

July 2, 2007
Statesboro, GA

The Board met at 5:30 p.m. in the Community Room of the North Main Annex. Chairman Nevil welcomed the guests and called the meeting to order. Commissioner Tankersley gave the invocation and the pledge of allegiance.

Ms. Evelyn Wilson, Clerk of the Board, performed the roll call of commissioners and staff. The following commissioners and staff were present: Chairman Nevil, Commissioner Jackson, Commissioner Simmons, Commissioner Tankersley, Commissioner Gibson, Commissioner Thompson, Commissioner Rushing, County Manager Tom Couch, Staff Attorney Jeff Akins, and Zoning Administrator Randy Newman.

Chairman Nevil asked for changes or modification before approval of the General Agenda. Mr. Couch requested two (2) changes to the General Agenda: (1) add as item 2 under New Business the bid results for demolition of the Bulloch Memorial Hospital building; (2) defer the County Manager's Executive Summary & Financial Report. Commissioner Jackson offered a motion to approve the General Agenda as printed. Commissioner Tankersley seconded the motion and it carried, unanimously.

The next item of business was the approval of the minutes of the budget workshop held on June 14, 2007, minutes of the regular meeting held on June 19, 2007, minutes of the public hearing held on June 19, 2007 and minutes of the called meeting held on June 26, 2007. Chairman Nevil asked for any corrections or additions to the minutes. Commissioner Rushing referenced page two, paragraph one of the minutes of the regular meeting held on June 19, 2007 and said the amount of \$25,180 shown as the bid from Blanchard Tractor for a tractor should read as \$22,500. He also said the difference in the bids was \$1225, not \$1250 that he has previously stated. Commissioner Gibson offered a motion to approve the minutes of the workshop on June 14, 2007, the regular meeting on June 19, 2007, the public hearing on June 19, 2007 and the called meeting held on June 26, 2007 with the correction to the minutes of the regular meeting held on June 19, 2007 noted. Commissioner Rushing seconded the motion and it carried, unanimously

Chairman Nevil asked for any public comments. There were no public comments.

The Consent Agenda had one (1) item for consideration: A contract with the Georgia Department of Corrections to provide one inmate crew with a guard/supervisor for a maintenance crew for the Recreation Department at a cost of \$37,500. Commissioner Simmons offered a motion to approve the Consent Agenda. Commissioner Tankersley seconded the motion and it carried, unanimously. See exhibit #2007-64

An item of Old Business was the bid award for a tractor for the Transportation Department. Chairman Nevil asked Mr. Couch to open this discussion. Mr. Couch said this was deferred at the last meeting with instructions to obtain further information regarding bid specifications, references and other relevant information. He asked Transportation Director Eddie Smith to present the results of their research. Mr. Smith said that he was able to check one reference for a Kubota tractor and this contact said the Kubota had been in service for two years and he was satisfied with its performance. He presented information which compared the John Deere tractor and the Kubota tractor. Commissioner Thompson offered a motion to accept the bid for a John Deere tractor from Blanchard Equipment in the amount of \$22,500. Commissioner Gibson seconded the motion. In discussion Commissioner Rushing pointed out that the John Deere tractor was tested by a Nebraska testing facility which is an unbiased testing institution while there is only factory observed results for the Kubota tractor. The motion to accept the bid for the John Deere tractor carried, unanimously.

The first item of New Business was an Intergovernmental Agreement with the City of Statesboro related to a corporate hangar at the airport. Chairman Nevil asked Mr. Couch to present this item. Mr. Couch said the assets at the airport are owned jointly by the City and County and this intergovernmental agreement is necessary to facilitate the financing needed for the corporate hangar. Commissioner Simmons offered a motion to approve the Intergovernmental Agreement with the City of Statesboro. Commissioner Tankersley seconded the motion and it carried, unanimously. See exhibit #2007-65

The next item of New Business was the discussion and/or action of the bid award for demolition of the Bulloch County Memorial Hospital Building. Chairman Nevil asked Mr. Couch to open this discussion. Mr. Couch remarked that the lowest bid was from Thompson Building Wrecking Co. in the amount of \$264,400 with a bid add alternate of \$68,000. He said it would be to the county's advantage to take the bid add alternate which would make the total cost about \$19,000 over budget but this could be recovered by crushing the debris and using it for rip-rap. Commissioner Simmons offered a motion to accept the bid from Thompson Building Wrecking Co. for demolition of the Bulloch Memorial Hospital building at a cost of \$264,400 with the add alternate of \$68,000. Commissioner Tankersley seconded the motion and it carried, unanimously.

Chairman Nevil asked for comments from the Commissioners or the staff. Mr. Couch advised that meeting dates would be set during this month for the public hearings required for the proposed tax adjustment. Proposed dates will be presented to the Commissioners once they have been coordinated with the Tax Commissioner, the Tax Assessor and the Board of Education. He said copies of a schedule for Development Authority training had been distributed and encouraged Commissioners to attend one of the courses to be held in Savannah in September.

Chairman Nevil asked for other comments. Mr. Akins said the State of Georgia has a Special Events (one day) Alcohol License which allows a business, festival, etc. to apply for a one day license to sell alcohol at an event. However, in order to obtain the State Special Events License the event sponsor has to have a permit or a letter of approval from the local jurisdiction. He advised that a request has been received from a business for a grand opening event in August but there is nothing in the county's ordinance that allows for a special event license/permit. He asked the Commissioners if the ordinance should be amended to allow for a Special Event License or would they want to make an exception for this one peculiar request. Chief Deputy Gene McDaniel has expressed that he and Sheriff Anderson prefer that some regulations be in place before any license/permit is granted. Mr. Akins said waiting until procedures are in place would probably mean that the person's request for an August event cannot be granted. He has contacted other communities and discussed

how these communities handle these special events. Mr. Couch said he thought the standards for issuing a special events permit should be the same as the ones for issuing any other license. He added that this may be an inconvenience for the person making this request but correct procedures need to be in place before the county considers issuing such a license. Mr. Akins commented that someone could try to use this special license as a backdoor to have numerous events and all the loopholes need to be closed. The Commissioners agreed that procedures need to be in place before the county considers issuing a Special Event License. Mr. Akins will perform further research and present an ordinance amendment for the Board's consideration.

Chairman Nevil asked for other comments. Commissioner Gibson offered a motion to adjourn the business meeting. Commissioner Simmons seconded the motion and it carried, unanimously.

The meeting was reconvened for the Public Hearing on zoning matters. Chairman Nevil asked Zoning Administrator Randy Newman to present the zoning items.

Mr. Newman presented an application from Jerry Rushing requesting a rezone of 5.29 acres from AG-5 (Agricultural 5 acres) to HC (Highway Commercial). The property consists of 16.3 acres with 11 acres already zoned HC and is located Neville Dairy Road at U.S. Highway 301 south. He said that the Planning and Zoning Commission made no recommendation on this rezone. Mr. Wallace Wright, acting as agent, said that Mr. Rushing owns 19 acres and is asking that 5.29 acres be rezoned which connects with 11 acres already zoned HC. He said the planned commercial development (Flying J Travel Plaza) is well suited to this location. But the request has been delayed time and again and now there is an issue of time because Mr. Rushing's contract has specific time constraints. Mr. Couch advised that the staff became aware of this project in late March and because of the type of commercial development a DRI (Development Impact Review) is required by the RDC (Regional Development Center) and the State. The RDC has all the required information and the DRI report should be completed by next month's meeting. He advised that the staff recommendation is to defer this request until the August meeting. Commissioner

Thompson said this appears to be a citizen's simple request for property surrounded by Highway Commercial property to be rezoned to Highway Commercial. Mr. Couch responded that State laws and regulations require a regional planning review because of the nature of the use. Mr. Wright said Mr. Robert Cheshire could give details of the planned development. Mr. Cheshire said a Flying J Travel Plaza is not just a truck stop and these facilities are clean and well maintained. He presented the proposed site plan and pointed out the amenities of the complex. He discussed traffic into and out of the complex and addressed decel-accel lanes. He said there are no city water and sewer to this site and all utilities will be on site. Also, there is an area for a detention pond if necessary to handle site runoff. Mr. Jim Benton spoke against the rezone request. He said that he is a resident of Neville Dairy Road and was not excited about this development. His concern was that if this rezone is granted, other commercial development will continue down Neville Dairy Road. He was also concerned about traffic, safety, security and noise. He said he enjoys the peaceful rural life and asked that AG-5 property would remain AG-5. He said he has spoken with other residents in the area and they are not in favor of a project of this size. Commissioner Tankersley offered a motion to defer action on the rezone request to the first meeting in August. Commissioner Simmons seconded the motion. Commissioner Rushing remarked that he lives near this property and he has not heard any negative comments about this development from the residents in his community. Motion to defer action until the first meeting in August carried, unanimously.

Mr. Newman presented an application from McCorkle Properties for a request for a conditional use to operate a church in an existing structure. The property consists of 5.3 acres located on Highway 301 south. The Planning and Zoning Commission recommended the approval of the conditional use request with conditions: (1) No day care center or other secondary enterprise activities shall be allowed with an approval for a conditional use request; (2) Any change with regard to access of the site shall be coordinated with the Georgia Department of Transportation. The applicant shall contact GDOT for such a determination and provide documentation to the Zoning Administrator that access improvements would either be required or not required; (3) signage shall be limited to one (1) ground sign with a landscaped base, or a wall sign

meeting county code. Pastor John Long was acting as agent. Pastor Long said the church was started in January and they have been looking at different properties to find a place suitable for their needs. Commissioner Thompson offered a motion to approve the conditional use request with the recommended conditions. Commissioner Gibson seconded the motion and it carried, unanimously.

Mr. Newman presented an application from Dale Christopher requesting a rezone from HC (Highway Commercial) to R-15 (15,000 square feet) on .37 acres located on Ellis Road. The intent is to rezone the property to match the current zoning so the property can be sold. The Planning and Zoning Commission recommended approval of the rezone. Mr. Christopher lives in Tennessee and was unable to attend the meeting. Mr. Newman explained that Mr. Christopher wanted to sell the house on the property but the buyer could not get financing because the property was zoned Highway Commercial. Commissioner Jackson offered a motion to approve the rezone request. Commissioner Tankersley seconded the motion and it carried, unanimously.

Mr. Newman presented an application from Mary Alice Brown requesting a conditional use for the purpose of operating a family home day care. The property consists of 5 acres and is located on Neville Dairy Road. The Planning and Zoning Commission recommended approval of the conditional use. Ms. Brown said her request was to operate a family home day care. Commissioner Gibson asked Ms. Brown how many children would be in the day care. Ms. Brown advised that the State requires that she have six. Commissioner Rushing offered a motion to approve the conditional use request. Commissioner Thompson seconded the motion and it carried, unanimously.

Mr. Newman presented an application from Ray M. Davis requesting a rezone from NC (Neighborhood Commercial) to HC (Highway Commercial) on 5 acres located at the intersection of Highway 80 and Highway 119. Mr. Davis also presented an application requesting a conditional use for multiple businesses on the property. The Planning and Zoning Commission recommended denial of the requests. Mr. Frankie Kerby was acting as agent. Mr. Kerby said this property was originally approved in 1998 for neighborhood commercial with no opposition but the project was

never developed. The intent of the NC was to have a convenience store on this property but the property has been reevaluated to maximize the potential of the property and the HC rezone is requested so some retail spaces can be added. Ms. Wanda Smith said she lives on 30 acres which adjoins this property and also adjoins Bryan County. There is an existing convenience store just across the Bryan County line which gives them a lot of problems such as vulgarity, loitering and intoxicated people. The Bulloch County Sheriff's Department has responded to calls but it takes about forty minutes for them to arrive. She commented she just wanted to point out that this is a long way from law enforcement. She was concerned with increased traffic, increased trash and increased noise. She said was concerned about her children already living next door to a commercial property and didn't want commercial property on both sides. She presented a petition signed by twenty-five people who oppose this rezone. Ms. Jeanette Wilson said she has lived on adjoining property for forty-three years and this has been a nice residential area. There is a service station on the Bryan-Bulloch County line and she didn't feel another one was needed. Mr. Couch asked Mr. Kerby if he had reviewed the proposed conditions and if the applicant could comply with the conditions. Mr. Kerby said they understood the conditions and have no problem with meeting them. Mr. Kerby presented a picture illustrating how the development would look and said this is a conceptual plan to maximize the potential of the property. They are more interested in developing retail space instead of putting another convenience store in the area. Commissioner Thompson asked if they opted to build the illustrated retail development in lieu of a gasoline service station. Mr. Kerby said yes, that was correct but they wanted to maximize the property so there might be more retail spaces. Commissioner Thompson asked if this rezone is not granted, would they build the gasoline service station. Mr. Kerby said yes, that is the only option they would have. Commissioner Thompson offered a motion to approve the rezone request and the conditional use request with the condition that a gasoline service station not go on the property in addition to the recommended conditions: (1) All building structures shall have exterior facades (except for trim work) consisting primarily of earth tone colors made of brick, stone, masonry, hardi-plank or stucco (or EIFS). A signage plan would need to be considered to meet county codes; (2) One

unified multi-tenant ground sign consistent with the architectural design of the principal structure with a landscaped base, and one separate wall or façade sign for each business will be permitted; (3) All driveway entrances and parking islands shall be landscaped; (4) All access, driveway and parking areas serving the general public shall be paved; (5) All commercial solid waste containers shall be placed on a concrete pad and shielded from view with fencing or landscaping equal to the height of the container; (6) Any outdoor lighting shall be downcast and is to be of moderate brightness; (7) 30 days prior to the submission of a conceptual site plan to the Planning and Zoning Commission, the applicant, at their own expense, shall submit a Level II traffic impact study as recommended in the Bulloch County Transportation Plan (with sufficient narratives, maps and exhibits) which shall be certified by a qualified and registered professional engineer, that at a minimum includes the following: (a) Trip Generation Analysis: An estimate of AM (7:30-8:30) and PM (5:00-6:00) peak hour trips generated under existing conditions and after project build-out; (b) Trip Distribution Analysis: A 24 hour directional traffic counts and peak period intersection turn movement counts on a typical week day under existing conditions and after project build-out; (c) Intersection and Roadway Segment Analysis: Assess the need and provide cost estimates for any further network or safety improvements for arterial and collector roads in the study areas resulting from the impacts created by the proposed development of the subject property, including but not limited to, accel-decel lanes, turn lanes, shoulder widening, signage, signalization or intersection alignments. The cost of any such proposed improvements or fee-simple dedication in favor of Bulloch County attributable specifically to the development of the subject property that is not listed in the County's Five-Year Surface Transportation Improvement Program or Plan shall be partially or wholly borne by the developer. Particular attention or focus in the study should be given to the need for intersection mitigation measures; (d) A traffic signal warrant analysis following GDOT standards shall be performed by a qualified professional engineer with the cost of any study and signalization improvement to be partially or wholly borne by the developer; (8) All loading spaces should be at the side or rear of the buildings to enhance internal circulation; (9) A storm water management plan showing no off-site negative impacts shall be submitted for approval by the

county engineer. Commissioner Rushing seconded the motion and it carried with a five to one vote. Commissioner Thompson, Commissioner Rushing, Commissioner Gibson, Commissioner Jackson and Commissioner Tankersley voted in favor of the motion. Commissioner Simmons opposed the motion.

Mr. Newman presented an application by Richard Cannon requesting a rezone from AG-5 (Agricultural 5 acres) to R-80 (residential 80,000 square feet) on 6.26 acres located on Lem Lanier Road. The intent of the rezone is to divide the property into 2 parcels. The Planning and Zoning Commission recommended approval of the rezone request. Mr. Cannon said he needs to divide the property so he can have a residence on one parcel. There is a farmhouse on the property which is occupied by an elderly man with a heart condition who he doesn't want to have make move. Commissioner Tankersley offered a motion to approve the rezone request. Commissioner Simmons seconded the motion and it carried, unanimously.

Mr. Newman presented an application from Thompkin Enterprises requesting a rezone from R-25 (residential 25,000 square feet) to R80 (residential 80,000 square feet) on 22.99 acres located on Josh Smith Road. The intent of the rezone is to build single-family residences on 2-acre lots. The Planning and Zoning Commission recommended approval of the rezone with conditions: (1) The applicant shall dedicate in favor of Bulloch County an 80' right-of-way along the length of Josh Smith Road contiguous to Phase III and Phase IV of Burkhalter Plantation; (2) The applicant shall reserve in favor of Bulloch County a 40' easement for future road paving along the length of Josh Smith Road contiguous to Phase III of Burkhalter Plantation, east of Phase IV to the Phase III boundary; (3) The applicant shall be relieved of a prior sketch plan condition to pave Josh Smith Road from the western boundary of Burkhalter Plantation to Harville Road; (4) In-lieu of the installation of two access ways for Phases I, II and III to Burkhalter Road, the developer shall enter into an agreement with Bulloch County whereby the developer shall donate \$50,000 for road improvements on the Burkhalter Road corridor to be used at the discretion of Bulloch County; (5) Any water utilities installed requiring right-of-way encroachment along Josh Smith Road shall require a right-of-way permit, subject to any requirement by the County Engineer. Mr. Jim Anderson explained they were asking for a rezone from R-25 to R-80 which is

a less dense rezone. Originally this property was tied to a larger tract in an earlier rezone request and was part of larger development. The proposed development of this particular 22.99 acres had two access roads onto Josh Smith Road and a condition of approval of the development was for Josh Smith Road to be paved. This proposed development of the 22.99 has been restructured and now only six lots have access onto Josh Smith Road. He referenced the conditions for this rezone and said they were committed to meet these conditions. Mr. Dale Anderson who had signed up to speak on this item chose not to comment. Commissioner Tankersley offered a motion to approve the rezone request with conditions as stated. Commissioner Jackson seconded the motion and it carried, unanimously.

Mr. Newman presented an application by Robert K. Bell, Sr. and P.F. Martin Timberland Trust requesting a rezone from AG-5 (Agricultural 5 acres) to R-25 (residential 25,000 square feet) on six parcels totaling 147+ acres located on Martin Swinson Road. The intent of the rezone is to build single-family residences. The Planning and Zoning Commission recommended denial of the R-25 rezone and recommended approval of a R-40 rezone with conditions: (1) A 10% bonus density shall be granted if at least one of the following amenities shall be installed by the applicant: (a) A pedestrian sidewalk system within the development; (b) An internal streetscape consisting of native, non-ornamental canopy trees (maple, dogwood, oak, etc) with a minimum 4" caliper spaced 75' off center. The streetscape may optionally be integrated with amenities (a) or (c); (c) A county maintained street light district; (d) A common interest element maintained by a homeowner association or other conduit which may include, but not be limited to, a clubhouse, pool, tennis court(s), improved picnic area or playground, walking trail, or any combination thereof; (e) A common interest element maintained by a homeowner association or other conduit which may include, but not be limited to, a passive use recreation area (fishing, boating/dock, picnicking, etc.) conservation easement or greenspace area that is consistent with the goals and objectives of county or state land conservation or preservation plans and programs; (2) All dwelling units shall consist of traditional site built construction meeting state building codes. Manufactured housing shall be prohibited; (3) To enhance access management, all approved residential lots and structures shall access

internally to new roads built within the subdivision; (4) 30 days prior to the submission of a sketch plan to the Planning and Zoning Commission, the applicant, at their own expense, shall submit a Level II traffic impact study as recommended in the Bulloch County Transportation Plan (with sufficient narratives, maps and exhibits) which shall be certified by a qualified and registered professional engineer, that at a minimum, includes the following: (a) Trip Generation Analysis: An estimate of AM (7:30-8:30) and PM (5:00-6:00) peak hour trips generated under existing conditions and after project build-out; (b) Trip Distribution Analysis; A 24 hour directional traffic counts and peak period intersection turn movement counts on a typical week day under existing conditions and after project build-out; (c) Intersection and Roadway Segment Analysis: Assess the need and provide cost estimates for any further network or safety improvements for arterial and collection roads in the study areas resulting from the impacts created by the proposed development of the subject property, including but not limited to, accel-decel lanes, turn lanes, shoulder widening, signage, signalization or intersection alignments. The cost of any such proposed improvements attributable specifically to the development of the subject property that is not listed in the County's Five-Year Surface Transportation Improvement Program or Plan shall be partially or wholly borne by the developer. Particular attention or focus in the study should be given to the need for a deceleration lane at the intersection of SR 119 and the access road to the subdivision; (5) The developer shall submit an engineering plan at the time of preliminary plat submission to demonstrate that adequate storm water management practices or structures shall be installed to control on-site and off-site run-off and sediment; (6) Martin Swinson Road is to remain open, shall be paved along the length of the subdivision; (7) If the proposed internal roadway system is proffered by the applicant as being privately owned and maintained by a common interest element, any proposed future public dedication requires that the roads meet county standards at that time. No public funds shall be invested to correct any construction or condition deficiencies to meet such standards, unless a county special assessment tax improvement district is approved by affected property owners; (8) All water utility structures including well houses and tanks shall be shielded from view with a fence or planted buffer perimeter; (9) An acre of land is to be deeded adjacent to SR 119 in

favor of Bulloch County for a future fire station. Mr. Jim Anderson presented a sketch of the proposed subdivision consisting of 178 lots with R-25 zoning. The sketch showed an entrance road crossing Martin Swinson Road, a dirt road, to access Eldora Road which is paved. He said there had been some suggestion from residents in the area that Martin Swinson Road be closed with cul-de-sacs on either side of the entrance road but the county's staff had recommended that Martin Swinson Road not be closed. Mr. Steve Rushing said, although a lot of land around this property is zoned AG-5, there are two major developments nearby that were developed before zoning was enacted. He said the new Land Use Plan designates this area as community development area. He reviewed the conditions and said the reason for the R-25 rezone request is because of cost involved with complying with the conditions and other cost of the development. Mr. Robbie Bell presented a picture of the property showing improvements that had have been made. He said the property is well suited for residential development and a nice subdivision is planned. He said he knew that residents in the area are concerned about services in the area and his father plans to donate land for a fire station. Ms. Natalie Coto asked what happens to the area between the development and Martin Swinson Road where there are no houses. Mr. Anderson responded that the area in question is wetlands and could not be developed. Ms. Coto commented on the impact on schools and said, according to her son, children sit three to a seat on the school bus. She didn't see how anyone could say that this number of houses could have minimum impact on schools. She commented on lack of fire and police services in the area and the time it takes for emergency services to respond. Ms. Victoria Salger chose not to speak. Mr. David Frazier stated that from 400 to 500 families live in this area which is more people than in the town of Brooklet. This development will add 178 houses and will significantly impact the schools. He said two nearby subdivisions were recently approved for AG-5. He also commented on the lack of fire, police and emergency services. This development will only increase the amount of trash and the recycling center already needs to be enlarged and open seven days a week. Mr. Ronald Small said he lives at the junction of Eldora Road and Highway 119. He presented a drawing of all the development in the area and said there was a lot of concentration in the mile and half between Onley Station and

Eldora Farms. This area is fast becoming one of the most populated areas in the county. He stated that there is a tremendous amount of traffic on Eldora Road including eighteen-wheelers, grain trucks, log trucks mixed in with vehicles and school buses. People speed up and down the road with no one paying any attention to the speed limit. It is particularly dangerous for school buses and children waiting at a bus stop. He remarked that this development will only add to the problem. Ms. Linda Hall remarked a previous Commission established AG-5 to save agricultural lands and to prevent these type high-density developments. She said research with the Bulloch County Board of Education has revealed that it takes \$8,000 per year to educate one child. This development will add at least 147 children and it already takes seventeen school buses to service this area. Ms. Hall questioned how many more buses will be needed, how many more teachers will be needed and how many more schools will have to be built. This is farmland and it should be developed as AG-5. She asked the rezone request be denied. Mr. Harold Miller chose not to comment. Ms. Ethel Waldron stated she has property on each side of Martin Swinson Road and she was in favor of Martin Swinson Road being closed where it will intersect with the entrance road to the development. She related that she is afraid to walk to her mailbox and she drives her vehicle to her mother's house which is just across the road because she has almost been hit three times trying to cross Martin Swinson Road. She asked what happens to her and her family if this development is approved and Martin Swinson Road is not closed. She said they need services in the area, not more traffic. Commissioner Tankersley asked if there would be covenants which would include the square footage of these site built houses. Mr. Bell said no house plans have been developed, it will probably be a mixture of different sizes and styles. Commissioner Tankersley asked if they plan to build out the development all at once. Mr. Bell said no, it will probably be over a ten-year period. Commissioner Rushing said he had heard some horror stories about this area and asked why would anyone would want to build a home in this development. Mr. Bell responded that their goal is to change the face of the community with a nice development. Commissioner Gibson commented on other subdivisions developed by Mr. Bell and asked if there are plans to upgrade roads in those subdivisions. Mr. Bell said their developments have always met county

requirements and conditions. Commissioner Thompson asked if the location of the one acre being donated for a substation for improved services was an area desirable for a substation. Public Safety Director Ted Wynn said the county is having an ISO study done and this study will recommend the location of a substation. Mr. Wynn discussed the reduction in the ISO rating with the location of a substation. Commissioner Thompson asked if anyone present who is opposed to this development would be willing to contribute one acre of their property for a substation. There were a couple of positive responses and a comment was made that Mr. Larry Roberts had already offered land for a substation. There was further discussion of traffic on Martin Swinson Road and closing the road where it intersects with the entrance road to the development. Ms. Walden said she would like to see the road closed. Ms. Hall said she has two concerns if the road is closed. The first concern is that there are parts of the road which wash out during heavy rains leaving no way out. The second concern would be children having to walk to the end of Martin Swinson to be picked up by school bus. She asked if the road is closed, could it be guaranteed that the school bus will come down the road and be able to turn around at the cul-de-sac. Mr. Couch said the three concerns he had heard are traffic, public services and density of this development. He asked if he recommended this request be tabled for thirty days, could the area residents meet with Mr. Bell to reach some mutual agreement. One response was that it would help the traffic concerns, the school system and other concerns if Mr. Bell developed this property as AG-5. There was also a positive response for a thirty day extension. Mr. Steve Rushing said they have heard and recognize all the concerns. They also recognize that the Rural Plan Development calls for this area to be R-40 but seek the R-25 rezone to recoup cost of development. The R-40 rezone is acceptable if granted by the Commissioners. The closing of Martin Swinson was again discussed. Mr. Couch said that condition #6 for Martin Swinson Road to remain open could be struck and let the traffic study determine the best option. Commissioner Tankersley offered a motion to deny the R-25 rezone request and approve a R-40 rezone with the recommended conditions and a added condition that the concerns about Martin Swinson Road be addressed after site plan and traffic study are completed to meet the satisfaction of residents of Martin Swinson Road.

Commissioner Rushing seconded the motion and it carried with a four to two vote. Commissioner Tankersley, Commissioner Rushing, Commissioner Gibson and Commissioner Jackson voted in favor of the motion. Commissioner Simmons and Commissioner Thompson opposed the motion.

Mr. Newman presented an application for a streetlight tax district for Stonebrook Subdivision. The Planning and Zoning Commission recommended approval of the request. Commissioner Simmons offered to approve the request for the streetlight tax district. Commissioner Rushing seconded the motion. Mr. Couch explained that the fees for this streetlight tax district were waived because the application process had begun before the fee structure was approved. Motion to approve the streetlight tax district carried, unanimously.

Mr. Newman presented an application for a streetlight tax district for The Hammocks Subdivision. The Planning and Zoning Commission recommended approval of the request. Commissioner Gibson offered a motion to approve the request for the streetlight tax district. Commissioner Rushing seconded the motion and it carried, unanimously. Sign-in sheets for zoning matters are shown exhibit #2007-66

Chairman Nevil asked for other business or comments. Commissioner Thompson offered a motion to adjourn the meeting. Commissioner Jackson seconded the motion and it carried, unanimously.