

November 20, 2007
Statesboro, GA

The Board met at 8:30 a.m. in the Community Room of the North Main Annex. Chairman Nevil welcomed the guests and called the meeting to order. Commissioner Simmons gave the invocation and the pledge of allegiance.

Ms. Marcia Collins, Deputy 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, Clerk of the Board Evelyn Wilson, Zoning Administrator Randy Newman, County Planner Andy Welch, and County Staff Attorney Charles Brown.

Chairman Nevil asked for changes or modifications before approval of the General Agenda. Commissioner Tankersley offered a motion to approve the General Agenda as presented. Commissioner Simmons seconded the motion and it carried, unanimously.

The next item of business was the approval of the minutes of the regular meeting held on November 6, 2007 and Executive Session held on November 6, 2007. Chairman Nevil asked for any corrections or additions to the minutes. Commissioner Jackson offered a motion to approve the minutes of the regular meeting held on November 6, 2007 as printed. Commissioner Gibson seconded the motion and it carried, unanimously.

Chairman Nevil asked for public comments. Mary Sue Smith was present to speak on Johnny Brannen Road but requested a deferral until later in the meeting.

The Consent Agenda had one (1) item for consideration: (1) an alcohol beverage license application of an off-premises license for Kenneth Meinhardt for Meinhardt Vineyards. Commissioner Tankersley offered a motion to approve the Consent Agenda. Commissioner Jackson seconded the motion and it carried, unanimously.

Unfinished Business had one (1) item for consideration: (1) an application submitted by Hunter Chadwick requesting a conditional use to have multiple buildings on a single lot. The applicant is planning to develop mini storage warehouses on the property. The property consists of 2.08 acres located on Morgan

Way. Mr. Allen Clark is acting as Agent. The Board of Commissioners approved the conditional use with the following conditions: (1) Access and Internal Circulation:

- a. No access to the development shall be granted along the easement along Morgan Way; only access from Morgan Road shall be permitted.
- b. ***Prior the to the issuance of a building permit***, the applicant-developer shall either acquire in fee simple, or petition the Board of Commissioners to close, the prescriptive easement used as a public way known as Morgan Way from Morgan Road to the intersection of Barri Way.
- c. Any entrance gate to the applicant's facility shall be so designed to allow for a thirty three (33') foot long vehicle queue without extending into the right-of-way. A minimum 36' wide paved driveway with adequate turn-radii or channelization shall be approved upon approval of the County Engineer.
- d. Internal lane widths between storage structures for emergency purposes shall be determined by the County Public Safety Director.
- e. Access codes for any mechanically operated gates shall be made available to County E-911 at all times

2. Architectural Standards and Requirements:

- a. As proffered by the applicant-developer, the building façade shall have a fortress style appearance disguising the internal storage building units and should consist of materials such as brick (or, brick veneer), stone, split face block or tinted/textured concrete (tilt-up). All door openings for storage units shall face the inside of the fortress walls.
- b. The building cap shall consist only of materials introduced on the base and/or body of the building. Parapet walls and roof systems shall be designed to conceal all roof-mounted mechanical equipment from view to adjacent properties and public rights-of-way. Either flat or trussed roofs for storage unit buildings are permitted if sufficiently disguised through the use of parapet walls.
- c. Blank facades facing a public street shall be prohibited. Facades visible from any public street shall contain either highly transparent (faux) windows and/or landscaping which shall make up at least 25% of the façade.
- d. The use of muted and earth tone colors as the predominant colors on the façade is required. Building trim and accent areas may feature brighter colors, including primary colors. Applied paint over brick, stone, and concrete on any part of a building facade or other site elements is prohibited.

- e. Chain link fencing, barbed or razor wire toppings of any kind are prohibited.
3. **Signage**: Signage must meet the requirements of the Veterans Memorial Parkway standards of the sign ordinance. Billboards will be prohibited.
4. **Outdoor Storage**: No outside storage of commercial vehicles, recreational vehicles or heavy equipment shall be permitted.
5. **Lighting**: Any outdoor lighting for parking or security shall be downcast, shielded and directed to avoid illuminating adjacent properties or from causing distraction to drivers on public roadways. Wall mounted lighting is preferred.
6. **Solid Waste Management**: The development shall house an adequately sized commercial dumpster(s) that is concealed from primary view of any public street or parking area with walls, fencing or landscaping. All dumpsters shall be placed on a concrete pad.
7. **Conceptual Site Plan and Variances**: To expedite development permitting, the applicant-developer shall submit to the County Planning and Zoning Commission a conceptual site plan that includes sketches at a sufficient detail that demonstrate compliance with the aforementioned conditions of this approval, which shall include at a minimum:
 - a. A landscaping sketch plan with elevation drawings demonstrating the 25% façade infill standard and conformance to existing buffer standards pursuant to Section 407 of the Zoning Ordinance.
 - b. A sketch plan showing sufficient detail demonstrating the access and internal circulation standards based on proposed building orientation.
 - c. A signage plan with elevation drawings demonstrating conformance to signage standards in the Bulloch County Sign Ordinance.
 - d. A parking variance is recommended.
8. **Final Development Plan**: To expedite development permitting, upon any conceptual site plan and variances, the applicant-developer shall submit a final development plan, along with the following plans, reports and studies to the county development review committee for final approval in the following sequence:
 - a. *30 days prior to application for a land-disturbing activity permit*, submit a hydrology study and stormwater management plan submitted by a professional licensed engineer showing necessary mitigation measures following the Georgia Stormwater Management Manual shall be submitted.
 - b. *30 days prior to application for a land disturbing activity permit*, submit engineering plans for any road access improvements.
 - c. *30 days prior to the application for a certificate of occupancy*, request a final landscaping compliance inspection.. Mr. Clark provided a copy of the sketch plan.

Commissioner Gibson offered a motion to approve the conditional use with conditions as stated. Commissioner Tankersley seconded the motion and it carried, unanimously.

The first item under New Business was an amendment to the SPLOST 2007 Agreement. Chairman Nevil asked Mr. Couch to initiate this discussion. Mr. Couch said it is intended to accommodate the agreement with the City of Statesboro to extend water and sewer service to I-16 and U.S. Hwy. 301 South. He said the amendment sets the ceiling amount for SPLOST funds to be set aside. Commissioner Jackson offered a motion to approve the amendment. Commissioner Simmons seconded the motion and it carried, unanimously. See Exhibit #2007-114.

The next item was a Quitclaim Deed to Lloyd Zetler Construction to vacate Right-of-Way on Nevils Groveland Road. Chairman Nevil asked Mr. Couch to present this item. Mr. Couch said this piece of property was dedicated for an exit ramp when I-16 was constructed that was never used. Commissioner Simmons offered a motion to approve the Quitclaim Deed to Lloyd Zetler Construction. Commissioner Tankersley seconded the motion and it carried, unanimously. See exhibit #2007-115.

The next item was a change in meeting dates in January. Chairman Nevil asked Mr. Couch to present this item. Mr. Couch said the first Tuesday in January which is the regular meeting date is New Year's Day. He suggested changing the meeting dates to January 8, 2008 and January 22, 2008. Commissioner Thompson had a conflict on January 8, 2007 and suggested January 3, 2008 and January 15, 2008. Commissioner Simmons offered a motion to approve the change in meeting dates. Commissioner Jackson seconded the motion and it carried, unanimously.

Chairman Nevil asked for Public Comments from Mary Sue Smith. She wanted to discuss Johnny Brannen Road and why it is not being paved. Commissioner Thompson also wanted to discuss the construction of Vera Lane. He said there have been questions as to whether the County has a work order or invoice for the building of part of Vera Lane and if it has been billed to the developer. Mr. Couch said there is no recorded work order on file with the Roads Department. The Roads Department will send the developer an invoice for this work. Mary Sue Smith distributed pictures of Vera Lane after the new construction. She voiced her concern on how Vera Lane could be constructed when Johnny Brannen Road has been petitioned and every land owner has signed the petition. Chairman Nevil said that the Commissioners did not have prior

knowledge of this and that there was no intention on anyone's part of wrong doing. Mr. Couch said it will be his full intention to correct the situation.

Chairman Nevil asked for comments from the Commissioners and staff. There were none.

Chairman Nevil asked for other comments. Commissioner Tankersley offered a motion to adjourn into Executive Session to discuss land acquisition and personnel matters. Commissioner Jackson, Commissioner Simmons, Commissioner Tankersley, Commissioner Gibson, Commissioner Thompson, and Commissioner Rushing voted in favor of the motion.