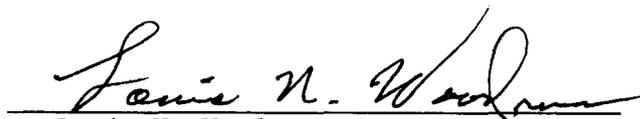


Chairman Woodrum recognized Mr. Jimmy Futch with the Bus Drivers Association for the work that they are doing.

Chairman Woodrum asked if there was any other business. A motion was made by Commissioner Alston to adjourn the meeting. Commissioner Simmons seconded the motion. The vote was unanimous. The meeting was adjourned.


 ATTEST


 Louis N. Woodrum

January 5, 1999
 Statesboro, Georgia

The Board of Commissioners meeting was held on Tuesday, January 5, 1999 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 Groover, Commissioner Hodges, Commissioner Smith and Commissioner Simmons. Commissioner Deal was not present. Staff present were E. Scott Wood, Evelyn Wilson, Jeff Akins, Jimmy Dodgen and Cheryl Tatum.

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

The first order of business was the minutes of the Regular meeting on December 15, 1998. A motion was made by Commissioner Hodges and seconded by Commissioner Alston to approve the minutes as written for the Regular meeting on December 15, 1998. The motion passed with a unanimous vote.

The sign-in sheets for zoning hearings are submitted as Exhibit 1998-1

The next item on the agenda was a rezone request for Trinity Episcopal Church. Jimmy Dodgen stated the applicant is requesting to rezone approximately 9.32 acres from AG-5 (Agricultural- 5 acres) to PDR (Planned Development Residential). The property is located on Highway 80 West and Colfax Road. The intent of this rezone is to allow a residential neighborhood with 34 single family units. There were approximately 60 people present at the Planning and Zoning meeting in opposition to this request. The Planning and Zoning Commission recommended denial of this request. Mr. Lamar Reddick was present to make the presentation. Mr. Reddick made the following comments: Several years ago the church purchased the property from Paul Moore. The church has decided to sell the property to Mr. Donald Nesmith who would like to develop the property. It is currently zoned AG-5, but Mr. Nesmith would like to have it rezoned to PDR. Across the road is Highway Commercial which this Board approved. Mr. Nesmith wants to develop 34 units which would be 3.6 units per acre. Each unit will be approximately 1600 square feet in size. The City of Statesboro allows 12 units per acre. There will be 132 parking spaces, or 3.8 parking spaces per unit, which will be paved and there will be islands in the parking areas to break them up.

There will be 1.3 acres of green space and some other green space areas around it that equals 1.9 acres which are the 50' buffers. This results in 3.2 acres in green space which is 1/3 of the site. All of the egress will be off Colfax Road. There will not be a driveway off of Highway 80. The DOT has stated that they will provide an accel/decel lane on Highway 80. Colfax Road will be paved from Highway 80 down to at least past the entrance to the development. There will be a central water and sewer system. This is the same type system that a lot of the schools are using. They have provided for a pool and a pool house with parking. The current land use is a pecan orchard and the future land use plan for the County shows this area as commercial or residential. The increased traffic should be served well by the four-lane highway. They realize that there has been a traffic problem around the school; however, this is not a 200-lot subdivision. The petition that has been submitted to the Zoning office has approximately 140 signatures. There are several signatures that have been repeated and also people have signed the petition that live anywhere from six (6) to ten (10) miles or more from the subject property. He stated that this development is more than 380 feet from the school's well. Mr. Nesmith is willing to sign a commitment to build only 34 single family cottages. The pool can be moved to another part of the property if it needs to be.

Mr. Roscoe Laircey was present and spoke concerning the signatures on the petition. He stated that there are people who live elsewhere that have a security deed to property within 1/2 mile of the site. He feels they have the right to sign the petition. He questioned the size of the right-of-way required to pave Colfax Road and where that right-of-way would come from.

Mr. Jeff Akins, Staff Attorney, stated he wished to address a comment made by Mr. Reddick about them making a commitment. Mr. Akins stated that the PDR zone is the only zone that requires a detailed plan as part of the application; therefore, to do anything different from that they would have to come back and get approval.

Mr. Louis Moore stated that even though it is approved based on this site plan, once the property is rezoned to PDR it will continue to be PDR. If Mr. Nesmith decided to change his mind, this property would still be PDR and he could submit a plan for anything that is permitted in a PDR zone.

Chairman Woodrum asked Mr. Akins if this was right. Mr. Akins stated that any change in the original plan would have to come back for approval.

Commissioner Hodges asked if these were rental units or were they going to be for sale. Mr. Lamar Reddick stated that some units will be rented but Mr. Nesmith may wish to sell a few later on.

Mr. Robert Tanner was present to speak in favor of this request. Mr. Tanner stated that he works with Coldwell Bankers and represents Trinity Church in the sale of the property. He stated that when the church bought the property several years ago they wanted to build on the property. At the time the church bought the property there was an agreement signed that stated that the property could not be sold for commercial use. This property has been listed for about two (2) years. There has not been a market for this property except for

residential use. The traffic problem that has been talked about is a concern. However, a new hospital is being built on Highway 67 which is a two-lane highway.

Mr. Louis Moore was present to speak in opposition to this request. He made the following comments: When his father sold the property to the church he talked to all the neighbors and they did not have a problem with a church being built on the property. The change in zoning is a tremendous increase in the density. The Planning and Zoning Commission decided unanimously to deny the request. He does not feel that the County is interested in paving Colfax Road. He referred to a letter from Mason Moorer to Scott Wood concerning the traffic problems in the area. He stated four (4) years ago the church wanted to build on the property and they changed their minds. Mr. Nesmith may change his mind about what he would like to build on the property.

Chairman Woodrum asked if they proposed a different use would it have to come back through the process. Mr. Jeff Akins stated in his opinion it would have to go back through the process. The PDR zone is based on the conceptual site plan and any difference would have to be reviewed by the Planning and Zoning Commission and the Board of Commissioners.

Sylvia Allen was present to speak in opposition to the request. She stated she agreed with what Louis Moore had to say. Also she likes Colfax being a dirt road and does not wish to see it paved.

Scott Schofill was present to speak in opposition to the request. He stated that his property is across the dirt road from the subject property. He is concerned about what it would do to his property for the road to be built up for paving. He also stated that he felt it was a big change to go from AG-5 with one (1) house per five (5) acres to PDR.

Commissioner Alston asked if the accel/decel lane would be on Highway 80. Mr. Lamar Reddick stated that it would be on Highway 80. There is currently a decel lane there. The right-of-way for the accel lane would have to come from this property in question.

A motion was made by Commissioner Smith to deny the rezone request. Commissioner Hodges seconded the motion. The vote was unanimous to deny the rezone request and the motion carried.

The next item on the agenda was a rezone request by Bobby Joe Anderson. Jimmy Dodgen stated that Mr. Anderson has submitted a request to rezone his property from AG-5 (Agricultural- 5 acres) to R-80 (Residential- 80,000 square foot lots). The property consists of 159.5 acres located on Colfax Road, Miller Street Extension and Friendship Church Road. The intent of the rezone is to allow Mr. Anderson to develop this property into a residential neighborhood. The Planning and Zoning Commission recommended approval of the rezone request by a five (5) to one (1) vote. Mr. Lamar Reddick was present to make the presentation. He stated that they were wanting to do some long term estate planning. Mr. Anderson currently has a small subdivision with five (5) acre tracts, of which he has sold three (3) lots, on a portion of this property. He would now like to create approximately 2 ½ acre tracts. There will be two (2) entrances to this subdivision which will access Friendship

Church Road. A motion was made by Commissioner Smith to approve the rezone request. Commissioner Alston seconded the motion. The vote was unanimous in favor of the motion. The motion carried.

The next item on the agenda was a rezone request by Faye Beth Ball. Jimmy Dodgen stated that Ms. Ball has submitted a request to rezone her property from AG-5 (Agricultural-5 acres) to R-2 (Two-Family Residential). The property consists of 10.0 acres and is located on Old Riggs Mill Road. The intent of the rezone is to allow her to build duplexes on the property. She would like to develop 15 duplex units on the property. All the roads will have to be paved. The Planning and Zoning Commission recommended approval of the rezone request by a five (5) to one (1) vote. Mr. Don Marsh was present to make the presentation. Mr. Marsh made the following comments: There will be two (2) roads inside the development which will be cul-de-sacs. There is currently a private road which accesses the property which will also be paved. Each lot will have at least 20,000 square feet in it. The balance of the property is currently having single family residences being built on each lot. This property is located just down the road from Roland Parrando's duplexes. A motion was made by Commissioner Hodges to approve the request for the rezone. Commissioner Smith seconded the motion. The vote was unanimous in favor of the motion. The motion carried.

The next item on the agenda was a rezone request by Wilma Kitchens. Jimmy Dodgen stated that she has submitted a rezone request to rezone her property from R-80 (Residential-80,000 square foot lots) to R-40 (Residential- 40, 000 square foot lots). The property consists of approximately 3.0 acres located on Lester Fordham Road. The intent of this rezone is to allow her to divide the property into two (2) parcels. The Planning and Zoning Commission recommended approval of this request by a five (5) to one (1) vote. James Rogers was present to make the presentation. Mr. Rogers stated that currently there is a mobile home on the property that he would like to pull off and build two (2) houses. A motion was made by Commissioner Alston to approve the rezone request. Commissioner Simmons seconded the motion. Commissioner Groover asked whether under R-80 on the three (3) acres he could have a variance to build two (2) homes on the property. Jeff Akins stated that we have tried to stay away from substandard lots in the past. Jimmy Dodgen stated when zoning started off Ken Jones, our previous staff attorney, was of the opinion that a variance could not be given for a substandard lot. Since we started that pattern and we have continued to use that pattern. The vote was unanimous to approve the rezone request. The motion carried.

The next item on the agenda was an appeal to the Planning and Zoning Commission's decision by Wilma Kitchens. Mr. Jimmy Dodgen stated that Ms. Kitchens submitted a request for a variance to the subdivision regulations to allow another parcel to be created on a private dirt road. This request was made previously by Ms. Kitchens and was denied by the Planning and Zoning Commission and also denied by the Board of Commissioners. The Subdivision Ordinance states that you can have five (5) lots on a private unpaved road. They are requesting a variance to allow two (2) additional parcels to be created on a private dirt road. Originally there were four (4) parcels on the private dirt road. Ms. Kitchens submitted a

request for a variance on January 2, 1996 which was approved to allow for six (6) parcels on this road. On November 13, 1997, Charles and Sonya Lanier requested a variance for a seventh (7th) parcel on this road which was approved. Ms. Kitchens is now wanting to divide one (1) parcel into three (3) parcels which would create nine (9) parcels on a private dirt road.

Mr. James Rogers was present and stated that he wanted to build houses on the three (3) parcels. A motion was made by Commissioner Smith to deny the request. Commissioner Groover seconded the motion. The vote was unanimous in favor of the motion and it carried.

The next item on the agenda was an appeal by Herman Woods to the decision of the Planning and Zoning Commission. Mr. Jimmy Dodgen stated that Mr. Woods submitted a sketch plan to the Planning and Zoning Commission that was denied. Mr. Woods is now appealing this decision. The property is located off Highway 80 West on Aaron Station Road and consists of approximately 117 acres that Mr. Woods would like to divide into 21 lots. The road inside the subdivision would have to be paved. This was tabled at the first meeting to give the County Engineer an opportunity to make an assessment concerning Aaron Station Road. A memo from the County Engineer has been submitted and he states in his opinion that Aaron Station Road could handle the additional traffic. Mr. Dodgen stated that this was basically denied because Mr. Woods was not present at the second Planning and Zoning meeting to answer questions. Mr. Richard Scarboro was present and stated he did not think that Aaron Station Road would support the traffic. Mr. Woods was present and stated that he had been caught off guard by the Planning and Zoning Commission when they started talking about him having to pave Aaron Station Road. A motion was made by Commissioner Hodges and seconded by Commissioner Groover to approve the sketch plan. The vote was three (3) to two (2) in favor of the motion and it carried. Commissioners Alston and Smith voted in opposition to the motion.

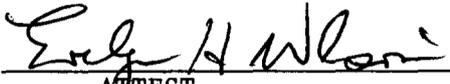
The next item on the agenda was the Pineland Mental Health Community Service Board appointments. Chairman Woodrum stated he recommended Rev. Johnny Lewis for the appointment. A motion was made by Commissioner Alston and seconded by Commissioner Hodges to approve the appointment to the Pineland Mental Health Community Service Board. The vote was unanimous in favor of the motion and it carried.

The next item on the agenda was the renewal of applications for alcoholic beverage licenses for off premises consumption sales. Mr. John F. Rushing with Freddie's, Joseph I. Anderson with Po Jo's Gas-n-go, Rajendra M. Patel with El Cheapo and Michael R. Hatten with H's Foodmart were all up for renewals. Also there were renewals for on premises consumption sales as follows: Mr. John F. Rushing with Rocking Horse and Andrew M. Pittman, Sr. with Southern Links Golf Club. A motion was made by Commissioner Hodges to renew these licenses for on and off premises consumption sales. Commissioner Simmons seconded the motion. The vote was unanimous in favor of the motion and it carried.

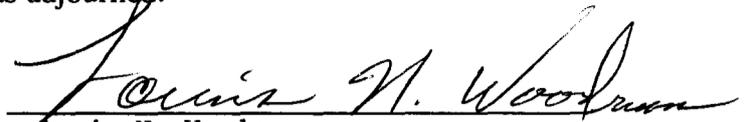
Mr. Scott Wood announced that the Commissioners meeting for the first Tuesday in February would be held at 8:30 A.M. instead of 6:00 P.M. The second meeting in February

has been canceled. He also announced that Dr. Harry Carter would be the speaker at the Department Head meeting the next day and invited all of the Commissioners to attend.

Chairman Woodrum asked if there was any other business. A motion was made by Commissioner Groover to adjourn the meeting. Commissioner Simmons seconded the motion. The vote was unanimous. The meeting was adjourned.



 ATTEST



 Louis N. Woodrum

January 19, 1999
 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 Alston, Commissioner Groover, Commissioner Deal present. Commissioner Smith and Commissioner Hodges were not present.

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

The first order of business was the minutes from the meeting of January 5, 1999. Commissioner Groover offered a motion to approve the minutes of the January 5, 1999 meeting as presented. Commissioner Alston seconded the motion and it carried.

Commissioner Alston informed the Board that the Coastal Georgia Regional Development Center will prepare a monthly activity report of services provided.

First item on the agenda under new business was the Courthouse Renovation Revise Budget. Scott Wood, County Manager, said there is a concern on this issue by a Board member and requested this item be tabled in order to provide adequate information to the Board. Commissioner Groover said he had a concern with the amount of the increase. Commissioner Groover offered a motion to table the agenda item of the Courthouse Renovation Revise Budget to the next meeting, but the motion died for lack of a second. Commissioner Groover said he had a concern about increasing the budget by eighty-thousand dollars. Commissioner Alston asked if the Board tabled this issue would it go on the next board meeting. Scott Wood said it would be on the Board meeting in February. He also said it would delay the work being done on

the Courthouse. Commissioner Alston offered a motion to approve the request to revise the budget for the Courthouse Renovation so as to increase the budget by eighty thousand dollars to provide for the replacement of windows. Commissioner Simmons seconded the motion.

Commissioner Groover said he would like to expand on this issue. He said the memo from Scott Wood was dated January 14, and the offices were closed yesterday due to the holiday and he was unable to obtain additional information regarding this matter. Commissioner Groover said the Board had set a budget for the Courthouse Renovation of more than two million dollars and now there is an item overlooked which will cost approximately eighty-thousand dollars. Commissioner Groover said he cannot accept that amount without more information provided. With no further discussion, Commissioner Simmons, Commissioner Alston and Commissioner Deal voted in favor of the motion. Commissioner Groover voted in opposition to the motion. The motion carried.

Next item on the agenda was the Resolution for the Intergovernmental Agreement with the Hospital Authority of Bulloch County. Chairman Woodrum presented the resolution to the Board. Commissioner Groover said there is some concern relating to this issue and he would like to table it till the next meeting so that they can obtain additional information. Commissioner Groover offered a motion to table the Resolution for the Intergovernmental Agreement with the Hospital Authority of Bulloch County till the next meeting. Commissioner Simmons seconded the motion. With no further discussion, Commissioner Groover, Commissioner Simmons and Commissioner Alston voted in favor of the motion. Commissioner Deal voted in opposition to the motion. The motion carried.

Next item on the agenda was a Resolution to Authorize Bids for Sale of Property. Mr. Wood said this was the property that had been purchased from the Driggers for a recreation complex in Stilson, but the property was no longer needed for the purpose. Jeff Akins, County Staff Attorney, said there are two tracts of property. One tract is the old Drigger's field and the other is the larger tract. Mr. Akins said this Resolution was relating to the larger tract. With no further discussion, Commissioner Simmons offered a motion to approve the Resolution to Authorize Bids for the Sale of Property. Commissioner Alston seconded the motion and it carried. See exhibit #1999-2

Next item on the agenda was another Resolution to Authorize Bids for Sale of Property. Mr. Wood said about four to five years ago, State Farm Insurance gave this .794 acres of land to the County. Mr. Wood said the County did not have a use for this land nor do they need it. Mr. Wood said the former heirs to the property offered to purchase it, but the County must advertise the property for sale by sealed bids to comply with the law. Commissioner Deal offered a motion to approve the Resolution to Authorized Bids for Sale of Property. Commissioner Alston seconded the motion and it carried. See exhibit #1999-3

Next item on the agenda was the Alcohol Beverage License Renewal Application for Veasey Creasy-Moose Club - on premises. Commissioner Alston offered a motion to approve the Alcohol Beverage License Renewal Application for Veasey Creasy-Moose Club - on premises. Commissioner Simmons seconded the motion and it carried.

Mr. Wood said there are a few items he would like to relate to the Board. Mr. Wood said the County was planning to have a joint City/County Auction sometime in March.

Mr. Wood told the Board that Evans County has approached Bulloch County to see if we would be interested in providing 911 Service to Evans County. Mr. Wood said we were researching all aspects of this matter including the legal liability. Mr. Wood said at this point we are only in the information gathering stage, and the Board would have the final say. Mr. Wood also informed the Board that Evans County will be holding a public hearing this week for some feedback from the citizens.

Mr. Wood informed the Board that Roscoe Laircey's property that the County was to purchase is on hold. He said Mr. Laircey's children were also part owners and they do not agree on selling the property.

Mr. Wood said regarding the State Court Judge matter, they are continuing to do a study and will have a recommendation shortly. He said any changes would take place beginning the next term.

Mr. Wood reminded the Board and the media that the meeting on February 2, 1999 would be at 8:30 a., instead of its regular scheduled time of 6:00 p.m., and the meeting regularly scheduled for 8:30 a.m. on February 16, 1999 would be canceled.

Chairman Woodrum recognized Mr. Laverne Sanders. Mr. Sanders said he concurred with Commissioner Groover regarding the windows in the Courthouse and would like to see some progress in the Stilson area regarding roads.

With no further discussion, Commissioner Deal offered a motion to adjourn the meeting. Commissioner Alston seconded the motion and it carried.


ATTEST


Louis N. Woodrum

February 2, 1999
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 Alston, Commissioner Groover, Commissioner Deal, Commissioner Smith and Commissioner Hodges present.

Chairman Woodrum welcomed the 16 visitors and the media and called the meeting to order. Commissioner Hodges gave the invocation.

The first order of business was the minutes from the meeting of January 19, 1999. Commissioner Alston offered a motion to approve the minutes of the January 19, 1999 meeting as presented. Commissioner Deal seconded the motion and it carried.

Chairman Woodrum said there would be a change in order of the agenda. Chairman Woodrum asked if Mr. Wood, County Manager, would present the agenda item under new business regarding a Tax Relief Resolution.

Mr. Wood said there is a level of discomfort with the State effecting legislative changes that might prove to be de-stabilizing to the County's budget. The resolution is an effort to express these concerns to the local legislative delegation so they will see where the Board of Commissioners stands. Chairman Woodrum read the resolution. Commissioner Groover offered a motion to approve the Tax Relief Resolution. Commissioner Simmons seconded the motion and it carried. See exhibit #1999-4

Next item on the agenda under Public Hearing was a Rezone Request from Johnny and Margie Hart. Chairman Woodrum asked Mr. Dodgen, Zoning Administrator to present the Public Hearing items.

Mr. Dodgen said that Mr. and Mrs. Johnny Hart submitted a rezone request to rezone property on Cody Lane, from AG-5 to R-80. He said the intent was to enable them to give legal ownership of a portion of the property to their son. Mr. Dodgen said the Planning & Zoning Commission approved the request and there was no opposition. Mr. Dodgen said for a point of information, Cody Lane is now a paved road.

Commissioner Deal offered a motion to approve the rezone request for Mr. & Mrs. Johnny Hart for property on Cody Lane from the zone of

AG-5 to the zone of R-80. Commissioner Alston seconded the motion and it carried.

Next item under Public Hearing was a Rezone Request from Harold Howell. Mr. Dodgen said Mr. Howell submitted a request to rezone property on Highway 301 North from the zone of HI (Heavy Industrial) to the zone of MHP (Mobile Home Park). Mr. Gates Peed, Attorney for Mr. Howell, presented a sketch of the Mobile Home Park. Mr. Peed said there would be 230 lots in phase one and total lots would be 360. Commissioner Smith asked if they would pave the roads in the Mobile Home Park. Mr. Peed said they would pave them and have double lanes with a median to help with the traffic flow. Mr. Peed said the MHP would be a pleasing park with sections for retirees and families with children. Mr. Peed said the owners would maintain the MHP. Commissioner Smith asked if there would be a waste system or individual septic tanks.

Mr. Jennings said individual septic tanks and each lot would be approximately 80 x 100 feet. Mr. Dodgen said each lot would have to have a soil scientist review and the Health Department would make the final decisions. With no further discussion, Commissioner Hodges offered a motion to approve the rezone request by Harold Howell for property on Highway 301 North to rezone from HI (Heavy Industrial) to MHP (Mobile Home Park). Commissioner Alston seconded the motion and it carried. Commissioner Groover abstained from the vote.

Next item under Public Hearing was the Rezone Request from Franklin Crenshaw. Mr. Dodgen said Mr. Crenshaw submitted a request to rezone from the zone of AG-5 to HC (Highway Commercial) for property on Highway 301 South. Mr. Dodgen said the intent was to use the property as a heavy equipment auction yard. He said 600 feet on either side of Highway 301 there is a strip of property that is already zoned HC.

Mr. Dodgen said there would be a fence around the property. Mr. Dodgen said the Planning & Zoning Commission voted 3-2 to deny the request. Mr. Dodgen said at the time of the staff review, Ted Wynn, Public Safety Director, was not in favor of the request due to how much traffic there would be; but since then, Ted Wynn has changed his opinion. Mr. Dodgen said Ted Wynn was previously under the impression there would be many auctions throughout the year. However, they have clarified that there would only be three to four per year.

Mr. Michael Hall, Attorney for Mr. Crenshaw, said he looked at the road after the rain and the road is not in bad shape. He said the whole corridor of Highway 301 is becoming an industrial area. Mr. Hall said paving the road would be cost prohibitive. He said there would be no parking signs along Highway 301 by the intersection with Akin Anderson Road. Commissioner Hodges asked if there was any opposition from the surrounding landowners. Mr. Dodgen said no one has opposed.

Commissioner Smith said he felt a problem would be maintaining the dirt road with all the heavy equipment and he would have to oppose the request due to the fact they brought forward no resolution between the time of the Planning & Zoning Commission meeting and this meeting. Mr. Hall said Mr. Crenshaw had an investment as well and would maintain the road. He said Mr. Crenshaw always ran a first class operation and this one would be the same. Mr. Hall said whatever it takes to maintain the road, we do not have a problem.

Commissioner Groover asked if the number of auctions could be limited.

Jeff Akins, Staff Attorney, said they could make it a condition to the request, but tracking the auctions would become a problem. Chairman Woodrum said he did not think Bulloch County has a set of standards regarding heavy equipment auctions. Commissioner Hodges said he felt Mr. Crenshaw would not go through all the expense of advertising of the auctions without maintaining the road. Mr. Crenshaw said he would maintain the road as needed. With no further discussion, Commissioner Groover offered a motion to approve the rezone request for Frank Crenshaw to rezone from Ag-5 to HC. Commissioner Hodges seconded the motion. Commissioner Groover, Commissioner Hodges and Commissioner Deal voted in favor. Commissioner Smith, Commissioner Alston and Commissioner Simmons opposed the motion. Chairman Woodrum voted in favor. The rezone request for Frank Crenshaw was approved.

Next item on the agenda was a Rezone Request from Lloyd Smith. Mr. Dodgen said Lloyd Smith submitted a request to rezone 3.5 acres of land on Lakeview Road from the zone of Ag-5 to R-40. Mr. Dodgen said Planning & Zoning Commission approved the request and there was no opposition from surrounding landowners. Commissioner Simmons offered a motion to approve the rezone request of Lloyd Smith from the zone of Ag-5 to R-40. Commissioner Alston seconded the motion and it carried.

Next item on the agenda was a Conditional Use Request by Donald Spence and Glenda Best. Mr. Dodgen said the request was for a cellular tower to be placed on the property on Two Chop Road. Mr. Dodgen said the property contained approximately 39.38 acres in an Ag-5 zone. He said Mr. Richard Hilde sent a letter stating he was not opposed to the cellular tower and it would not adversely affect his airstrip operation. Commissioner Smith asked if they have met all the setback requirements. Mr. Wallace Wright, attorney for the applicants, said a variance was approved by the Planning & Zoning Commission regarding the distance to the nearest residence. With no further discussion, Commissioner Groover offered a motion to approve the Conditional Use Request for Donald Spence and Glenda Best. Commissioner Hodges seconded the motion and it carried.

With no further agenda items, Commissioner Hodges offered a motion to adjourn the meeting. Commissioner Alston seconded the motion. Meeting was adjourned.

Evelyn H. Wilson
ATTEST

Louis N. Woodrum
Louis N. Woodrum

February 6, 1999
Statesboro, Georgia

Called Meeting

The Board met at 9:00 A.M., at Archibald's Restaurant, 470 S. Main Street with Vice-Chairman Gordon Alston, Commissioner Simmons, Commissioner Hodges and Commissioner Groover present. Chairman Woodrum, Commissioner Deal and Commissioner Smith were not present.

Vice-Chairman Alston called the meeting to order and said the purpose of the Called Meeting was to adopt the revised Resolution relating to the Tax Commissioner salary.

Vice-Chairman Alston asked Jeff Akins, Staff Attorney, to speak on this matter. Mr. Akins said this is the same Resolution that was previously adopted at the December 1, 1998 Board of Commissioners meeting. Mr. Akins said the revised Resolution changes the effective date from January 1, 1999 to the date the Governor actually signs the bill. Commissioner Hodges offered a motion to approve the Resolution relating to the Tax Commissioner's salary. Commissioner Groover seconded the motion and it carried. See exhibit #1999-5

With no further discussion, Commissioner Groover offered a motion to adjourn the Called Meeting. Commissioner Hodges seconded the motion and it carried.

Evelyn H. Wilson
ATTEST

Louis N. Woodrum
Louis N. Woodrum

March 2, 1999
Statesboro, Georgia

The Board of Commissioners meeting was held on Tuesday, March 2, 1999 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 Groover, Commissioner Hodges, Commissioner Smith, Commissioner Simmons and Commissioner Deal. Staff present were E. Scott Wood, Evelyn Wilson, Jeff Akins, Jimmy Dodgen, John Roger Akins, Kirk Tatum and Cheryl Tatum.

Chairman Woodrum called the meeting to order. Commissioner Deal gave the invocation. The first order of business was the minutes of the Regular meeting on February 2,

1999 and a called meeting on February 6, 1999. A motion was made by Commissioner Deal and seconded by Commissioner Simmons to approve the minutes as written for the Regular meeting on February 2, 1999. The vote was unanimous to approve the minutes of the February 2, 1999 meeting. A motion was made by Commissioner Groover and seconded by Commissioner Hodges to approve the minutes for the called meeting on February 6, 1999. The motion passed with a unanimous vote.

The sign-in sheets for zoning hearings are submitted as Exhibit 1999-6

The next item on the agenda was a rezone request for Frances Humphrey. Jimmy Dodgen stated the applicant is requesting to rezone approximately 4.11 acres from AG-5 (Agricultural- 5 acres) to R-80 (Residential- 80,000 square foot lots). The property is located on Kelly Road. The intent of this rezone is for her son to obtain long term financing on his new mobile home that is currently on the property. There was no one present at the Planning and Zoning meeting in opposition to this request. The Planning and Zoning Commission recommended approval of this request. A motion was made by Commissioner Smith to approve the rezone request. Commissioner Deal seconded the motion. The vote was unanimous to approve the rezone request and the motion carried.

The next item on the agenda was a rezone request by South GA Landscaping. Jimmy Dodgen stated that they are requesting a rezone of 3.20 acres from AG-5 to HC (Highway Commercial). Their intent is to remodel existing office into a single family dwelling and the addition of a manufactured home for use as a single family dwelling. The warehouse will remain a warehouse. They are also requesting a conditional use permit to convert the office to a single family residence and to place a manufacture home on the property. A motion was made by Commissioner Groover to approve the rezone request and the conditional use requests. Commissioner Deal seconded the motion. The vote was unanimous in favor of the motion. The motion carried.

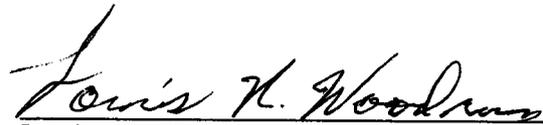
The next item on the agenda was the bid results for the sale of property the County acquired from State Farm Insurance. The property is located on Ben Grady Collins Road out from Portal. One (1) bid has been received from John W. Motes in the amount of \$1,100.00. Mr. John Scott has assessed this property at \$2,400.00. Jeff Akins has submitted a resolution if the Board's pleasure is to accept the bid. Mr. Akins stated that the resolution authorizes the County Manager to execute a Quitclaim Deed to Mr. Motes in consideration of \$1,100.00. A motion was made by Commissioner Alston and seconded by Commissioner Groover to accept the bid of \$1,100.00 and adopt the resolution as presented. The vote was unanimous in favor of the motion and it carried. (Exhibit 1999-7)

A motion was made by Commissioner Simmons and seconded by Commissioner Hodges to adjourn the regular meeting and to go into executive session to discuss personnel matters and property acquisition. The motion passed unanimously.

A motion was made by Commissioner Simmons and seconded by Commissioner Groover to reopen the regular session. The motion passed unanimously. Chairman Woodrum stated that he personally had worked very hard in trying to obtain the necessary right-of-way on Zettwell Road. Commissioner Smith made a motion to proceed with acquisition of property for the paving Zettwell Road including the authorization for the staff to condemn the Renfrow property. Commissioner Deal seconded the motion. The vote was unanimous and the motion carried.

Chairman Woodrum asked if there was any other business. A motion was made by Commissioner Groover to adjourn the meeting. Commissioner Simmons seconded the motion. The vote was unanimous. The meeting was adjourned.


 ATTEST


 Louis N. Woodrum

March 16, 1999
 Statesboro, Georgia

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

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

The first order of business was the minutes from the meeting of March 2, 1999. Commissioner Groover offered a motion to approve the minutes of the March 2, 1999 meeting as presented. Commissioner Simmons seconded the motion and it carried.

The first item on the agenda under old business was a Resolution for the Hospital Property. Chairman Woodrum asked if Mr. Charles Brown, County Attorney, would present the agenda item under old business regarding the Hospital Property.

Mr. Brown said this agenda item was solely to discuss the disposition of the Hospital property. Mr. Brown said much of the discussion represented the finding of the Hospital Utilization Committee and the Hospital Authority. Mr. Brown presented a map showing the property owned by Bulloch County. In August 1995, the Hospital Authority signed a master agreement for the sale of the Hospital License to Health Management Associates, Inc., and Bulloch County signed a three-year lease agreement with HMA, said Mr. Brown. Mr. Brown said the County had received the renewal lease letter that would renew the lease for part of a fifth year that will expire in May 2000 when HMA is

scheduled to move to the new building at which time the property would then be back in the hands of Bulloch County on June 1.

Mr. Brown said in August of 1995, the Bulloch County Commissioners and the Hospital Authority made a joint resolution creating a Hospital Utilization Committee charged with the purpose of recommending the disposition of the property. Mr. Brown said the Hospital Utilization Committee chose Mr. Osborne an architect, to review the hospital building. Mr. Brown said Mr. Osborne's recommendation showed the building was generally in good condition, except the roof, and also suggested there was a need for sealing part of the exterior of the structure and suggested removal of part of the old building, the 1937 construction.

Mr. Brown explained to the Board that he would ask that they accept a conveyance of some adjacent property from the Hospital Authority and also authorize himself and Jeff Akins to continue with a legal ad for the sale of the property. Another decision they must make later is to decide whether to raze the older part of the building, said Mr. Brown.

Mr. Brown said once HMA moves out of the building there would be additional expenses besides the roof repairs, such as security and maintenance, and these expenses would now become the County's. Mr. Brown said the Hospital was giving Bulloch County some parking lots also. Mr. Brown said in marketing the building, he suggests that a full page legal ad be advertised in some newspapers: for example the Statesboro Herald, the Jacksonville area, Macon area and Charlotte area.

Mr. Brown said the bid date suggested would be May 14th at 11:00 a.m., and the Board would meet on May 28th to decide the bids. Commissioner Hodges suggested the bid date be changed to May 28th at 11:00 a.m.

Mr. Brown said that if the bids are not acceptable to the County, some options could be considered. Mr. Brown said the Committee would suggest relinquishing the property to the Development Authority and letting the Authority list the property with a realtor.

Commissioner Deal offered a motion to adopt the Resolution of the Bulloch County Hospital Authority with the condition the bid date be changed from May 14, 1999 to May 28, 1999. Commissioner Hodges seconded the motion and it carried. Commissioner Smith opposed. See Exhibit #1999-8

Mr. Brown suggested that an evaluation cost of razing the old part of the building be obtained to help with the decision to either raze the old part of the building or leave it standing. Commissioner Hodges asked if the Hospital Utilization Committee has funds available to cover the advertising and a cost of the evaluation. Mrs. Wilson, County Clerk, said funds were available to cover the cost of advertising the property

and to have a cost evaluation done on razing the old part of the building.

Mr. Wood, County Manager, asked Mr. Brown to request Mr. Bob Via's, Administrator of the Hospital Authority, assistance in obtaining a cost evaluation of whether to raze the old part of the building or to leave it standing and modify it.

Commissioner Smith asked whether any realtors or organizations have been contacted regarding the sale of the property. Mr. Brown said Mr. Via has been in touch with some realtors; however, the Hospital Authority has not contracted with any realtors. Commissioner Groover said there is a list of available realtors that they could send a letter to regarding the bid on the Hospital property. Mr. Brown said we could send a letter to realtors informing them of the bid on the Hospital Property. Mr. Wood suggested a letter be sent to the adjoining six states informing them of the bid. Commissioner Groover said he would provide a list of realtors from the surrounding six states to Mr. Wood.

Next item on the agenda was the Bid Results for the Sale of the Stilson Property. Chairman Woodrum asked if Mr. Wood would present the item. Mr. Wood referred to a memo dated March 11, 1999 regarding the Bids on the Stilson Property. Mr. Wood said one bid was received and was extremely low, and he recommended the Board not accept this bid but to re-advertise the property for sale at a future date.

Commissioner Groover offered a motion to decline the bid relating to the Stilson property and to re-advertise the property later. Commissioner Hodges seconded the motion and it carried.

Next item on the agenda for discussion was E911 Services for Evans County. Chairman Woodrum asked Mr. Wood to speak on this item. Mr. Wood referred to a letter dated March 11, 1999. Mr. Wood said at this point this requires no action but he does want to answer any questions the Board may have as we proceed through this process. Mr. Wood said he hopes to have a recommendation by the Board meeting in April.

Commissioner Smith asked whether it would enhance our services or cost Bulloch County additional money. Mr. Wood said it would be set up as a service contract. He said another county was providing E911 services to another county, so we have a guide by which to go. Mr. Wood said Evans County would provide the funds for this service and there would be no cost to Bulloch County; however, liability is a major concern.

Mr. Wood said Jeff Akins was addressing the liability concern. Mr. Wood said Bulloch County would only be providing telephone line

services; there would be no Public Safety personnel or EMS services provided. Basically it would be dispatching services only.

Chairman Woodrum asked if they should note in the minutes that the Board embraces the concept of Bulloch County providing dispatching services to Evans County. Mr. Wood said if the Board would embrace the concept of Bulloch County providing Evans County E911 services, it would be sufficient.

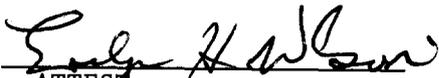
Commissioner Deal offered a motion to embrace the concept of Bulloch County providing Evans County E911 Dispatching services only. Commissioner Smith seconded the motion and it carried.

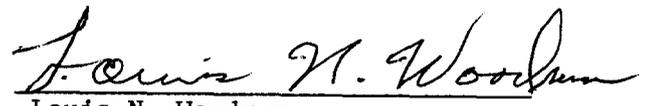
Chairman Woodrum said the next item under new business was the appointment to the Health Board. Commissioner Alston offered a motion to reappoint Eldonna Hilde to the Health Board. Commissioner Simmons seconded the motion and it carried.

Chairman Woodrum said that concluded the regular session of the meeting. Commissioner Alston offered a motion to adjourn the regular session and go into an executive session for a personnel matter. Commissioner Simmons seconded the motion and it carried.

Commissioner Groover offered a motion to adjourn the executive session and to return to the regular session of the meeting. Commissioner Hodges seconded the motion and it carried.

Commissioner Alston offered a motion to adjourn the meeting. Commissioner Hodges seconded the motion and it carried.


 ATTEST


 Louis N. Woodrum

March 24, 1999
 Statesboro, Georgia

Called Meeting

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

Chairman Woodrum welcomed the media and guests and called the meeting to order. Commissioner Alston gave the invocation.

Chairman Woodrum said the purpose of the Called Meeting was to consider the Development Authority Bond Issuance. Chairman Woodrum recognized Kenny Stone, Chairman of the Development Authority, and Steve Rushing, attorney for the Development Authority. Chairman Woodrum asked if Mr. Rushing would present the agenda item.

Mr. Rushing said the development in our community is growing at a tremendous pace with new companies, especially in the Gateway Industrial Park area that will bring an increase in employment opportunities.

Mr. Rushing said Viracon located at Zell Miller Parkway will be building a solid waste facility with the bonds in the aggregate principal amount not to exceed \$15,000,000. Mr. Rushing said the IRS Code requires the issuance of bonds be approved by the highest elected legislative body of the County, and that is the Board of Commissioners. Mr. Rushing said this project was financed on a tax exempt basis and there is no liability to Bulloch County or the Development Authority.

Mr. Rushing said Apogee Enterprises, Inc., is the parent company for Viracon that applied for the tax exempt bond. This bond issuance is not financing the whole project and a commercial bank will do some, said Mr. Rushing.

Mr. Rushing said the Federal Government allocates only a certain amount of funds each year for Solid Waste Facilities. Mr. Rushing said the Federal Government also requires that a public hearing be conducted, which the Development Authority did on Tuesday, March 23, 1999.

Commissioner Deal asked if there is a limit on tax exempt bonds for the State of Georgia, not just Bulloch County. Mr. Rushing said the limit was for the whole State of Georgia. Commissioner Alston asked if they have met all the federal requirements such as public hearings. Mr. Rushing said the Development Authority held a public hearing on March 23, 1999 and has requested the publisher's affidavit too.

Commissioner Hodges offered a motion to approve a Resolution for the Solid Waste Disposal Facilities Revenue Bonds for the benefit of Apogee Enterprises, Inc., or Viracon Georgia, Inc. Commissioner Deal seconded the motion and it carried. See exhibit #1999-9

Chairman Woodrum thanked Mr. Rushing and Mr. Stone for their contribution to the County. Mr. Stone said the Development Authority appreciated all the support they receive from Bulloch County.

With no further discussion, Commissioner Hodges offered a motion to adjourn the Called Meeting. Commissioner Deal seconded the motion and it carried.

Evelyn N. Wilson
ATTEST

Louis N. Woodrum
Louis N. Woodrum

April 6, 1999
Statesboro, Georgia

The Board of Commissioners meeting was held on Tuesday, April 6, 1999 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 Groover, Commissioner Hodges, Commissioner Smith, Commissioner Simmons and Commissioner Deal. Staff present were E. Scott Wood, Evelyn Wilson, Jeff Akins, Jimmy Dodgen, and Cheryl Tatum.

Chairman Woodrum called the meeting to order. Commissioner Simmons gave the invocation. The first order of business was the minutes of the Regular meeting on March 16, 1999 and a called meeting on March 24, 1999. A motion was made by Commissioner Alston and seconded by Commissioner Simmons to approve the minutes as written for the Regular meeting on March 16, 1999. The vote was unanimous to approve the minutes of the March 16, 1999 meeting. A motion was made by Commissioner Alston and seconded by Commissioner Simmons to approve the minutes for the called meeting on March 24, 1999. The motion passed with a unanimous vote.

The sign-in sheets for zoning hearings are submitted as Exhibit 1999-10

The next item on the agenda was a rezone and conditional use request for Edward Curl. Jimmy Dodgen stated that when zoning was adopted Mr. Curl's entire property was zoned MHP. Mr. Curl does have a Mobile Home Park on a portion of the property. He is requesting to rezone approximately 8.0 acres from MHP (Mobile Home Park) to HC (Highway Commercial). The property is located on Highway 301 North. The intent of this rezone and conditional use is to allow Mr. Curl to have multiple buildings and multiple businesses on one (1) parcel of land. There was no one present at the Planning and Zoning meeting in opposition to this request. The Planning and Zoning Commission recommended approval of both requests. A motion was made by Commissioner Smith to approve the rezone request. Commissioner Deal seconded the motion. A motion was made by Commissioner Deal to approve the conditional use request. Commissioner Simmons seconded the motion. The vote was unanimous to approve the rezone and conditional use request and both motions carried.

The next item on the agenda was the Board Appointment for the Regional MH/MR/SA. Commissioner Simmons has nominated Dr. Carolyn Hobbs. Chairman Woodrum recommends Dr. Hobbs for this appointment. A motion was made by

Commissioner Alston and seconded by Commissioner Smith to accept the recommendation of Dr. Carolyn Hobbs as presented. The vote was unanimous in favor of the motion and it carried.

The next item on the agenda was the resolution for the official name of the Statesboro-Bulloch County Airport. Commissioner Smith stated that the airport has been known by two (2) names: Statesboro Municipal Airport and Statesboro-Bulloch County Airport. The FAA has recommended adopting one (1) name. The Airport Committee has recommended the name "Statesboro-Bulloch County Airport" for the official name. A motion was made by Commissioner Smith to adopt the name of "Statesboro-Bulloch County Airport." Commissioner Hodges seconded the motion. The vote was unanimous in favor of the motion and it carried. (See Exhibit 1999-11)

The next item on the agenda was a resolution for the Business Retention & Expansion Process. Mr. Scott Wood stated that the process is designed to provide local governments and the economic development community with data on the wants and needs and perceptions of the manufacturing firms in our community. It is offered through the State Department of Community Affairs. The local compliance and administration of the program would be provided by and through the Development Authority of Bulloch County. Commissioner Smith asked if this would require any budgetary considerations in the future. Mr. Wood stated that it would not, and further explained that we did this about three (3) years ago and this is an update, an ongoing process. A motion was made by Commissioner Hodges and seconded by Commissioner Deal to approve the resolution. The vote was unanimous in favor of the motion and carried. (See Exhibit 1999-12)

Mr. Wood stated that we have received another opportunity for a contract for a Scrap Tire Grant. We have done these in the past. They are 100% State funding so there are no local costs. This is in the amount of \$28,750 for removal of 250 Tons of Scrap Tires collected during the Scrap Tire Recycling Event which will be held May 15 through May 29. If this is the Board's pleasure, each individual Commissioner's signature is needed. A motion was made by Commissioner Smith and seconded by Commissioner Alston to approve the resolution. The vote was unanimous in favor of the motion and carried. (See exhibit 1999-13)

Mr. Wood stated that we received yesterday by Federal Express a copy of a Certificate of Need Application for a new personal care home project which is to be located on Gentilly Road. This project cost is anticipated to be \$2,284,000.00. We are invited to review the Certificate of Need.

Mr. Wood stated that the Department Head meeting will be held tomorrow. Mr. Leonard Blount will be speaking on our insurance needs and programs. He encouraged anyone who could attend to be there.

Mr. Wood stated that Jeff Akins has indicated that we need an executive session to discuss a real estate acquisition.

A motion was made by Commissioner Smith to adjourn the regular meeting and go into an executive session to discuss land acquisition. Commissioner Simmons seconded the motion. The vote was unanimous in favor of the motion and it carried.

Chairman Woodrum asked if there was any other business. A motion was made by Commissioner Simmons to adjourn the meeting. Commissioner Hodges seconded the motion. The vote was unanimous. The meeting was adjourned.

Evelyn H. Wilson
ATTEST

Louis N. Woodrum
Louis N. Woodrum

May 4, 1999
Statesboro, Georgia

The Board of Commissioners meeting was held on Tuesday, May 4, 1999 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 Groover, Commissioner Hodges, Commissioner Smith, Commissioner Simmons and Commissioner Deal. Staff present were E. Scott Wood, Evelyn Wilson, Jeff Akins, Jimmy Dodgen, and Cheryl Tatum.

Chairman Woodrum called the meeting to order. Commissioner Groover gave the invocation. The first order of business was the minutes of the Regular meeting on April 6, 1999 and the executive session on April 6, 1999. A motion was made by Commissioner Hodges and seconded by Commissioner Deal to approve the minutes as written for the Regular meeting on April 6, 1999. The vote was unanimous to approve the minutes of the April 6, 1999 meeting. A motion was made by Commissioner Alston and seconded by Commissioner Hodges to approve the minutes for the executive session on April 6, 1999. The motion passed with a unanimous vote.

The sign-in sheets for zoning hearings are submitted as Exhibit 1999-14

The next item on the agenda was a rezone and conditional use request for David Brodgon & Martha Baker. Jimmy Dodgen stated that the property is located on Highway 67 & I-16 and consists of approximately 10.5 acres. They are requesting to rezone their property from AG-5 (Agricultural- 5 acres) to HC (Highway Commercial). There are currently two (2) residences on a portion of this property, and they are asking for a conditional use permit to allow the two (2) residences in a commercial zone. There was no one present at the Planning and Zoning meeting in opposition to this request. The Planning and Zoning Commission recommended approval of both requests. Commissioner Smith asked if they had any plans for the property at this time. Mrs. Brodgon stated that they wished to have a business there in the future and that everything around it now is business. Commissioner Smith stated that in the past the rezone requests have stipulated what they wanted to place on the property. He

further stated he had a problem with rezoning property without knowing what it was being rezoned for unless it was a rezone of the entire area. Commissioner Hodges asked if any of the adjacent landowners objected to this request. Jimmy Dodgen stated no and that Owen Zetterower has property adjacent that he has asked to be rezoned to HC that will be heard May 13, 1999 by the Planning and Zoning Commission. A motion was made by Commissioner Deal to approve the recommendation of the Planning & Zoning Commission. Commissioner Simmons seconded the motion. The vote was five to one (5 to 1) with Commissioner Smith voting in opposition to the motion.

The next item on the agenda was a rezone request for Billy Allen of Snella Enterprises. The property is located on Mill Creek Road and contains approximately 18 acres. He is requesting to rezone the property from AG-5 (Agricultural- 5 acres) to R-40 (Residential- 40,000 square foot lots). The intent of this rezone is to allow Mr. Allen to develop the property into 11 residential lots. There was opposition at the Planning and Zoning Commission from a neighbor and from the Airport Manager. The Planning and Zoning Commission recommended denial of the rezone request. Mr. Don Marsh was present to make the presentation. Mr. Marsh submitted a copy of a disclosure notice that was prepared by Mr. Allen's attorney. Mr. Marsh stated that this notice would be on all of the deeds regarding this property. Mr. Marsh stated that at the Planning and Zoning meeting there were concerns about the noise. He stated that they were aware that there was an objectionable noise line supposedly through the property; however, the disclosure will assure that every potential property owner will be notified. Mr. Ed Anderson was present and stated that he owned property on three (3) sides. He wants this area to stay AG-5. Grady Dean was present from the Airport and stated that they are concerned about the noise level and the potential for unhappy neighbors in the future. Commissioner Smith stated that he served on the Airport Committee and he knew that current primary runway #1432 ends about 1000 feet before this property. He stated that the air traffic will only increase in years to come. A motion was made by Commissioner Smith to deny the rezone request. Commissioner Hodges seconded the motion. Commissioner Groover asked if Jeff Akins had reviewed the disclosure. Mr. Akins replied that he did not have a copy. A copy was provided by Mr. Marsh which Mr. Akins read. Commissioner Groover asked what kind of protection would we have under this disclosure. Mr. Akins stated if this was put on the deeds that it would certainly give us a defense if anyone later complained. Commissioner Hodges asked Mr. Scott Wood if past boards have had to condemn property to extend the runways. Mr. Wood stated that they have had to acquire property, but he does not remember there being any actual condemnation, although that is certainly in the realm of reality at some point in time. Mr. Wood further stated that we are in fact looking at property now to extend the flight path in that direction. The vote was four to three (4 to 3) with Commissioners Hodges, Smith and Deal voting in favor of the motion to deny the rezone request and Commissioners Simmons, Groover and Alston voting in opposition to the motion. The tie vote was broken by the vote of the Chairman in favor of the motion to deny the rezone request.

The next item on the agenda was a rezone request by James and Stanley Akins. The property is located on Middleground Road and contains approximately 102 acres of which they are asking for a rezone on approximately 1.9 acres. They are requesting a rezone from AG-5 (Agricultural- 5 acres) to LI (Light Industrial). The purpose of the rezone is to allow them to build a machine shop on their property. There was opposition at the Planning and Zoning meeting to this request. The Planning and Zoning Commission recommended denial of the rezone request. Ms. Linda Cionitti was present and stated she was concerned that once this piece was rezoned to industrial that other pieces would follow. If that happened, she stated she thought that their property values would be affected. Ms. Kathleen Sullivan was present and stated she did not want to see the zoning changed. Mr. Lovett Bennett, as agent for Louise Brown, was present and stated that they opposed this zoning change. He stated that this is an agricultural and residential area not, an industrial area. He noted that the Akinses acquired this property after zoning took effect, and he asked that the request be denied. Mr. Don Marsh was present and stated that this property had been in the family for many years. This is a family owned business with only three (3) employees. There is approximately one (1) truck a week that would visit this site. They manufacture small machine parts for out of town businesses. Stanley Akins lives across the road and James Akins and his wife hope to live there soon. Commissioner Deal asked what the square footage of the building was. Mr. Marsh stated 6,000 square feet. Mr. Deal asked Mr. Lovett Bennett could anyone see this property from Middleground Plantation. Mr. Bennett stated no one other than Louise Brown.

Commissioner Hodges asked if the adjoining property owners were only the Akins and the Lees who did not objection. Mr. Hodges was told that was correct. Commissioner Smith stated that he has known the Akinses for a long time and has seen the operation that Mr. Akins runs now, and that it is a very clean operation just by the nature of the product he makes. A motion was made by Commissioner Smith to approve the rezone request. Commissioner Deal seconded the motion. The vote was unanimous to approve the rezone request.

The next item on the agenda was a rezone request for Rex Miller. Mr. Miller's property is located on Old Register Way and contains 22 acres. Prior to zoning a mobile home park known as Cedar Wood Acres was on the property. Mr. Miller would like to expand this existing park. He is requesting a rezone from AG-5 (Agricultural - 5 acres) to MHP (Mobile Home Park). If approved, Mr. Miller would like to have approximately up to 20 additional lots. Currently there are 62 mobile home lots approved for this mobile home park. There was opposition to this request at the Planning and Zoning meeting. The Planning and Zoning Commission recommended denial of the rezone request. Mr. Dodgen stated that Mr. Miller was not present but he would be glad to answer any questions that he could. Mr. Dodgen stated that in the existing park the roads are paved and there are street signs as well as lot numbers. Mr. Dodgen stated that it was his understanding that the old mobile home sitting on the rear of the property is now gone. Commissioner Groover stated that he had been to the park this morning and the old mobile home is gone. He also stated that the park is very nice and that he wishes all of the mobile home parks in Bulloch County looked as good. Mr.

Dodgen stated because of the change in the Health Department rules the lots in the new section will be larger than the existing lots. The Health Department now requires the lots to be a minimum of 10,000 square feet. Chairman Woodrum asked if the roads would be paved. Mr. Dodgen stated yes. Commissioner Groover asked if there was anyone signed up to speak in opposition to this request. Cheryl Tatum stated no one had signed up. A motion was made by Commissioner Groover to approve the rezone request. Commissioner Alston seconded the motion. Commissioner Hodges asked if the adjacent property owners were in objection. Mr. Dodgen stated that the owners on each side had been present at the Planning and Zoning Meeting to speak in opposition. The vote was four to two (4 to 2) to approve the rezone request. Commissioners Hodges and Deal voted in opposition to the motion.

The next item on the agenda was a rezone request for M. S. Brannen, III. The property is located on Burkhalter Road and Rushing Road and consists of approximately 136 acres. He is requesting to rezone approximately 51.5 acres from AG-5 (Agricultural- 5 acres) to R-25 (Residential- 25,000 square foot lots). The purpose of this rezone is to develop this property into 61 parcels. No one was present to speak in opposition to this request at the Planning and Zoning Commission meeting. The Planning and Zoning Commission recommended approval of the rezone request. Wallace Wright was present as agent to make the presentation. Mr. Wright stated that they are only requesting to rezone 51 acres. Each lot will be approximately 8/10 of an acre. They will only access Rushing Road. Mr. Wright stated that there is a need in the area for this subdivision. No one was present to speak in opposition to this request. A motion was made by Commissioner Simmons to approve the rezone request. Commissioner Alston seconded the motion. The vote was unanimous to approve the rezone request.

The next item on the agenda was a rezone request for Jerry Washington and Hubert Henry. The property is located on Triple T Road in the New Hope Community. The property consists of approximately 6.71 acres that they would like to rezone from AG-5 (Agricultural- 5 acres) to R-40 (Residential- 40,000 square foot lots). No one was present to speak in opposition to this request. The Planning and Zoning Commission recommended approval of the rezone request. Mr. Washington was present and stated that everything in the area is residential. Commissioner Groover asked about the access to the property from Triple T Road. Jimmy Dodgen stated it is a small lane which will most likely have to be upgraded depending on how many lots are made. Mr. Washington stated the road has a 30-foot easement and that they are willing to upgrade the road. Chairman Woodrum asked Mr. Washington if they were willing to bring the road into condition so that it can be accepted by the County? Jimmy Dodgen stated he did not think he could bring the road into compliance with the County regulations because he only has a 30-foot easement. The County could never accept this road. A motion was made by Commissioner Simmons to approve the rezone request. Commissioner Alston seconded the motion. Commissioner Hodges asked if any adjacent landowners opposed this request. Jimmy Dodgen stated no. The vote was four to

two (4 to 2) to approve the rezone request. Commissioners Smith and Groover voted in opposition to the motion.

The next item on the agenda was a Conditional Use Request for David Minkovitz et al.

The property is located on Highway 80 West and contains approximately 17.93 acres. They are requesting a conditional use to place a church on the property. The property is zoned R-40 and a church is a conditional use in that zone. Currently there are two (2) residences on the property. The Planning and Zoning Commission recommended approval of the conditional use request. Mr. Sam DiPolito was present to make the presentation. He stated that Temple Baptist Church is interested in using the entire parcel for church purposes. No one was present to speak in opposition to the request. A motion was made by Commissioner Groover to approve the conditional use request. Commissioner Hodges seconded the motion. The vote was unanimous to approve the conditional use request.

The next item on the agenda was a rezone request for A. Joseph Lowery for his property located on Anderson Road. His property consists of approximately 3.3 acres that he would like to rezone from AG-5 (Agricultural- 5 acres) to R-40 (Residential- 40,000 square foot lots). This would allow him to place a third mobile home on his property, for which he already has a septic tank. There was opposition to the rezone request. The Planning and Zoning Commission recommended denial of the rezone request. Mr. Lowery was present and stated he would be glad to answer any questions. Commissioner Groover asked if the third septic tank was already on the property. Mr. Lowery showed Commissioner Groover a septic tank permit and inspection sheet showing the septic tank had been inspected by the County Health Department. Chairman Woodrum asked how long had the septic tank been there. Commissioner Groover stated since February 1993. Chairman Woodrum asked Jimmy Dodgen if that septic tank would still be useable according to the Health Department. Jimmy Dodgen stated he would have to obtain an existing septic tank permit before a mobile home could be put on the property. Jimmy Dodgen stated there is no vested right because the septic tank has never been used. Ann Smith was present and stated she was in opposition to this request. She thinks this would open up the area for mobile home parks. Jerry Bunton was present stating he was in opposition to the request. He stated that Mr. Lowery already has two (2) mobile homes situated on less than one (1) acre of land. Mr. Bunton also stated that Mr. Lowery already had a third mobile home on the property. He wants the property to stay AG-5. Mr. Lowery stated the third (3) trailer that Mr. Bunton is referring to does not have a bathroom in it or a kitchen. It is strictly a storage trailer. Mrs. Bunton was present and stated that Mr. Lowery lives in Bryan County, not Bulloch County; therefore, he does not have to see the "trash" that he brings in there to rent to. They live in the area and are opposed to this request. Commissioner Groover stated he would like some verification because he believed there is some misunderstanding about a mobile home park zone and R-40. Jimmy Dodgen stated if this three (3) acres were to be rezoned to R-40 it would not rezone any other property other than this three (3) acres. Mr. Dodgen further stated that a mobile home park cannot be located on R-40 land, and that anyone who wanted to start a mobile home park

would have to ask for a rezone to MHP. Commissioner Groover stated that Mr. Lowery has expended money to have this prior to zoning and that he is asking for one (1) mobile home, not a mobile home park. Commissioner Smith stated he did not think there had been a great deal of planning on this. A motion was made by Commissioner Smith to deny the rezone request. Commissioner Alston seconded the motion. Commissioner Hodges asked who owns the adjoining property to Mr. Lowery. Mr. Dodgen stated W. J. Anderson, Dorothy Anderson and L'Bertie Rahn. Commissioner Hodges asked if they opposed this request. A letter that had been submitted in opposition was shown to Commissioner Hodges. The vote was five to one (5 to 1) to deny the rezone request. Commissioner Groover voted in opposition to the motion.

The next item on the agenda was a rezone request for Grady & Lottie Johnson. They are requesting to rezone the front 300 feet of their property that is located on Highway 67 from R-40 (Residential- 40,000 square foot lots) to HC (Highway Commercial). The intent of this rezone is for future commercial development. The remaining portion of the property will stay R-40. There was opposition to the request at the Planning and Zoning meeting. The Planning and Zoning Commission recommended denial of the rezone request. Lamar Reddick was present at the meeting to make the presentation. Mr. Reddick stated the Johnsons own two (2) pieces of property on Highway 67 for which they are requesting a rezone. This property currently has a residence on it that will be served by a residential drive.

The front 300 feet will be served by a commercial drive. Mr. Reddick stated that there have been four (4) pieces of property further down Highway 67 rezoned to Highway Commercial since zoning took effect. He stated that Joe Hodges Hill is approximately 3/4 miles from this property. The current Highway Commercial zones on Highway 67 are approximately 1300 feet from this property. The intent of the rezone is for future commercial use. Mr. Grady Johnson was present and stated that his livelihood had been on Highway 67 and Georgia Southern University for many years. He asked that this request be granted. Ms. LaGail Davidson was present to speak in opposition to this request. She stated that the Board of Commissioners were entrusted to take care of the land. This property has been residential and/or agricultural for many years and she wants it to stay that way. Ms. Davidson stated that when you drive down Highway 301 South or North all you see are dilapidated buildings. She is opposed to any change to commercial for this area. Ms. Ruth Parker was present and stated that she was in favor of the rezone request. Ms. Parker stated that Highway 67 is a main artery and needs to be zoned commercial. Ms. Lorraine Dekle, an adjacent property owner, was present and stated that she is opposed to this request. Commissioner Alston referred to the Staff's Review comments and pointed out the following: Approximately 1/2 mile farther down Highway 67 we approved a rezone for H. B. Lanier and DeLoach, Williams and Childs (Car Auction) to Highway Commercial. Surrounding zones are AG-5, R-40 and HC. The Comprehensive Land Use Plan shows the area as commercial. The future use is commercial, residential and agricultural. Surrounding uses are scattered houses, agricultural and commercial. This rezone is to allow them to have future commercial use of the property.

Commissioner Alston stated that he did not see this request as different from the request that we have approved. Commissioner Groover stated that the fact that there is a subdivision adjacent to this property which is currently under development should have some bearing. Commissioner Smith asked Mr. Scott Wood if Highway 67 is proposed to be a four-lane divided highway within the next three or four years. Mr. Wood stated that the short term plan calls for five lanes to subside at the fair grounds. The five lanes out to I-16 are in DOT's long range plan and hopefully it will happen. Commissioner Smith stated that most of the zoning changes we have done have been for existing businesses. Commissioner Hodges asked if the adjacent property owners have opposed this request. Cheryl Tatum stated that she has not heard anything from Judge Martin. Ms. Dekle was in opposition. A motion was made by Commissioner Deal to deny the rezone request. Commissioner Smith seconded the motion. The vote was five to one (5 to 1) in favor of the motion to deny the rezone request, with Commissioner Alston voting in opposition to the motion.

The next item on the agenda was a rezone request for Grady & Lottie Johnson. They are requesting to rezone the front 350 feet of their property that is located on Highway 67 from AG-5 (Agricultural- 5 acres) to HC (Highway Commercial). The intent of this rezone is for future commercial development. The remaining portion of the property will stay AG-5. There was opposition to the request at the Planning and Zoning meeting. The Planning and Zoning Commission recommended denial of the rezone request. Lamar Reddick was present to make the presentation. Mr. Reddick stated that the property consisted of 29.5 acres. They are asking for the additional 50 feet on this side for the possible widening project on Highway 67. There will be a proposed 60 foot road that would access the rear portion of the property. There will be two (2) commercial drives. There is a strip of wetlands on the property that would remain under the jurisdiction of the Corp of Engineers. Ms. Dekle stated that she was opposed to the request. Ms. Davidson stated she was opposed to the request. Ms. Ruth Parker stated she would like to see Bulloch County grow and was in favor of the request. Commissioner Hodges asked if we had heard anything from the Cone Estate. Cheryl Tatum stated we had not. A motion was made by Commissioner Smith to deny the rezone request. Commissioner Deal seconded the motion. The vote was four to two (4 to 2) in favor of the motion to deny the rezone request. Commissioners Groover and Alston voted in opposition to the motion.

The next item on the agenda was a sketch plan request for BSS Enterprises. This plan is to expand the existing mobile home park that is known as Doy Newton's MHP. The property was rezoned to MHP and it was decided by the Commissioners that the road would have to be paved. Mr. Street would like to use a "driveway" to access two (2) lots and not pave the "driveway". The Planning and Zoning Commission decided to approve the sketch plan conditionally upon the Board of Commissioners giving a clarification on paving of the drive. Mr. Dodgen stated this Board had granted a rezone for this property but had denied the variance for unpaved roads. Commissioner Hodges and Mr. Dodgen met with Mr. Street out there to see what he could do. The question was asked if he came down the existing dirt road

189

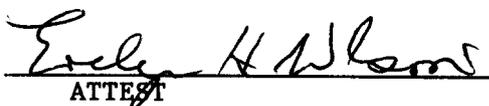
could he put a "driveway" in and not have to pave it. Commissioner Groover stated that they rezoned this property to Mobile Home Park with the understanding that the road would have to be paved. He further noted that the roads in Rex Miller's mobile home park were paved. A motion was made by Commissioner Groover to deny the variance for the paving. Commissioner Simmons seconded the motion. Commissioner Hodges stated that this mobile home park was approved before zoning. Mr. Miller elected to pave his roads. These roads have never been paved. The existing road runs into a field. Mr. Don Marsh, agent for BSS Enterprises, was present and stated that this was an existing mobile home park with dirt roads. Mr. Marsh stated he knows the new ordinance requires the roads to be paved inside the park. If there is a problem with calling it a drive, we can split the road and give some frontage on the road. Commissioner Hodges stated he was trying to get one (1) driveway to serve the lots. Mr. Hodges further stated that he felt like we were denying him the use of a piece of property that has been designed as a mobile home park by not letting him have a driveway to his property. Commissioner Smith stated this was property that was recently purchased next to an adjacent park. The vote was four to two (4 to 2) in favor of the motion to deny the variance for paving. Commissioners Hodges and Deal voted in opposition to the motion. Jimmy Dodgen asked if he understood correctly that Mr. Street could go forward with his plan as long as he paves the road. The Chairman stated that was correct.

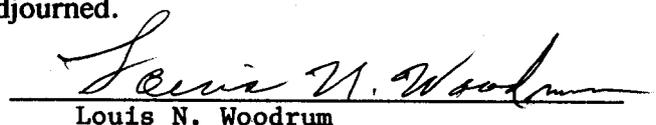
The next item on the agenda was the 911 Agreement with Evans County. Commissioner Smith made a motion to approve the agreement. Commissioner Deal seconded the motion. Commissioner Groover asked when it would take effect. Mr. Wood stated that the initial setup on the mapping would begin as soon as possible. Commissioner Groover asked Mr. Wood if at a future point it was not feasible for us to continue is there a way for us to get out of it. Mr. Wood stated that would be necessitated the first three (3) years by cause. After the initial three (3) years it could be terminated by either party with the stipulated notice. The vote was unanimous to approve the motion. (See Exhibit 1999-15)

A motion was made by Commissioner Alston to adjourn the regular meeting and go into an executive session to discuss land acquisition and a personnel matter. Commissioner Hodges seconded the motion. The vote was unanimous in favor of the motion and it carried.

Mr. Scott Wood stated that the Water Supply Plan Committee has 30 plus members. Yesterday they had a meeting in which only four (4) people were present, two (2) of which were staff personnel. The meetings were scheduled at 6:00 P.M. per the request of the committee. However, we are now moving the meeting to 2:00 P.M. to see if we can get more participation.

Chairman Woodrum asked if there was any other business. A motion was made by Commissioner Hodges to adjourn the meeting. Commissioner Simmons seconded the motion. The vote was unanimous. The meeting was adjourned.


ATTEST


Louis N. Woodrum

May 18, 1999
Statesboro, Georgia

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

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

The first order of business was the minutes from the Regular Meeting of May 4, 1999 and the Executive Session Minutes of May 4, 1999. Commissioner Hodges offered a motion to approve the Regular minutes of the May 4, 1999 meeting as presented. Commissioner Smith seconded the motion and it carried. Commissioner Smith offered a motion to approve the Executive Session minutes of May 4, 1999. Commissioner Simmons seconded the motion and it carried.

The first item on the agenda under new business was a Drainage Easement and a Quitclaim Deed for the Highway 24/Beasley Road Improvements. Chairman Woodrum asked if Mr. Wood, County Manager, would present the agenda item under new business regarding the Highway 24/Beasley Road Improvements.

Mr. Wood said, that approximately 11/2 years ago Bulloch County entered into an agreement with the Board of Education and the City of Statesboro to effect improvements to the intersection of Highway 24 and Beasley Road. In connection with those improvements, the County needs to award a drainage easement on some property to the City of Statesboro and a Quitclaim Deed is needed to the State Department of Transportation for some of the Mill Creek Recreation property along the right-of-way of Highway 24. Mr. Wood said that Kirk Tatum, County Engineer was present to answer any questions.

Commissioner Groover asked Mr. Tatum if there will be any under ground drainage. Mr. Tatum said there would be underground drainage in the Beasley Road easement, but the Highway 24 Right-of-Way will have open ditches.

Commissioner Smith offered a motion to approve the Drainage Easement to the City of Statesboro and the Quitclaim Deed to the Department of Transportation for the road improvements on Highway 24 and Beasley Road. Commissioner Simmons seconded the motion.

Commissioner Hodges asked when the traffic light would be installed. Mr. Wood said there was a petition to amend the contract funding with the Department of Transportation for the traffic light due to the fact there was no justification for the traffic signal, and the regional office of the Department of Transportation has recently approved the traffic signal. Mr. Tatum said the City of Statesboro will be opening bids and the traffic signal will be in the bids and the Department of Transportation will be participate through a City contract. Commissioner Hodges asked if the improvements will be ready before the school year begins. Mr. Tatum said the time frame is to be completed before the beginning of the school year.

With no further discussion, the motion was approved. See Exhibit #1999 -16
Drainage Easement-City of Statesboro See Exhibit #1999 - 17 Quitclaim Deed-
Department of Transportation

Next item on the agenda was a water line easement for the Town of Brooklet. Chairman Woodrum asked Jeff Akins, Staff Attorney, to present the agenda item.

Mr. Akins said the City of Brooklet needs an easement on the right-of-way of the Nevils-Denmark Road in order to run some water lines to Southeast Bulloch. Commissioner Hodges offered a motion to approve the easement to the City of Brooklet for the purpose of installing water lines. Commissioner Deal seconded the motion.

482

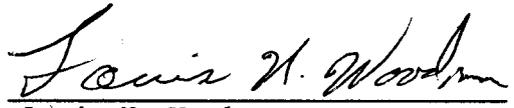
Mr. Wood said the City of Brooklet will be responsible for relocation of the lines. Commissioner Smith requested that utilities companies be notified before the relocation of the water lines begins. With no further discussion the motion carried. See exhibit #1999 - 18

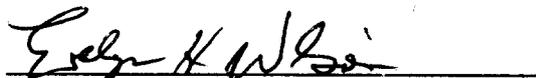
Next item on the agenda was the Audit Bid. Chairman Woodrum asked if anyone would like to comment on this agenda item. Commissioner Smith said this would normally be the year to bid for professional audit services for the County. However several legislative actions such as House Bill 489, Senate Bill 177 and the Uniform Chart of Accounts have been passed by the General Assembly that are requiring a great deal of alteration in the County's accounting procedures. Commissioner Smith recommended that the County Manager and staff renegotiate with the current audit firm for another year to continue this process and the following year the Board would continue the practice of bidding for professional audit services. Commissioner Simmons seconded the recommendation and it carried. Commissioner Hodges asked Mr. Wood to notify all companies that placed a bid of this decision. Mr. Wood said he would write a letter to all companies that submitted a bid.

Next item on the agenda was a Beer and Wine License Renewal for Alvin Morgan-Leefield Grocery-Off Premise. Chairman Woodrum presented the agenda item. Commissioner Hodges offered a motion to approve the Beer and Wine License Renewal for Alvin Morgan-Leefield Grocery-Off Premise. Commissioner Deal seconded the motion and it carried.

Chairman Woodrum announced a Public Hearing for the Proposed Animal Control Ordinance has been scheduled for Tuesday, June 15, 1999 at 8:30 a.m. Commissioner Hodges recommend the time be changed to 9:00 a.m. Mr. Wood said the Proposed Animal Control Ordinance is tentatively scheduled to be adopted on July 1, 1999. Mr. Wood said the purpose of the Public Hearing is to allow for the public to have input and follow the process.

Commissioner Hodges offered a motion to adjourn the meeting. Commissioner Simmons seconded the motion and it carried.


Louis N. Woodrum


ATTEST

June 1, 1999
Statesboro, Georgia

The Board of Commissioners held a called meeting on Tuesday, June 1, 1999 at 5:00 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 Deal and Commissioner Smith. Not present was Commissioner Hodges. Staff present were E. Scott Wood, Jeff Akins, Kirk Tatum and Cheryl Tatum.

Chairman Woodrum called the meeting to order. A motion was made by Commissioner Simmons and seconded by Commissioner Alston to adjourn the regular session and go into executive session for the purpose of land acquisition. The vote was unanimous to go into executive session to discuss land acquisition.

482

The Board of Commissioners meeting was held on Tuesday, June 1, 1999 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 Groover, Commissioner Smith, Commissioner Simmons and Commissioner Deal. Not present was Commissioner Hodges. Staff present were E. Scott Wood, Evelyn Wilson, Jeff Akins, Jimmy Dodgen, Bob Hook, Becky Taylor, John Scott and Cheryl Tatum.

Chairman Woodrum called the meeting to order. Commissioner Deal gave the invocation. The first order of business was the minutes of the Regular meeting on May 18, 1999. A motion was made by Commissioner Smith and seconded by Commissioner Deal to approve the minutes as written for the Regular meeting on May 18, 1999. The vote was unanimous to approve the minutes of the May 18, 1999 meeting.

The sign-in sheets for zoning hearings are submitted as Exhibit 1999-19

The first item on the agenda was a special presentation made by Mr. Scott Wood. Mr. Wood presented Mr. Bob Hook with his formal certification as a building inspector for one (1) and two (2) family dwelling.

The next item on the agenda was a rezone request for Owen and Lucille Zetterower. Jimmy Dodgen stated that the property is located on Highway 67 & I-16 and consists of approximately 57 acres. They are requesting to rezone their property from AG-5 (Agricultural- 5 acres) to HC (Highway Commercial). The adjoining property was recently rezoned to Highway Commercial. There was no one present at the Planning and Zoning meeting in opposition to this request. The Planning and Zoning Commission recommended approval of the request. Mr. Tom Lewis was present to make the presentation. Mr. Lewis stated that currently approximately 17 acres of this property is zoned Highway Commercial. This was how the property was zoned when zoning took effect. The other three (3) corners of the interchange either already have a business or are in the process of building a business. No one was present to speak in opposition to this request. A motion was made by Commissioner Smith to approve the rezone. Commissioner Simmons seconded the motion. The vote was unanimous in favor of the motion.

The next item on the agenda was a rezone request for William Lawton Brannen. Mr. Dodgen stated that the property is located on Parrish Road and contains approximately 3.40 acres. He is requesting to rezone the property from AG-5 (Agricultural- 5 acres) to R-40 (Residential- 40,000 square foot lots). The intent of this rezone is to allow Mr. Brannen to divide the property into two (2) residential lots. There was opposition at the Planning and Zoning Commission from family members. The Planning and Zoning Commission recommended denial of the rezone request with a five to two vote. Mr. Dodgen stated that there were two (2) mobile homes on this property previously; however, one (1) of the mobile homes burned and was not replaced within the six (6) month time for it to be done under vested rights. Therefore, the only way he can put the second mobile home on the property now is to rezone the property. Mr. and Mrs. Brannen were present to make the presentation. Mrs. Brannen stated that the family problem had been worked out since the Planning and

Zoning meeting. They showed a video of their property and the surrounding area. Mr. Brannen stated that there are already two (2) septic tanks on the property. Mr. Aulbert Brannen was present stating he was representing Betty Newton, his daughter. Mr. Brannen stated that they would appreciate any consideration the Board could give them. They hope that the mobile home will only have to be there for two (2) years. Mr. Isera Gray was present and stated that he lived in the area and was in favor of this request. Mr. Gray stated that they keep their place neat and clean and it is not an eye sore for the community. Mr. Buck Sheffield was present and stated that he was in favor of this request. Mr. Sheffield also stated that he was the one that lived in the other mobile home on the property in question. A motion was made by Commissioner Deal to approve the rezone request. Commissioner Simmons seconded the motion. The vote was unanimous to approve the rezone request.

The next item on the agenda was a rezone request by James and Runell Stephens. Mr. Dodgen stated that the property is located on Bryan Court and contains approximately 6.11 acres. They are requesting a rezone from AG-5 (Agricultural- 5 acres) to R-80 (Residential- 80,000 square foot lots). The purpose of the rezone is to allow them to divide the property into three (3) parcels. There was opposition at the Planning and Zoning meeting to this request. The Planning and Zoning Commission recommended denial of the rezone request.

Mr. Earl Lanier was present to make the presentation. Mr. Lanier stated that they want to cut this property up among their family. He stated that they are not wanting a mobile home park.

Mr. Vance Knight was present to speak in opposition to this request. Mr. Knight stated that he lives across the road and is opposed to this request because of the following: 1) the increase in traffic 2) Currently zoned AG-5 each lot has five (5) acres. He stated that if they want a two (2) acre lot they should sell this lot and move to where there are already two (2) acre lots.

He stated that he thought when the Kirkland's rezone was denied it confirmed that this should stay an AG-5 area. 3) If this property is divided he feels this will make their property less marketable 4) Even though the road has been paved it is already damaged from all of the current traffic. A motion was made by Commissioner Smith to sustain the Planning and Zoning Commissions recommendation. Commissioner Deal seconded the motion. The vote was three to two (3 to 2) in opposition to the motion and it failed to pass. Commissioners Smith and Deal voted in favor of the motion while Commissioners Alston, Simmons and Groover voted in opposition. Commissioner Simmons then made a motion to approve the rezone request. Commissioner Alston seconded the motion. The vote was three to two (3 to 2) in favor of the motion. Commissioners Alston, Simmons and Groover voted in favor of the motion while Commissioners Smith and Deal voted in opposition. The rezone request was approved.

The next item on the agenda was a rezone request for Donna Johnson and Caroline Franklin. Mr. Dodgen stated that the property is located on Highway 301 North and Veterans Memorial Parkway. The property consists of approximately 140 acres of which they are asking to rezone approximately 18.1 acres from R-25 (Residential- 25,000 square foot lots) to HC (Highway Commercial). There was no opposition at the Planning and Zoning meeting to

this request. Lamar Reddick was present to make the presentation. Mr. Reddick stated that DOT approved the drives in a letter dated January 1999 contingent upon the necessary paper work being completed. This property is adjacent to the City limits. No one was present to speak in opposition to this request. A motion was made by Commissioner Smith to approve the rezone request. Commissioner Deal seconded the motion. The vote was unanimous to approve the rezone request.

The next item on the agenda was an amendment to the Subdivision Ordinance. Mr. Jeff Akins stated that the amendment is to Section 9.1 of the Subdivision Ordinance and would require all variances to allow more than five (5) lots on an unpaved road to have final approval of the Board of Commissioners. Currently these variances are approved by the Planning and Zoning Commission. If this is approved the Planning and Zoning Commission will make a recommendation to the Board of Commissioners for their approval. A motion was made by Commissioner Groover to approve the amendment to the Subdivision Ordinance. Commissioner Alston seconded the motion. The vote was unanimous in favor of the motion. (Exhibit 1999-20)

The next item on the agenda was an Ordinance Amendment to have a six month moratorium on off-premise outdoor advertising signs. Mr. Jeff Akins stated this is a temporary measure for six (6) months on the siting, permitting, erection or construction of off-premises outdoor advertising signs in the unincorporated areas of the county. No new billboards would be constructed or permitted during the six (6) month period. A motion was made by Commissioner Smith to approve the six (6) month moratorium on off-premise outdoor advertising signs. Commissioner Alston seconded the motion. The vote was unanimous in favor of the motion. (Exhibit 1999-21)

The next item on the agenda was the agreement for Water Planning Assistance Agreement. A motion was made by Commissioner Alston to approve the agreement. Commissioner Simmons seconded the motion. The vote was unanimous in favor of the motion. (Exhibit 1999-22)

The next item on the agenda was a Quitclaim Deed to the City of Statesboro. Mr. Sam Brannen, City of Statesboro Attorney, was present to ask the Commissioners to approve a quitclaim deed to the City concerning the property on which the City's fire department is located. Mr. Brannen stated that when the Board of Education deeded the property over the intent was to sign it over to the City of Statesboro, but instead it was deeded to the County and the City. A motion was made by Commissioner Groover to approve the Quitclaim Deed to the City of Statesboro. Commissioner Simmons seconded the motion. The vote was unanimous in favor of the motion. (Exhibit 1999-23)

The next item on the agenda was a recommendation from the Recreation Advisory Board for the Recreation Sales Tax Appropriations. A motion was made by Commissioner Smith to approve the recommended Recreation Sales Tax Appropriations. Commissioner Groover seconded the motion. The vote was unanimous in favor of the motion. (Exhibit 1999-24)

The next item on the agenda was two (2) new beer and wine licenses. They are for the following:

Joseph Collins- Flash Foods Off-premises consumption sales

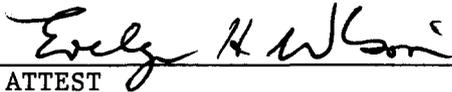
Charles Mobley- The Pond Off-premises consumption sales

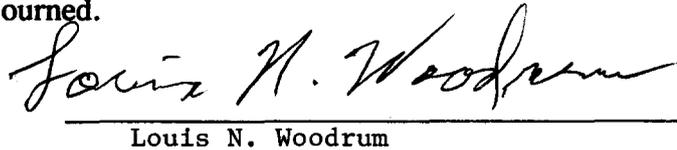
A motion was made by Commissioner Alston to approve the beer and wine license for Joseph Collins. Commissioner Groover seconded the motion. The vote was unanimous in favor of the motion.

A motion was made by Commissioner Groover to deny the beer and wine license for Charles Mobley. Commissioner Simmons seconded the motion. The vote was unanimous in favor of the motion.

The next item on the agenda was Carrie Howard with a tax matter she wanted to discuss with the Board. Ms. Howard expressed her concern about the taxes that have been assessed on her 6 acres of land. She stated she did not understand why her taxes were higher than other parcels that were 20 acres. She stated she sent a letter to Tax Commissioner Deal requesting information pertaining to her property. The letter she received in response she felt was threatening. Chairman Woodrum stated that they could not address the assessment against her property and that this would have to be done with the Tax Assessors during the time period set aside for appeals to be heard. He encouraged her to come by the office and make an appointment with the Tax Assessors Board to have her appeal heard. Mr. John Scott was present and stated that they would do everything that was possible to address every appeal that was received in their office.

Chairman Woodrum asked if there was any other business. A motion was made by Commissioner Deal to adjourn the meeting. Commissioner Smith seconded the motion. The vote was unanimous. The meeting was adjourned.


ATTEST



Louis N. Woodrum

June 8, 1999
Statesboro, Georgia

Public Hearing

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

Chairman Woodrum welcomed the media and guests and called the Public Hearing to order. Chairman Woodrum said the purpose of the Public Hearing is for the Fiscal Year 1999-2000 Budget.

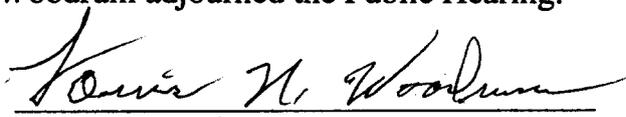
Chairman Woodrum thanked all of the staff and department heads for working diligently on the budget.

Chairman Woodrum recognized Mr. Frank Beacham. Mr. Beacham asked the Board of Commissioners and staff to continue reviewing old projects relating to agencies in the County to ensure they are doing what was approved. Mr. Beacham also asked the Board to follow through on the zoning changes to make sure the requested use is being done. Mr. Beacham praised the Board of Commissioners for not increasing the ad valorem tax and thanked everyone for a great budget.

Chairman Woodrum asked Scott Wood, County Manager to comment on the budget. Mr. Wood thanked all the staff for hard work on the budget. Mr. Wood mentioned there are a few new items added to the budget; HB489, Y2K, Animal Control and Uniform Charts of Accounts. Mr. Wood said Bulloch County had the lowest millage rate in surrounding counties.

With no further discussion, Chairman Woodrum adjourned the Public Hearing.


ATTEST


Louis N. Woodrum

June 15, 1999
Statesboro, Georgia

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

Chairman Woodrum welcomed the media and guests and called the meeting to order. Commissioner Alston gave the invocation.

The first order of business was the minutes from the Regular Meeting of June 1, 1999 and the Executive Session Minutes of June 1, 1999. Commissioner Alston offered a motion to approve the Regular minutes of the June 1, 1999 meeting and the Executive Session Minutes of June 1, 1999 as presented. Commissioner Deal seconded the motion and it carried.

First item of business on the agenda was the budget for the upcoming fiscal year (July 1, 1999 - June 30, 2000). Chairman Woodrum said the budget was presented in excellent form by the County Manager and staff. Chairman Woodrum said on June 8, 1999, the Board of Commissioners held a public hearing concerning the budget. Mr. Wood, County Manager, said the budget work sessions were open to the public along with the public hearing that was on June 8, 1999. With no further discussion, Commissioner Hodges offered a motion to approve the budget for the upcoming fiscal year (July 1, 1999 - June 30, 1999), General Fund- \$15,898,861, E911 Emergency Services-\$532,361, Emergency Management Agency-\$24,000, Jail Add-on Fee-\$84,500, Drug Suppression Team-\$307,924, Tax Lighting Districts-\$26,811, Employee Insurance Fund-\$898,070, Library Bond-\$92,587, Extended

Local Optional Sales Tax-\$3,258,867, Special Local Optional Sales Tax-\$10,572,239. Commissioner Simmons seconded the motion and it carried. [Budget on file]

Chairman Woodrum recognized Mr. Clarence Billups, Executive Director from Concerted Services. Mr. Billups told the Board that last week Concerted Services held an open house at the new location on Church Street. Mr. Billups introduced Ophelia McIntosh, Admin. Manager / CSBG Director of Regional Office and Diane Lanterman, Co. Coordinator of Bulloch County Service Center. Ms. McIntosh said with the help of funds from Bulloch County they were able to purchase two vans. Ms. McIntosh said Concerted Services offers a variety of programs for seniors. Ms. McIntosh said many seniors have a limited income and are unable to pay their utility bills. Concerted Services can help with some of the utilities, rent, food and sometimes try to improve the air conditioning in their homes, said Ms. McIntosh. Mr. Billups thanked the Board of Commissioners for the services that Bulloch County provides and the financial help they give to Concerted Services. Chairman Woodrum thanked Mr. Billups, Ms. McIntosh and Ms. Lantermen for attending the meeting.

Chairman Woodrum informed the Board that an executive session is needed to discuss property acquisition. Commissioner Hodges offered a motion to adjourn the regular session and go into an executive session to discuss property acquisition. Commissioner Alston seconded the motion and it carried.

Commissioner Hodges offered a motion to approve the lease with Bulloch Telephone Cooperative, Inc., for the purpose of renting property.

Commissioner Alston seconded the motion and it carried. Commissioner Smith abstained from the vote. See exhibit #1999-25

Mr. Wood informed the Board that one bid was received for the Hospital. Mr. Wood said the bid proposal was for an assisted living facility and student housing. Mr. Wood told the Board they were still working on obtaining cost estimates for razing the building, but preliminary estimates indicates a cost of one to two million dollars.

Commissioner Hodges offered a motion to adjourn the meeting. Commissioner Deal seconded the motion and it carried.

Evelyn H. Wilson
ATTEST

Louis N. Woodrum
Louis N. Woodrum

July 6, 1999
Statesboro, Georgia

The Board of Commissioners met on Tuesday, July 6, 1999 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 Deal, Commissioner Hodges and Commissioner Smith. Staff present were E. Scott Wood, Jeff Akins, Jimmy Dodgen, Becky Taylor and Cheryl Tatum.

Chairman Woodrum called the meeting to order. Commissioner Simmons gave the invocation. The first order of business was the minutes of the Public Hearing on June 8, 1999. A motion was made by Commissioner Hodges and seconded by Commissioner Simmons to approve the minutes as written for the Public Hearing on June 8, 1999. The vote was unanimous to approve the minutes of the June 8, 1999 meeting. The next order of business was the minutes for the regular meeting of June 15, 1999. A motion was made by Commissioner Alston and seconded by Commissioner Hodges to approve the minutes as written for the regular meeting on June 15, 1999. The vote was unanimous to approve the minutes of the June 15, 1999 meeting. The next order of business was the minutes for the executive session of June 15, 1999. A motion was made by Commissioner Smith and seconded by Commissioner Alston to approve the minutes as written for the executive session of June 15, 1999. The vote was unanimous to approve the minutes of the June 15, 1999 executive session.

The sign-in sheets for zoning hearings are submitted as Exhibit 1999-26

The next item on the agenda was a rezone request for F & P Trading Company. Jimmy Dodgen stated that the property is located on Highway 80 East and Prather Road and consists of approximately 140 acres. They are requesting a rezone from R-80 (Residential- 80,000 square foot lots) to R-25 (Residential- 25,000 square foot lots). They are requesting a rezone to allow them to develop 99 residential lots to be known as Cambridge. Mr. Dodgen stated there were several people present at the Planning and Zoning meeting in opposition to this request. Also, a petition has been submitted by the surrounding property owners in opposition. Mr. Don Marsh was present to make the presentation. Mr. Marsh stated that originally there were 99 lots in the subdivision with 68 lots accessing Prather Road. Since the Planning and Zoning meeting they have redrawn the plan and now have 44 lots accessing Prather Road. Mr. Marsh stated that the number of lots accessing Prather Road seemed to be the main concern at the Planning and Zoning meeting. Mr. Marsh also stated that the wetlands would probably be mitigated which would help in protecting them. Commissioner Hodges asked Mr. Marsh if they went to R-40 how many lots would they lose. Mr. Marsh stated they would have approximately 80 to 85 lots because a lot of these lots are already 40,000 square feet or larger. Commissioner Smith stated that the plan shows a 60' easement at the Prather Road entrance; he asked Mr. Marsh if there was sufficient room for an 80' right-of-way if the

road is ever paved. Mr. Marsh stated that he had discussed this with the County Engineer, Kirk Tatum, and they had decided that there would be sufficient room. Mr. Marsh further stated that they were aware that they would have to pave Prather Road from Highway 80 to the entrance. This portion of the development will probably be in the second phase of the development. Commissioner Hodges asked if they wanted the R-25 zoning for more lots or because it was better suited for the property. Mr. Marsh stated both. Commissioner Smith stated that R-25 is approximately 6/10 of an acre and noted that there are a lot of people who do not want a larger lot. Alma Lanier was present to speak in opposition to the request. Her concerns were the water supply, pollution of the natural resources, septic tanks causing problems, farming equipment on Prather Road causing problems for a subdivision and traffic safety concerns with the intersection of Highway 80 East. Ms. Lanier stated that zoning was to help preserve what we have for the future and asked that this request be denied. Mr. Billy Nesmith was present to speak in opposition. He stated their property had been in the family since 1941. They are opposed to a subdivision in this area. Mr. Nesmith stated that the additional lots that will access Prather Road will cause an additional 90 vehicles on the road every day. He stated that the intersection now at Highway 80 and Prather Road is extremely busy and the additional traffic will only add to the problem. Mr. Wayne Deloach was present to speak in opposition. He stated that he and his brother own approximately 204 acres adjacent to this property. He stated that he felt to approve this would be a total disregard for the impact this subdivision would have on this community. Mr. Deloach discussed the problems he felt would be created for the runoff to be diverted as well as the effect the wells to serve 90 homes would have. He stated all of the adjacent property owners are in objection to this request. A motion was made by Commissioner Smith to approve the rezone with the stipulation that the section of Prather Road from Highway 80 that will access this subdivision be paved, according to county specifications with an 80' right-of-way, prior to beginning that phase of the development. Commissioner Alston seconded the motion. The vote was four to two (4 to 2) in favor of the motion with Commissioners Deal and Hodges voting in opposition to the motion.

The next item on the agenda was a conditional use request for E. Clyde Littles, III. Mr. Dodgen stated that the property is located on Highway 301 South next to Nash Finch and contains approximately 1.0 acres. He is requesting to have a paint and body shop on the property as well as a rental car business and possibly limited car sales. A paint and body shop requires a conditional use permit as well as multiple businesses. The Planning and Zoning Commission recommended approval of the conditional use requests. Mr. Littles was present at the meeting and stated that he would be tearing down the existing building and erecting a new building. Also he stated the neighbors wanted them to keep a detailing car wash there so they had plans to do so. A motion was made by Commissioner Hodges to approve the conditional use requests. Commissioner Deal seconded the motion. The vote was unanimous to approve the conditional use requests. Mr. Scott Wood asked Mr. Littles if he would maintain the sensitivity for the aesthetic qualities of Highway 301 South that we have had to

address and try to cure in the past. Mr. Littles assured the Board that he will do everything that he can.

The next item on the agenda was the River Corridor Protection Ordinance. Jimmy Dodgen stated that this is part of our long range plan that has never been done. Now the State of Georgia has stated that the Counties that do not adopt this ordinance will lose grant money and their status as a Qualified Local Government. This ordinance will further protect the river corridor which we have tried to do with the zoning ordinance. This particular ordinance meets the requirements of the Department of Community Affairs. Jeff Akins stated that this is a public hearing item if someone present would like to comment or ask questions. Chairman Woodrum asked if there was anyone present who would like to ask any questions. Mr. Fred Hodges was present and asked where the ordinance came from and what was behind it. Jimmy Dodgen stated we would be glad to give him a copy of the proposed Ordinance. He stated this would not affect anything that is currently on the river. Any new residential lots would have to be a minimum of two (2) acres unless zoning requires a larger lot. The ordinance protects the first 100 feet from the river bank. Septic tank drain fields cannot be located in the 100-foot river corridor. Becky Taylor was present and stated that every local government was required to adopt environmental ordinances in order to maintain their QLG Status and to continue receiving grant monies. Mr. Hodges stated that his questions were answered. Jimmy Dodgen provided Mr. Hodges with a copy of the Ordinance. A motion was made by Commissioner Groover to approve the River Corridor Ordinance.

Commissioner Simmons seconded the motion. The vote was five to one (5 to 1) in favor of the motion with Commissioner Deal voting in opposition to the motion. (Exhibit 1999-27).

The next item on the agenda was the Wetland Protection Ordinance. Mr. Jeff Akins stated that this is similar to the River Corridor Ordinance in that it is required by the State in order to meet the minimum environmental planning criteria. No one was present to speak on this item. A motion was made by Commissioner Alston to approve the Wetland Protection Ordinance. Commissioner Hodges seconded the motion. The vote was unanimous in favor of the motion. (Exhibit 1999-28)

The next item on the agenda was the Groundwater Recharge Area Ordinance. A motion was made by Commissioner Hodges to approve the Groundwater Recharge Area Ordinance. Commissioner Alston seconded the motion. The vote was unanimous in favor of the motion. (Exhibit 1999-29)

The next item on the agenda was the Recreation Grant. Becky Taylor stated this grant was for \$8,000.00 to build a pavilion at the Stilson Park. A motion was made by Commissioner Alston to approve the resolution. Commissioner Hodges seconded the motion. The vote was unanimous in favor of the motion. (Exhibit 1999-30)

The next item on the agenda was a Resolution to Host Georgia Supreme Court Justices. Becky Taylor stated this is a joint resolution by the Board of Commissioners and the Bulloch County Bar Association to agree to host the Georgia Supreme Court Justices in or after January. A motion was made by Commissioner Alston to approve the resolution.

Commissioner Deal seconded the motion. The vote was unanimous in favor of the motion. (Exhibit 1999-31)

The next item on the agenda was the paving bid for various road paving projects for 1999. Evelyn Wilson stated that the bids were for paving 12.9 miles of various dirt roads in the county. Two (2) bids were received; they are as follows:

E. A. Mann Company	\$1, 025,618.65
Littlefield Construction	\$ 951,803.64

The County Engineer, Kirk Tatum, has recommended to accept the bid from Littlefield Construction. A motion was made by Commissioner Hodges to accept the bid from Littlefield Construction Company. Commissioner Simmons seconded the motion. The vote was unanimous in favor of the motion.

The next item on the agenda was a report from the Hospital Building Utilization Committee. Mr. Charles Brown, County Attorney, was present to make the presentation. Mr. Brown stated that their purpose tonight is to merely make the Commissioners aware of the options for the Hospital Property. Dr. Dick Armstrong, Chairman of the Utilization Committee, was present and gave the background leading up to the options that are now available. Dr. Armstrong stated that they had talked with Pineland Mental Health, Bulloch County Health Department and Georgia Southern University about any need for this facility that they may have before pursuing other avenues. Dr. Armstrong stated that they brought in Mr. T. M. Osborne for one (1) day to look at the facility and give an opinion. Mr. Osborne stated there are some problems with the transition from the old building to the new building, air conditioning and electrical. Also Mr. Osborne stated that the roof would need to be replaced which would cost approximately \$250,000. He further stated that the building was suitable for over night kind of lodging such as an assisted living facility. Dr. Armstrong stated that they were contacted by Mr. William Hamby regarding a walk through for the purpose of possibly purchasing the property. Mr. Hamby submitted a bid in the amount of \$1,500,000 or alternatively \$1,000,000, depending on who receives the rental income from HMA. The closing would be contingent on zoning and favorable environmental assessment. They have also received a proposal for the Bulloch Memorial Park. However this will have ramifications that will require time to resolve. Mr. Bob Via was present and stated that HMA is on schedule. Mr. Via talked more about the condition of the present building. Mr. Via stated that the old phone system does not work, the right side of the building gathers water, the windows are old and need to be caulked and sealed or replaced, the brick is beginning to seep and needs to be sealed and the old section of the building is filled with asbestos and would cost somewhere in the neighborhood of \$300,000 to be removed and disposed of. Mr. Via further stated that the building is debt free, is up to date on the underground gas tanks and up to date on the fire safety codes. Mr. Via stated that if the building is not sold, the County will have to have a couple of maintenance people there all the time and the building would need to be boarded up. The maintenance for the lawn care is currently running \$2000 a month. Mr. Bernie Martin was present to give some preliminary cost projections for

demolition and removal of the hospital. Mr. Martin stated it would take six to twelve (6 to 12) months to remove the building. The projected cost is \$2 million. Mr. Jeff Akins stated that we have received a proposal from Sheldon Good and Company to place this property in the upcoming auction to be held on November 11, 1999 in Orlando. This auction is co-sponsored by the Board of Realtors. The cost to participate in this auction would be approximately \$35,000 to \$45,000 to cover the marketing cost. Mr. Akins stated that the deadline is August 15, 1999 if we wish to auction this property. Mr. Akins suggested that if the Commissioners wanted to pursue this that they might want to file a rezone request with the City of Statesboro for this property. Charles Brown stated that a representative from William Hamby's Company would be able to be present at the July 20, 1999 meeting to make their presentation if the Commissioners so wished. Mr. Brown asked that the Commissioners give them some guidance by the first of August concerning the auction. Mr. Bobby Smith who represents the Bulloch Memorial Park Committee was present and asked that they be placed on the agenda for the July 20, 1999 meeting to make their presentation which they feel is a good alternative.

Chairman Woodrum asked if there was any other business. A motion was made by Commissioner Groover to adjourn the regular meeting and go into executive session for personnel matters. Commissioner Deal seconded the motion. The vote was unanimous. The regular meeting was adjourned.

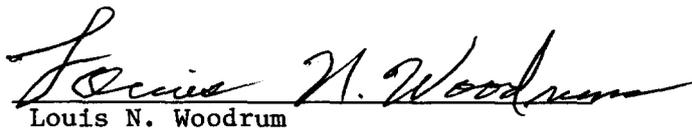
The regular meeting was reopened. Chairman Woodrum asked if there was any other business.

A motion was made by Commissioner Hodges to accept the Board appointments as listed below:

Development Authority of Bulloch County- Mike Clanton
 Bulloch County Alcohol and Drug Abuse Council, Inc.- Dr. Ed Baynes, Mrs. Carol Powell, Dr. Joanne Chopak and Mr. Spencer Beckum
 Recreation Advisory Committee- Roy Thompson and Adrena Jackson
 Regional Library Board- Laura Godbee

Commissioner Simmons seconded the motion. The vote was unanimous to approve the Board appointments.

There being no other business a motion was made by Commissioner Hodges and seconded by Commissioner Smith to adjourn the meeting. The vote was unanimous. The meeting was adjourned.


 Louis N. Woodrum

ATTEST

July 20, 1999
Statesboro, Georgia

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

Chairman Woodrum welcomed the media and guests and called the meeting to order. Commissioner Groover gave the invocation.

The first order of business was the minutes from the Regular Meeting of July 6, 1999. Commissioner Alston offered a motion to approve the Regular minutes of the July 6, 1999 meeting. Commissioner Deal seconded the motion and it carried.

First item of business on the agenda was the Hospital Authority Appointment Nominees. Mr. Wood, County Manager, said they had hoped to have six names available to present to the Board, but at this time four had consented to be nominated. Mr. Wood said if they have all six names they would address this matter Thursday, July 22, 1999 at the Called Meeting that we have scheduled for the formal adoption of House Bill 489.

Next item on the agenda was the Committee/Board Appointments. Chairman Woodrum asked if there was any discussion on the Committee/Board Appointments. Commissioner Smith offered a motion that Commissioner Alston be appointed to the Health Department Board, Commissioner Groover be appointed to the Human Services Board, and Commissioner Simmons be appointed to the RDC Board. Commissioner Deal seconded the motion. Commissioner Smith, Commissioner Deal, Commissioner Hodges and Commissioner Simmons voted in favor of the motion. Commissioners Groover and Alston opposed. Commissioner Smith offered a motion that no elected officials will be appointed to the Recreation Advisory Committee. Commissioner Deal seconded the motion and it carried unanimously. Commissioner Hodges offered a motion to have the Statesboro-Bulloch County Airport Committee remain the same until after the adoption of the Service Delivery Strategy/HB 489. Commissioner Simmons seconded the motion and it carried unanimously.

Next item on the agenda was the Intergovernmental Agreement - City of Brooklet. Chairman Woodrum asked Mr. Wood to present the item. Mr. Wood said the agreement provided the County will pay to Brooklet a portion of the sales tax collection (SPLOST) for the capital improvements to Brooklet's water expansion system that the taxpayers approved. With no further discussion, Commissioner Hodges offered a motion to approve the Intergovernmental Agreement - City of Brooklet. Commissioner Groover seconded the motion and it carried unanimously. [See Exhibit# 1999-33].

Next item on the agenda was a Resolution to authorize advertising the sale of County property. Mr. Wood said a couple of adjacent property owners have expressed an interest in purchasing this property. Mr. Wood also disclosed that one of these adjacent property owners works for the County. Mr. Wood said the property would be auctioned according to State law. With no further discussion, Commissioner Alston offered a motion to approve the Resolution to authorize advertising the sale of County property. Commissioner

Hodges seconded the motion and it carried unanimously. See Exhibit #1999-34.

Next item on the agenda was the Stilson Park Dedication Ceremony. Commissioner Smith said he asked for this item to be placed on the agenda. Commissioner Alston said the dedication ceremony would be Saturday, July 24, 1999 at 10:00 a.m., at the Stilson Recreation Park. Commissioner Alston said the speakers would be Judge Edenfield and Judge Martin.

Next item on the agenda was a discussion concerning the hospital building. Chairman Woodrum recognized Charles Brown, County Attorney. Mr. Brown said he would address issues of concern. Mr. Brown said the total acreage titled in the County consists of approximately 7.5 acres and will be recorded as four separate tracts. Mr. Brown said all of this property was offered for sale by sealed bids.

Mr. Brown said on June 18, 1996, a resolution was approved with Bulloch County and the Hospital Authority relating to funds accumulated by the Authority. Mr. Brown said this agreement calls for 80% of the annual earnings on this money to be distributed to the County, 10% is used for health related grants in the community, and 10% is returned to the corpus as a hedge against inflation.

Mr. Brown then introduced Cecil Phillips, an associate of Mr. Hamby, who was the sole bidder for the property. Mr. Phillips made a brief presentation concerning his plan to develop the property into apartments for students.

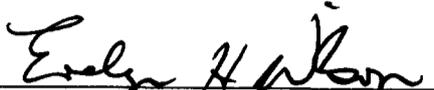
Chairman Woodrum introduced Mr. Lovett Bennett. Mr. Bennett said he is a resident in the community around the hospital and would like for the County to consider building a park. Mr. Bennett said the Park Steering Committee had obtained a hundred signatures on a petition in favor of the park and that it would be a benefit for all Bulloch County citizens. Mr. Bennett said if the City of Statesboro were to rezone the area for apartments it would affect the services provided such as water, sewer, fire, police, and the traffic would increase also.

Mr. Bennett introduced Mrs. Mary NeSmith, a resident in the community. Mrs. NeSmith presented a conceptual plan for the park that included lighting, fountains, pavilion and would be handicap accessible. Mrs. NeSmith said the park would be a learning experience on the history of Statesboro and they could have Christmas in the Park. Mrs. NeSmith said the park was designed for everything to be donated.

Mr. Johnson, a resident in the community, said they could build the park without any additional cost to the County. Mr. Johnson said they could raise the funds that would be tax deductible and could apply for grants. Mr. Johnson said he also understood that the Hospital Authority has approximately \$1,000,000.00 escrowed that could be used for demolishing the building. Mr. Johnson said it would cost approximately a half-million dollars to build the park. Mr. Johnson said he spoke with two specialists on demolition and received two different estimates. Mr. Johnson said the first estimate was for \$841,000.00 and would include removing asbestos and the landfill cost would be additional \$300,000.00. The second estimate was for \$869,000.00 and would include land charges and removal of asbestos. Commissioner Alston asked who would operate the park, lights and maintain it. Mr. Bennett said the county could operate it just like Mill Creek Park. Commissioner Hodges said if the park did come about it should be placed under either the Parks & Recreation Department or another department.

Mr. Wood asked Mr. Brown if the Hospital Authority had a \$1,000,000.00 reserve fund for use such as demolition. Mr. Brown said the Hospital Authority did not have such a reserve fund. Mr. Brown said the bid for the property did not provide for County or the Hospital Authority to demolish the building or provide funding for such purpose. With no further discussion, Chairman Woodrum thanked everyone for their interest in the hospital building.

Commissioner Alston offered a motion to adjourn the meeting. Commissioner Hodges seconded the motion and it carried.


 ATTEST


 Louis N. Woodrum

July 22, 1999
 Statesboro, Georgia

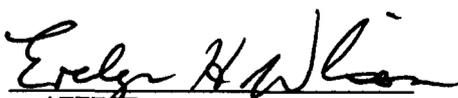
Special Called Meeting

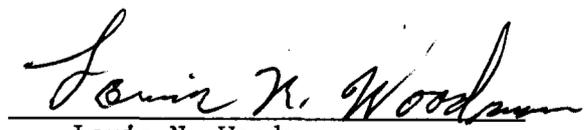
The Board of Commissioners met for a special called meeting on Thursday, July 22, 1999, at 5:30 in the County Annex Building. Commissioners present were Chairman Woodrum, Commissioner Alston, Commissioner Simmons, Commissioner Groover, Commissioner Deal and Commissioner Smith. Commissioner Hodges was absent. City councils from the cities of Brooklet, Portal, Register and Statesboro were also present.

Chairman Woodrum called the meeting to order and said the purpose of this meeting was to consider the adoption of Service Delivery Strategy Agreement required by H.B. 489. He asked for action on this Agreement. A motion was made by Commissioner Deal, seconded by Commissioner Simmons to adopt the Service Delivery Strategy Agreement. The vote was unanimous in favor of the motion. See exhibit #1999-35.

Chairman Woodrum said the Board had one other matter of business for consideration. Nominees for appointment to the Hospital Authority were needed for two terms expiring on the Authority. Each term requires three names to be submitted to the Authority for consideration. Upon motion by Commissioner Smith, seconded by Commissioner Alston and carried, names of Dick Armstrong, Lee Cromley, Jack Wilson, Buddy Rabitsch, Freddie Blich and Joe Edenfield were nominated to be submitted for consideration for appointment to the Hospital Authority.

There being no further business, Chairman Woodrum declared the meeting adjourned.


 ATTEST


 Louis N. Woodrum

August 3, 1999

Statesboro, Georgia

The Board of Commissioners met on Tuesday, August 3, 1999 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 Groover, Commissioner Deal, Commissioner Hodges and Commissioner Smith. Commissioner Simmons was not present. Charles Brown, County Attorney, was also present. Staff present were E. Scott Wood, Jeff Akins, Jimmy Dodgen, and Cheryl Tatum.

Chairman Woodrum called the meeting to order. Commissioner Hodges gave the invocation. The first order of business was the minutes of the Regular Meeting on July 20, 1999. A motion was made by Commissioner Groover and seconded by Commissioner Smith to approve the minutes as written for the Regular Meeting on July 20, 1999. The vote was unanimous to approve the minutes of the July 20, 1999 meeting. The next order of business was the minutes for the called meeting of July 22, 1999. A motion was made by Commissioner Smith and seconded by Commissioner Groover to approve the minutes as written for the called meeting on July 22, 1999. The vote was unanimous to approve the minutes of the July 22, 1999 meeting.

The sign-in sheets for zoning hearings are submitted as Exhibit 1999-36

The next item on the agenda was a rezone request for Iretha Lee Perkins. Jimmy Dodgen stated that the property is located on Shuman Road and consists of approximately 6.54 acres. She is requesting a rezone from AG-5 (Agricultural- 5 acres) to R-80 (Residential- 80,000 square foot lots). They are requesting a rezone to allow her to divide the property into three (3) parcels. Mr. Dodgen stated there was no one present at the Planning and Zoning meeting in opposition to this request. The Planning and Zoning Commission recommended approval of the rezone request. Ms. Perkins was present and stated that she wanted to rezone this property so that she could either divide it between her children or sell a lot or two. No one was present to speak in opposition to this request. A motion was made by Commissioner Deal to approve the rezone. Commissioner Alston seconded the motion. The vote was unanimous in favor of the motion.

The next item on the agenda was a rezone request for Mildred Newton. Mr. Dodgen stated that the property is located on Highway 301 South and Veterans Memorial Parkway and contains approximately 87 acres. She is requesting a rezone from R-80 (Residential- 80,000 square foot lots) to HC (Highway Commercial). The intent of the rezone is to allow the construction of a medical complex. Sam DiPolito was present to make the presentation. Mr. DiPolito stated that this property is bordered by Nash Finch Company, Southern Pacific, Stubbs Wrecking Yard and Barnes Mobile Homes. A group of doctors would like to build a medical complex on the property. They would like to develop an office on approximately four (4) acres and at a later date develop the remaining portion. Dr. Stanley Morgan was present and stated that he was in favor of this request. Everett Kennedy was present stating he was in favor of this

request. Mr. Kennedy stated that it would not infringe on anyone else and he feels that it would be good for the area. No one was present to speak in opposition to this request. A motion was made by Commissioner Hodges to approve the rezone request. Commissioner Groover seconded the motion. The vote was unanimous to approve the rezone request.

The next item on the agenda was the Hospital Property recommendation. Chairman Woodrum recognized Mr. Scott Wood, County Manager, to explain a motion he was recommending. After some preliminary remarks, Mr. Wood recommended to the Board of Commissioners that any efforts or formal action by the County regarding the park concept be deferred until such time that the County has more nearly completed efforts to develop an acceptable ongoing utilization of the facility. Commissioner Groover made a motion to adopt this recommendation. Commissioner Smith seconded the motion. Chairman Woodrum recognized Mr. Gerald Edenfield. Mr. Edenfield urged the Board not to cut off or stifle public debate on the park issue. Several Commissioners and the County Manager indicated it was not their intent or desire to prevent the park committee from coming before the Board with new information. After considerable debate and comments from several citizens, the motion on the floor was amended to postpone indefinitely any action on this facility until we have further time for study. The vote was four to one (4 to 1) in favor of the motion. Commissioner Hodges voted in opposition to the motion. The motion passed.

The next item on the agenda was the Right-of-Way Deed to the City of Brooklet. Mr. Wood stated that the City of Brooklet attorney has asked the County to deed Lane Street to the city of Brooklet. A motion was made by Commissioner Alston to approve the right-of-way deed as presented. Commissioner Hodges seconded the motion. The vote was unanimous in favor of the motion. (Exhibit 1999-37)

The next item on the agenda was Beer and Wine Licenses for the following:

Doris Thompson- Thompson G& G (this is a transfer)

Jimmy Eason- Time Saver #97 (New)

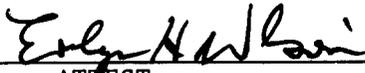
These are both for off premises consumption sales only. A motion was made by Commissioner Hodges to approve the Beer and Wine license for Doris Thompson for Thompson G & G. Commissioner Alston seconded the motion. The vote was unanimous in favor of the motion. A motion was made by Commissioner Smith to approve the Beer and Wine license for Jimmy Eason for Time Saver #97. Commissioner Deal seconded the motion. The vote was unanimous in favor of the motion.

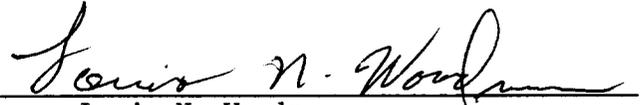
The next item on the agenda was the Park Steering Committee. Mr. Lovett Bennett spoke on behalf of the Committee. Mr. Bennett stated that they were responding with information obtained since the last meeting to answer questions that arose at that meeting. He submitted a letter signed by all five (5) members of the Statesboro City Council encouraging consideration of the park concept. (Exhibit 1999-38)

Mr. Bennett stated that in regard to the question of who would administer the park, this letter indicates that the City is willing to do its part if the County will do its part. In regard to the question about money being in escrow to raze the building, Mr. Bennett stated that the committee's assumption about the escrow was based on the fact that the original bid form contained an option for the County to raze the building, as well as an article in the Statesboro

Herald dated November 5, 1998, in which Mr. Wood was quoted as saying that the rental from HMA of \$33,333.00 per month would be held in escrow until the County decided what would happen to the building. Mr. Bennett also referred to the minutes of a March 5, 1998 meeting of the Hospital Utilization Committee at which Bob Via suggested any additional rental received from HMA should also be escrowed. In regard to the question of whether there was a reversionary clause in the deed from Hinton Booth to the County, Mr. Bennett clarified that there was no reversionary clause.

Chairman Woodrum asked if there was any other business. A motion was made by Commissioner Hodges to adjourn the regular meeting. Commissioner Deal seconded the motion. The vote was unanimous. The regular meeting was adjourned.


ATTEST


Louis N. Woodrum

September 7, 1999
Statesboro, Georgia

The Board of Commissioners met on Tuesday, September 7, 1999, 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 Groover, Commissioner Deal, Commissioner Hodges, Commissioner Simmons and Commissioner Smith.

Chairman Woodrum called the meeting to order. Commissioner Deal gave the invocation.

Minutes of the regular meeting on August 3, 1999 were presented. Upon motion by Commissioner Alston, seconded by Commissioner Hodges and carried, the minutes of this meeting were approved as presented.

Chairman Woodrum declared this portion of the meeting a Public Hearing for presentation of Zoning Matters. He asked Jimmy Dodgen to present these Zoning items.

Mr. Dodgen stated the first item for consideration was a Conditional Use Request for Robert Hill with Jason Hartley as agent. He explained the intent of the conditional use is to allow a manufactured home to be used as a residence on property consisting of .056 acres on Highway 301 South. The property is zoned Highway Commercial and the placement of a manufactured home for use as a residence is a conditional use in this zone. The Planning and Zoning Commission recommended approval of the Conditional Use Request. Mr. Dodgen advised that no one had signed up to speak on this request but Mr. Hill was present. Chairman Woodrum asked for any comments from the public or from the Board. Commissioner Deal offered a motion to approve the Conditional Use Request. Commissioner Simmons seconded the motion. The vote was unanimous in favor of the motion.

Mr. Dodgen presented a Rezone Request for Owen Zetterower and Jane Harkleroad. He said the property consists of approximately 36.921 acres located on Franklin Road. The request is for a rezone from AG-5 (Agricultural-5 acres) to R-80 (Residential-80,000 square foot lots). Mr. Dodgen explained that 29.654 acres of the property is on one side of the road and 7.267 acres is on the other side and the intent of the rezone is to allow them to divide the property into two equal parcels. The Planning and Zoning Commission recommended approval of the rezone request. Mr. Dodgen said no one signed up to speak on this request but Mr. Tom Lewis, agent for Mr. Zetterower and Ms. Harkleroad, was present. Mr. Lewis remarked that Mr. Zetterower and Ms. Harkleroad have an undivided interest in this property and desire to divide the property. Chairman Woodrum asked for any comments from the public or from the Board. Commissioner Hodges offered a motion to approve the Rezone Request. Commissioner Deal seconded the motion and it carried.

Mr. Dodgen presented a Rezone Request for Mitchell Swint. This property is located on Highway 46 and consist of two parcels containing approximately 9.36 acres. The request is for a rezone from AG-5 (Agricultural-5 acres) to R-80 (Residential-80,000 square foot lots). He said Mr. Swint wishes to reconfigure the property lines. The intent of the rezone is to allow him to sell 1.83 acres and a house on the 2.19 acre tract and combine the remaining portion (approximately .36 acres) with the 7.17 acre tract. The Planning and Zoning Commission recommended approval of this Rezone Request. Mr. Dodgen stated that no one had signed up to speak on this request. Chairman Woodrum asked for comments from the public or from the Board. Commissioner Smith offered a motion to approved the Rezone Request. Commissioner Deal seconded the motion and it carried.

Mr. Dodgen presented a Rezone Request for James & Teresa Tyler. The Tylers live in a manufactured home on 2.59 acres located on Friendship Church Road. The property is zoned AG-5. He said their request is to have the property rezoned to R-40(Residential-40,000 square foot lots). They wish to split the property into two tracts, build a home on one tract and move Mr. Tyler's parents into the manufactured home. Although Mr. Tyler's parents are elderly, they have no medical hardship at this time; however it would be beneficial for them to live close to the family. Mr. Dodgen said he appreciated the Tylers being honest on this point. The Planning and Zoning Commission recommended approval of this Rezone Request. Mr. Dodgen said Mr. & Mrs. Tyler were present, but no one signed up to speak on this request. Chairman Woodrum asked for comments from the public or from the Board. Commissioner Hodges offered a motion to approve the Rezone Request. Commissioner Alston seconded the motion and it carried.

Mr. Dodgen presented a Variance Request to the Subdivision Regulations for Wayne Jackson, agent for David Partridge. The property consist of 12.673 acres off Nevils-Groveland Road in an AG-5 zone in an already approved subdivision. Mr.

Partridge wishes to divide the property into two parcels, one containing five acres and the other containing 7.673 acres. Mr. Partridge plans to build a home on the five acre tract. Mr. Dodgen explained a variance is being requested because this property is located on an unpaved private road in an existing subdivision with more than five parcels. The variance is to allow this additional lot on an unpaved private road. Mr. Dodgen added there are already ten to fifteen lots on this unpaved private road. The Planning and Zoning Commission recommends approval of the variance. Mr. Dodgen said Mr. Jackson was present and no one signed up to speak on this request. Chairman Woodrum asked for comments from the public or from the Board. Commissioner Simmons offered a motion to accept the Planning and Zoning Commission recommendation to approve the variance. Commissioner Deal seconded the motion and it carried.

Mr. Dodgen stated the final item was an appeal by Goran and Radojak Lesaja of a decision made the by Planning and Zoning Commission. He explained Mr. Lesaja recently purchased a home located on Golf Club Circle in Forest Heights Country Club. He wishes to build a carport onto the home and this would necessitate the carport being within two feet of the property line. Mr. Dodgen said this property is zoned R-40 which requires a ten foot set-back from the property line. Mr. Dodgen advised the Planning and Zoning Commission denied the request. He said two people, Conner Berry and Walter Brown, had signed up to speak on this request. Chairman Woodrum asked for comments from Mr. Berry. Mr. Berry referenced two letters which stated their opposition to this request and said he had nothing to add but did want to point out that, if granted, this variance could cause a fire hazard. Mr. Brown said he had just wanted more information on the variance being requested and really had nothing to say. Chairman Woodrum asked Mr. Lesaja for his comments. Mr. Lesaja presented two options for placing the carport. He said the first option, which was his preference, shows the carport attached to the dwelling and the other option, which he will accept, is in compliance with the (Forest Height County Club) covenants. He added he was unaware of set-back requirements when he purchased the property. There was some discussion of the subdivision covenants versus the zoning requirements. Mr. Akins clarified this is a request for a variance to the Zoning Ordinance. Commissioner Smith offered a motion to concur with the actions of Planning and Zoning Commission to deny this variance request. Commissioner Hodges seconded the motion and it carried.

The Public Hearing portion of the meeting was concluded. The sign-in sheets for zoning hearings are submitted as exhibit #1999-39

The first item of old business was the Recreational Advisory Committee Bylaws. Chairman Woodrum asked Mr. Wood to present this information. Mr. Wood said a draft of these bylaws had been provided to the Board and the only suggested revisions were submitted by Commissioner Smith and Jeff Akins. He stated these revisions were incorporated into the draft included in the agenda material submitted to the Board and

recommended for adoption. Commissioner Hodges offered a motion to accept the Recreational Advisory Committee Bylaws. Commissioner Simmons seconded the motion and it carried. See exhibit #1999-40.

The other item of old business was consideration of the Georgia State Patrol Station. Chairman Woodrum asked Mr. Wood to present this item. Mr. Wood commented the current "SPLOST" program included \$500,000 for construction of a Georgia State Patrol Station. He said further investigation has revealed that construction of a new building would exceed the \$500,000 figure. He advised the local leadership of the local State Patrol has related to him and several Board members that they would be as happy to remodel, renovate and expand the current facility. He said this would be more budgetarily attainable and provide them some logistical advantages in proximity to the Sheriff's Department and the Correctional Institute. He concluded the Board's decision is if the County is to proceed with development of architectural plans for remodeling the current facility on Highway 301 North or build a new facility on a new site identified off Highway 301 South. Chairman Woodrum asked for Board discussion. Commissioner Alston commented, if the leadership of the local State Patrol Station is satisfied to accept renovation of the present facility, they are the ones who will work there. Commissioner Alston offered a motion to authorize the staff to proceed with commissioning of architectural plans to renovate and/or expand the current Georgia State Patrol Station. Commissioner Deal seconded the motion. In discussion, Commissioner Groover asked if the Commission would review the architectural plans. Mr. Wood said if that was the Board's desire, but the assumption is that it's the staff's charge to meet the established budgetary goals. He said he didn't know how much of the details the Board wants to be involved in, but the same opportunity should be afforded to City Council because the City owns one-half of the property. Commissioner Groover said he favored the concept of moving forward with architectural plans but he wants to be sure the project stays within budget. Chairman Woodrum said this concern is noted and asked for a vote on the motion. The vote was unanimous in favor of the motion.

The first item of new business was consideration of nominees for the Coastal Area District Development Authority. Chairman Woodrum stated there were two positions on this Authority which require three nominees each. He submitted the names of Jim Davis, Jay Studstill, Paul Roesel as nominees for one position and Bryan Burke, Bobby Mikell, Billy Allen as nominees for the second position. Commissioner Groover offered a motion to approve the names submitted. Commissioner Smith asked if action on these nominations deferred until the next Commissioners' meeting. Commissioner Groover withdrew his motion. Mr. Wood said if Commissioners postpone action on these nominations, it would delay the Authority's appointment another full month. They are hopeful to have these nominations tomorrow morning. Commissioner Hodges said he would support Commissioner Smith's request to postpone action on these nominations. Commissioner Alston commented the request for these nominations was made by RDC

over two months ago and other counties have already made their appointments. Commissioner Hodges asked if the Board could go into an Executive Session to discuss these nominations and take any action after the Executive Session. Mr. Akins advised the Board could have an Executive Session to discuss the nominations. Commissioner Smith suggested the other business on the agenda be completed prior to the Executive Session.

The next item of business was consideration of appointments to the Bulloch County Development Authority. Chairman Woodrum said the Authority consists of seven members and two positions are open. In the past the Chamber of Commerce has been allowed to recommend one person for a seat on the Authority and the Chamber now recommends the name of David Ball. Also, he would recommend Scott Wood to serve on the Authority as a County representative since the County now totally funds the Development Authority. Chairman Woodrum nominated Scott Wood to fill the uncompleted term vacated by resignation of Billy Hickman and David Ball to fill the expiring term of Joe Johnston, who is not interested in serving another term. Commissioner Deal offered a motion to appoint Scott Wood and David Ball to these respective terms on the Bulloch County Development Authority. Commissioner Alston seconded the motion and it carried.

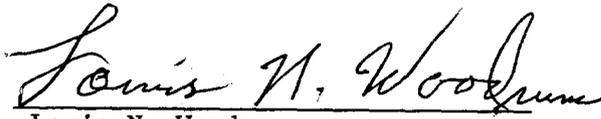
Chairman Woodrum presented a new Beer and Wine License Application for an off-premise license for Joseph Lowery for Jolly Joe's Convenience Store in Nevils. Upon motion by Commissioner Groover, seconded by Commissioner Alston and carried, issuance of this off-premise Beer and Wine License was approved.

Chairman Woodrum asked for other business or comments. Commissioner Groover offered a motion to move the meeting into Executive Session to discuss a personnel matter, pursuant to O.C.G.A. 50-14-3(6). Commissioner Simmons seconded the motion and it carried.

Upon motion by Commissioner Smith, seconded by Commissioner Alston and carried, the regular meeting was reconvened.

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


ATTEST


Louis N. Woodrum

September 21, 1999
Statesboro, Georgia

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

Chairman Woodrum welcomed the media and guests and called the meeting to order. Commissioner Smith gave the invocation.

The first order of business was the minutes from the Regular Meeting of September 7, 1999. Commissioner Alston offered a motion to approve the minutes of the September 7, 1999 meeting. Commissioner Hodges seconded the motion and it carried.

First item of business on the agenda under old business was the sale of property. Chairman Woodrum asked Mr. Wood, County Manager, to present the agenda item. Mr. Wood said in a prior meeting the Board approved the disposition of the property on Riverview Road containing .64 acres. Mr. Wood said we received two bids and the highest was from Winton F. Sherrod for six hundred dollars. Mr. Wood said he would recommend that the Board approve authorization to execute a quitclaim deed for the sale of property to Mr. Winton F. Sherrod. Commissioner Groover offered a motion to approve the execution of a quitclaim deed for the sale of property to Winton Sherrod for six hundred dollars. Commissioner Alston seconded the motion. The vote was unanimous in favor of the motion. See Exhibit #1999-42

Next item on the agenda under new business was the Bulloch County Parks and Recreation Foundation, Inc., Articles of Incorporation and Bylaws. Chairman Woodrum asked Mr. Wood to present the agenda item. Mr. Wood said the Foundation could accept contributions for the Bulloch County Parks and Recreation Department. Mr. Wood said the Foundation would be supportive of capital improvements.

Mike Rollins, Director of the Bulloch County Parks and Recreation Department, said the Foundation would be a positive addition to the Recreation Department, and that it would provide public participation to allow contributions with private funds. Mr. Rollins said many communities have a foundation similar to this one that we are recommending.

Commissioner Smith asked if there would be any conflicts between the Recreation Advisory Board and the Foundation. Mr. Rollins said the two boards would be working together on some issues.

Commissioner Hodges asked if the money contributed would be limited to capital projects only. Mr. Wood said not necessarily, but the County would monitor the monies closely and would be able to fund different areas where needed. Commissioner Groover asked if a contribution could be given to a specific project and would the County maintain and monitor the project and funds. Mr. Wood said the directors and the Board of Commissioners would need to monitor use of the funds.

Commissioner Smith asked if the directors of the Foundation would be local. Mr. Wood said that two-thirds of the directors appointed by the Board of Commissioners would provide good control. Chairman Woodrum said that receiving contributions from outside companies and citizens was not uncommon, but the two-thirds appointments by the Board of Commissioners would provide a greater control.

Commissioner Alston offered a motion to approve the Bulloch County Parks and Recreation Foundation Inc., Articles of Incorporation and Bylaws. Commissioner Hodges seconded the motion and it carried unanimously.

Chairman Woodrum recognized Mr. Roy Thompson, member of the Recreation Advisory Board. Mr. Thompson thanked the Board of Commissioners on behalf of the Recreation Department for approving the Foundation's Articles of Incorporation and Bylaws. See Exhibit #1999-43

Next item on the agenda was the Statesboro Voting Precinct. Chairman Woodrum asked Mr. Wood to present the agenda item. Mr. Wood said Judge DeLoach had expressed in writing the need to relocate the Statesboro Voting Precinct. Mr. Wood said Judge DeLoach had made an agreement with the Board of Education to use the lunchroom at the William James Educational Complex. Commissioner Smith offered a motion to the relocation of the Statesboro Voting

Precinct to the William James Educational Complex. Commissioner Simmons seconded the motion and it carried unanimously.

Next item on the agenda was the Voting Delegate for the ACCG Conference. Commissioner Hodges offered a motion to approve Chairman Woodrum as the Voting Delegate for the ACCG Conference. Commissioner Smith seconded the motion and it carried unanimously. Commissioner Groover offered a motion to have Commissioner Alston as an alternate Voting Delegate for the ACCG Conference. Commissioner Hodges seconded the motion and it carried unanimously.

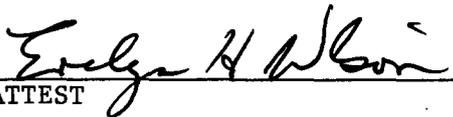
Commissioner Alston offered a motion to adjourn to executive session to discuss personnel matters. Commissioner Groover seconded the motion and it carried.

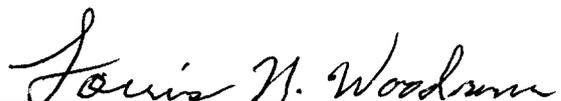
The regular session was reconvened.

Commissioner Deal offered a motion to reappoint Mr. Lewis Bob Smith Hook to the Development Authority. Commissioner Alston seconded the motion and it carried unanimously.

Commissioner Alston offered a motion to submit the names of Paul Roesel, Jay Studstill, Anna Swicord, Brian Burke, Billy Allen and Bobby Mikell for the CADD Board. Commissioner Hodges seconded the motion and it carried unanimously.

Commissioner Simmons offered a motion to adjourn the meeting. Commissioner Hodges seconded the motion and it carried.


ATTEST


Louis N. Woodrum

October 5, 1999
Statesboro, Georgia

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

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

The minutes of the regular meeting held on September 21, 1999 were presented. Upon motion by Commissioner Simmons, seconded by Commissioner Hodges and carried, the minutes of this meeting were approved as presented.

Chairman Woodrum declared this portion of the meeting as a Public Hearing for presentation of Zoning matters. He asked Jimmy Dodgen to present the zoning items.

Mr. Dodgen presented a Rezone Request for Ellis Wood with Lamar Reddick serving as agent. The property is located on Highway 301 South and consists of approximately 24.5 acres zoned LI (Light Industrial). The request is to rezone one (1) acre to R-40 (Residential-40,000 square foot) and the intent of the rezone is to allow Mr. Wood to deed the one acre to his son for construction of a residence. Mr. Dodgen stated the Planning and Zoning Commission recommends approval of this request. He said no one signed up to speak on this request, but Mr. Reddick and Mr. Matt Wood were present. Chairman Woodrum asked for any comments from the public or from the Board. Commissioner Smith offered a motion to approve the Rezone Request.

Commissioner Hodges seconded the motion. The vote was unanimous in favor of the motion.

Mr. Dodgen presented a Conditional Use Request for William and Louise Fail to allow multiple buildings on one (1) parcel of property consisting of 1.33 acres on Highway 301 South. He explained a conditional use permit for multiple businesses was approved last year and presently there is one building on the property which can accommodate three businesses. This current request is to allow construction of storage warehouses behind the existing building. He advised the Planning and Zoning Commission recommends approval of this request. No one signed up to speak on this request. Mr. & Mrs. Fail were present. Chairman Woodrum asked for comments from the public or from the Board. Commissioner Hodges offered a motion to approve the Conditional Use Request. Commissioner Alston seconded the motion. The vote was unanimous in favor of the motion.

The next item was a Rezone Request for Nita Prather, George Ann Thigpen and Deborah Loper. Mr. Dodgen said this is a request to rezone 17.5 acres located on Highway 301 south from HC (Highway Commercial) to MHP (Mobile Home Park). The intent is to allow development of a 34 lot mobile home park. He advised the Planning and Zoning Commission recommends approval of this request. He added no one signed up to speak on this item. Chairman Woodrum asked for comments from the public or the Board. Commissioner Groover questioned paving of roads in the mobile home park. Mr. Dodgen explained a site plan which meets zoning requirements will have to be presented for the park and one requirement is paved streets. He added approval will be required from Department of Transportation for the driveway off Highway 301. He said all these issues will be reviewed at the sketch plan stage. Commissioner Alston offered a motion to approve the Rezone Request. Commissioner Deal seconded the motion. The vote was unanimous in favor of the motion.

Mr. Dodgen presented a Rezone Request for Rose & Arlene Key. The property consist of approximately 5.99 acres located off Highway 301 North on Hope Baptist Church Road. The request is a rezone from HI (Heavy Industrial) to R-80 (Residential-80,000 square foot lots) and the intent of the rezone is to allow this property to be divided into two parcels. He explained Ms. Rose Key presently has a residence on the property and this would allow her daughter, Ms. Arlene Key, to place a residence on the divided property. He advised the Planning and Zoning Commission recommends approval of the rezone. He said no one signed up to speak on this request but Ms. Rose Key's granddaughter was present. Ms. Key's granddaughter said this rezone will allow placement of a modular home on this property so Ms. Arlene Key, who is ill, can be closer to her parents. Commissioner Simmons offered a motion to approve the rezone request. Commissioner Hodges seconded the motion. The vote was unanimous in favor of the motion.

The next item was a Rezone Request for the Myrtle Bowen Estate. Mr. Dodgen explained the property consist of approximately six acres located on Highway 301 South and the request is to rezone the property from AG-5 (Agricultural-5 acres) to R-40 (Residential-40,000 square foot lots). He said the intent of the rezone is to divide this property into one acre tracts for family members in accordance with Ms. Bowen's will. He explained that Ms. Bowen's will was prior to zoning. He stated the Planning and Zoning Commission recommends approval of this request. No one signed up to speak on this request. Chairman Woodrum asked for comments from the public or from the Board. Commissioner Hodges announced he would abstain in the discussion or vote on this request. Commissioner Deal offered a motion to approve the Rezone Request. Commissioner Simmons seconded the motion. The vote was unanimous in favor of the motion. Commissioner Hodges abstained.

Mr. Dodgen presented a Rezone Request from Joseph Lundy. The request is to rezone approximately 5 acres from R-40 (Residential-40,000 square foot lots) to R-2 (Two Family Residential). The property is located on Simons Road and the intent is to allow the property to be divided and four duplexes to be constructed. He stated that Mr. Lundy was not present in the Planning and Zoning Commission meeting and there was opposition to the request. He advised the Planning and Zoning Commission recommends this request be denied. He said Mr. Lundy did call earlier today to say he would be unable to attend this meeting tonight. Mr. Dodgen said Ms. Patsy Wiggins had signed up to speak in opposition to this request. Ms. Wiggins said she lived on Miller Street Extension past where these duplexes will be located. She added this area is becoming very populated and there is a high volume of traffic on this road. The school bus shop, Board of Education building and recycling compactor center are located on this road and people going to the school on Highway 80 also use this road. Also, unattended children play in this road all the time and a child was killed just across the road from this property. She concluded there is already too much development in this area. Chairman Woodrum asked for comments from the Board. Commissioner Smith offered a motion to sustain the action of the Planning and Zoning Commission to deny this request. Commissioner Deal seconded the motion. The vote was unanimous in favor of the motion.

Mr. Dodgen presented a Rezone Request by Chris Akins and Ricky Nevil as agents for Core Credit Union. The property located on Old Riggs Mill Road is presently zoned AG-5 (Agricultural-5 acres) and the request is a rezone to R-2 (Two Family Residential). The intent of the rezone is to allow construction of approximately 35 duplexes. He remarked the adjoining property, as well as other property in the area, has already been rezoned R-2. He said the Planning and Zoning Commission recommends approval of this Request. Mr. Akins and Mr. Nevil were present, but no one signed up to speak on this request. Chairman Woodrum asked for comments from the public or from the Board. Commissioner Hodges offered a motion to approve the request.

Commissioner Deal seconded the motion. The vote was unanimous in favor of the motion.

The next item was a Conditional Use Request for Al Rawls. This property consist of 18 acres on Mill Creek Road. The intent of the request is to allow Mr. Rawls to operate a day care/learning center on this property. The property is zoned AG-5 and a day care center is a permitted use in an AG-5 zone, but as a conditional use only. Mr. Dodgen said this property is in the area at the end of a runway at the Statesboro Airport. He referenced a letter from Grady Dean, Airport Manager of the Statesboro Airport, which opposed this request. He added there was one other individual at the Planning and Zoning Commission meeting which also opposed this request. He advised the Planning and Zoning Commission recommends approval of this request. No one signed up to speak on this request, but Mr. Rawls was present. Mr. Rawls said Mr. Anderson, an adjacent property owner, spoke in opposition at the Planning and Zoning Commission meeting because he wanted no other structures built in the area. Mr. Rawls explained his intent was not to place any other buildings on the property, but he planned to use the existing building. The property will not be changed in any way. Commissioner Smith said, as a member of the Airport Committee and as a former pilot, he has some knowledge of airport operations. One thing to consider is this facility serves Bulloch County and surrounding areas. Many million of dollars have been spent to upgrade the airport during the past few years so it can handle the air traffic now and there are plans for further upgrades in the future. He said problems most often confronting airports are noise problems to residences. He said the property in question was zoned AG-5 for a reason, to discourage development which will bring a lot of people to the immediate area of the airport. He stated he thought it would be wrong to approve a day care center in an area this near the flight path of an airport. He said noise from aircraft can be tremendous at times and he did not think this was a location to be considered for this type development. Commissioner Smith offered a motion to deny the request. Commissioner Deal seconded the motion. Mr. Rawls said, if he understood correctly, the concern was the noise factor. He said he planned to use that one building and the only complaint about noise would have to come from him and that wouldn't happen. He said this project requires State approval. Regarding the location in proximity to the runway, the State will have to approve the site, as well as all aspects of the operation, before he can obtain a license to operate the day care center. He said the State also regulates the number that can be housed in a facility and there will probably about 25 to 30 children in this facility which should not cause any traffic problems. Commissioner Smith said the runway was extended and further extension is planned which will further increase air traffic and noise. Mr. Rawls remarked he didn't see how the expansion of the airport could or would affect his plans for this property. Chairman Woodrum asked for a vote on the motion do deny the request. Commissioner Smith, Commissioner Deal and Commissioner Hodges voted in favor of the motion. Commissioner Alston,

Commissioner Simmons and Commissioner Groover voted to oppose the motion. To break the tie vote, Chairman Woodrum voted against the motion. Mr. Akins, Staff Attorney, said that if this request is to be granted, he thought it would be best to have a follow up motion. Commissioner Groover offered a motion to approve the Conditional Use Request. Commissioner Alston seconded the motion. Commissioner Groover, Commissioner Alston and Commissioner Simmons voted in favor of the motion. Commissioner Smith, Commissioner Deal and Commissioner Hodges voted to oppose the motion. To break the tie vote, Chairman Woodrum voted in favor of the motion.

The Public Hearing portion of the meeting was concluded. The sign-in sheets for the zoning hearing are submitted as exhibit #1999-45.

There was no old business. The first item of new business was a Project Agreement with the Department of Transportation for maintenance of sidewalk on State Highway 67. Scott Wood referenced the Agreement and a memorandum from County Engineer Kirk Tatum. He explained this Agreement is relative to the project to widen Highway 67 to the Fairgrounds. According to Mr. Tatum's memo and from what he can determine, the State will construct sidewalks along Highway 67 to the Fairgrounds if the County and City will assume responsibility future maintenance. The City has agreed to accept responsibility for sidewalks within the city limits. Mr. Wood said on one hand this Agreement establishes a liability the County doesn't currently have, but on the other hand it would provide a much nicer road and more acceptable pedestrian access to the Fairground.

Commissioner Hodges said there was no wording in the Agreement which stated the State will construct the sidewalks. Mr. Wood remarked the wording in the Agreement is ambiguous. However, the intent is for the State to construct the sidewalks and the County to assume responsibility once construction is complete. Commissioner Smith suggested documentation of the State's commitment be added to the Agreement. Mr. Wood said he understood the point and if the Board chooses to ratify the Agreement, it can accompanied by an amendment prepared by the Staff Attorney which clarifies that the State will construct and convey the sidewalks to the County.

Commissioner Smith asked if the County had sidewalks on any State Highways. Mr. Wood said he could not recall any sidewalks for the County. Commissioner Smith questioned the purpose of the State asking the County to assume the liability and said he thought the County was being asked to accept a responsibility which really is the State's responsibility. Commissioner Groover said he was concerned about lighting along the sidewalk, if anyone used the sidewalk during evening or night hours, they will expect some lighting. Time frame for construction of the widening project for Highway 67 was discussed.

Commissioner Groover offered a motion to table action on the Agreement pending future information. Commissioner Hodges seconded the motion. Commissioner Groover and Commissioner Hodges voted in favor of the motion.

Commissioner Deal, Commissioner Smith, Commissioner Alston and Commissioner Simmons opposed the motion.

Commissioner Alston offered a motion to ask the Chairman and the County Manager to investigate the best option for the County and if it is found to be in the best interest for the County to endorse this Agreement, they be authorized to do so. After some discussion, Commissioner Alston withdrew the motion. No further action was taken on the Agreement.

Chairman Woodrum asked for further business. Upon a motion by Commissioner Alston, seconded by Commissioner Groover and carried, the meeting was moved into Executive Session to discuss personnel matters.

The regular meeting was reconvened. Chairman Woodrum presented information regarding an appointment to the Statesboro Regional Library Board. Commissioner Deal offered a motion to appoint J.L. "Sonny" Riggs to serve a three year term on this Board. Commissioner Hodges seconded the motion and it carried.

Chairman Woodrum advised there were two terms expiring on the Planning and Zoning Commission. One position is held by Mr. Johnny Parrish and the other position held by Mrs. June Waters. He commented both of these individuals have agreed to serve another term. Commissioner Alston offered a motion to re-appoint Mr. Parrish and Mrs. Waters to the Planning and Zoning Commission. Commissioner Deal seconded the motion and it carried.

Commissioner Alston remarked that Jack Stallings, former Baseball Coach for GSU, has recently been identified as the most winning coach in baseball. He offered a motion to honor Coach Stallings with a Proclamation to be presented Friday at an event commemorating his retirement. Commissioner Hodges seconded the motion and it carried.

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

Evelyn H. Wilson
ATTEST

Louis N. Woodrum
Louis N. Woodrum

October 19, 1999
Statesboro, Georgia

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

Chairman Woodrum welcomed the media and guests and called the meeting to order. Commissioner Simmons gave the invocation.

The first order of business was the minutes from the Regular Meeting of October 5, 1999. Commissioner Deal offered a motion to approve the minutes of the October 5, 1999 meeting. Commissioner Simmons seconded the motion and it carried.

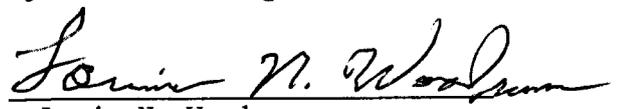
First item of business on the agenda was a Proclamation for Red Ribbon Week. Chairman Woodrum said Red Ribbon Campaign was part of a nationwide campaign to call attention to the devastating effects of drug and alcohol abuse on individuals, families, and communities. Commissioner Alston offered a motion to approve the Proclamation for Red Ribbon Week. Commissioner Hodges seconded the motion and it carried. Chairman Woodrum presented a Proclamation for Red Ribbon Campaign Week, October 23 through October 31, 1999 to Susan Pajari, Chairman of the Red Ribbon Campaign and H.W.B. Smith, Jr., Chairman of the Bulloch County Alcohol and Drug Abuse Council. Director Joyce Stubbs thanked the Board of Commissioners and presented each member with a T-shirt for the Red Ribbon Week Campaign.

Next item on the agenda under new business was the Fire District Budget (5 mile Fire District). Chairman Woodrum asked Scott Wood, County Manager to present the item. Mr. Wood said there is an increase of fifty-five thousand dollars in the budget this year making the budget amount \$ 340,767. Mr. Wood said the primary reason for the increase over last year's budget is a pass through from the City of Statesboro for the cost of operating the new fire station on Highway 67. Mr. Wood said the millage rate for the unincorporated fire district is 3.38. Commissioner Hodges offered a motion to adopt the Fire District Budget for \$340,767 and the Millage Rate of 3.38 for the Unincorporated Fire District. Commissioner Deal seconded the motion. The vote was unanimous in favor of the motion.

Next item on the agenda was the 1999 Millage Rate. Chairman Woodrum asked Mr. Wood to the present the item. Mr. Wood said the Millage Rate for the Unincorporated and the Incorporated is 9.74. Commissioner Smith offered a motion to adopt the Millage Rate of 9.74 for the Unincorporated and Incorporated, .11 for the Library Bond and the County Wide Schools for 10.40. Commissioner Deal seconded the motion. The vote was unanimous in favor of the motion. See exhibit #1999-47.

Commissioner Simmons offered a motion to adjourn the meeting. Commissioner Deal seconded the motion and it carried.


ATTEST


Louis N. Woodrum

November 2, 1999
Statesboro, Georgia

PUBLIC HEARING

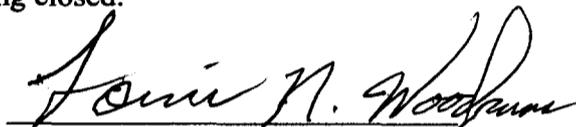
Chairman Woodrum announced the purpose of this hearing was to allow public input in the matter of a request to close county road #196 known as Ephesus Church Road. He said Commissioner Hodges had asked to make a statement prior to opening the hearing. He recognized Commissioner Hodges.

Commissioner Hodges said the discussion of the closing of Ephesus Church Road originated with his family and Tom Hendrix. This discussion centered around Mr. Hendrix putting in an irrigation system to expand farming operations. Commissioner Hodges stated that after notice of the Public Hearing appeared in the newspaper and after receiving several telephone calls, he withdrew any idea to ask the road be closed.

Chairman Wood advised petitions with sixty-six signatures opposing the closing of Ephesus Church Road had been presented for this meeting. See exhibit #1999-48. He asked for any public comment on this matter. Someone made the comment that Commissioner Hodges' statement made this issue a mute point. There was no further comments on this issue.

Chairman Woodrum declared the Public Hearing closed.


ATTEST


Louis N. Woodrum

November 2, 1999
Statesboro, Georgia

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

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

The minutes of the meeting held on October 19, 1999, were presented. Upon motion by Commissioner Alston, seconded by Commissioner Groover and carried, the minutes of this meeting were approved as presented.

Chairman Woodrum declared this portion of the meeting as a Public Hearing for presentation of Zoning matters. He asked Jimmy Dodgen to present these items.

Mr. Dodgen presented a Rezone Request for W.L."Bill" Holloway with Lamar Reddick as agent. He explained this property consists of approximately 39 acres located on New Hope Road and Akin Anderson Road. The request is a rezone from AG-5 (Agricultural-5 acres) to R-80 (Residential-80,000 square foot lots) and the intent of the

rezone is to allow the development of 16 residential lots. He said all lots face an existing county road. He advised the Planning and Zoning Commission recommends approval of the rezone request with a three to one vote. He stated a petition was received just prior to this meeting with forty-nine signatures in opposition to the rezone. He said four people opposing this rezone request had signed up to speak. The first person to speak was Mr. Sam Brannen. Mr. Brannen said he was speaking in opposition to this rezone on behalf of several people. He stated they looked at this request as a "backdoor" mobile home park request. He said with a rezone to R-80 it would be possible to put sixteen mobile homes in this area. He understood sixteen single family residences could be built, but there is no control once the rezone is granted. He reviewed the criteria for considering a rezoning request. First, is the considered use suitable to adjacent property. Mr. Brannen said the area in question is wooded and is surrounded by agricultural property and the proposed use is not suitable to the adjacent property. Second, would it adversely affect the use of adjacent properties. He said the adjacent property is heavily farmed with crop dusting applications and aerial spraying less than forty feet from this property and the proposed use would be incompatible. Third, does the property have a reasonable economic use as zoned. He remarked this property is heavily wooded and does have a reasonable economical use as zoned. Fourth, could the proposed use cause excessive, burdensome use of existing streets, transportation, etc. Mr. Brannen said the existing road is a true agricultural, dirt road and most of the proposed lots are on this dirt road. He added, if this request is granted, the first thing that will happen will be a request for this road to be paved. Fifth, does the proposed use conform to the land use plan. Mr. Brannen said the proposed use is contrary to the land use plan. Mr. Brannen stated they respectfully requested that this property not be rezoned and it remain zoned AG-5. The next person signed up to speak in opposition to this request was Ms. Marie Ashmore. Ms. Ashmore said she has lived in the country all of her life and she was so proud of the Commissioners when zoning was enacted. She added she was especially proud of agricultural areas being zoned AG-5. She said she was shocked to learn that all that planning could be circumvented by applying for a rezone and creating a two acre lot in an agricultural area. She said her request was to hold these thirty-nine acres to the original AG-5 zoning and, if Mr. Holloway wants to divide this property, let him divide it in 7 five acre lots instead of 16 two acre lots. Mr. Clayton Anderson also spoke in opposition to the rezone request. He said he represented himself and his brothers who farm in this area. He explained that they move all types of farm equipment down the dirt road and it would be really difficult to meet the increased traffic on this road if this request is granted. Aerial applicators are used for crop spraying and they are reluctant to spray when residences are close to areas to be sprayed because of the liability to them if they happen to spray wrong or have drift. He concluded it would be an inconvenience to have this many people this close to his farming operations. Mr. Lehman Brannen said he farmed the field adjacent to this property. He said he also uses crop spraying and he

didn't think he could continue his present farming operation if this request is grant. He thought,if granted, this request would take the field he farms out of agricultural production. Mr. Dodgen advised there were no others to speak in opposition. He advised that Mr. Lamar Reddick was the agent for Mr. Bill Holloway. Mr. Reddick presented a sketch of the property showing proposal lots. He said the proposal is for sixteen parcels which average approximately 2.8 acres per parcel which is greater than the R-80 zoning requested. He commented on the speculation about mobile homes and said Mr. Holloway doesn't know if he is going to sell it for mobile homes. This is residential zoning which requires 975 square feet, if it is a manufactured home, it has to have skirting, it has to meet set backs. He said he didn't understand how the idea of mobile home park was started. He said around most cities there is a phase in to AG-5 zones, but when you leave the town of Register you are immediately in an AG-5 zone. He stated that Mr. Holloway has no immediate plans to sell the property and he stressed it is not for a mobile home park. He said the request is for a R-80 zone.

Chairman Woodrum asked for comments from the Board. Commissioner Smith said one of the reasons for zoning is to separate types of land uses, agricultural lands in particular. He commented that one of the dangers in the country today is encroachment from residence areas becoming situated in agricultural areas. This creates problems for both the farmers and for the people who occupy these residences. Commissioner Smith offered a motion to deny the Rezone Request for Mr. W.L. Holloway. Commissioner Hodges seconded the motion. During discussion Commissioner Groover said he had been contacted by several individuals regarding this request and he thought there was some confusion about mobile home parks and R-80. This is not a mobile home park request. He asked Mr. Dodgen if R-80 is more restrictive than AG-5 regarding what can be put on the property. Mr. Dodgen said, other than the fact that in an AG-5 zone there is one residence per five acres and in R-80 zone there is one residence per approximately two acres, R-80 is must more restrictive than AG-5. Commissioner Groover said he understands the concerns of the citizens in this area, they are afraid of the unknown. But, do we stop allowing any type of rezoning for residential area. He said perhaps Mr. Holloway could put restrictive convents on the property to make it more palatable to the community. Commissioner Alston asked if there was any response from any of adjacent property owners who received notice of this rezone request. Mr. Dodgen said he has not talked with any of these property owners, but some of the names of adjacent property owners are on the petition opposing this request received just prior to this meeting. Commissioner Smith said more problems are created for the county when there is a proposed subdivision with this many lots which all empty into a county dirt road. The motion to deny the rezone request was carried with Commissioner Smith, Commissioner Hodges and Commissioner Groover voting in favor of the motion. Commissioner Alston voted in opposition to the motion.

Mr. Dodgen present a Conditional Use Request for Harold and Iris Brannen. This property located on Brannen Road and consisting of approximately 3.54 acres is zoned R-15. Ms. Julie Brannen, agent, is requesting a conditional use permit to allow an in home day care/learning facility which is a permitted conditional use in a R-15 zone. He advised the Planning and Zoning Commission recommends approval of this conditional use request. No one signed up to speak on this request. Ms. Julie Brannen, Mr. Harold Brannen and Mrs. Iris Brannen were present. Chairman Woodrum asked for comments from the public and from the Board. Commissioner Hodges offered a motion to approve the Conditional Use Request. Commissioner Alston seconded the motion and it carried.

Mr. Dodgen present a Conditional Use Request for Sunset Carson Housing, Inc. This property is located on Highway 301 South and is zoned HC (Highway Commercial). The property consists of approximately 1.87 acres and the request is to allow three residences, which are already located on the property, to be allowed on a new tract that will be deeded out of the original parcel from the corporation to the sole shareholder. He explained that Mr. Carson Jenkins who owns Sunset Carson Housing, Inc. has a residence and two rental units behind his business. Mr. Jenkins wants to separate his home parcel from the business parcel. The conditional use is to allow the multiple units on the new parcel. He said the Planning and Zoning Commission recommends approval of the conditional use request. No one signed up to speak on this request. Mr. Dodgen advised that Mr. Steve Rushing, agent for Sunset Carson Housing, Inc. was present. Mr. Rushing presented pictures of the property and said Mr. Jenkins recently attempted to refinance of his home and found it was part of his business parcel. He doesn't want to put all the property in the same financing, but wishes to refinance just his home without involving his business. Chairman Woodrum asked for comments from the public or from the Board. Commissioner Hodges offered a motion to approve the Conditional Use Request. Commissioner Smith seconded the motion and it carried.

Mr. Dodgen presented a Rezone Request for Tracy Marsh, Travis Marsh and Travis Dailey. This property containing approximately 3.9 acres is located on Billy Mikell Road and Sweetheart Lane. The request is for a rezone from R-25 (Residential-25,000 square foot lots) to R-2 (Two Family Residential). The intent of the rezone is to allow the development of eight duplex units. He said the adjacent property and other property in the area have already been rezoned to R-2. He advised the Planning and Zoning Commission recommends approval of the rezone request. No one signed up to speak on this request. Mr. Lamar Reddick, agent, was present. Mr. Reddick presented a sketch of the proposed plan and said duplexes are already in the area around this property. Chairman Woodrum asked for comments from the public or the Board. Commissioner Groover offered a motion to approve the Rezone Request. Commissioner Alston seconded the motion and it carried.

Mr. Dodgen advised the Conditional Use Request for James L. Williams, Sr. was withdrawn from the agenda by the applicant.

The Public Hearing portion of the meeting was concluded. The sign-in sheets for the zoning hearing are submitted as exhibit #1999-49.

The first item of new business was County Road #196 (Ephesus Church Road). Chairman Woodrum said this issue was discussed and he thought settled in the Public Hearing. He opened the floor for any further discussion. Mr. Wood said if the Board chooses not to take any action, the road remains the same. If the Board prefers to take an action, then it would be to leave the road open. Commissioner Alston offered a motion for County Road #196 to remain open. Commissioner Smith seconded the motion and it carried. Commissioner Hodges abstained due to a conflict of interest.

The next item for consideration was a Speed Ordinance revision proposed by the Department of Transportation. Chairman Woodrum asked for discussion of this issue. Commissioner Groover said he questioned the speed limits on a couple of roads. One he questioned was the 55 miles per hour speed limit for a section of Langston Chapel Road between Harville Road and Old Register Road. He stated this road is heavily traveled and he thought the speed limit should be 45 miles per hour. He said this had been discussed with Ted Wynn, Public Safety Director. Chairman Woodrum said he had failed to mention that these speed limits were presented by the State Department of Transportation and have also been approved by the Sheriff. He said this fact was presented as information and didn't change the comments made by Commissioner Groover. Commissioner Groover asked Mr. Wood if he had conferred with the Sheriff and what was his opinion. Mr. Wood said the Sheriff's opinion was that the recommendations being made fit his recommendations. Commissioner Groover said he disagrees with that opinion on Langsley Chapel Road as well as Cawana Road. Chairman Woodrum said he was sure they did the best they could and as progress is made other changes will be made. He remarked it was hard to question both the Department of Transportation and the chief law enforcement officer. Commissioner Hodges offered a motion to approve the speed limit recommendations of the State Department of Transportation and the Sheriff. Commissioner Smith seconded the motion. The motion carried with Commissioner Hodges, Commissioner Smith and Commissioner Alston voting in favor of the motion. Commissioner Groover opposed the motion. See exhibit #1999-50.

Chairman Woodrum presented a Beer & Wine License Application for Jack W. Morris for Bottoms' Up. He explained this was a new application for an on-premise license. Commissioner Smith offered a motion to deny this request. Commissioner Hodges seconded the motion and it carried.

Chairman Woodrum asked for other business or comments. He advised an Executive Session was needed to discuss a personnel matter.

Upon motion by Commissioner Groover, seconded by Commissioner Hodges and carried, the meeting was moved into Executive Session to discuss a personnel matter.

November 2, 1999
Statesboro, Georgia

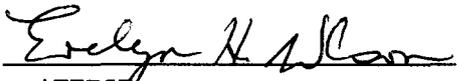
PUBLIC HEARING

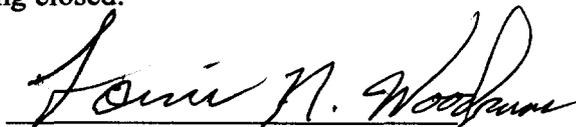
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Commissioner Hodges said the discussion of the closing of Ephesus Church Road originated with his family and Tom Hendrix. This discussion centered around Mr. Hendrix putting in an irrigation system to expand farming operations. Commissioner Hodges stated that after notice of the Public Hearing appeared in the newspaper and after receiving several telephone calls, he withdrew any idea to ask the road be closed.

Chairman Wood advised petitions with sixty-six signatures opposing the closing of Ephesus Church Road had been presented for this meeting. See exhibit #1999-48. He asked for any public comment on this matter. Someone made the comment that Commissioner Hodges' statement made this issue a mute point. There was no further comments on this issue.

Chairman Woodrum declared the Public Hearing closed.


ATTEST


Louis N. Woodrum

November 2, 1999
Statesboro, Georgia

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

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

The minutes of the meeting held on October 19, 1999, were presented. Upon motion by Commissioner Alston, seconded by Commissioner Groover and carried, the minutes of this meeting were approved as presented.

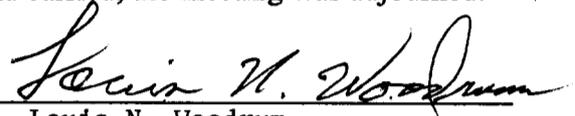
Chairman Woodrum declared this portion of the meeting as a Public Hearing for presentation of Zoning matters. He asked Jimmy Dodgen to present these items.

Mr. Dodgen presented a Rezone Request for W.L."Bill" Holloway with Lamar Reddick as agent. He explained this property consists of approximately 39 acres located on New Hope Road and Akin Anderson Road. The request is a rezone from AG-5 (Agricultural-5 acres) to R-80 (Residential-80,000 square foot lots) and the intent of the

The regular meeting was reconvened. Chairman Woodrum asked for other business. Commissioner Hodges offered a motion to adopt a resolution to recommend to the legislators representing Bulloch County that they sponsor and support local legislation to alter the position of the Judge of State Court of Bulloch County from a part-time position to a full-time position. The resolution also recommends the change to the full time position begin on January 1, 2001, with a minimum annual salary of \$72,000. There was some discussion of any supplement for the State Court Judge being the same as the supplement provided to the Solicitor by Bulloch County. It was agreed that these supplements should be the same. Commissioner Groover seconded the motion and it carried. See exhibit #1999-51.

There being no further business or discussion, upon motion by Commissioner Hodges, seconded by Commissioner Smith and carried, the meeting was adjourned.


 ATTEST


 Louis N. Woodrum

Public Hearing
 November 16, 1999
 Statesboro, Georgia

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

Chairman Woodrum said the purpose of the Public Hearing was to allow the public a chance to speak regarding the proposed Sign Ordinance.

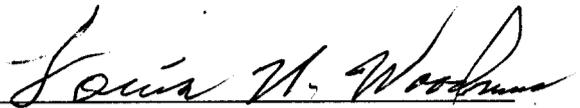
Jeff Akins, Staff Attorney, said all of the Board of Commissioners received a copy of the proposed ordinance for their review and comments.

Chairman Woodrum recognized Mr. Neal Sapp. Mr. Sapp said he was not opposed to the proposed sign ordinance and thinks one is needed, but he recommended some changes in the proposed ordinance. Mr. Sapp recommend that the Commissioners consider requiring 750 linear feet between signs instead 2,640 linear feet. Mr. Sapp said they should also consider allowing signs on I16 at the interchanges providing the property is zoned highway commercial and to consider having signs on the Bypass in some areas. Mr. Sapp said signs should also be allowed to be placed in areas that are zoned industrial as well. Mr. Sapp suggested the setback should be ten feet from the right-of-way instead of twenty feet. Mr. Sapp suggested the fee be a flat fee in place of the square footage fee and that a survey should not be required as part of the application process.

Chairman Woodrum recognized Mr. Chand, owner of three hotels and sixteen billboards. Mr. Chand said he was not opposed to the proposed sign ordinance but feels the footage between signs should be about six hundred linear feet and the setback should

be ten feet from the right-of-way in place of twenty feet. Mr. Chand recommended the signs consist of metal, not wood, and they should illuminate the signs.

Chairman Woodrum thanked Mr. Chand and Mr. Sapp for their participation on the proposed sign ordinance.


Louis N. Woodrum


ATTEST

November 16, 1999
Statesboro, Georgia

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

Chairman Woodrum welcomed the media and guests and called the meeting to order. Commissioner Hodges gave the invocation.

The first order of business was the minutes from the Regular Meeting of November 2, 1999. Commissioner Hodges offered a motion to approve the minutes of the November 2, 1999 meeting. Commissioner Alston seconded the motion and it carried.

Chairman Woodrum said he was going to an item under new business. Chairman Woodrum introduced Mr. Arthur Howard, Chairman of the Hospital Authority. Mr. Howard said he would first like to thank Mr. Bird, the former Chairman of the Hospital Authority for doing such an outstanding job with the Hospital Authority and for all his time and help he always provided. Mr. Howard said the Hospital Authority was in good shape. Mr. Bob Via said for the past four years to date the Hospital Authority has provided seven million dollars to Bulloch County that is a great help in tax relief. Mr. Howard introduced Mr. Jack Wilson as a new member to the Hospital Authority Board. Mr. Wilson presented a check for one million, eight hundred forty five thousand, and two hundred ten dollars to Bulloch County. Chairman Woodrum thanked everyone for the monies from the Hospital Authority.

Next item on the agenda under the Consent Agenda was the Beer and Wine License Renewal Applications. Chairman Woodrum presented the Consent Agenda items as follows: Beer and Wine License - Off-premise for Jack E. Edenfield (The Country Store), Lincoln Womack (Glenn's Mart); On-premise for Andrew Pittman, Sr. (Southern Links Golf Club), Mary Beth Stafford (Bill's Place), Beer, Wine & Liquor On-premises for R. Stacy Webb (Forest Heights Country Club). Commissioner Smith offered a motion to approve the items on the Consent Agenda. Commissioner Simmons seconded the motion and it carried.

Next item under old business was State Court Judge Resolution. Chairman Woodrum asked Mr. Wood, County Manager, to present the item. Mr. Wood said after

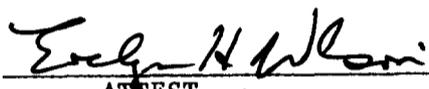
reconsidering this issue from the last meeting, he recommended a resolution be placed on this agenda to completely express the Board's intent with regard to the creation of a full-time State Court Judge. Commissioner Hodges offered a motion to approve the State Court Judge Resolution. Commissioner Alston seconded the motion and it carried. See Exhibit #1999-53

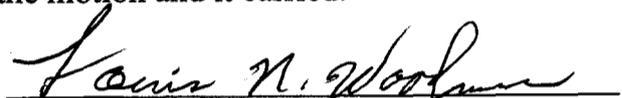
Next item on the agenda was the Sign Ordinance. Commissioner Smith offered a motion to defer the decision on the proposed Sign Ordinance and to extend the sign moratorium until midnight on December 7, 1999. Commissioner Groover seconded the motion and it carried.

Chairman Woodrum said that Ms. Mary Newsome, new RDC Staff Associate, is not able to be here today for the meeting but will be on another agenda.

Mr. Wood said he would like to acknowledge Jeff Akins, Staff Attorney, for having a story published in a book and would like to present a copy of the book for all the Board members and one for the Statesboro Regional Library.

With no further discussion, Commissioner Alston offered a motion to adjourn the meeting. Commissioner Simmons seconded the motion and it carried.


 ATTEST


 Louis N. Woodrum

December 7, 1999
 Statesboro, Georgia

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

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

Minutes of the Public Hearing held on November 16, 1999, were presented. Upon motion by Commissioner Groover, seconded by Commissioner Simmons and carried, these minutes were approved as presented. Minutes of the regular meeting held on November 16, 1999, were presented. Upon motion by Commissioner Hodges, seconded by Commissioner Groover and carried, these minutes were approved as presented.

Chairman Woodrum declared this portion of the meeting as a Public Hearing for presentation of Zoning matters. He asked Jimmy Dodgen to present these items.

Mr. Dodgen said an application for a text amendment had been submitted by Mr. Billy O. Turner. Mr. Turner is requesting a change be made to Section 503(b) of the Zoning Ordinance. This change, if approved, would allow a machine shop as a conditional use in an AG-5 zone. He advised the Planning and Zoning Commission recommended approval of this text amendment. He said no one signed up to speak on

this issue, but Mr. Turner was present. Chairman Woodrum asked for discussion by the Board. Commissioner Smith offered a motion to approve the text amendment to Section 503(b) Conditional Uses section of the Zoning Ordinance to allow a machine shop as a conditional use in an AG-5 zone. Commissioner Alston seconded the motion and it carried.

Mr. Dodgen presented a Conditional Use Request for Mr. Billy O. Turner to place a machine shop in an AG-5 zone. He said the property is located on Highway 67 south and Mr. Turner currently operates Bulloch Marine at this location. The request would allow him to have a fabrication shop in the back of his present business. Mr. Dodgen said the Planning and Zoning Commission recommended approval of this request. He advised that no one had signed up to speak on this item. Chairman Woodrum asked for discussion by the Board. Commissioner Hodges offered a motion to approve the Conditional Use Request. Commissioner Deal seconded the motion and it carried.

Mr. Dodgen presented a rezone request for Ellis Cartee to rezone approximately 26 acres from AG-5 (Agricultural-5 acres) to R-2 (Two Family Residential). The property is located on Shaw Road and Jappy Akins Road and the intent of the rezone request is to develop duplexes on the property. Mr. Dodgen said there was no opposition to this rezone request, but Mr. Jappy Akins was present at the Planning and Zoning meeting to make everyone aware that he has operated a fox pen in the area for a number of years. Mr. Akins plans to continue operation of his fox pen and he wants everyone to understand that hunting dogs make a lot of noise. Mr. Dodgen said the Planning and Zoning Commission recommended approval of this rezone request with a four to two vote. Chairman Woodrum asked for discussion by the Board. Commissioner Hodges offered a motion to approve the rezone request for Ellis Cartee. Commissioner Simmons seconded the motion. The motion carried with Commissioner Hodges, Commissioner Deal, Commissioner Alston, Commissioner Simmons and Commissioner Groover voting in favor of the motion. Commissioner Smith voted to oppose the motion.

Mr. Dodgen said a second part of Mr. Cartee's request was a conditional use request to allow a private recreational area on rear of this property. He advised the Planning and Zoning Commission recommended the approval of the conditional use request with a four to two vote. Chairman Woodrum asked for discussion by the Board. Commissioner Groover asked what constitutes a private recreational area. Mr. Cartee said he wanted to retain approximately five acres on the back of the property for a private recreational area which could or could not materialize. He said he was not sure at this time if it would be for family recreation or group recreation. Commissioner Deal offered a motion to approval the conditional use request. Commissioner Simmons seconded the motion and it carried.

Mr. Dodgen presented a rezone request for Ms. Delores Badie for approximately one acre located on Hope Baptist Church Road. The request is a rezone from HI (Heavy Industrial) to R-40 (Residential-40,000 square foot lots). The purpose of the rezone is to

allow Ms. Badie to place a residence on this property. He advised the Planning and Zoning Commission recommended approval of the rezone request. Chairman Woodrum asked for discussion by the Board. Commissioner Smith offered a motion to approve the rezone request for Ms. Delores Badie. Commissioner Hodges seconded the motion and it carried.

The Public Hearing portion of the meeting was concluded. The sign-in sheets for the zoning hearing are submitted as Exhibit #1999-54.

The first item on the agenda under the Consent Agenda was the Beer and Wine License Applications. Chairman Woodrum presented the items as follows; renewal applications for Beer and Wine Licenses - Off-premise for Joseph Anderson, Sr. (Po-Jo's), Joseph Collins (Flash Foods), Alex Lowery (Jolly Joe's), J. Wayne Lindsey (The Eagle Corner); renewal applications for Beer and Wine License - On-premise for Veasy Creasy (Statesboro Moose Lodge); a new application for Beer and Wine License - Off-premise for Barrett Sherman Street (Middleground Convenient Store). Commissioner Groover offered a motion to approve the Consent Agenda. Commissioner Deal seconded the motion and it carried. Commissioner Hodges abstained in the consideration and vote for Barrett Sherman Street (Middleground Convenient Store) because of a conflict of interest.

An item of old business was the Sign Ordinance. Chairman Woodrum asked Mr. Wood to present this item. Mr. Wood discussed the process for drafting the Sign Ordinance. He said there was opportunity for public input in this process and, in fact, there has been healthy and welcomed public input in drafting the Ordinance. He said the time has come for the Board to deliberate and discuss the various provisions of the drafted Ordinance. He commented there were thirteen issues identified which the Board did not agree upon but he believed three of those issues have been resolved. He said the focus will be on the ten remaining questions.

The first question was should religious billboards be exempt from permit fees. Chairman Woodrum asked for discussion of this issue. Commissioner Smith said no-one wants to put undue burden on religious organizations, but a religious sign would not be considered a commercial billboard and would fall under a lower fee schedule. Also, there is the possibility the Board could be open to criticism and possibly legal action based on court rulings that prohibit the government from favoring one form of noncommercial speech over another. Commissioner Smith said his conclusion on this issue is to let the Ordinance stand as presented with religious signs being considered a non-commercial sign. Commissioner Deal said he had discussed this issue with Jeff Akins and would agree with Commissioner Smith. Commissioner Groover said one problem he could see is what constitutes religious. The unanimous consensus was to let the Ordinance remain as presented on this issue.

The second question was should on-premise business signs be exempt from permit fees. Chairman Woodrum asked for discussion of this question. Commissioner Hodges said he felt if a person builds a business and wants to have a sign for that business

on the property the business sits on, he should be exempt from paying a fee. Commissioner Smith commented this would not exempt such a sign from any regulations for signs, just an exemption of fees. Mr. Wood said there could be some administrative/inspection cost to the county if an inspection for the sign is needed well after the building has passed final inspection. Mr. Wood suggested waiving the permit fee if the sign was in place at the time of final building inspection and if the sign is not in place for inspection at final building inspection, the standard fee will apply. Commissioner Hodges offered a motion that on-premise signs that are in place, inspected and approved by the building inspector as of the date of issuance of certificate of occupancy will be exempt from the permit fee; any sign constructed, erected or posted thereafter will be subject to the standard fee. Commissioner Alston seconded the motion. Commissioner Deal asked if fees will apply where there is no building on the premises such as signs for agricultural produce picked and/or sold on the premises. He was told such a sign would be subject to the same requirements and fees as any other signs. Commissioner Hodges' motion concerning on-premise business signs was carried with Commissioner Hodges, Commissioner Smith, Commissioner Alston, Commissioner Simmons and Commissioner Groover voting in favor of the motion. Commissioner Deal voted to oppose the motion.

The third question was what should be the format and/or amount of the permit fee schedule: flat fee, fee based on square footage, fee based on valuation or other. The draft of the Ordinance calls for a flat fee of \$500 for billboards, \$250 for other permanent signs, and \$100 for all other signs including temporary and political signs. Mr. Wood explained these are one time fees, not annual fees. There was some discussion of temporary and political signs. Commissioner Smith offered a motion to adopt the flat fee schedule as proposed in the draft Ordinance. Commissioner Alston seconded the motion. In discussion Commissioner Hodges asked if a person pays a fee for a temporary sign which is a seasonal sign advertising sale of on-premise produce, etc., is the \$100 fee paid every year when that sign is erected. Mr. Akins said yes. Commissioner Hodges asked if the sign is not taken down at end of season would the one time cost will be \$100. Mr. Akins said no, a permit for a temporary or portable sign is good for six months and can be renewed one time. The motion to adopt the flat fee schedule in the draft Ordinance carried with Commissioner Hodges, Commissioner Smith, Commissioner Alston and Commissioner Simmons voting in favor of the motion. Commissioner Deal and Commissioner Groover voted to oppose the motion.

The fourth question was should there be a 1,000 foot setback requirement for billboards on I-16. The fifth question was should the "I-95 Plan" as recommended by the Department of Transportation be adopted for I-16. Mr. Akins presented a sketch and explained the "I-95 Plan". He said the 1,000 foot setback would not apply if the "I-95 Plan" is adopted. Commissioner Hodges offered a motion to adopt the "I-95 Plan" as recommended by the Department of Transportation for I-16. Commissioner Simmons seconded the motion and it was unanimously carried.

The sixth question was should the 1,000 foot setback requirement for billboards on the Bypass be eliminated. Commissioner Smith offered a motion not to eliminate the 1,000 foot setback requirement for billboards on the Bypass. Commissioner Hodges seconded the motion and it was unanimously carried.

The seventh question was should the applicant for a billboard permit be required to furnish a survey showing any required distances as part of the application process or should the survey requirements be eliminated and the building inspector verify required distances when necessary. Commissioner Smith commented that the County will have to police the setback and other requirements, but if a survey is prepared in the beginning that process will be all done and no blame can be put on the County at a later date. Commissioner Smith offered a motion to require a survey be furnished showing required distances as proposed in the draft Ordinance. Commissioner Alston seconded the motion and it was unanimously carried.

The eighth question was should the maximum allowable sign area be increased from 378 square feet to 672 square feet for billboards on I-16. There was some discussion of various sign sizes. Commissioner Smith offered a motion to allow 672 square feet for billboards on I-16. Commissioner Hodges seconded the motion and it was unanimously carried.

The ninth question was what should be the required spacing between billboards. Commissioner Hodges commented this spacing would apply to every road except I-16 and the Bypass. Mr. Akins said that was basically correct, except that it would also apply to the Bypass along with the 1,000 foot setback. Commissioner Smith offered a motion to adopt a spacing of 1,500 linear feet with a variance of 750 linear feet if the applicant removes two nonconforming billboards. Commissioner Groover seconded the motion and it was unanimously carried.

The tenth question was should the setback requirement for billboards from the property line of any public or private schools, public parks, playgrounds or recreation areas, cemeteries, public forests public buildings or historic sites be 1,000 feet, 500 feet or some other distance. Commissioner Alston offered a motion to adopt the setback requirement of 1,000 feet as proposed in the draft Ordinance.. Commissioner Hodges seconded the motion and it was unanimously carried.

There were three questions on which the Commissioners had already reached a unanimous response. One was a change from a 20 foot setback to a 10 foot setback with 15 feet clearance for powerlines. Second was to allow billboards in industrial zoning districts in addition to commercial zoning districts. Third was to change the setback from residential districts for billboards to 250 feet. Commissioner Groover offered a motion to adopt these three changes as proposed. Commissioner Alston seconded the motion and it was unanimously carried.

There was further discussion of temporary and seasonal, agricultural type signs. Commissioner Hodges offered a motion to exempt fees for seasonal temporary

agricultural signs no larger than 32 square feet in size. Commissioner Deal seconded the motion and it was unanimously carried.

Commissioner Smith offered a motion to adopt the draft of the Sign Ordinance as amended. Commissioner Simmons seconded the motion and it was unanimously carried. Mr. Akins noted that he would incorporate the approved amendments into the original draft of the Ordinance, then submit the revised draft to the Clerk for inclusion as an exhibit to the minutes as the adopted Ordinance. See exhibit #1999-55.

The first item of new business was resolution of consent for a Cable Television Franchise transfer. Chairman Woodrum asked Mr. Wood to present this item. Mr. Wood said this is a small franchise which has transferred about three or four times. There was some discussion of cable television franchises. Mr. Akins said this is a small franchise serving 104 customers basically in the incorporated limits of Portal. Commissioner Smith asked if this was an exclusive franchise. Mr. Akins said no. Commissioner Groover offered a motion to approve Resolution for Cable Television Franchise transfer. Commissioner Deal seconded the motion and it carried. See exhibit #1999-56.

The next item of new business was a resolution supporting proposed legislation allowing the separation of Regional Development Centers from their lending organizations. Chairman Woodrum asked Mr. Wood to comment. Mr. Wood said, from the little he knew about this proposal, it is a more formal separation of the structure of CADDA and RDC. He said one good point which will come out of this legislation, if it passes, is it eliminates the Commissioners having to offer three names for appointment to the CADDA board. That appointment will be a direct appointment made by the Commissioners. Mr. Wood said he didn't know a lot about the dynamics and really couldn't comment further. Commissioner Simmons said he basically understood this the same as Mr. Wood, the Commissioners would have a direct appointment to the CADDA board instead of submitting three names for them to make the appointment. Chairman Woodrum commented he thought this would be a positive step for the County. Commissioner Deal offered a motion to approve the resolution to support legislation for the separation of Regional Development Centers and Area District Development Authorities. Commissioner Simmons seconded the motion and it was unanimously carried. See exhibit #1999-57.

Commissioner Groover offered a motion to move the meeting into Executive Session for discussion of property acquisition and personnel matters. Mr. Wood said there had been a change and the property acquisition issue was being withdrawn. Commissioner Groover amended his motion to reflect this change. Commissioner Simmons seconded the amended motion and it carried.

The regular meeting was reconvened.

Mr. Wood advised meetings on State Patrol building had slowed somewhat with the change in command, but meetings have been resumed and project was progressing.

Mr. Wood gave the date of Tuesday, February 8th, for the Wild Game supper in Atlanta and said he needs to know by December 15th who needs a room in Atlanta for this night and names of people to be added the invitation list.

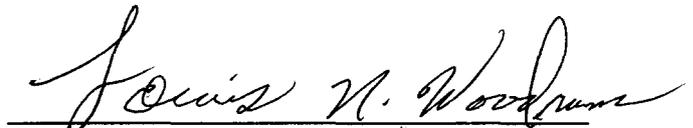
Mr. Wood advised work was continuing on the county wide transportation plan.

Mr. Wood said there were some problems with the courthouse landscape plan. He commented a Public Meeting on the Plan was advertised in the newspaper and held for public input, but there was none. Now, after the fact, people want to make suggestions about the landscaping plan. Commissioner Smith said a firm was hired to develop this plan and, unless they present something the Board doesn't accept, he didn't see any reason to change the plan. There was some discussion of details of the plan.

Commissioner Groover asked status of settlement for the Ramsey property. Mr. Wood said his concern was the need to close the sales tax account on the courthouse and the need to know how much money is available to complete courthouse landscaping, furnishings, etc. There was some discussion of action to take to prompt settlement. Mr. Wood and Mr. Akins will communicate to Gerrald Edenfield that the Board discussed this issue in a Commission meeting and they have been asked to reemphasize to him the need to vigorously pursue this matter and bring it to a conclusion.

Chairman Woodrum asked for other business or comments. Upon motion by Commissioner Simmons, seconded by Commissioner Groover and carried, the meeting was adjourned.


 ATTEST


 Louis N. Woodrum

December 21, 1999
 Statesboro, Georgia

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

Chairman Woodrum introduced Mr. Bob Smith, Environmental Manager, and Chipper. Mr. Bob Smith said this is the sixth year Bulloch County is participating in the program ABring One for the Chipper'. Mr. Smith said last year there were over seven hundred-fifty thousand trees recycled. This year they will be accepting trees on January 8, 2000 in the parking lot in front of City Hall said Mr. Smith. Mr. Smith said when you bring your tree you will receive a coupon for a seedling. Chairman Woodrum thanked Mr. Smith and the Chipper.

Chairman Woodrum welcomed the media and guests and called the meeting to order. Commissioner Smith gave the invocation.

The first order of business was the minutes from the Regular Meeting of December 7, 1999. Commissioner Hodges offered a motion to approve the minutes of the December

7, 1999 meeting. Commissioner Alston seconded the motion and it carried.

First item on the agenda was the Proclamation for Bring One for the Chipper. Commissioner Alston offered a motion to approve the Proclamation-Bring One for the Chipper. Commissioner Simmons seconded the motion and it carried unanimously.

See exhibit #1999-59

The Consent Agenda included Beer and Wine License Applications-Renewals for Doris Thompson/Thompson G&G, John F. Rushing Jr./Freddie's. Commissioner Simmons offered a motion to approve the Consent Agenda. Commissioner Deal seconded the motion and it carried unanimously.

First item under new business was the Resolution - Repeal Chapter 11 Bulloch County Code of Ordinance. Chairman Woodrum presented the item and said the staff has worked very diligently on this issue. Commissioner Smith offered a motion to approve the Resolution Repeal Chapter 11 Bulloch County Code of Ordinance. Commissioner Simmons seconded the motion and it carried unanimously. See exhibit #1999-60

Next item on the agenda was the Bulloch County Health Board Appointment. Chairman Woodrum said the term for Dr. Steven Gottlieb is due to expire and he would like to recommend Dr. Gottlieb be reappointed to the Bulloch County Health Board. Commissioner Alston offered a motion to reappoint Dr. Steven Gottlieb to the Bulloch County Health Board with the term beginning on January 1, 2000 and expiring on December 31, 2005. Commissioner Simmons seconded the motion and it carried unanimously.

Next item on the agenda was a Resolution of the Transfer of Defined Contribution Plan. Chairman Woodrum said a letter was provided to each member explaining the transfer of the defined Contribution Plan. Commissioner Simmons offered a motion to approve the Resolution of the Transfer of Defined Contribution Plan. Commissioner Hodges seconded the motion and it carried unanimously. See exhibit #1999-61

Next item on the agenda was the Year 2000 Road Improvement Plan. Chairman Woodrum asked County Manager Scott Wood to present the item. Mr. Wood recognized Ricky McCoy from the Department of Transportation, John Roger Akins, Warden at the BCCI, and Kirk Tatum, County Engineer. After Mr. Wood's presentation, Commissioner Smith offered a motion to adopt the Year 200 Road Improvement Plan as presented. Commissioner Deal seconded the motion and it carried unanimously. See exhibit #1999-62

Next item on the agenda was the new term requests for the Board of Commissioners. Chairman Woodrum asked if there was any discussion on this matter. Commissioner Hodges said he would like to see the Board go to staggered terms with three seats being a two-year term and three seats being a four-year term and the chairman's term being a two-year term starting in the year 2001. Chairman Woodrum said he would like to leave the chairman's term the way it is. Commissioner Smith said he would like for the chairman's next term to be a two-year term, and he would also like to consider having the chairman elected from within the Board rather than elected at large. Chairman Woodrum said he believes the people of Bulloch County need a chairman elected at large and not elected

within the Board. Chairman Woodrum said he feels it would take away the decision of the people by not being able to elect the chairman of the County. Commissioner Smith said they need to look at how other counties handle the election of the chairmanship. Commissioner Alston and Commissioner Simmons both agreed they do not have a problem with the staggered terms. Commissioner Groover said he was in favor of the staggered terms but agrees with Chairman Woodrum that the chairman's term should remain as it is. Commissioner Smith recommended that this election the chairman's term would be a two-year term and then return to a four-year term. Chairman Woodrum recommended the chairman's term remain a four-year term and that a study be done on this issue. Commissioner Hodges offered a motion that starting January 1, 2001, commissioner seats 1B, 2B, 2D and the chairman's seat be a two-year term and then revert back to a four-year term on January 1, 2003, and commissioner seats 1A, 2A and 2C remain a four-year term. Commissioner Alston seconded the motion. The vote was 5-1 in favor of the motion, with Commissioner Groover opposing. Chairman Woodrum asked that it be noted for the record that he opposed changing the chairman's term.

Commissioner Alston said he has compiled information from other counties relating to the salaries of the commissioners and chairman. Commissioner Alston offered a motion that the Board members' salaries be raised to \$6,500 per year and that the chairman's salary be reduced to \$13,000 beginning the year 2001. The motion died due to lack of a second. Commissioner Hodges offered a motion that the commissioners' salaries be changed from \$5,000 to \$7,500 and the chairman's salary remain the same beginning in the year 2001. Commissioner Deal seconded the motion and it carried unanimously.

Chairman Woodrum asked if a study could be done on the chairman's position and term requirement. Commissioner Smith offered a motion that the Board recommend to the local legislative delegation that a study be conducted regarding the concept of having a board composed of six elected commissioners who elect their chairman from within, and further recommend that the legislative delegation adopt enabling legislation for this concept to be effective January 1, 2003. Commissioner Deal seconded the motion. The vote was 5-1 in favor of the motion, with Commissioner Groover opposing. Chairman Woodrum asked that it be noted for the record that he opposed the concept of the chairman's position being elected from within the Board.

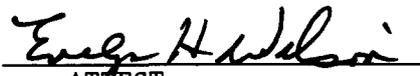
Mr. Jeff Akins, Staff Attorney, asked the Board to adopt a motion authorizing him to draft resolutions regarding the staggered terms, commissioners' and chairman's salaries, and the recommendation to study the concept of the commissioners electing the chairman from within, and further to include these resolutions as an exhibit to the minutes. Mr. Akins noted that the first resolution would address the motion concerning staggered terms and salaries and would include drafts of proposed local legislation that the Board recommends to the local legislative delegation, and the second resolution would address the motion concerning the concept of the commissioners electing the chairman from within. Commissioner Smith offered a motion to authorize the Staff Attorney to draft the resolutions as stated and include

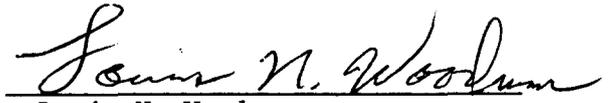
them as exhibits to the minutes. Commissioner Hodges seconded the motion and it carried unanimously. See exhibit #1999-63 & exhibit #1999-64

Commissioner Groover offered a motion to close the regular portion of the meeting to go into an executive session to discuss property acquisition. Commissioner Simmons seconded the motion and it carried unanimously.

Commissioner Hodges offered a motion to approve the purchasing of the land located on Highway 67, near Highway 46 for the amount of \$9,000 to develop a recycling center. Commissioner Simmons seconded the motion and it carried.

With no further discussion, Commissioner Hodges offered a motion to adjourn the meeting. Commissioner Deal seconded the motion and it carried.


ATTEST


Louis N. Woodrum

January 4, 2000
Statesboro, Georgia

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

Vice-Chairman Groover called the meeting to order and welcomed the media and visitors. Commissioner Alston gave the invocation.

The minutes of the regular meeting held on December 21, 1999, and the minutes of the Executive Session held on December 21, 1999, were presented. Upon motion by Commissioner Hodges, seconded by Commissioner Deal and carried, minutes of these two meetings were approved as presented.

Vice-Chairman Groover said the first item on the agenda was the Public Hearing for zoning matters and asked Jimmy Dodgen, Zoning Administrator, to present these items. Mr. Dodgen said there were three zoning items on the agenda. He advised a number of people had signed up to speak on the second item and for that reason the agenda was being changed to hear this item last.

The first zoning item was a Conditional Use Request for Lehman E. McElveen. Mr. Dodgen said this was a request to allow a 330 foot guy tower to be placed on approximately 79 acres located on Old McElveen Road. He commented originally there was also a request for a variance to the set back requirements which was denied by the Planning and Zoning Commission. He said denial of the variance is not being appealed to the Board of Commissioners because they have now secured enough property to meet all set back requirements. He advised approval of the Conditional Use Request was recommended by the Planning and Zoning Commission in a four to two vote. He said one person had signed up to speak on this item. Ms. Belinda Bodie of Faulk & Foster said, as Mr. Dodgen stated, enough property had been secured to eliminate any need for a