning Commission recommended the Board adopt a new Zoning Ordinance and Subdivision Regulations which have these changes incorporated. He added the reason for adopting a new document is to correct numbering problems and other minor errors.

Commissioner Smith offered a motion to adopt the new Zoning Ordinance and new Subdivision Regulations as presented with the exception of changes of 18 months in sections 4.2.1 and 4.2.2 and deleting wetland requirement on sketch plan in section 5.1.3 (#12). Commissioner Alston seconded the motion. In discussion Commissioner Groover asked for further clarification on flag lot question. Mr. Akins said he thought sometimes a flag lot is used to make a subdivision have more lots than an existing road needs to service. He added really there should be a paved road going into it because flag lots have been used to get around that requirement. Mr. Dodgen presented a drawing illustrating the use of flag lots. He said the county didn't have many flag lots until the Board established the policy that the county would not

accept anymore unpaved roads. Commissioner Smith commented that a variance can be granted for this requirement if it is a reasonable request. Mr. Dodgen replied that was correct. Motion to adopt new Zoning Ordinance and new Subdivision Regulations with exceptions as stated carried. See exhibit #1997- 38; #1997-39

The next item was the Community Development Council of Register. A delegation of ten residents of Register was present and Chairman Woodrum recognized Ms. Karin Stenberg, Mayor of Register. Ms. Stenberg thanked the Board for allowing this group to make this presentation. She introduced Ms. Laura Shuman. Ms. Shuman said the traffic situation in Register is a major concern. She commented the majority of traffic which comes through Register are non-resident and know they can come through without being stopped for speeding or for not stopping at stop signs. She said financially Register is unable to have a police department and they think the best method of solving the traffic situation is through the installation of speed humps. She said they were asking the Commissioners to sanction speed humps and asked for continued technical assistance from the County Engineer and the Public Safety Director.

Ms. Betsy Millsap said Register is a town but she saw it as a subdivision. It is a community of families with small children and pets and elderly residents. She commented they didn't want to aggravate anyone with speed humps but no one should be going fast enough for it to cause a problem. She added if anyone passing through Register has a problem with speed bumps, they should stay on Highway 46 and Highway 301. She said they wanted people to move to Register and they want people to see Register as a safe place for families. She concluded this is not what is happening now and she just wanted to voice this concern.

Ms. Melissa Olliff Morris said she recently moved back to Register after being away for many years and she feels fortunate to have moved back. She stated they would like for Register to again become a place where everyone is safe and this can be accomplished at a minimum of expense with some minimum help and expertise from the county. She commented increased frequency of patrol by Georgia State Patrol on Highway 46 has slowed down traffic considerably.

Ms. Stenberg asked if they could have the Commissioners' sanction to move ahead with the idea of installing speed humps. Mr. Wood asked what was meaning of speed humps. Ms. Stenberg said she couldn't really say because that is where the expertise comes into play. Mr. Wood asked if they were talking about what are referred to as "rumble strips". Ms. Stenberg said no, they would talking about a hump.

Mr. Wood said he didn't think the county had any speed humps on county roads and didn't think the county would feel comfortable in recommending any on county roads. He added what the City of Register does within its incorporated city limits is the city's call and it is not incumbent upon the county to sanction, to oversee or to in anyway get involved in a charge that is the city's charge.

Ms. Stenberg said they realized speed humps were not popular and that is the reason they want to get all the experimental assistance possible for placement, construction and public

relations. She added they saw this as the course of action which they could handle financially and otherwise to solve the speeding problem.

Commissioner Hodges asked if the expertise from the County Engineer and Public Safety Director create any problems for the County.

Chairman Woodrum asked for Mr. Akins to respond. Mr. Akins said he agreed with Mr. Wood that the streets in the City of Register were the city's charge.

Mr. Wood asked if the City of Register has had any communication with the area Department of Transportation Office. Ms. Stenborg said yes, a representative from the Jesup D.O.T. had visited Register and gave a sample of a few specifications and his opinion is that if this is what the town wants, it is just a matter of doing it.

Mr. Wood said he didn't think the County would want to place itself in anyway contradicting whatever the D.O.T. engineer has prescribed. He reviewed several projects where the County has assisted the City of Register and other projects which are being planned. He said he personally thought the City needs to interface with the Department of Transportation on the speed hump question.

Ms. Stenborg said, if nothing else than a courtesy, they want the Commissioners to know that this is the direction the City is headed. She asked, if the Commissioners have no reason to say not to proceed with the speed humps but offer the suggestion to contact D.O.T., and provided everything up to the point of installation goes smoothly, could they count on the County to help with the installation.

Commissioner Alston said he thought the county would consider addressing the issue of providing assistance for labor in the construction stage but, personally, he didn't want to get involved in making the decision to install or in the design stage.

Commissioner Smith said he did think the City of Register needs to confer with the D.O.T. and have a specific plan. He added he didn't think the Commissioners could offer an answer for any assistance until they see the plan and have a chance to discuss it with everyone involved within the entire area.

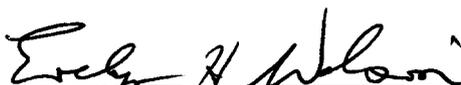
Chairman Woodrum said the Board intends to work diligently with all towns and cities in the county.

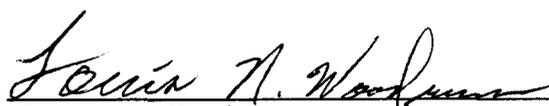
Ms. Stenborg thanked the Commissioners for their time and said they will proceed with having a plan designed.

Chairman Woodrum asked for other business or comments. He advised an Executive Session was needed to discuss pending litigation.

Upon motion by Commissioner Hodges, seconded by Commissioner Alston and carried, the meeting was moved into Executive Session to discuss pending litigation.

The regular meeting was reconvened. Chairman Woodrum asked for other business. Upon motion by Commissioner Hodges, seconded by Commissioner Simmons and carried, the meeting was adjourned subject to call.


 Evelyn H. Wilson
 ATTEST


 Louis N. Woodrum

November 18, 1997
Statesboro, Georgia

The Board met at 8:30 A.M., in the Community Room of the North Main Annex with Chairman Woodrum, Commissioner Alston, Commissioner Groover, Commissioner Hodges, Commissioner Deal and Commissioner Smith present. Commissioner Simmons was not present.

Chairman Woodrum called the meeting to order and welcomed the news media and 35 citizens. Commissioner Altson gave the invocation.

Minutes of the Public Hearing and the regular meeting on November 4, 1997, were presented. Upon motion by Commissioner Hodges seconded by Commissioner Deal and carried, the minutes of the Public Hearing of the November 4, 1997 meeting and the regular minutes of the November 4, 1997 meeting were approved as presented.

The first item under old business was the Courthouse Renovation Report. Chairman Woodrum introduced Commissioner Smith, Chairman of the Courthouse Committee. Commissioner Smith said the county had a fine dedication of the new Judicial Annex on Sunday, November 9, 1997, and the next phase is the Courthouse Renovation. Commissioner Smith said the courthouse committee met Friday, November 7, 1997, with the architect to review the plans so it could be presented to this Board to allow the architect to proceed with the building process. Commissioner Smith introduced John Rule. Mr. Rule said the plans are ready to be put out to bid this week. Mr. Rule said, the restrooms will be relocated. Also, part A would be to re-do the witness and jury area, and it will be handicap accessible. Part B of the renovation would be the judges' area. Commissioner Groover said he had some concerns of areas that are unaccessible for inspection. Mr. Rule said the areas have been identified and Public Works will do the removal and allow view of structures. Commissioner Smith said the courthouse will be renovated as close to the historical character as possible. Commissioner Smith offered a motion to approve the courthouse renovation plans and to move forward with the building plans for bidding. Commissioner Hodges seconded the motion and it carried.

Next item of business was the Railroad Parking Lot. Chairman Woodrum said the Railroad Parking Lot has been discussed at length. Commissioner Hodges offered a motion to approve the Railroad Parking Lot Lease and was seconded by Commissioner Deal. In discussion, Commissioner Groover said he had a concern with the lease being a month to month lease. Jeff Akins,

county staff attorney, said Norfolk Southern owns the land and they lease it to Ogeechee Railroad and they have no plans of taking the land back at this time.

Mr. Wood stated there is no out-of-pocket expense to the county. Commissioner Hodges said if the county was to keep the land for a year or two, we would get our money back. Commissioner Alston said the county needs parking areas, and even though the agreement is not the most suitable, the good outweighs the problem. With no further discussion, Chairman Woodrum asked for a vote on the motion. The motion carried.

Next item on the agenda was the Landfill Closure Budget. Commissioner Smith said it appears that it is running under budget, and it is good to see things like that. With no further discussion, Commissioner Groover offered a motion to approve the Landfill Closure Budget. Commissioner Alston seconded the motion and it carried.

Next item under new business was the Transfer Station Regulations. Chairman Woodrum asked Mr. Wood to present the Transfer Station Regulations. Mr. Wood said, the city asked if the regulations could be adopted jointly for legal reasons; for the purpose of enforcement. Commissioner Hodges asked about the special waste as to where will it go? Bob Smith, Environmental Manager said most medical facilities have their own pick up for medical waste. Under the law they can bring 100 pounds per month to transfer station. Commissioner Smith offered a motion to approve the Transfer Station Regulations. Commissioner Deal seconded the motion and it carried.

Next item of new business was a Variance Request Appeal for Myrtie Lee Hearn. Chairman Woodrum introduced Paul Felser attorney for Powertell. Mr. Felser presented exhibits to the Board giving a summary of the presentation. Mr. Felser introduced Mr. Wallace Wright, attorney representing Mr. and Mrs. Hearn. Mr. Wright said Mr. & Mrs. Hearn are the property owners and have filed a variance to erect a cellular tower on their property, the first request for which was denied. Mr. Wright said Powertell has since revised the plans by moving the tower away from the property lines and the airstrip so if the tower fell it would not fall on any structures or cross the property line. Mr. Wright referred to the Georgia Law, which states the owner of the land also owns the air space above the land. Mr. Wright asked the Board to recognize the Hearn's property rights. He also stated all the requirements have been met according to code. Mr. Wright said that Mr. Crawford Hendrix's airstrip is a private airstrip not public; it is not shown on any FAA maps or charts. Mr. Wright said that Mr. Hendrix could use a different flight pattern to avoid the tower.

Commissioner Smith asked if in the current configuration has the fall line been moved? Mr. Wright responded yes, the tower would not fall on any adjacent property. Mr. Felser, from Powertell, said the ordinance allows this 250 foot tower as a permitted use. Mr. Felser introduced Mr. Joe Harrelson. Mr. Harrelson presented aerial photos of the airstrip. Mr. Harrelson reviewed the tower from an aviation point of view and said the tower would not affect the aviation route to the airstrip. Mr. Harrelson summarized by saying a properly trained pilot would have no problem landing a plane on this airstrip and the tower would not be a factor in aviation safety. Mr. Felser introduced Mr. David Fritz from Curtis & Associates, that locates property for Powertell. Mr. Fritz said this location would provide cellular service along Interstate 16 for a great distance. Mr. Cook, a registered nurse, said the area needs better communication service. He said there is a dead space in this area which causes calls to be disconnected and by having this tower in this location there would not be as many cellular phone calls disconnected. Mr. Clifford Hote, a retired air pilot, stated that some pilots fly for recreation and this tower would be a safety hazard.

Chairman Woodrum introduced Mr. Crawford Hendrix, owner of the airstrip. Mr. Hendrix said he purchased the land in 1970, and the airstrip has been in existence since 1972. Mr. Hendrix said he opposes the tower site due to the fact it would cause an aviation safety hazard for the pilots to land on the airstrip. He said the tower is directly under the left-hand traffic pattern and he fears that anyone that lands here using a left-hand traffic pattern will have a problem. Mr. Hendrix referred to a letter from the FAA which states that private airstrips are not required to meet the FAA's stated design criteria for airports. Mr. Hendrix also referred to information from the State of Georgia Department of Aeronautics which also has no information regarding the existing private airstrip, as there are no licensing requirements for private airstrips in the State of Georgia. Mr. Hendrix stated that his airstrip is used by AG pilots, the Georgia State Patrol, and the Georgia Forestry Commission. Mr. Hendrix presented a petition of opposition signed by pilots and families and asked if the Board would recognize the tower as being a safety hazard.

Mr. Felser asked Chairman Woodrum to allow Mr. Harrelson time for a rebuttal regarding Mr. Hendrix's comments. Commissioner Smith said the discussion should focus on the issues, not on personalities. Mr. Harrelson said that AG pilots operate under another set of rules, and pilots who fly for recreational fun must also follow the regulations. Beverly Cook, registered nurse in the area, said better cellular coverage is needed in southern Bulloch

County. Mr. Allen, airspace consultant, said the tower would be marked and lighted to avoid any problems for the pilots in the area. Chairman Woodrum thanked everyone for their comments and opened the discussion to the Board.

Commissioner Groover asked Mr. Jeff Akins to explain the Georgia Law regarding property rights. Mr. Akins said the Georgia Law states the owner of the land is the preferred claimant to the airspace above the property, and that is why the FAA encourages airports to buy property around the airport for safety purposes. Mr. Charles Brown, County Attorney, stated regulation of airspace is controlled by the FAA; however, Georgia Law declares air space belongs to the property owners. Commissioner Groover asked Mr. Hendrix if a pilot could safely fly in and out of the airstrip. Mr. Hendrix responded by saying yes it can be done, but there is always a possibility someone can have a problem. Commissioner Smith said the Board had done extensive research into this matter on its own, and there did not seem to be any precedent for denying the tower at this particular location based on aviation safety. Commissioner Groover said the Board represents both the Hearn and the Hendrixes and we try to do the best we can. Commissioner Groover offered a motion to approve the Variance Request for Myrtie Lee Hearn. Commissioner Alston seconded the motion and it carried.

Next item on the agenda was Donald Logan. Mr. Logan came before the Board to request assistance in establishing a rural mass transportation system for Bulloch County. Mr. Logan said the county is growing and by having a unified rural mass transportation system traveling around the county it would be easier for people to get to work and the stores if they do not have means of transportation. Mr. Logan requested if the Board would place a line item in the 1998-1999 budget for research study on mass transportation. Chairman Woodrum thanked Mr. Logan and told him the Board would consider his request in the next year's budget.

Chairman Woodrum asked if there was any other business. Mr. Charles Brown told the Board that Mr. Paul Felser the attorney for Powertell, informed him the pending lawsuit will be dismissed. Mr. Brown also commended the Board of Commissioners on how they came to their decision. Chairman Woodrum thanked both Mr. Charles Brown and Mr. Jeff Akins for the legal information and advice. Commissioner Hodges informed the Board that Bulloch County will be hosting a dinner for the Central Savannah River Resource Conservation & Development Council in January.

Commissioner Hodges offered a motion to approve the hosting of the Central Savannah River Resource Conservation and Development Council

dinner in January of 1998. Commissioner Altson seconded the motion and it carried.

Chairman Woodrum asked for other business or comments. Upon a motion made by Commissioner Deal and seconded by Commissioner Hodges and carried the meeting was adjourned subject to call.



 ATTEST



 Louis N. Woodrum

December 2, 1997
 Statesboro, Georgia

The Board of Commissioners meeting was held on Tuesday, December 3, 1997 at 6:00 P.M. in the County Annex Building located at 115 North Main Street, Statesboro, Georgia. Commissioners present were Chairman Woodrum, Commissioner Alston, Commissioner Simmons, Commissioner Groover, Commissioner Hodges, Commissioner Deal, Commissioner Smith. Staff present were E. Scott Wood, Evelyn Wilson, Jeff Akins, Jimmy Dodgen and Cheryl Tatum.

The meeting was called to order by Chairman Woodrum. Commissioner Simmons gave the invocation.

The first order of business was the minutes of the November 18, 1997 meeting. A motion by Commissioner Alston was made to approve the minutes as written. Commissioner Groover seconded the motion. The motion passed with a unanimous vote.

The next item on the agenda was the consent agenda regarding beer and wine license renewals. They are as follows:

Off-premise

David R. Deloach- Thompson G & G
 Jayson Cribb- Jason's Corner
 David Mincey- David's Depot
 Robert Lindsey- Middleground Convenient Store
 William Dyches- Bob's Country Store
 Wayne Lindsey- The Eagle Corner
 Jack E. Edenfield- The Country Store
 Jimmy Eason- Time Saver #88, #9, #17, #22, #24, #80, #87, #26, #33, #54, #77, #79, #8

On-premise

Curtis R. Ashburn- Eagle Creek Golf Club
 Mary Beth Stafford- Bill's Place
 R. Stacy Webb- Forest Heights Country Club
 Andrew Pittman, Sr.- Southern Links Golf Club

A motion was made by Commissioner Hodges to approve the items on the consent agenda. Commissioner Simmons seconded the motion. Commissioner Groover stated this is only for

renewals, no new applications. There was a unanimous vote to approve the items on the consent agenda.

The next item on the agenda was an amendment to the zoning ordinance that would make utility substations a permitted use in all zoning districts. Jimmy Dodgen stated stricter standards have also been submitted for the Commissioners' review. The new standards would make the structures more compatible with the neighborhood and would also require decorative fencing. Mr. Dodgen stated the Planning and Zoning Commission's recommendation is to approve the amendment. Commissioner Alston asked if there had been any opposition to this amendment. Mr. Dodgen stated no. Mr. Fred Hodges, of Bulloch Rural Telephone, was present at the meeting and stated they would work under this ordinance to make the buildings compatible and in keeping the area landscaped. A motion was made by Commissioner Deal to approve the amendment to the zoning ordinance. Commissioner Alston seconded the motion. Commissioner Smith stated for the record he was abstaining from voting due to a conflict of interest. Commissioner Groover asked in the situation where there were one or more nice homes that a utility substation would affect, what say would the property owner have? Mr. Dodgen stated none according the ordinance. We would welcome any suggestions that the adjacent property owners may have. Commissioner Groover stated he realized the need for the utility substations but if the situation arose how would it be handled. Mr. Dodgen stated the structures would have to be architecturally compatible with the surrounding area. Jeff Akins stated the new standards also require a setback of 60 feet from property lines if any residence is located on the property. There was a unanimous vote to approve the amendment to the zoning ordinance making utility substations a permitted use in all zoning districts. Commissioner Smith abstained. See exhibit #1997-40

The next item on the agenda was a text amendment request made by Huston Costlow to make inert landfills a conditional use in a highway commercial zone. Mr. Costlow stated he would only have two (2) businesses who will be putting inert matter in the landfill. He stated it takes five (5) acres to apply for an AG-5 zone which he does not have. He stated the county took the dirt for their benefit to pave roads and now he wants to fill the hole. He stated he originally gave the county the dirt free of charge. Then several days later Mr. Robert Cox and Mr. Thomas Anderson came back to him and told him they could not take the dirt in that manner according to their attorney. They signed a contract in which he was paid either \$4000 or \$5000 for the dirt. Mr. Costlow stated they came back and told him they needed additional dirt. He stated the agreement was they would leave the banks sloped and the bottom level. The county got the additional dirt that was needed but Mr. Costlow stated they never sloped the banks or leveled the bottom. He stated this would help the county by not having to put the inert material in the landfill. Mr. Robert Costumeris was present and asked in the future what happens to the landfill if Mr. Costlow no longer owns the property. Mr. Costlow stated the deed would have on it notice of the landfill, so any potential owner would know that the landfill was there. Commissioner Groover asked exactly where this property is located. Mr. Dodgen stated on Highway 24 across from Mill Creek Park and between and behind Barnes Lumber and the Time

Saver. Commissioner Hodges asked if this property had been 5.1 acres would this have made a difference to the Planning and Zoning Commission. Mr. Dodgen stated he could have asked for a rezone to AG-5 and if that had been approved then he could have asked for a conditional use for the inert landfill. Commissioner Hodges asked if approved who would look after it? Mr. Dodgen stated EPD. Commissioner Groover asked other than the text amendment what could be done to facilitate Mr. Costlow's need for approval to allow continued use of the landfill? Jeff Akins stated the amendment would make an inert landfill a conditional use in a highway commercial zone. In an AG-5 zone you can have any type of landfill with a conditional use permit. Commissioner Smith asked if this change was made would it be for all highway commercial property a conditional use? Mr. Woodrum stated they would have to go through the same process. Commissioner Smith asked in a highway commercial zone with an inert landfill what could the property be used for later? Jimmy Dodgen stated a parking lot, an open air type structure, not residential, not a place of assembly. It may be a number of years before that is dropped but he is not aware of how long that is. Mr. Costlow stated EPD says after the landfill is closed for ten years. Commissioner Groover made a motion to approve the text amendment. Commissioner Hodges seconded the motion. Commissioner Smith stated he would like to hear the down side of the text amendment. Mr. Dodgen stated anyone who had highway commercial property could apply for an inert landfill. Also, the board would have to be cautious in the conditions in which you put for an inert landfill. Jeff Akins stated as with any conditional use you have to look at the impact on neighboring property. EPD requires a letter from the county stating the inert landfill does not violate any ordinances. At this time we cannot provide that letter for Mr. Costlow. Commissioners Hodges asked if any adjacent property owners had contacted the office in opposition. Mr. Dodgen stated at the Planning and Zoning meeting Mr. McCorkle and Mrs. Jenkins spoke in opposition. Mr. Gary Barnes has also stated he objected. The vote was unanimous to approve the text amendment to make an inert landfill a conditional use in a highway commercial zone. See exhibit #1997-41

Commissioner Smith stated we had a complaint from Mr. Costlow about Bob Smith's actions. He stated Mr. Smith is the Environmental Manager of the County and it is his job to see that things are followed up as they should be. Mr. Costlow was in violation of local ordinances and Bob was only doing his job when he contacted EPD.

The next item on the agenda was the conditional use request by Mr. Huston Costlow to allow an inert landfill on his property located on Highway 24. Mr. Costlow stated he felt this request would help everybody. Commissioner Groover stated that he had a complaint that inert matter has been dumped on adjacent property either intentionally or unintentionally and asked Mr. Costlow if he was aware of that. Mr. Costlow stated he was not aware of that. Commissioner Groover asked is there no material on the surface? Mr. Costlow stated no. Commissioner Groover stated he personally has seen some that was on the surface. How often is it inspected by EPD? Mr. Costlow stated no less than every 60 days. Commissioner Alston made a motion to approve the conditional use request. Commissioner Groover seconded the motion. The motion was defeated by a four (4) to two (2) vote, with Commissioners Alston and

Groover voting in favor of the motion and Commissioners Simmons, Deal, Hodges and Smith voting against the motion. Since the motion failed to pass, the conditional use request was denied.

The next item on the agenda was the Maurice Brannen Estate rezone request. This request is to rezone the property to R-25 to continue the last phase of Hazelwood Subdivision. Lamar Reddick made the presentation stating that he began working for the Brannens in the 1960's developing Country Squire. Since then Hazelwood Phases I, II and III, Barclay Downs, and Countryside have all been developed. This will be 55 lots that would be known as Hazelwood Phase IV. This is the last piece of property that the Brannens own. Mr. Reddick stated the driveway would be lined up across from Dogwood Trail. They have received letters from adjacent property owners stating they had no objection to this request. Commissioner Hodges made a motion to approve the rezone request. Commissioner Deal seconded the motion. The motion passed with a unanimous vote.

The next item on the agenda was for Fred and Betty O'Berry to rezone their property. Mr. Dodgen stated this request has been tabled until the January meeting by request of the O'Berrys.

The next item on the agenda was a conditional use request by the Harold Bowen Estate. Mr. Dodgen stated Mrs. Bowen applied for a hardship variance to allow a mobile home on her property to allow her to help take care of her grandson. The Planning and Zoning Commission approved the variance request. She also had to make application for a conditional use permit because a mobile home is a conditional use in a highway commercial zone. The Planning and Zoning Commission recommended approval of the conditional use request. Mrs. Bowen stated she needed this approval to help take care of her grandson. Mr. Dodgen stated Mrs. Bowen's daughter-in-law passed away when the child was young. Her son drives a truck and is not home every night. Mrs. Bowen has been helping her son take care of her grandson. Commissioner Simmons made the motion to approve the conditional use request. Commissioner Deal seconded the motion. Commissioner Smith asked if the hardship ceases does this conditional use cease also? Mr. Dodgen stated yes. The vote was unanimous to approve the conditional use request.

The next item on the agenda was a rezone request by Frank Simmons. Mr. Simmons is asking to rezone his property from R-40 to R-25. Mr. Dodgen stated there were several people at the Planning and Zoning meeting who spoke in opposition to this request. The recommendation of the Planning and Zoning Commission was to deny the request. Lamar Reddick stated this is 24 acres on Elmer Phillips Road and Harville Road. It would have a central water system and paved roads. They would like to divide this property into 31 lots with access to both Elmer Phillips Road and Harville Road. Mr. Peter Martin who lives on Elmer Phillips Road was present stating that he was speaking in opposition to this request. He stated when he bought his property in 1986 from Mr. Simmons he had to purchase five (5) acres. The surrounding property is developed in two (2) to ten (10) acre tracts and Mr. Simmons had indicated the rest of the property would be developed in the same size lots. He states with the approximate 30% increase of traffic on Elmer Phillips Road, which is a dirt road, this would increase the deterioration of the

road. He wanted to see it stay R-40. He also stated that he felt this would reduce his property value and it was out of scale from the needs of the neighborhood. Mr. Elmer Phillips was present stating that he also had to purchase five (5) to ten (10) acres. He stated he wanted to be in the country and did not want the smaller lots. Mr. Matt Phillips was present stating he was in opposition to this request. He purchased his property from Mr. Simmons approximately four (4) months ago and had to buy five (5) acres. Mr. Simmons told him at that time the remaining property would be planted in pines. Commissioner Hodges made the motion to deny the rezone request. Commissioners Deal and Simmons seconded the motion. The vote was unanimous to deny the rezone request.

The next item on the agenda was Robert Costameris. Mr. Costameris stated he was here to speak concerning the safety of the Veterans Memorial Parkway. The parkway was supposed to make things better for the county but he does not feel this has been the case. He states he has seen a lot of accidents and potential accidents on this road and would like the county to consider a few things. First he wants the county to get DOT to finish the job. He stated it seems we have been given half of a road and not a safe one at that. He states the intersections are poorly lit, there needs to be better lines painted and also need a left-hand turn signal. He would like the Commissioners to put pressure on the DOT to get the job done. He asked if the State Representative was aware of this issue. The Commissioners told Mr. Costameris that the State Representative was aware. Mr. Wood stated that within the past six weeks they met with the DOT Board representative and re-requested a traffic study. He stated the county shares the same interest in the road as he does and is doing everything they can.

Commissioner Alston stated in the last meeting we talked about the property that we share at Altamaha/ Georgia Southern RDC in Baxley and they have now assumed the title of the Heart of Georgia Altamaha Regional Development Center. In the change over there are some assets that need to be divided. He has asked the county manager to find out if our share is equitable and proceed with the next step. There are other municipalities that are involved in this division.

Commissioner Hodges made the motion that he would like the dirt road that goes by Lawrence Baptist Church, that the request has been made that we pave some 750 feet, that Kirk comes back with a firm price on the cost. Commissioner Deal seconded the motion. Commissioner Alston stated he would like to add to Commissioner Hodges' motion that the county engineer gives his recommendation on paving of this road. Commissioners Hodges agreed as did Commissioner Deal. Commissioner Hodges would like the county engineer to come back with a formal report and drawing of what it would look like in addition to the firm price. The vote was unanimous in favor of the motion.

Commissioner Deal stated on J. C. Cannady Road off of Highway 301 he would like to go ahead with the paving. If Mr. Cannady's wishes are a 60-foot right-of-way after the railroad bed, he would like to do so. Mr. Wood stated what you are proposing is a recommendation that the board approve paving that road on a 60-foot right-of-way. Commissioner Deal stated after the railroad bed. Commissioner Smith stated the problem with that is if we did not pave it on out

we would not get any state participation. Commissioners Hodges stated if 60 or 80-foot makes a difference he wanted to get a clarification now on whether it needs to be 60 or 80. Mr. Wood stated the D.O.T. on some subdivisions has approved a 60-foot right-of-way. He also stated how difficult it is to get rights-of-ways, if we start picking and choosing it is going to be more difficult than ever. We can do it on a 60 foot if the road is built and you don't have slopes and maintenance requirements and you can still achieve a certain paving width even within those 60 foot rights-of-way. Commissioners Hodges stated he would like to pave the road on through but from what he is hearing he thinks it needs to be an 80 feet instead of a 60-foot right-of-way. If Mr. Cannady wants to pay the additional \$4000 or \$5000 it would take to get it surfaced like he wants it, he does not have a problem with that. Commissioner Deal stated he wanted to go ahead and pave it like it is with the 80 foot. Mr. Wood stated no action was needed unless the board wanted to change it.

*corrected
12/16/97
EW* * Commissioner Hodges referenced a list of subdivision roads prepared by the County Engineer and asked if action was needed to approve paving of these roads. Mr. Wood said he thought paving these roads had already been approved. There was some discussion of the roads and if cost of paving had been approved.

Commissioner Hodges made a motion to approve paving 4.1 miles of subdivision roads at a cost of \$103,865. The roads are as follows: Skye Drive, Cody and Bryan Lane, Johns Lane, Windy Hill Road, River Bend Road, Blankenbaker Road and Hope Church Road. Commissioner Smith seconded the motion. The vote was unanimous in favor of the motion.

Mr. Wood spoke to the board stating Ms. Lois Roberts, Library Director, has sent a letter stating they need approximately \$200 to pay on an elevator contract on a new elevator that we built out of sales tax. Commissioner Deal made the motion for the monies to be sent for the elevator contract. Commissioner Alston seconded the motion. The vote was unanimous in favor of the motion.

Mr. Wood reminded the board of the department head Christmas Party on December 3, 1997.

Mr. Wood stated this would be the last meeting around this table. Next meeting we won't have anything permanently installed but should have it by the first of January.

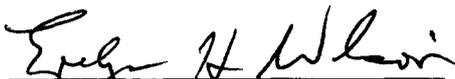
Mr. Wood stated he knows we have dozens of boards, committees, commissions and authorities that the board makes appointments to and deals with but Ricky Nessmith over the last four (4) years has literally put in thousands of hours developing this zoning plan, serving as the first chairman of the planning and zoning commission and he thinks we should ask him to be at the next board meeting so we can appropriately recognize him and express the county's appreciation for what he has done. The Commissioners agreed.

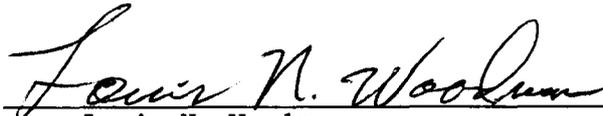
Mr. Wood stated we got a letter from Joyce Stubbs stating that Mr. Marion Jordan had resigned from the Drug and Alcohol Abuse Council. The council is recommending a Mr. Ed Baines. Mr. Wood stated he did not know him. The Commissioners decided to look into the matter and bring it back to the next meeting.

Commissioner Hodges stated the open house for GBI building would be at our next meeting date. He asked if everything had been done landscaping wise Mr. Wood stated it was on the agenda but had not been done yet.

Commissioner Simmons made the motion to adjourn the regular session for an executive session to discuss personnel matters. Commissioners Hodges seconded the motion. The motion passed with a unanimous vote.

The board reconvened the regular meeting; Chairman Woodrum asked if there was any other business. A motion was made and duly seconded to adjourn the meeting. The motion passed with a unanimous vote.


 ATTEST


 Louis N. Woodrum

December 16, 1997
 Statesboro, Georgia

The Board met at 8:30 A.M., in the Community Room of the North Main Annex with Chairman Woodrum, Commissioner Alston, Commissioner Groover, Commissioner Hodges, Commissioner Deal and Commissioner Simmons present. Commissioner Smith was not present.

Chairman Woodrum called the meeting to order and welcomed the news media and 6 citizens. Commissioner Groover gave the invocation.

Minutes of the regular meeting on December 2, 1997, were presented. Commissioner Groover expressed his opinion that the transition to the paragraph in which a number of roads were approved for paving was confusing. He requested that this be clarified. Mr. Wood stated technically the vote to approve the roads was not needed because research of the minutes show the roads were formally adopted by the Board in June of this year. However, Mr. Wood said the minutes could be revised to eliminate any confusion regarding the motion to approve the roads. Commissioner Alston offered a motion to approve the minutes of the December 2, 1997 meeting, with a revised attachment to be placed with the minutes of the December 2, 1997 meeting. Commissioner Groover seconded the motion and it carried.

Commissioner Alston informed the Board, the RDC assets are to be divided; Bulloch County will receive a portion of the assets. Commissioner Alston also stated, a meeting with a DCA representative and Mr. Wood is planned for this week to discuss the validity of the audit.

Chairman Woodrum recognized Mr. Ricky Nessmith and presented a Proclamation for his services as Chairman of the Planning & Zoning

Commission. Chairman Woodrum thanked Mr. Nessmith for his dedication, commitment and contribution to the county. Mr. Nessmith thanked the Board for the Proclamation and said he appreciated the support of Bulloch County and the Commissioners.

Chairman Woodrum recognized Mr. Wyman Hendrix and Mr. Thomas Ellis and presented them with a Proclamation for their services on the Planning & Zoning Commission. Chairman Woodrum thanked Mr. Hendrix and Mr. Ellis for their dedication and commitment and contribution to the county. Mr. Hendrix and Mr. Ellis accepted the Proclamation and thanked the Board for their support. Commissioner Alston offered a motion to adopt the Proclamations of Mr. Ricky Nessmith, Mr. Wyman Hendrix and Mr. Thomas Ellis for their services on the Planning & Zoning Commission. Commissioner Groover seconded the motion and it carried.

Next item on the Consent Agenda was the beer and wine license renewal for: Jerry Forehand [Stilson County Corner, off-premise] and Rajendra M. Patel [Highway 301 @ I16, off-premise]. Commissioner Hodges offered a motion to approve the renewal of the beer and wine license for: Jerry Forehand [Stilson County Corner, off-premise] and Rajendra M. Patel [Highway 301 @ I16, off-premise]. Commissioner Alston seconded the motion and it carried.

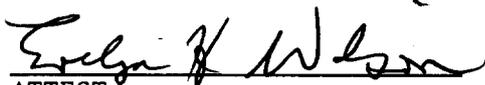
Next item on the agenda was the appointment of Dr. Ed Baynes to the Bulloch County Drug and Alcohol Abuse Council. Chairman Woodrum said a letter was sent by the Bulloch County Drug and Alcohol Abuse Council recommending Dr. Ed Baynes be the replacement of Marion Jordan who has submitted his resignation. Chairman Woodrum recommended that Dr. Baynes be considered. Commissioner Alston said Dr. Baynes has been with Georgia Southern University for five or six years in the Special Programs Department and he would be the right person for the Bulloch County Drug and Alcohol Abuse Council. Commissioner Alston offered a motion to approve Dr. Ed Baynes for a position on the Bulloch County Drug and Alcohol Abuse Council. Commissioner Deal seconded the motion and it carried.

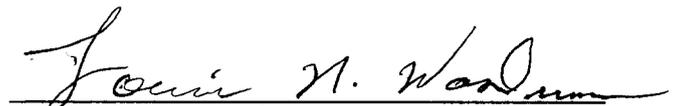
Next on the agenda was the Forestry Annual Report. Chairman Woodrum introduced Mr. Linwood McNure, Chief Ranger. Mr. McNure presented the annual report of the Bulloch County Forestry Unit. Mr. McNure said forestry is the number one industry in Georgia. He said the forest industry in Georgia is a 17 billion dollar industry. Mr. McNure told the Board, there were 105 wildfires which burned a total of 633.82 acres. Mr. Wood asked Mr. McNure approximately how many of the fires did the City of Statesboro respond to? Mr. McNure said out of 55 fires, maybe 5 or 6, but no more than 10. Mr. McNure said they issued 2841 burning permits this year. He also said the Bulloch County Rural Fire Department and 911 work well together with the forestry department. Mr. McNure introduced Mr. Dan Lee from the

Forestry District Office. Mr. Lee said the total net expenditures for the Bulloch County Forestry Unit were \$125,781.27, which the cost to Bulloch County is four cents per acre. Mr. Lee said there will be an inventory analysis on January 7, 1998 in Appling County. Chairman Woodrum thanked Mr. McNure and Mr. Lee for the presentation.

Chairman Woodrum introduced Lois Roberts, from the Statesboro Regional Library. Lois Roberts presented the Board of Commissioners with a new library card and information about services the library provides. Lois Roberts said that 36% of library support comes from the county and thanked the board for the support.

Commission Groover made a motion to adjourn the meeting of December 16, 1997. Commissioner Alston seconded the motion and it carried unanimously.


ATTEST


Louis N. Woodrum

January 6, 1998
Statesboro, Georgia

The Board of Commissioners meeting was held on Tuesday, January 6, 1998 at 6:00 P.M. in the County Annex Building located at 115 North Main Street, Statesboro, Georgia. Commissioners present were Chairman Woodrum, Commissioner Alston, Commissioner Simmons, Commissioner Groover, Commissioner Hodges, Commissioner Deal, Commissioner Smith. Staff present were E. Scott Wood, Evelyn Wilson, Jeff Akins, Jimmy Dodgen and Cheryl Tatum.

Chairman Woodrum called the meeting to order. Commissioner Hodges gave the invocation. Commissioner Woodrum stated they have tabled the rezone request for Lewis Hook until the February 3, 1998 meeting.

The first order of business was the minutes of the December 16, 1997 meeting. A motion by Commissioner Gordon Alston was made to approve the minutes as written. Commissioner Hodges seconded the motion. The motion passed with a unanimous vote.

The next item on the agenda was the consent agenda regarding beer and wine license renewals. They are as follows:

Joe Anderson- Po-Jo's Gas- Off-premise

V. E. Creasy- Statesboro Moose Lodge- On-premise

A motion was made by Commissioner Hodges to approve the items on the consent agenda. Commissioner Simmons seconded the motion. There was a unanimous vote to approve the items on the consent agenda.