

August 18, 2009
Statesboro, GA

Workshop

The Board of Commissioners reconvened for a Workshop at 10:15 a.m. following the regularly scheduled meeting.

Commissioners present: Chairman Nevil, Commissioner Tankersley, Commissioner Jackson, Commissioner Rushing, Commissioner Thompson, and Commissioner Gibson.

Staff present: County Manager Thomas Couch, Clerk of the Board Maggie Fitzgerald, Chief Financial Officer Harry Starling, Planning and Zoning Development Director Andy Welch, Staff Attorney Jeff Akins, Statesboro Bulloch County Parks and Recreation Director Mike Rollins, and Zoning Administrator Randy Newman.

Chairman Nevil called the Workshop to order and yielded the floor to County Manager Thomas Couch for his presentation regarding the proposed Septic Tank Regulations. Mr. Couch stated that, in the past, there have been problems with septic tanks being placed in areas where the water tables are too high. Mr. Couch stated that this is the reason for creating septic tank regulations that determine the correct level of water tables to place the septic tanks and how much fill dirt the property owner can place on top of the septic system. Mr. Couch asked the Board if they would be willing to vote on the ordinance once the correct language has been established. Chairman Nevil stated that it is imperative to move forward quickly with creating an Ordinance while there is a lull in housing development due to the economy. After discussion from the Staff and the Board, it was determined that the Board would vote for a Septic Tank Ordinance once the language had been approved by the Bulloch County Health Department's Board.

Next, Mr. Couch discussed Subdivision Regulations, and reviewed a Power Point Presentation for the Board. Mr. Couch reviewed some of the common problems that are experienced when dealing with a poorly designed subdivision, and stated that these problems are the reasons why Subdivision Regulations are needed. Mr. Couch also reminded the Board that when property owners experience problems within a poorly designed subdivision, they often want the County to fix the problems at the expense of the tax payers. Mr. Couch stated that one of the main goals for reviewing the Subdivision

Regulations is to ensure that the procedures for reviews are inspections are more efficient in regards to time management. After discussing the goals and requirements for the Subdivision Regulations and the issue of private streets, Mr. Couch moved forward with the next subject.

Mr. Couch introduced the next topic, which was the discussion regarding a proposed Stormwater Ordinance. Mr. Couch summarized the current draft and discussed some of the areas of the draft that are still undetermined and need to be addressed before a final version can be adopted. Mr. Couch also explained to the Board that the ordinance will not be completed until the Coastal Georgia Regional Committee informs the Staff about their Stormwater Guidelines for the future.

Mr. Couch explained that Septic Tank and Subdivision Ordinances had been reviewed with the Home Builders Association and some of the developers, and that now he would like to know from the Board if they were still interested in moving forward with these Ordinances. Mr. Couch also stated that these Ordinances will help correct and prevent problems that were previously created. Commissioner Thompson stated that septic tanks and substandard lots are issues that need to be addressed immediately. After further discussion, Mr. Couch concluded that he felt like the Subdivision Ordinance could be completed before the Stormwater Ordinance, and then he moved forward with the next Work Shop subject.

Mr. Couch introduced the next topic, which was the discussion regarding the Airport Overlay District. Mr. Couch stated the work on the District began about 18 months ago at the request of the Airport Committee because of development concerns and wildlife migration and encroachment, and that the airport consultant suggested creating the overlay district to limit building height issues, noise, and surrounding land use. Mr. Couch further discussed the how the Overlay Districts works, and explained the different zones of the districts on a map. After further discussion, Mr. Couch and the Board agreed that a Public Hearing/Community Meeting would be held to inform the community and receive feedback before the Airport Overlay District Ordinance would be voted on by the Board.

Mr. Couch introduced the next topic, which was the discussion regarding the possible creation of an S & S Greenway Overlay District Ordinance. Mr. Couch

explained why an Overlay district for the Greenway is needed, and informed the Board about the idea of having focus areas with landscaping and buffering guidelines. Mr. Couch also discussed there is a need to protect the access points and aesthetic guidelines along the corridor of the greenway, and the potential for signage and lighting regulations. After further discussion, Mr. Couch stated that creating an overlay district is necessary to protect the greenway from future private and public development and traffic in the area surrounding the greenway.

Mr. Couch introduced the final topic of the Work Shop, which was the discussion of the Ag Arena Concept. Mr. Couch stated that right now is the time to start building the Ag Arena while construction costs are still low due to the economy. Mr. Couch, the Board, and Statesboro Bulloch County Parks and Recreation Director Mike Rollins discussed the potential costs of hiring architects, creating building and design plans, and the funding necessary to complete the infrastructure needed to build the Ag Arena. Mr. Rollins stated that it is important to hire an architect that has designed an arena before, and Mr. Couch stated that he still needed input from the Board to relay to an architect or design firm. After further discussion, Mr. Couch, Commissioner Thompson, and Chairman Nevil agreed that it is necessary to procure an architect or design firm as soon as possible, and inform them that the budget is 4.1 million dollars which is the total amount the County will pay for the arena, plans, and fees.

With no further business for the Workshop, Chairman Nevil called for a motion to adjourn. Commissioner Gibson offered a motion to adjourn the Workshop. Commissioner Tankersley seconded the motion, and it carried unanimously.

The Board adjourned the Workshop at 11:15 A.M.

J. Garrett Nevil, Chairman

Attest: Maggie Fitzgerald, Clerk of the Board