

October 4, 2011
Statesboro, GA

Regular Meeting

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

Ms. Maggie Fitzgerald, Clerk of the Board, performed the roll call of the commissioners and staff. The following commissioners were present: Chairman Nevil, Vice Chairman Mosley, Commissioner Simmons, Commissioner Rushing, and Commissioner Thompson. The following staff were present: County Manager Thomas Couch, Clerk of the Board Maggie Fitzgerald, County Attorney Jeff Akins, Development Services Director Andy Welch, Chief Financial Officer Harry Starling, Public Safety Director Ted Wynn, County Engineer and Capital Improvements Director Kirk Tatum, Statesboro Bulloch County Parks and Recreation Director Mike Rollins, and Zoning Administrator Randy Newman.

After Roll Call, Chairman Nevil opened the meeting for Public Hearings regarding Zoning and Land Use matters and stated that the first item of business was the approval of the Zoning and Land Use Agenda. Chairman Nevil asked for amendments or modifications of the Zoning and Land Use Agenda. Hearing none, Commissioner Rushing offered a motion to approve the Zoning and Land Use Agenda as presented. Commissioner Thompson seconded the motion, and it carried unanimously. Chairman Nevil asked Zoning Administrator Randy Newman to present the first item of business.

Zoning Administrator Randy Newman presented Item #1 which was an application submitted by TJLS Properties requesting a conditional use with the intent to have multiple businesses on a single parcel. Mr. Newman stated that the property consists of 2.3 acres, and is located on Highway 67, tax map #D01 000010 000. The Staff recommended and the Planning and Zoning Commission voted to approve the request with conditions. Acting as Agent, Mr. Cecil Fortner stated that in order to keep his business open, he would need to add automotive sales to the conditional use request. Mr. Newman stated that one citizen signed up to speak against the conditional use request. Mrs. Debbie Black stated that she was concerned that vehicles stored in the

recovery yard might contaminate the soil and water in the area, and that tow trucks would run all hours of the night and early morning. After further discussion, Commissioner Thompson offered a motion to approve the conditional use request allowing the uses for automobile parts and accessories store, automotive repair, automotive towing, and general business with the conditions as set forth in Exhibit #2011-110. Commissioner Rushing seconded the motion, and it carried unanimously.

Zoning Administrator Randy Newman presented Item #2 which was an application submitted by Daniels Properties requesting a conditional use with the intent to have two businesses on a single lot, in which a collision repair shop is currently in operation and the second business would sell colored bark for landscaping. Mr. Newman stated that the property consists of 5.17 acres, and is located on Highway 80 East, tax map #107 000023 008. The Staff recommended and the Planning and Zoning Commission voted to approve the request with conditions. Acting as Agent, Mrs. Lisa Daniels stated that she would operate the mulch/bark business out of the collision repair shop office. Mr. Newman stated that no one signed up to speak for or against the conditional use request. Without discussion, Commissioner Rushing offered a motion to approve the conditional use request with the conditions as set forth in Exhibit #2011-111. Commissioner Thompson seconded the motion, and it carried unanimously.

Sign-in sheets for Zoning Matters are shown in Exhibit #2011-112.

Chairman Nevil closed the Public Hearings regarding Zoning and Land Use matters, and asked for amendments or modifications of the General Agenda. Hearing no amendments or modifications, Commissioner Simmons offered a motion to approve the General Agenda as presented. Commissioner Rushing seconded the motion, and it carried unanimously.

The next item of business was the approval of the Minutes for the Regular Meeting held on September 20, 2011. Chairman Nevil called for corrections or modifications to the Minutes. Without hearing any corrections or modifications, Commissioner Rushing offered a motion to approve the minutes as presented. Commissioner Simmons seconded the motion, and it carried unanimously.

Next, Chairman Nevil asked for public comments from the audience at large or in writing. Clerk of the Board Maggie Fitzgerald and County Manager Thomas Couch both

stated there were no formal requests or petitions received in writing. Hearing no comments from the public, Chairman Nevil moved forward to the scheduled Presentation.

Chairman Nevil stated that the Board received one petition to appear before the Board for a Presentation led by Mr. Bill Ross, of Ross and Associates, on behalf of the consulting team charged with modeling Phase 1 of the I-16/US 301 Master Redevelopment Plan. Mr. Ross, Mr. Ken Bleakly, of the Bleakly Advisory Group, and Mr. Chris Stovall, of Thomas & Hutton, discussed market opportunities, development focus areas, future land use, design standards, infrastructure, and the Tax Allocation District. After the presentation and some discussion, Chairman Nevil thanked the Study Team for their presentation.

Chairman Nevil stated that the next item on the Agenda was to approve the Consent Agenda as follows: (1) to accept the Staff recommendation authorizing first, the lowest and most responsible bid with Tyson Utilities for construction of site improvement to a warehouse owned by the Development Authority of Bulloch County, and second, to authorize the Chairman to execute a tripartite agreement with the Development Authority and the Building Materials Manufacturing Corporation to assure assignment for transactions and reimbursement to further such site improvements (See Exhibit #2011-113); (2) to accept Staff recommendation to authorize the Chairman to execute a Quitclaim Deed to Louisiana Pacific Corporation (See Exhibit #2011-114); and (3) to dispense with the reading and adopt the following five resolutions authorizing the Chairman to accept dedication, and title for recording of deeds for roads in the following subdivisions: (1) Brookwood (See Exhibit #2011-115); (2) The Hammocks (See Exhibit #2011-116); (3) Pebble Stone (See Exhibit #2011-117); (4) Colfax Road in Williamsburg (See Exhibit #2011-118); and (5) Nature Way in Cypress Crossing (See Exhibit #2011-119). Without discussion, Commissioner Thompson offered a motion to approve the Consent Agenda as presented. Commissioner Simmons seconded the motion, and it carried unanimously.

Without any items of Old or Unfinished Business, Chairman Nevil stated that the first item of New Business was the discussion regarding the assignment of Commissioners who wish to make site visits to comparable venues contemplated for the

Mixed Use Ag Arena. Chairman Nevil called on County Manager Thomas Couch to initiate the discussion regarding the matter, and Mr. Couch stated that he would like three Commissioners and some members of the local Horseman's Association to visit several Ag Arenas as part of a plan for pre-design considerations for the proposed facility in Bulloch County. Mr. Couch stated that the Commissioners needed to decide who would go on these trips, and that the possible dates would be October 25th, November 8th, and November 22nd. After further discussion, Mr. Couch stated that he would contact the Commissioners in the next week or so to decide who would go on the trips and which venues to tour. No action was taken regarding this matter.

Chairman Nevil stated that the second item of New Business was the discussion and/or action to dispense with the reading and adopt a resolution authorizing the County Departments to submit candidate projects based on the preliminary long-term Capital Improvements Plan allocations through 2019. Chairman Nevil called on County Manager Thomas Couch to initiate the discussion regarding the matter, and Mr. Couch stated that the purpose of the resolution was to authorize County Departments to evaluate a schedule of preliminary cost allocation and estimates for categories of projected long-term capital needs and to allow them to submit and prioritize more specific projects within the defined categories, or they may request to amend allocations, using existing guidelines for the Capital Improvements Plan update. Mr. Couch stated that the update will be extended to at least 2019, and that the goal would be to submit the update to the Board for approval by January 2013. Without further discussion, Commissioner Simmons offered a motion to dispense with the reading and adopt a resolution authorizing the County Departments to submit candidate projects based on the preliminary long-term Capital Improvements Plan allocations through 2019 (See Exhibit #2011-120). Commissioner Mosley seconded the motion, and it carried unanimously.

With no further items of New Business, Chairman Nevil asked each Commissioner to take thirty seconds for any general comments or statements, beginning with Commissioner Simmons and then proceeding down the bench accordingly. Commissioner Simmons, Commissioner Mosley, Commissioner Rushing, and Commissioner Thompson all welcomed the East Georgia students to the meeting and

thanked the Staff for their hard work. Commissioner Mosley also stated that the ACCG Conference was a good session.

After further discussion, Chairman Nevil asked for comments from the Staff, and County Manager Thomas Couch stated that the ACCG District 12 Meeting would be held in Pooler on October 26th, and that the Board would need to be represented at a meeting in Tifton on October 12th to receive a check from the One Georgia grant. Clerk of the Board Maggie Fitzgerald stated that a possible date for the ribbon cutting for the Mill Creek Tennis Center might be November 1st.

Chairman Nevil asked if there were any further comments from the Commission or Staff. Hearing no further comments from the Board or Staff, Chairman Nevil asked for a motion to adjourn. Commissioner Rushing offered a motion to adjourn the meeting. Commissioner Simmons seconded the motion, and it carried unanimously.

J. Garrett Nevil, Chairman

Attest: Maggie Fitzgerald, Clerk of the Board