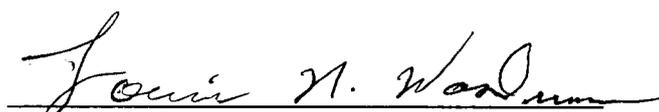


Forestry District Office. Mr. Lee said the total net expenditures for the Bulloch County Forestry Unit were \$125,781.27, which the cost to Bulloch County is four cents per acre. Mr. Lee said there will be an inventory analysis on January 7, 1998 in Appling County. Chairman Woodrum thanked Mr. McNure and Mr. Lee for the presentation.

Chairman Woodrum introduced Lois Roberts, from the Statesboro Regional Library. Lois Roberts presented the Board of Commissioners with a new library card and information about services the library provides. Lois Roberts said that 36% of library support comes from the county and thanked the board for the support.

Commission Groover made a motion to adjourn the meeting of December 16, 1997. Commissioner Alston seconded the motion and it carried unanimously.

  
ATTEST

  
Louis N. Woodrum

January 6, 1998  
Statesboro, Georgia

The Board of Commissioners meeting was held on Tuesday, January 6, 1998 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 Hodges, Commissioner Deal, Commissioner Smith. Staff present were E. Scott Wood, Evelyn Wilson, Jeff Akins, Jimmy Dodgen and Cheryl Tatum.

Chairman Woodrum called the meeting to order. Commissioner Hodges gave the invocation. Commissioner Woodrum stated they have tabled the rezone request for Lewis Hook until the February 3, 1998 meeting.

The first order of business was the minutes of the December 16, 1997 meeting. A motion by Commissioner Gordon Alston was made to approve the minutes as written. Commissioner Hodges seconded the motion. The motion passed with a unanimous vote.

The next item on the agenda was the consent agenda regarding beer and wine license renewals. They are as follows:

Joe Anderson- Po-Jo's Gas- Off-premise

V. E. Creasy- Statesboro Moose Lodge- On-premise

A motion was made by Commissioner Hodges to approve the items on the consent agenda. Commissioner Simmons seconded the motion. There was a unanimous vote to approve the items on the consent agenda.

The next item on the agenda was Altamaha Georgia Southern RDC proposed settlement. Mr. Wood stated he met on December 18, 1997 with Jim Higdon from the Department of Community Affairs and that Mr. Higdon finds the settlement to be fair and equitable. He recommends the Board formally communicate their acceptance of the settlement. The settlement is for \$28,011.00. A motion was made by Commissioner Alston to authorize Mr. Wood to communicate our acceptance of this settlement. Commissioner Deal seconded the motion. There was a unanimous vote to approve this item.

The next item on the agenda was a rezone request made by Fred and Betty O'Berry. Jimmy Dodgen stated that they are requesting a rezone from AG-5 to R-40 on approximately 40 acres located on Mud Road. He stated the Planning and Zoning Commission recommended denial of this request. Mr. Dodgen also stated there was a lot of discussion for and against this request at the Planning and Zoning meeting. He has talked with the O'Berry's and they are requesting that if this Board is not in favor of R-40 they would be satisfied with R-80. Fred and Betty O'Berry spoke regarding this request. They stated the closest house would be approximately 300 yards from any existing residences in the area. Also present to speak in favor of this request was Fred Schafer, Marvin Headley and Lisa Headley. Present at the meeting to speak in opposition was Wayne Watson, Charles Williams, Jerry Robertson, Robert Locke, Randy McKinney, Henri Johnson and Bernie Fordham. Their concerns were they were wanting to live in the country not in a subdivision. They feel the increase in housing would affect the safety of their children and add to much additional traffic on the road. They request the zoning remain AG-5. Commissioner Groover stated he kept hearing 30 additional houses and asked the O'Berry's if that was how many they were planning. Mr. O'Berry stated their plans called for 15 to 20 lots which they would develop and there would be restrictions on. Commissioner Groover stated he was not comfortable with R-40 but felt that AG-5 might be too restrictive. He believes we should try to compromise still utilizing our resources of land for our community. Commissioner Smith stated he felt we had to look at what this would do to our overall plan. He stated that when the Comprehensive Land Use Plan was developed they looked at what the adjacent land uses are now and what they may be in the future; if the infrastructure was adequate. He stated we already have a serious problem with adequate school facilities in this area. A motion was made by Commissioner Smith to deny this request. Commissioner Deal seconded the motion. Commissioners Smith, Deal, Alston, Simmons and Hodges voted to deny this request. Commissioner Groover voted in opposition to the motion.

The next item on the agenda was a variance appeal by Elly Motes. Jimmy Dodgen stated this was a variance to the subdivision regulations. The Planning and Zoning Commission denied the variance request. She has appealed the decision to this Board. Mr. Dodgen stated Ms. Motes is asking to further subdivide approximately 22 acres into three (3) parcels. This property had previously been divided into five (5) parcels by Billy Cook. The reason for dividing this property into only five (5) parcels was so that Mr. Cook did not have to pave the road. Mr. Dodgen stated he talked with Ms. Motes yesterday and that she has someone that is interested in purchasing her house and five (5) acres. This would leave approximately 17 acres that Ms. Motes would keep.

If this board would allow her to divide off one (1) parcel of five (5) acres and her house Ms. Motes would be satisfied. Commissioner Woodrum asked if this needed to go back before the Planning and Zoning Commission. Mr. Dodgen stated no because she is now requesting less parcels than previously requested. Ms. Motes spoke stating she needs to sell for financial reasons. If she can sell her house and five (5) acres then financially she could keep the remaining parcel. Bonnie Cook was present at the meeting to speak in favor of the request. She stated when the property was sold there were no stipulations on any contracts stating what the owner could do with the property. Commissioner Hodges asked if any other property owner wanted to sell a portion of their property what would they have to do. Mr. Dodgen stated they would have to apply for a variance. He also stated we have previously approved and disapproved similar requests based on the circumstances. We have approved up to seven (7) lots in the past. Commissioner Smith stated that is the reason for a variance so that we can look at each case. Present to speak in opposition was Carmell Moore stating she had a petition that has previously been submitted in opposition. She states they want to remain in the country not in a subdivision. She also stated that Ms. Motes does not live on the parcel so the additional traffic would not affect her. Donnie Hickman was present to speak in opposition stating this request is against what the Planning and Zoning had told them they could do. Mr. Dodgen stated this did not go before the Planning and Zoning Commission. This is not a zoning issue it is a subdivision issue. He stated the five (5) parcel rule on unpaved private roads stands. Mr. Domonic Strozso wanted to purchase ten (10) acres. Mr. Cook did not want this to affect the unpaved road regulations so they were told the only way to do this was to adjoin the ten (10) acres to Mr. Strozso's property not allowing the ten (10) acres to be an independent parcel that could be sold separately. There were two (2) other citizens that also spoke in opposition. Commissioner Hodges asked if the road is part of Parcel "B" (which is owned by Ms. Motes) who owns parcel "A" and do they have an easement to this road. Ms. Motes stated parcel "A" is owned by Bonnie Cook and Donnie Hickman and they do have an easement to the road. Mr. Wood asked would this create a legal precedent to the subdivision regulations or road paving. Jeff Akins stated no, that you have to look at each case. The standard for approving a variance is undue hardship. Commissioner Hodges asked did Ms. Motes know which five (5) acres she was considering selling. Ms. Motes showed the Commissioners the area in question. Comments were made concerning the undue hardship. Ms. Motes stated she purchased the property for \$106,053; she has listed the property with a Realtor approximately seven (7) months ago asking \$96,000 for it and has been unable to sell it. A motion was made by Commissioner Smith to sustain the Planning and Zoning recommendation. Commissioner Simmons seconded the motion. Commissioners Smith, Simmons, Alston, Groover and Deal voted to deny this request. Commissioner Hodges voted in opposition to the motion.

The next item on the agenda was a rezone request by James K. Pearce. Mr. Dodgen stated Mr. Pearce is requesting a rezone from AG-5 to Highway Commercial on 4.26 acres. We have previously approved two (2) rezone requests on adjacent properties to Highway Commercial. Mr. Pearce has been utilizing this property for commercial property for years.. The

Planning and Zoning recommendation was to approve this request. No one was present to speak in opposition to this request. A motion was made by Commissioner Deal to approve this request.

Commissioner Simmons seconded the motion. There was a unanimous vote to approve the request.

The next item on the agenda was a rezone request for Roland Parrando. Mr. Dodgen stated Mr. Parrando is requesting to rezone his property from AG-5 to R-2. Mr. Parrando currently has six (6) duplexes on this property that were built prior to zoning. He is now wanting to continue this development. In October 1995 property directly across the road was approved for a rezone to R-2. The Planning and Zoning Commission recommended approval of this request. Mr. Jim Anderson, agent for Roland Parrando, was present at the meeting stating they would be glad to answer any questions the Board may have. A question was asked about the lot size requirement. Mr. Dodgen stated that the Health Department will dictate the lot size because of septic tank systems; however, the zoning ordinance requires a minimum of 15,000 square foot lots. Mr. Anderson stated the Health Department requires 30,000 square feet for a septic tank system. No one was present to speak in opposition to this request. A motion was made by Commissioner Hodges to approve the request. Commissioner Alston seconded the motion. Commissioner Smith stated he is concerned about the AG-5 land that is adjacent to this property. Commissioner Hodges, Alston and Deal voted to approve this request. Commissioners Groover, Simmons and Smith voted in opposition to the motion. Chairman Woodrum voted due to the tie to approve this request.

The next item on the agenda was for Lewis Hook, Jr. to rezone their property. Mr. Dodgen stated this request has been tabled until the February meeting by request of Mr. Hook.

The next item on the agenda was a rezone request by Ray Davis. Mr. Dodgen stated Mr. Davis is requesting a rezone from AG-5 to Neighborhood Commercial. He stated he was asking for NC because it was more restrictive than General or Highway Commercial. Mr. Davis was present to answer any questions. A motion was made by Commissioner Hodges to approve this request. Commissioner Simmons seconded the motion. There was a unanimous vote to approve this request.

The next item on the agenda was a conditional use request by Norman Woodward. Mr. Dodgen stated Mr. Woodward is requesting a conditional use permit to place a 300 foot guy tower on the property. The property is located on Highway 67 just below Highway 46. He stated the Planning and Zoning Commission recommended approval of this request. Mr. Keith McGowan, attorney for Bell South Mobility, was present stating there has been no opposition to this request. Mr. Mikell Bennett, of Bell South Mobility, was present stating they would like to also ask that the landscaping requirements be waived because this will be located in a pine tree thicket. Commissioner Smith stated he was concerned about shared usage. This tower location is a reasonable distance from another tower that has previously been approved. Mikell Bennett stated they needed a 300 foot tower; they are only wanting to place three (3) towers in Bulloch County. One (1) tower site will be a co-location which is in the city limits of Statesboro. The

other two (2) sites are in the county. He stated the tower Commissioner Smith is referring to is only 200 foot high; therefore, it cannot meet their needs. Jeff Akins stated they are required at submittal to show that there is not a tower that they can co-locate on. He also stated that this Board could seek independent engineering advice if they so desire. Commissioner Smith made a motion to approve this request. Commissioner Deal seconded the motion. Commissioner Smith and Deal withdrew the motion and the second. No one was present to speak in opposition to the request. Mr. Dodgen stated he did not think we should waive the landscaping requirements. He states when the pine trees are cut some should be left as the buffer. A motion was made by Commissioner Smith to approve the conditional use for the tower but to deny waiving the landscaping requirements. Commissioners Alston and Simmons seconded the motion. There was a unanimous vote to approve the conditional use and deny the waiver of landscaping requirements. Commissioner Alston stated if they are going to request an exemption he felt it should be done on the original application. The Commissioners agreed with Commissioner Alston. Mr. Bennett was informed any further request for an exemption should be done at the time of the original application.

The next item on the agenda was a resolution for Mrs. Lucy Peed. The resolution is to recognize Ms. Peed for her dedication and service on the Board of Tax Assessors. This will be done on January 13, 1998. Commissioner Hodges made a motion to adopt the resolution. Commissioner Alston seconded the motion. The vote was unanimous to accept the resolution.

The next item on the agenda was the NAACP & Ministerial Alliance. Mr. Donnie Simmons, President of the NAACP, was present. He stated he wanted to invite all of the Commissioners to participate in the Martin Luther King Parade. Mr. Simmons then stated his job was to listen to allegations and complaints concerning misconduct, discrimination and racism. He states there have been complaints regarding the Sheriff's Department of discrimination and racism against the black officers. Commissioner Woodrum stated that the Sheriff is a constitutional officer elected by the people. The Sheriff's Department is a separate entity. Commissioner Smith stated that the Sheriff is elected and even though the employees are county employees this Board does not have the authority to hire or fire the employees. Mr. Donnie Simmons asked if the county is not responsible for the Sheriff's Department. Commissioner Hodges stated we only set the budget for the department. Jeff Akins stated that the Board of Commissioners are legally required to provide adequate funding to the Sheriff's Department. After discussion regarding the department being under the sole direction of the Sheriff, who is an elected official of the county, Commissioner Simmons stated that this Board has little if no influence over the Sheriff's Department; however, Mr. Simmons wanted to come to make this Board aware of these complaints. He told Mr. Simmons that he was not saying that they could do anything about it but they would listen to what he had to say. Mr. Donnie Simmons stated there has been allegations concerning racism, discrimination against the black officers at the Sheriff's Department. He states at this time there are no black officers patrolling our roads, only white. He states he talked with Billy Cook the day before he died about these allegations. Mr. Simmons stated that there was one lieutenant that had been with the department

for 19 years that was relieved of all responsibilities. He states this officer used to have a lot of responsibility including vacation leave, sick leave and holiday leave for the department, but now he is answering to a private and a sergeant. He states this officer has been allowed to maintain his lieutenant bars only for show. He expressed concern about Captain Lee Harris's actions toward black employees. He also states the lieutenant's son is now being treated badly at the department. Rev. Humphries asked how would the Commissioners feel if it was their son or daughter that was being treated like this. Commissioner Hodges stated you would have to know the circumstances. You would have to go to the man that runs the Sheriff's Department. Commissioner Woodrum stated he personally has experienced similar problems. His children and wife were threatened and his house burned down. Rev. Humphries stated that we have all faced difficulty. When a person is mistreated the color of their skin doesn't matter. He does not like to see anyone mistreated. Carrie Howard asked how does the Bulloch County Commissioners, Bulloch County Sheriff's Department and Bulloch County Correctional Institute tie in together. She asked if they have been misled since they use the same emblem and the same name. Commissioner Smith stated there are some misunderstandings. We as commissioners answer to the voters; the sheriff is the same. We cannot dictate to the sheriff what he can or can not do. The Correctional Institute is a county/state institution that we manage. What other constitutional officers and their departments do is beyond our control. Donnie Simmons stated they should tell the sheriff there are some problems and for him to look into them. He asked why there are no black officers patrolling the roads. Why have eight (8) new officers been hired none of which are black? Commissioner Groover stated the person hired needs to be the one that is the most qualified not based on color or religion. He states we need to work together not throwing daggers or darts. Commissioner Alston asked if these allegations against the sheriff's department have been filed? Donnie Simmons stated no they have not been filed. Commissioners Hodges asked Rev. Humphries if he had called Arnold Ray and asked to meet with him about these complaints. Rev. Humphries stated no. Commissioner Hodges stated that he knew that Arnold Ray would meet with him if he called him. He also stated if need be he would call Arnold Ray and set up the meeting for Rev. Humphries. Donnie Simmons stated he hoped no one would lose their job over this. All of the Commissioners assured Mr. Simmons that no one would lose their job.

Mr. Wood told the Commissioners that Senator Hill called and said the Governor included almost \$800,000 in supplemental budget to the airport.

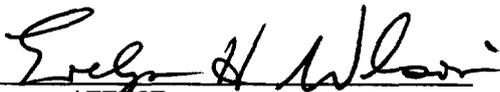
Mr. Wood stated the Eggs and Issues would be February 7 at 8:00 for breakfast, 8:30 for the program. He also told the Commissioners the chipper continues to grow. This year approximately 800 Christmas trees were recycled. We gave out approximately 500 seedlings which were distributed by 12:00.

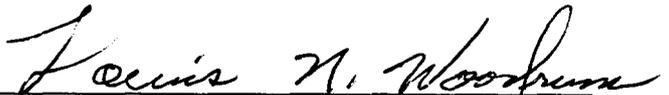
Mr. Wood stated Congressman Jack Kingston will be the speaker at the Department Head Lunch on Wednesday, January 7, 1998.

Commissioner Hodges asked about the zoning matters that are getting changed between the Planning and Zoning meeting and the Board of Commissioners meeting. Is there some way

in which we can get notification. After some discussion Mr. Wood suggested looking into only allowing the applicant to modify their request prior to the Board's agenda being done. Jeff Akins will look into this.

Chairman Woodrum asked if there was any other business. A motion was made and duly seconded to adjourn the meeting. The motion passed with a unanimous vote.

  
ATTEST

  
Louis N. Woodrum

January 20, 1998  
Statesboro, Georgia

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

Chairman Woodrum called the meeting to order and welcomed the news media and 11 citizens. Commissioner Deal gave the invocation.

Minutes of the regular meeting on January 6, 1998, were presented. Commissioner Alston offered a motion to approve the minutes of the January 6, 1998, meeting as presented. Commissioner Groover seconded the motion and it carried.

Chairman Woodrum presented the items listed in the consent agenda. The consent agenda consisted of Beer and Wine License Renewals for: Michael Hatten {H's Food Mart - off premises}, John F. Rushing, Jr. { Freddie's - off premises} and John F. Rushing, Jr. {Rockin' Horse - on premises}. Also on the consent agenda was the Qualifying Fees - Board of Education {\$60.00}. Commissioner Hodges offered a motion to approved the consent agenda consisting of Beer and Wine License Renewals for: Michael Hatten {H's Food Mart - off premises}, John F. Rushing, Jr. { Freddie's - off premises} and John F. Rushing, Jr. {Rockin' Horse - on premises} and the Qualifying Fees - Board of Education {\$60.00}. Commissioner Alston seconded the motion and it carried.

Next item of old business was the Resolution concerning the agreement between Bulloch County and Bulloch County Board of Education for the purpose of allowing Bulloch County to construct and maintain a recreation complex on property owned by the Board of Education adjacent to Stilson Elementary School. Chairman Woodrum asked Commissioner Alston to present the resolution. Commissioner Alston said the Board of Commissioners had approved an agreement in August 1997 which was contingent upon a site plan being attached to the agreement as an exhibit. The site plan has been submitted and needs to be approved. Commissioner Smith asked about the completion of the acquisition of the property. Commissioner Alston said this is the finalization of the acquisition of the property. With no further discussion, Commissioner Alston offered a motion to approve the resolution concerning the agreement between Bulloch County and Bulloch County Board of Education. Commissioner Groover seconded the motion and it carried. [See exhibit # 1998-1]

Next on the agenda of old business was the Capital Improvement Program for the Recreation Department. Chairman Woodrum asked Commissioner Alston to present the Capital Improvement Program for the Recreation Department. Commissioner Alston said the Statesboro-Bulloch County Parks and Recreation Board on Wednesday, January 14, 1998 had unanimously voted to endorse the Capital Improvement Plan for 1993 -1997 Sales Tax fund. Commissioner Alston said the Stilson, Brooklet, Portal, Nevils and Mill Creek areas are all included in the plan, which the funds will come from the Special Local Option Sales Tax. Commissioner Groover asked if the money for these projects has been collected. Commissioner Alston said yes and the funds have been reviewed by Evelyn Wilson, County Clerk and Scott Wood, County Manager. Chairman Woodrum asked if the funds were from the previous sales tax. Commissioner Alston said yes and the Sales Tax Account for the Recreation Projects are being monitored by Evelyn Wilson and Scott Wood. Commissioner Hodges asked if the property that was purchased at Drigger's Field will be sold or will the county keep the property? Commissioner Alston said the Recreation Board will recommend the property be returned or sold and the money would be returned to the General Fund of the Recreation Department. Commissioner Alston offered a motion to approve the Capital Improvement Program for the Recreation Department. Commissioner Hodges seconded the motion and it carried.

Next item on the agenda was the Vacant DFACS Bldg.-Concerted Services. Chairman Woodrum told the Board of Commissioners there has been some inquires as to the possibility of leasing the DFACS Building. Mr. Wood, County Manager, requested if this item could be deferred to the executive session. Chairman Woodrum said yes, this item will be deferred to executive session.

Next item on the agenda under new business was the Statesboro Airport Funding Allocation. Chairman Woodrum asked Commissioner Smith to present the Airport Funding Allocation. Commissioner Smith said the Governor has compiled a list of regional airport improvements for the state. Mr. Jack Joiner, from the Department of Transportation, met with the Airport Committee concerning the improvements. Commissioner Smith said some of the items discussed were extending runways, additional lighting for the runways and taxiways. Commissioner Smith explained how the proposal by the Governor would be divided. He said these funds would be divided/shared on a need basis. The County and City's cost would be 25 per-cent and the State would be 75 per-cent of cost. Commissioner Groover asked about the time table to respond to the proposal? Commissioner Smith said February 15, 1998 is the deadline and Local Grants could be executed in June 1998 with the completion in the year 2002 which would carry us to the end of this sales tax . Commissioner Alston asked Commissioner Smith if the City would also endorse the approval of the funding for the airport. Commissioner Smith said the City is willing to endorse the proposal with the County. Commissioner Smith offered a motion to have the County and City jointly approve the funding proposal from the State. Commissioner Hodges seconded the motion and it carried.

Next item on the agenda was Mr. Ray Hendrix from the American Legion and the Veterans Affairs. Chairman Woodrum introduced Mr. Ray Hendrix. Mr. Hendrix said, he and Scott Wood had discussed the possibility of the County Annex Handicapped Entrance for

a military exhibit. He said the exhibit would include artifacts of Bulloch County's contribution over the years. Mr. Hendrix feels it would be a great joint effort to complete this exhibit. He would like to have a over-site committee appointed to control the exhibit over the years.

Commissioner Smith said it is a very important project for the County. Commissioner Groover offered a motion to have the County Manager work with the American Legion and accommodate their needs for the exhibit at the discretion of the County Manager.

Commissioner Deal seconded the motion and it carried.

Chairman Woodrum recognized State Court Judge Peed and Gary Mikell, State Court Solicitor. Mr. Mikell said the State Court of Bulloch County has grown since January 1, 1997. Mr. Mikell had formally requested the Board of Commissioners' endorsement to consider authorizing a full-time State Court. Mr. Mikell presented the Board with the highlights to justify a full-time State Court. Mr. Mikell said the State Court caseload is increasing consistently. In 1997 State Court heard 10,164 cases, the average case load in the full-time State Courts in 1996 was 10,814 said Mr. Mikell. Mr. Mikell said the court's revenue for 1997 was \$867,466, it had increased \$130,792 and after fees were paid, the county received \$556,922. Mr. Mikell said State Court deals with DUI's, domestic violence, traffic violations, shoplifting and bad checks. The benefits for having State Court full-time would be relief for citizens, more efficiency, it would generate more revenue, parking and scheduling would be easier and it would also relieve Superior Court said Mr. Mikell. Commissioner Hodges asked when would the full-time State Court take effect? Mr. Mikell said in January 1999. Mr. Wood asked if the Board of Commissioners would not take any action at this time for a few reasons; [1] the request is not formally on the agenda, [2] allow time for review some issues, [3] provide time to meet with the local legislative. Commissioner Smith asked if this item would go be placed on the next agenda? Mr. Wood said yes it would be placed on the next agenda. Mr. Mikell and Mr. Peed thanked the Board of Commissioners for allowing them to speak at today's meeting.

Commissioner Alston made a motion to adjourn the regular meeting and to go into executive session to discuss real estate issues. Commissioner Groover seconded the motion and it carried.

Commissioner Alston made a motion to return to the regular meeting and to adjourn the regular meeting of January 20, 1998. Commissioner Hodges seconded the motion and it carried.

Evly H. Wilson  
ATTEST

Louis N. Woodrum  
Louis N. Woodrum

February 2, 1998  
Statesboro, Georgia

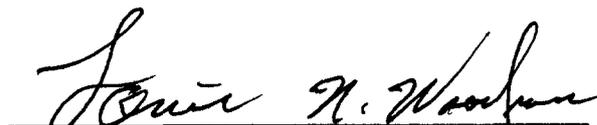
**Called Meeting**

The Board met at 4:30 P.M., in the Community Room of the North Main Annex with Chairman Woodrum, Commissioner Simmons, Commissioner Groover, Commissioner Smith, Commissioner Alston and Commissioner Deal. Commissioner Hodges was not present.

Chairman Woodrum called the meeting to order. Chairman Woodrum stated the purpose of the Called Meeting was to discuss personnel matters. Commissioner Smith made a motion to adjourn the regular meeting and to go into executive session to discuss personnel matter. Commissioner Alston seconded the motion and it carried.

The Called Meeting was reconvened. Upon motion duly made, seconded and carried the Called Meeting was adjourned.

  
ATTEST

  
Louis N. Woodrum

February 3, 1998  
Statesboro, Georgia

The Board of Commissioners meeting was held on Tuesday, February 3, 1998 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 Hodges, Commissioner Deal, Commissioner Smith. Staff present were E. Scott Wood, Evelyn Wilson, Jeff Akins, Jimmy Dodgen and Cheryl Tatum.

Chairman Woodrum called the meeting to order. Commissioner Smith gave the invocation. Commissioner Woodrum stated that the Lewis Hook rezone request has been withdrawn.

The first order of business was the minutes of the January 20, 1997 meeting. A motion by Commissioner Hodges was made to approve the minutes as written. Commissioner Simmons seconded the motion. Commissioner Groover stated that on page three (3) the second paragraph concerning the American Legion that his motion was to have the County Manager work with the American Legion and accommodate their needs for the exhibit at his

discretion. Commissioner Hodges amended his motion to approve the minutes with the correction noted by Commissioner Groover. The motion passed with a unanimous vote.

The next item on the agenda was the consent agenda regarding beer and wine license renewal. The renewal is as follows:

**Bayne Morgan, Jr.-Leefield Grocery- Off-premise**

A motion was made by Commissioner Deal to approve the item on the consent agenda. Commissioner Alston seconded the motion. There was a unanimous vote to approve the consent agenda.

The next item on the agenda was the Resolution for State Court. Mr. Wood stated that he had met with the State Court Judge and Solicitor this afternoon and we are not going to have a resolution to present this evening. This is an ongoing process.

The next item on the agenda was a rezone request made by Terrence Williams. Jimmy Dodgen stated that Mr. Williams had called the office late this afternoon and stated he wanted to withdraw his request. We have been requiring written notice before we take anything off the agenda, Mr. Williams stated he did not have time to come up so we told him that it would have to be heard. Mr. Williams made a request to rezone his property from AG-5 to R-80 on approximately 12.25 acres located on Pear Orchard Road. He stated the Planning and Zoning Commission recommended denial of this request. Mr. Dodgen also stated there was a lot of discussion against this request at the Planning and Zoning meeting. A motion was made by Commissioner Smith to sustain the actions of the Planning and Zoning Commission. Commissioner Groover seconded the motion. The vote was unanimous to sustain the actions of the Planning and Zoning Commission.

The next item on the agenda was a conditional use request by Kemple Farms. Jimmy Dodgen stated this is a conditional use request by Bell South Mobility, as agent for Kemple Farms, to place a tower on the property. The property consist of approximately 375 acres and they are wanting to place a 300 foot guy tower on the property located on Railroad Bed Road. There was no opposition at the Planning and Zoning meeting regarding this request. Mr. Keith McGowan spoke for Bell South Mobility stating this would be the final tower that they would need right now. The closest tower is in excess of eight (8) miles from this location. A motion was made by Commissioner Deal to approve the Planning and Zoning recommendation on this request. Commissioner Alston seconded the motion. The vote was unanimous to approve the request.

The next item on the agenda was a conditional use request by Dr. Robert Stambuk. Mr. Dodgen stated they are requesting a conditional use for the property located on Highway 67 and the Bypass. They are requesting multi-family residences, multiple buildings and multiple uses on this property. The Planning and Zoning discussion was based primarily on the traffic on Highway 67 and Dr. Stambuk did not have as much information concerning Highway 67 as he would have had if he had known it was going to become an issue. The request was denied by a vote of five (5) to one (1). Lamar Reddick, as agent for Dr. Stambuk, spoke to the Commissioners stating that this property is zoned HC. This board

approved a rezone request on this property in January 1997. They are wanting to develop approximately 17 acres proposing 200 apartment units and 38,000 square foot of commercial space scattered throughout the buildings. The parking exceeds the county requirement in regards to the number of parking spaces. This will be in excess of a ten million dollar project. The project will take in excess of two (2) years to be completed. They are proposing one (1) drive off Highway 67. Mr. Reddick presented the commissioners with a copy of a letter from D.O.T. from 1989 stating that Dr. Stambuk has been approved for two (2) commercial drives off of Highway 67. He stated that the plans that were shown to the Planning and Zoning Commission only had Highway 67; it did not show the distance to the intersection of the bypass. The traffic light will be about 600 feet from this drive. After meeting with the D.O.T. last week they are requesting that this drive be moved closer than what Dr. Stambuk has it to the intersection. They would like this drive to be across the road from an existing county road on the opposite side of Highway 67. The D.O.T. is in the process of working towards five (5) lanes for Highway 67. The bridge is to be let somewhere between March and June of this year and in fiscal year 99 they are going to five (5) lane this road. Mr. Reddick used a drawing sent by the D.O.T. indicating where they want the commercial drive to be and the improvements that are in the plans for Highway 67. Mr. Reddick submitted a letter from Dr. Duggan stating that as the adjoining property owner he does not have a problem with this development. Mr. Reddick stated they are requesting a conditional use for multi-family, multiple buildings, multiple uses on this property. He also states they are wanting a variance on the parking space size. He stated he has talked with the County Engineer and they have agreed for the parking spaces to be 9' X 20'. They originally asked for the spaces to be 9' X 18'. The ordinance requires the spaces to be 9 1/2' X 20'. Commissioner Alston asked if the driveway decision on Highway 67 is done by D.O.T. Lamar Reddick stated yes they regulate how many you can have and where to put them. Commissioner Hodges asked isn't it correct that right now if Dr. Stambuk decided to do something else with this property he could put a Wal-Mart or a theater or whatever on that property the way it is zoned right now. Lamar stated he could go in there right now and not even ask this board or Planning and Zoning and put five (5) businesses on there. One could be a theater, a Wal-Mart Supercenter or whatever because it is commercial. No one was present to speak against this request. A motion was made by Commissioner Hodges to approve the conditional use request for multi-family residences, multiple buildings, multiple uses and adjust the parking spaces to 9' X 20'. Commissioner Simmons seconded the motion. There was a unanimous vote to approve the request.

Commissioner Hodges asked Jimmy Dodgen with the Hook property that was on the agenda for the meeting in January that we had and the meeting in February, can they keep being put on and taken off. Mr. Dodgen stated they can table it one (1) time. Now it has been withdrawn so they would have to resubmit and go back through Planning and Zoning. They would have to wait six (6) months before resubmitting.

The next item on the agenda was Mr. Jerry Gillis a citizen from Pope Road. Mr. Gillis stated that he was here to express their desire to have Pope Road paved. He stated he had talked with and met Mr. Kirk Tatum concerning the problems and Mr. Tatum indicated the only way to fix it was to pave the road. Mr. Woodrum stated that a group visited Pope Road today and was familiar with the road. Ms. Sherri McNeely stated she works for the Post Office and lives on Pope road. She stated she travels 61 miles of dirt roads everyday and that this road is the worst road in the county. Mr. Bill Ellerbee stated he lived at the end of Pope Road and he was willing to give up his property for the cul-de-sac to get the road paved. He states there are some elderly people who live on this road that are not in good health. If you needed to get an ambulance in there today you couldn't. Grant Radney and Dottie Gillis were also present stating that the road has holes in it that are not being fixed. Commissioner Hodges asked if we had a petition on the road. Mr. Woodrum stated yes. Commissioner Deal asked how long the road was. John Roger Akins stated one (1) to one and two-tenths (1 2/10) miles. Commissioner Alston asked if the problem was the right-of-way on the road? Do the citizens know what the problem is? Mr. Jeff Akins stated that he has a memo from Mr. Tatum stating that the petition is for 30% of the property owners. We do not have any right-of-way deeds on this road. Commissioner Smith stated that we always have 100% or very near 100% of the property owners signing the petition agreeing to it before we can start any deed work on it. Chairman Woodrum stated he has had many calls on this road. We need to make an appeal to you to come forward with your deed for paving with 100% of the signatures. Mr. Wood stated that we are not their adversary in the process, we are their allies in the process. He states we have sales tax money appropriated for paving roads. We want to get every road in this county paved that we possibly can. We cannot pave roads unless we have got the right-of-ways from the property owners. If they give the right-of-way we will pave the road. Another citizen asked if there was anything that they can do. Mr. Wood asked John Roger Akins if he was aware of anything they could do. Mr. Akins stated I did not think so. Mr. Gillis stated some of the pipes are filling up with dirt so the water runs down the road instead of down the canal like it is suppose to. Mr. Wood asked John Roger Akins if there were any dead ramps on this road. Mr. Akins stated yes, there were several places that need culverts to take care of the water. The individual that lives there filled the ditch, up we did not fill the ditch up. They need to buy a culvert and the county will install it. Then we can move the water. Mr. Gillis stated they would never get 100% to agree to get the road paved. What can they do about that. Commissioner Hodges stated he thought a group should go to the other people and tell them that you can't get an ambulance or fire truck down the road and that you would like their help. Another citizen stated that someone had started telling people if the road was paved the property owners would have to pay for it. John Roger Akins stated once the property is deeded and we get the right-of-ways then you are through. If the driveway culvert has to be replaced the county does it. If fence has to be set back then we set it back or if a water line is across the road we take care of that. Someone asked what about a well stating one (1) person had been told his well would have to be moved because it was too

close to the road. Commissioner Smith asked if we could get an official statement on county letterhead stating what John Roger had said. Mr. Wood stated we could certainly do that and if they wanted to assemble all of the property owners here in this room on an appointed evening we would be glad for the Warden and County Engineer to meet with them and give them some approximations of what would be involved with property appropriations. We would be glad to answer any questions relative to that. Mr. Gillis stated if they could get the official statement that they could show these other people that might change their minds. Mr. Wood stated that letter would just be simply saying that if the property is deeded there is no additional cost. Chairman Woodrum stated with the exception of the well.

The next item on the agenda was residents from Kendricks Road. Mr. Fred Cotton was the first to speak stating that as of Monday the postal service will be discontinued for residents on this road. This is a privately owned road. No school buses go down this road. There are kindergarten children that have to walk a mile down this road at 6:30 A.M. to meet the buses. We are asking to get some type of help to get this road County maintained. Mr. George Kendricks who owns the road is not willing to do anything to help. Chairman Woodrum stated that this is a private road that has never been deeded to the county. The county would not accept this road in the condition that it is in. He states the grievance should be against the person who sold them the land. Commissioner Smith asked what are the legalities, no dirt road is a deed road. What can we do about going and working up the road? Jeff Akins stated the law now has a statute that prohibits the county from working on private roads. Most of the roads we have we have gotten by prescription by maintaining the roads for seven (7) or more years. Commissioner Hodges asked what happens when you get into the safety matter? Charles Brown stated if he and Jeff were to look at the deeds that when these people bought land they were afforded an ingress and egress easement. The developer specifically maintained ownership of that land; therefore, it is private property. You are prohibited as a matter of law from taking county equipment on private property. How does that differ from the fact that virtually every road in this county has never been deeded to the county. You have all seen deeds where surveyors uniformly survey to the middle of the road. That land is still owned by the landowners but the county has the right to operate on that property by virtue, not of ownership, but because of a prescriptive easement arising out of at least seven (7) years use. The County has a right of eminent domain and if you believe that there is a threat to public safety then you can condemn the road and take it from the owner but you must pay him reasonable fair market value. Jimmy Dodgen stated you would not have to condemn that road, George Kendricks would gladly give you the road. The reason that it is a private road is because in the beginning of the subdivision he did not want to spend the money to bring it up to county specifications and pave it. This property was subdivided long before zoning. Charles Brown stated we know what the problem is, it is extraordinary, and you want to respond to it. Mr. Kendricks is ill as he understands and Randy Anderson represents him. If they would like for him and Jeff Akins to approach Randy to get in touch with Mr. Kendricks and see if there could be some meeting of the minds and report back to the board.

Commissioner Hodges asked while we are looking into it could we get John Roger and Kirk Tatum to get us some rough figures together so we know what kind of figures we are talking about? Chairman Woodrum stated he has received a letter from Savannah Electric which said it would cost \$23,000 to move the poles. Commissioner Smith stated he thinks the solution is for the people here tonight to bring action against the landowner. Joe Kendrick was present stating he purchased his property in 1988 and at that time the county was scraping the road. He wants to know why the county won't scrape it now. Commissioner Hodges asked John Roger if the county to his knowledge maintained this road. John Roger stated that he has been there since 1981 and unless it was done in error by an inmate the road has not been maintained by the county. He also stated that George Kendricks bought an old motor grader from the county which he use to use to scrape the road. Mr. Mike Wiggins asked if they got the deed to the road is there anything that could be done. Commissioner Smith stated the roads would have to be brought up to county standards before we would accept the road. Chairman Woodrum stated we will let our counsel advise us and we advise you to seek your own counsel. Betty Newton, the Brooklet Postmaster, was present stating that they cannot continue to go down this road due to the condition of it. She would like to know where she can get these mailboxes moved to for these residents. She needs to know which roads are public roads and the county will maintain. Chairman Woodrum stated that we were talking about 3.2 miles of Kendrick Road. He asked John Roger before Monday to find a better location for the mailboxes.

Chairman Woodrum asked if there was any other business. He stated an Executive meeting was needed to discuss pending litigation. A motion was made by Commissioner Smith and duly seconded by Commissioner Deal to adjourn the regular meeting. The motion passed with an unanimous vote.

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The regular meeting was reconvened. Chairman Woodrum asked for other discussion. Upon motion duly made, seconded and carried, the meeting was adjourned.

Evelyn H. Wilson  
ATTEST

Louis N. Woodrum  
Louis N. Woodrum

February 17, 1998

Statesboro, Georgia

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

Chairman Woodrum called the meeting to order and welcomed the news media and 25 citizens. Commissioner Alston gave the invocation.

Minutes of the Called Meeting on February 2, 1998, were presented. Commissioner Hodges offered a motion to approve the minutes of the February 2, 1998, Called Meeting as presented. Commissioner Deal seconded the motion and it carried.

Minutes of the Regular Meeting on February 3, 1998 were presented. Commissioner Groover offered a motion to approve the minutes of the February 3, 1998, meeting as presented. Commissioner Alston seconded the motion and it carried.

Chairman Woodrum presented the consent agenda. The consent agenda consisted of Beer and Wine License Renewal for: Glenn Womack - Glenn's Mart (off-premise). Commissioner Alston offered a motion to approved the consent agenda for the Beer and Wine License Renewal for: Glenn Womack - Glenn's Mart (off-premise). Commissioner Deal seconded the motion and it carried.

Next item of old business was the State Court matter. Chairman Woodrum recognized Gary Mikell, State Court Solicitor. Gary Mikell presented information on cases handled in the county as compared to other counties. Mr. Mikell said there are 128 full-time Solicitors in the State of Georgia. Mr. Mikell said by having a full-time State Court there would be more time to review and prepare cases and the scheduling of court cases would be more efficient and the lines would not be as long. Commissioner Alston asked Mr. Mikell, are the long lines in court the main reason for requesting State Court become full-time? Mr. Mikell said yes, State Court meets once a quarter for a week and the first Monday at the jail and then the third Monday and Tuesday. Mr. Mikell said part of the responsibility of the solicitor's office is to prepare the cases and to see which case warrants a trial and to review cases and schedule court time. On the average there are 45 cases a day, said Mr. Mikell. Chairman Woodrum asked if there are some cases that overlap between Superior Court and State Court? Mr. Mikell said there are some civil matters that can overlap between the courts.

Commissioner Smith asked if the fifty-three State Court Judges are from fifty-three different counties? Mr. Mikell said no, some counties have several State Court Judges due to the size of the county. Commissioner Smith asked how are the salaries set? Mr. Mikell said it varies from county to county and some salaries are set to Superior Court Judges, others set a minimal salary by local legislation. Mr. Jack Williamson feels full-time State

Court would be a benefit by reducing the lines in court. Commissioner Hodges offered a motion to recommend approval of full-time State Court, with the salaries to be \$67,000 for Solicitor and \$72,000 for State Court Judge and to be supplemented by the county as necessary and the recommendation would be forwarded to the local legislative delegation.

Commissioner Alston seconded the motion. Commissioner Hodges asked, after the recommendation is passed by local legislation, then would State Court become full-time in January 1999? Mr. Wood, County Manager said that is correct. With no further discussion, the motion carried. [See exhibit # 1998-2]

Next on the agenda of old business was the matter of Kendricks Road. Chairman Woodrum asked Jeff Akins, County Staff Attorney, to present the research done on this matter. Mr. Akins said the research proves Kendricks Road is a private road and even though the road has been used for seven years it does not make it a public road unless the county accepts it and maintains it. The county does not have a legal obligation to maintain this road, said Mr. Akins. Under a Statute in Georgia enacted in 1973, it is unlawful for a county to maintain a private road and according to the Bulloch County Subdivision Regulations a road must be paved before the road can be dedicated to the county, said Mr. Akins.

Mr. Charles Brown, County Attorney, said he understands the Board's concerns for the citizens in this matter, but, the road is clearly a private road. Mr. Brown said this property was part of a woodland tract conveyed by deed to Mr. Kendricks in 1989. The deeds and plats from George Kendricks to the purchasers show a forty-foot private road and that is why this road is not on the Department of Transportation map, said Mr. Brown. Mr. Brown said it would be a violation of State law to maintain this private road and the Subdivision Regulations state developers of subdivisions must pave all roads created and meet all county standards before the county can accept the road. Mr. Brown said the developers and neighbors have maintained this road somewhat; the county has not maintained this road because it is a private road.

Chairman Woodrum introduced Mr. Randy Anderson, attorney for Mr. and Mrs. Kendricks. Mr. Anderson said there are about 45 property owners on this road. Kendricks Road has been in existence for many years; the public has been using the road for over 50 years and there has never been any "No-Trespassing" signs on the road, said Mr. Anderson. Mr. Anderson said the county has maintained the road along with George Kendricks until two years ago and the school buses used the road as well. Mr. Wiggins, property owner, said they are willing to work with the county to get the road in shape where the county would maintain it. Commissioner Alston asked Mr. Wiggins if they were willing to bring the road up to county standards? Mr. Wiggins responded by saying not exactly, because some of the property owners cannot afford that expense. Commissioner Groover asked Kirk Tatum, County Engineer, approximately what would the dollar

amount be for each property owner? Kirk Tatum said to move poles and install culverts it would be about \$800 per owner, but that does not include scraping or paving the road.

Chairman Woodrum asked in order to get the road ready for the county to accept it, would it include paving of the road? Mr. Akins said yes, under the current ordinance the road must be paved before it can be accepted by the county. Commissioner Deal asked how long was the road? Kirk Tatum said it was 2.2 miles. Chairman Woodrum asked the attorneys, that at present the only way to correct this matter would be to change the Subdivision Regulations? Mr. Akins said yes. Commissioner Smith asked Mr. Anderson are the current owners willing to bring the road up to standards? Mr. Anderson said they are willing to take a look into that matter. Commissioner Alston asked if the county attorneys and Mr. Anderson would meet to see what could be agreed upon. Commissioner Hodges said this road has been in existence for many years, does the county have any recourse on this matter?

[Note for the record - Commissioner Simmons left the meeting]

Mr. Brown said Mr. Anderson, Scott Wood, Jeff Akins and Kirk Tatum met yesterday (Monday, February 16th), and did not come to a solution. Mr. Brown said the Subdivision Regulations were in effect since 1980, Mr. Kendricks acquired the property in 1989 and according to record this road is a private road.

Chairman Woodrum asked if the County Manager, Scott Wood and staff would develop a complete report of the road as to what has to be done and to see what Mr. & Mrs. Kendricks are willing to do.

Hodges offered a motion to hire a consultant to do a study for the use of the hospital. Commissioner Deal seconded the motion and it carried.

Next item on the agenda was a Resolution for the Comprehensive Land Use Plan. Chairman Woodrum read the Resolution for the Comprehensive Land Use Plan. Commissioner Groover made a motion to approve the Resolution for the Comprehensive Land Use Plan. Commissioner Alston seconded the motion and it carried. [See exhibit 1998-3]

Next item on the agenda was a Resolution for the 911 Surcharge. Chairman Woodrum read the Resolution for the 911 Surcharge. Commissioner Hodges offered a motion to approve the Resolution for the 911 Surcharge. Commissioner Groover seconded the motion and it carried. [See exhibit 1998-4]

Next item on the agenda was R. J. Kennedy Road. Chairman Woodrum recognized Mrs. Jeanne Phillips, property owner on R. J. Kennedy Road. Mrs. Phillips said there are three people on the road that will not sign the petition to have the road paved. We also have a problem with the buses not being able to get down the road and the majority of the property owners are requesting the county to consider condemnation of the property that is not deeded to the county, said Mrs. Phillips. Kirk Tatum said if the county had 100%

Right-of-Way the road could be paved next year. Commissioner Hodges asked if the road could be shifted from one side to another. Mrs. Phillips said a property owner would give the extra right-of-way, but another property owner will not sign an 80 foot right-of-way because the house is too close to the road now. Chairman Woodrum asked if any deeds were signed. Kirk Tatum said no deeds have been signed at this time. Commissioner Hodges suggested that one or two Commissioners and Kirk Tatum meet with the property owners to see if some solutions can be reached. Chairman Woodrum and Commissioner Hodges asked if the staff would keep them informed about this matter.

Commissioner Smith offered a motion to have the County Manager and staff develop a report of this road consisting of cost analysis to bring the road up to standards and paving. Also to see what potential solutions there are, not excluding litigation and not including changing the ordinance. Commissioner Groover seconded the motion. Commissioner Hodges asked the attorneys that in order for the county to accept the road, it must be widened and paved according to the Subdivision Regulations. Mr. Brown said that is correct. Commissioner Alston said maybe it would be possible to create a special tax district for this area in order to pave the road. With no further discussion the motion was approved.

Next item on the agenda under new business was Hospital Building Utilization Committee Report. Chairman Woodrum asked Commissioner Hodges to present the report. Commissioner Hodges said that the Hospital Authority is working on a plan for the next three to four years concerning the use of the hospital. The committee would like to hire a consultant to do a study of the building and a nation wide search for the use of the building, said Commissioner Hodges. Commissioner Next item on the agenda was the matter of Two Chop Road. Chairman Woodrum recognized Mr. Donnie Simmons. Mr. Simmons said he would like for the Board to look favorable on paving Two Chop Road. Mr. Simmons said when it rains the road washes out which makes it hard to drive on. Chairman Woodrum asked if Kirk Tatum and John Roger Akins would review this road matter. Commissioner Alston said he would be willing to meet with the property owners. Chairman Woodrum and Commissioner Alston asked if Kirk Tatum would make a report on Two Chop Road and bring it back to the Board.

Chairman Woodrum recognized Polly Heath, property owner on Old Happy Road. Mrs. Heath told the Board the county had dug ditches on some of the road, but not every property owner has placed a culvert. If everyone would adhere to the county regulations there would not be such a problem with the drainage of the water, said Mrs. Heath.

Chairman Woodrum recognized Terry Patray. Mr. Patray asked if the Board would consider repealing the Zoning Ordinance and Subdivision Regulations, because he feels they are violating property rights and it is unconstitutional. Mrs. Heath spoke in favor of

the Zoning Ordinance. She said with the ordinance in the county, property owners are made to clean up the area.

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

Evelyn H. Wilson  
ATTEST

Louis N. Woodrum  
Louis N. Woodrum

March 3, 1998  
Statesboro, Georgia

The Board of Commissioners meeting was held on Tuesday, March 3, 1998 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 Hodges, Commissioner Deal, Commissioner Smith. 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 February 17, 1998 meeting. A motion by Commissioner Hodges was made to approve the minutes as written. Commissioner Alston seconded the motion. The motion passed with a unanimous vote.

The next item on the agenda was the Senior Citizen's Building. Becky Taylor stated that the architect Gary Miller and engineer Bill Lovett were present to make the presentation for the final plan. Mr. Bill Lovett stated this is to be located on Highway 67 and Stillwell Street. All access will be from Stillwell Street, none from Highway 67. This building will be adjacent to the Honey Bowen Building. The parking will be where the ball field is at. Mr. Gary Miller stated this would be 8400 square feet. It provides a kitchen, multipurpose area, computer science room, lounge and recreation room. He displayed a floor plan to show the Commissioners. Mr. Scott Wood asked if there was any deviation from the budget. Mr. Miller stated no. Mr. Wood stated he understands that the legal aspect of the dedication of the property has been worked out between the City and the County for a long term lease. Jeff Akins stated that was correct. Mr. Wood stated we have had a representative of the City on the design committee but do we need to do anything else with the City. Commissioner Alston stated that City Councilman Wendy Hagins was on the board and is familiar with this. He also stated it has been discussed at the Recreation Board meetings and representatives from the City have been there. He states the City is aware of this proposal at tonight's meeting. A motion was made by Commissioner Alston for the plans to proceed and be adopted and we

proceed with the next step in this process. Commissioner Smith seconded the motion. Commissioner Hodges stated he had a question for Mr. Wood and asked once we approve does it have to go to the City. Mr. Wood stated he thought it did. He stated from the standpoint of us continuing to work cooperatively we need to make sure they are comfortable with the concept. Commissioner Alston stated that Mike Rollins has been in direct communications with the City to redesign the rest of the park and restore the name from Fair Road Park to Memorial Park. Mr. Wood stated the next time the Chairman and he met with the Mayor and City Administrator, he will make sure that they are comfortable with the concept. Mr. Bill Lovett stated that they will offer to the City to make a presentation. The vote was unanimous.

The next item on the agenda was a rezone request made by James & Victoria Winters. Jimmy Dodgen stated that the property was located on Highway 67 and contains 6.3 acres. They are requesting to rezone 1.3 acres from AG-5 to HC. They currently run Hodges Antiques and would like to relocate this business to their property. With the plans for Highway 67 to be changed to five (5) lanes it will take part of the property where the store is now located. He stated the Planning and Zoning Commission recommended approval of this request. A motion was made by Commissioner Hodges to approve the Planning & Zoning recommendation to rezone this property. Commissioner Alston seconded the motion. The vote was unanimous to rezone this property from AG-5 to Highway Commercial.

Chairman Woodrum announced that Barney and Pansy Allen's request has been tabled until the April meeting.

The next item on the agenda was a rezone request by Ellis Wood. Jimmy Dodgen stated this request is to rezone one (1) acre from HC to LI which is located on Highway 301 South. The purpose of the rezone is to allow an air current destructor to be operated on this property. This destructor would be for construction debris only, not garbage or building materials. He stated that there was one (1) person present at the Planning and Zoning meeting to speak in opposition to this request. The recommendation of the Planning and Zoning Commission was unanimous to approve the request. Mr. Tony Truett with EMC Engineering was present to make the presentation. He states this operation will have to be permitted by the State. It will only be for land clearing debris. No paper or wood products with preservatives will be burned. He states this is the first step of the permitting process. They will have to submit a site suitability report to the State for their review. They will have to submit design and operational plans to the State for review. They will have to hold a public hearing that is a meeting to discuss facility operational use. This is basically a negotiation between the public and the operators to determine what are the best hours and best ways to operate the unit. This unit has been owned and operated for several years by Ellis Wood. This same unit previously was owned by the City/County Landfill. Once a permit is issued by the State it will be inspected on a quarterly basis by EPD to make sure that it is being operated properly and that no harmful effects to the environment are taking place. If EPD finds any materials being burned that are not in accordance with the permit, they can shut the unit down. If they find

any harmful effects to the environment, they can shut the unit down. It will be permitted through the Commercial Solid Waste Program. Ellis Wood also spoke stating that this unit has been in operation where it is for several years legally. This would allow more flexibility for disposing of land clearing debris. The alternatives today are to take this debris to the landfill or to an approved inert landfill. The EPD has told them they feel this is a win situation for our community. He states he lives on this property and would not do anything to harm the environment of Bulloch County. This unit will produce smoke and ashes. The ashes would be disposed of at the landfill. The smoke will be regulated by the EPD. This process has gone on in the same location for a number of years. The only difference would be they would be permitted to bring land clearing debris from off-site to this location for disposal. Commissioner Alston asked the less wood or stumps that we put in the landfill will save us landfill space, right? Mr. Wood stated yes. Commissioner Alston stated therefore it is saving us dollars. Commissioner Groover asked if it was Mr. Wood's intent to do this strictly for his company or for a fee also. Mr. Wood stated he would not want to put that restriction on it, the basic intent is for his company but he did not want to restrict it to just that. Mr. Harry Hamm was present to speak in opposition to this request. Mr. Hamm stated his mother has property that adjoins this property. He states his opposition is because of the following reasons: first the industrial operation of an air current destructor and the possible future commercial development of their land which is already zoned commercial, is incompatible. To rezone one (1) small segment for a conflicting use, to an accepted plan is spot zoning. Mr. Wood is seeking a LI zone but the operation of an ACD is more of an allowable use in HI as a conditional use. There is an asphalt plant that is located adjacent to this property that began operation prior to zoning. He states by rezoning Mr. Wood's property we are devaluing his property. His feels his property will have restrictive use and value as commercial property. He states if EPD shut down all ACD located in landfills in the State due to the potential safety issues why should a private individual be expected to operate it any more safely. He asked what kind of bond or liability insurance would he be required to carry in case of injury or accident? He stated Mr. Truett stated at the previous meeting of the zoning commission that he would employ a continuous emission monitor if granted the approval. He would like for that to be inquired about further. He asked who would be responsible when a driver's vision is clouded by smoke especially on foggy days. He asked that the request be denied. Mr. Bill Cribbs was the next to speak stating he was a retired PhD Biologist with the University system. He stated that he was opposed to the request because it was dangerous. He feels that this could eventually lead to financial ruin for Mr. Wood and encourages the Commission to deny the request. Commissioner Groover asked about a conflict in the zoning ordinance which would only allow this in an HI zone according to Mr. Hamm. Mr. Hamm stated it would be allowed in HI only as a conditional use. Jimmy Dodgen stated that our interpretation was that it was allowed in LI. Mr. Jeff Akins stated that LI allows activity which does not cause injurious or obnoxious noise, vibrations, smoke or gas. The EPD wants a letter from the County saying this is permitted in the zone that it is in and that is really the

extent of the County's involvement. Then all the regulations of it, the permitting of it would be done through the EPD. They would regulate and control it. There is also the question about it being grandfathered. We were not aware that it was being used in the past. Jimmy Dodgen stated we were not aware that it had been operating on this property for quite some time. If we had been aware that he had been operating on this property for a number of years there is a possibility that it would not even be here going before this Board. He might not have needed a rezone, but we did not research that because we were not aware. Commissioner Groover asked Mr. Wood about subsequent ownership under this permitting under EPD. Could they put other materials in this thing? Mr. Wood stated this permitting process would only allow trees and land clearing debris. Commissioner Hodges asked how long had this been being done. Mr. Wood stated about eight (8) to ten (10) years. Commissioner Groover asked Mr. Akins and Mr. Charles Brown if a subsequent owner could come in and apply to change this for hazardous materials. Mr. Brown stated that he did not think the EPD permit was assignable and transferable. He could sell the land but he can't sell the permit. Commissioner Alston asked Mr. Hamm if he lived on the adjacent property. Mr. Hamm stated no, he lives in Valdosta. His mother lives in Savannah and his sister lives in Warner Robbins. Ricky Allen lives on their property in another residence. A motion was made by Commissioner Deal to approve the Planning and Zoning recommendation on this request. Commissioner Simmons seconded the motion. The vote was unanimous to approve the request.

The next item on the agenda was the Speed Limit Ordinance. Chairman Woodrum stated he understands that the Sheriff has stated he is comfortable with the list. Commissioner Alston stated there was a request regarding the speed on Lakeview Road. Chairman Woodrum stated Lakeview Road was not listed. Commissioner Alston asked why Lakeview was not listed. Mr. Jeff Akins stated these were State Roads, not County Roads. Commissioner Smith asked if the State made the recommendations. Mr. Akins stated yes. A motion was made by Commissioner Smith to approve the list. Commissioner Groover seconded the motion. There was a unanimous vote to approve the speed limit ordinance. See Exhibit 1998-5.

The next item was a resolution to assign authorization. Commissioner Alston stated that Bulloch County now operates what is known as the Statesboro Bulloch County Parks and Recreation. The county has recently been the recipient of approximately \$10,000 in stock. The designated stock is to be sold and the proceeds used to help construct a bathroom facility at the Statesboro Bulloch County Recreation Center on the corner of Grady Street and Parker Street in Statesboro. These are the bathrooms that are being constructed as a result of the basketball court being moved from the Fair Road Park. He asked the Board to approve them and to give the County Manager the authority to sell or transfer the stock so that the proceeds can be used to help construct the bathroom facility over at Parker and Grady Street. Chairman Woodrum asked Commissioner Alston if that was a motion. Commissioner Alston stated yes.

Commissioner Hodges seconded the motion. The vote was unanimous to approve the motion and adopt the resolution. See Exhibit 1998-6.

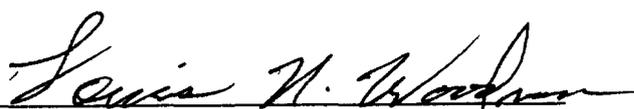
Mr. Scott Wood stated that this money was given anonymously but thought it would be appropriate for the Board to entertain a resolution expressing their appreciation to that anonymous donor. The Board gave unanimous support for the resolution to be done.

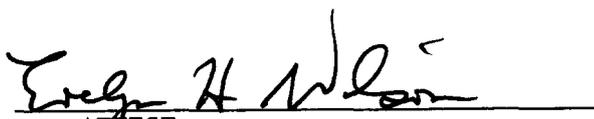
The next item on the agenda was the Bulloch Property Rights group. Mr. Jack Williamson was present to speak on behalf of this group. Mr. Williamson stated his client is concerned with the restrictive nature of AG-5 zoning. He states this causes some problems. An individual who has property in the County and would like to subdivide some out before it can be transferred it has to go before an approval process. They feel this is too restrictive. They offer that the County have limitations on frontages, side setbacks and rear setbacks. His clients believe that all zoned areas should allow single family homes subject to setbacks. He states that if someone wishes to have a residence in an industrial area they should be allowed to do so. However, they do not feel the County ordinance would be affected in any way. The AG-5 zoning would prevent or place hardship on the property owner to receive special approval, if any, to have a home on less than 5 acres of land. He feels they should be allowed to sell property in any increment that they would want to do. To not allow this would be unconstitutional. They would like the Commissioners to consider changing the AG-5 area to allow a person to sell a parcel of land, maybe one (1) acre, without having to come to the county for approval. They would like the Commissioners to allow a residence in all zones stating that we should be encouraging people to move into the county. Chairman Woodrum stated that Mr. Williamson has asked that we reconsider AG-5 and that the Board would give some consideration to his request.

The next item on the agenda was residents from Kendricks Road. Mr. Mike Wiggins was present stating he had two questions. Mr. Wiggins stated at the last Board meeting the Board said they were going to follow up on it. He asked if the area was subdivided, wasn't there a process by which they had to apply. Also, if they did apply who enforces the road situation. Mr. Jeff Akins stated under the current ordinance he would have to apply for subdivision approval. Under the old ordinance he could subdivide as long as every parcel was five (5) acres or larger.

Chairman Woodrum stated the attorneys are still in the process of researching the Kendrick Road situation. He states the County is serious about this problem and will do what is allowed by the law.

Chairman Woodrum asked if there was any other business. A motion was made by Commissioner Smith and duly seconded by Commissioner Groover to adjourn the meeting. The motion passed with a unanimous vote.

  
Louis N. Woodrum

  
ATTEST

March 17, 1998  
Statesboro, Georgia

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

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

Minutes of the Regular Meeting on March 3, 1998 were presented. Commissioner Hodges offered a motion to approve the minutes of the March 3, 1998, meeting as presented. Commissioner Deal seconded the motion and it carried.

Chairman Woodrum opened the Public Hearing portion of the meeting for the Abandoning of County Road #711, John Howard Road. Chairman Woodrum asked for any public comment in favor of or against the abandoning of County Road 711, John Howard Road. There were no comments from the public concerning the proposed abandonment of County Road 711. Commissioner Hodges asked what part of the road will be closed according to the map. Commissioner Hodges asked if the spur part of the road from Highway 24 to Macedonia Road was the road to be abandoned. Chairman Woodrum said yes. With no further discussion, Chairman Woodrum closed the Public Hearing portion of the meeting.

Next item on the agenda under old business was the Resolution for the Abandoning of County Road 711, also known as John Howard Road. Commissioner Alston offered a motion to approve the Resolution for the Abandoning of County Road 711, also known as John Howard Road. Commissioner Smith seconded the motion and it carried.

[See Exhibit 1998-7]

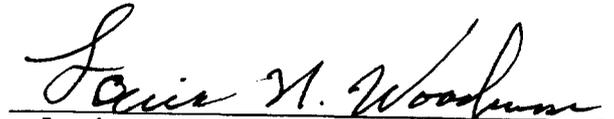
Next item on the agenda was the matter of Ponderosa Road. Chairman Woodrum recognized Deacon Ward from the Johnson Grove Baptist Church. Deacon Ward said there is approximately 400 feet of Ponderosa Road that goes down to the church and the road is almost unpassable especially with all the rain. Deacon Ward asked the Board when Ponderosa Road is going to be paved? Commissioner Alston said that Commissioner Simmons and he had been working with the people. He said the problem was obtaining the acquisition of the Right-of-Way for the road from the property owners. Commissioner Alston said he would recommend a meeting with the property owners and Commissioners to discuss the new roll-out from the Department of Transportation. Commissioner Hodges said according to a memo from Kirk Tatum, County Engineer, we need 28% to acquire the Right-of-Way with the new roll-out. Commissioner Simmons agreed a meeting should be scheduled with the property owners, county engineer and Commissioners to discuss the new roll-out. Pastor Newkirt told the Board that whatever the church can do to help in getting Ponderosa Road paved they are willing to help. Chairman Woodrum said we had discussed the paving of Ponderosa Road extensively, however, the problem is acquiring the Right-of-Way of the road. Chairman Woodrum thanked the members of Johnson Grove Baptist Church.

Chairman Woodrum recognized Commissioner Alston. Commissioner Alston said he had some information that he would like to share with the Board concerning the Recreation Department, stating again for information only. Commissioner Alston said there have been two requests. One to move the gymnastics facility from Georgia Southern University to the Grady Street Gym, the other request is to have a cooperative effort with the Board of Education to help with improvements for the Running Track at Statesboro High School. Chairman Woodrum thanked Commissioner Alston for bringing this information to the Board.

Chairman Woodrum publicly expressed appreciation to Scott Wood, County Manager, and staff for doing an outstanding job in making sure the roads are maintained with this weather situation. Chairman Woodrum said there are some matters that need to be discussed in Executive Session. Commissioner Hodges made a motion to adjourn the regular meeting and to go into an executive session to discuss acquisition of property and pending litigation. Commissioner Deal seconded the motion and it carried.

After the Executive Session was concluded, Commissioner Hodges offered a motion to adjourn the meeting. Commissioner Deal seconded the motion and it carried. Meeting was adjourned.

  
 ATTEST

  
 Louis N. Woodrum

April 7, 1998  
 Statesboro, Georgia

The Board of Commissioners meeting was held on Tuesday, April 7, 1998 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 Hodges, Commissioner Deal, Commissioner Smith. Staff present were E. Scott Wood, Evelyn Wilson, 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 March 17, 1998 meeting. A motion by Commissioner Alston was made to approve the minutes as written. Commissioner Hodges seconded the motion. The motion passed with a unanimous vote.

The next item on the agenda was a rezone request made by Ronald Kirkland. Jimmy Dodgen stated that the property was located on Cody Lane and contains 5.52 acres. They are requesting to rezone from AG-5 to R-80. He stated at the Planning and Zoning Commission meeting there was opposition to this request. The Planning and Zoning Commission recommended denial of this request. Linda Johnson was present at the meeting to speak in favor of this request. She stated that she is an adjacent property owner and does not see a problem with it. They already have a junkyard and two (2) mobile home parks on this road and she does not feel this would affect the traffic on this road. Mr. Kirkland was present and stated they wanted to divide this property to allow two (2) more mobile homes for his family members. Mr. Scott Wood asked when did Mr. Kirkland purchase this property. Mr. Kirkland stated in March of 1997. Mr. Vance Knight was present to speak in opposition to this request. Mr. Knight stated he is an adjacent property owner. He stated due to the condition of the road and the fact that 30 to 40 families are already on this road, he did not want to see further development of this area. He stated there have been times when it rained

that as many as 20 cars have ended up in the ditch due to road conditions. Mr. Knight stated that all of the property in this subdivision was zoned AG-5. They all knew this when they purchased their land and would now like to see the Commissioners protect the existing zoning laws. Chairman Woodrum stated that Cody Lane was on the paving list for 1998. Several other citizens were present stating they agreed with Mr. Knight. Commissioner Smith asked Jimmy Dodgen if this was a subdivision. Mr. Dodgen stated yes. Commissioner Smith stated so we would be resubdividing a subdivision. Mr. Dodgen stated yes. A motion was made by Commissioner Smith to sustain the Planning & Zoning recommendation to deny the rezone of this property. Commissioner Hodges seconded the motion. The vote was unanimous to deny the rezone of this property from AG-5 to R-80. Ms. Linda Johnson asked could they ask again for a rezone. Mr. Dodgen stated they had to wait six (6) months. She also asked if you had more than five (5) acres what could you do if it was family. Mr. Dodgen stated you would have to apply for a rezone, or if someone in your family had medical needs you could apply for a medical hardship, or if you had a minimum of six (6) acres you could deed one (1) acre to an immediate family member as long as you kept five (5) acres in the original parcel.

The next item on the agenda was a conditional use request by Scott Joyner. Jimmy Dodgen stated this request is to allow multiple buildings on one (1) parcel of land. The property is located on Highway 301 North. Mr. Joyner had this property rezoned in 1996 to Highway Commercial. He stated at the time of rezone that he was wanting to place multiple businesses on the property. At the time Mr. Joyner had the rezone approved he would have had to survey out individual parcels for each business. Since that time the regulations have changed to allow multiple uses or multiple buildings on one (1) parcel of land with a conditional use permit. The Planning and Zoning Commission recommended approval of this request. Mr. Joyner was present at the meeting stating he thought all of this was approved a year ago. Mr. Dodgen stated that when his rezone was approved multiple uses were not allowed on one (1) parcel. Now they are permitted as a conditional use. A motion was made by Commissioner Hodges to approve the conditional use permit. Commissioner Deal seconded the motion. The vote was unanimous to approve the conditional use request.

The next item on the agenda was the paving bid for Langston Chapel Road. Chairman Woodrum stated that on March 31, 1998 bids were opened for improvements to Langston Chapel Road at the new school. One (1) bid was received from Ellis Wood in the amount of \$72,120.70. This work consists of adding an additional lane on the north side of Langston Chapel Road for the length of the school property. A motion was made by Commissioner Smith to approve the bid from Ellis Wood. Commissioner Alston seconded the motion. There was a unanimous vote to approve the bid for paving Langston Chapel Road from Ellis Wood.

Chairman Woodrum asked if there was any other business. Commissioner Deal stated they had received a letter for the traffic light on Highway 67 and Burkhalter Road from DOT stating they could not do a signal light. He asked if the county was willing to pay for the light could we do it. Mr. Scott Wood stated that it is a State Highway and the State would have to

approve it. He stated he feels reasonably encouraged when the five lane appears, which is currently scheduled to be let in 1999, that in all probability they will place a traffic light there.

His recommendation is since we have gotten another response back after asking the DOT about that intersection is to meet again with DOT specifically about that intersection.

Commissioner Hodges asked if the State would allow us to put a red light there if we paid for it. Commissioner Smith asked what are you going to do about all the other places that need one. Mr. Wood stated that the State is going to tell you if you want to start prioritizing based on some tangible criteria that may or may not be the number one location. He stated his opinion that the people who should decide whether or not it is warranted from an expert mode would be the DOT. If from a political standpoint the Board of Commissioners wants to say politically we want to put a red light out there that is one thing but in terms of an expert criteria he thinks that is the DOT. Chairman Woodrum stated this has been discussed on numerous occasions. Commissioner Deal stated he wanted to continue to look at this situation and also consider Cypress Lake Road, Highway 67 and Burkhalter and Langston Chapel. A motion was made by Commissioner Alston and duly seconded by Commissioner Groover to adjourn the regular meeting and to go into an executive session to discuss acquisition of property and pending litigation. The motion passed with a unanimous vote.

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The regular meeting was reconvened. Chairman Woodrum asked for other business or comments.

Mr. Wood stated there were a couple of items he wanted to mention. He said plans were to have information available for Commissioners at the ACCG Meeting in Savannah. The first is an update on the Sales Tax Program ended September 1997. He commented he realized the Commissioners are taking an increasing amount of heat on road condemnation issues. He advised he and Mr. Tatum were working on a schedule that will enable the Commissioners to look at what can be accomplished in terms of new paving with "X" amount of dollars opposed to resurfacing with "X" amount of dollars. Lastly he mentioned the Edenfield Road naming and said he has tried to clarify with everyone that the Board of Commissioners nor Bulloch County were not the authors of that deal. He added the list and invitations were done solely by the DOT not by Bulloch County.

Commissioner Alston stated he has been asked about the cooperative agreement for improvements of the track at Statesboro High School with the Recreation Department, Georgia Southern and the Board of Education. He said he responded to the question by saying the Board of Commissioners have not acted on it. Chairman Woodrum stated he felt we needed to hear from the Board of Education on this. Mr. Scott Wood stated that, unless the Commission feels strongly that it should do it at this time, the response should be until prior commitments for the recreation program are completed the County is not in the position to make any more improvements. Commissioner Alston stated a formal request has not been made to the Commissioners by the Recreation Board.

Commissioner Groover offered a motion not to act on agreement for improvements of the track at Statesboro High School at this time, not participate at this time. Commissioner Simmons seconded the motion. The motion carried with Commissioners Groover, Simmons, Alston, Smith and Deal voting in favor of the motion and Commissioner Hodges voting in opposition to the motion.

There being no other business, upon motion duly made, seconded and carried the meeting was adjourned subject to call.

Evelyn H. Wilson  
ATTEST

Louis N. Woodrum  
Louis N. Woodrum

April 21, 1998  
Statesboro, Georgia

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

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

Minutes of the Regular Meeting on April 7, 1998 were presented. Commissioner Alston offered a motion to approve the minutes of the April 7, 1997, meeting as presented. Commissioner Simmons seconded the motion and it carried.

First item on the agenda was the Tax Assessors Board Appointment. Chairman Woodrum asked John Scott, Tax Assessor to present the Tax Assessors Board Appointment. Mr. Scott said some members of the Tax Assessors Board and himself had reviewed some choices to fill the position for a six year term. Mr. Scott and some members of the Tax Assessors Board recommend Kathy Newton. They feel with her experience she would be a benefit to both the Tax Assessors Board the County. Commissioner Hodges offered a motion to approved Kathy Newton for the position on the Tax Assessors Board. Commissioner Deal seconded the motion and it carried.

With no further items on the agenda, Commissioner Alston offered a motion to adjourn the meeting. Commissioner Simmons seconded the motion and it carried. Meeting was adjourned.

Evelyn H. Wilson  
ATTEST

Louis N. Woodrum  
Louis N. Woodrum

May 5, 1998  
Statesboro, Georgia

The Board of Commissioners meeting was held on Tuesday, May 5, 1998 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 Hodges, Commissioner Deal, Commissioner Smith. Staff present were E. Scott Wood, Evelyn Wilson, Jeff Akins, Jimmy Dodgen and Cheryl Tatum.

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

The first order of business was the minutes of the April 21, 1998 meeting. A motion by Commissioner Hodges was made to approve the minutes as written. Commissioner Alston seconded the motion. The motion passed with a unanimous vote.

The next order of business was Mandy Fortune, Interim Director for Statesboro/Bulloch County Convention & Visitors Bureau. Ms. Fortune stated this was National Tourism Week. Last year she states Bulloch County exceeded twenty million dollars from tourism. There was five million in revenue alone. Next year she states we will have a national spot coming out on the learning channel and a thirty-two-page visitors guide.

The next item on the agenda was a rezone request made by Owen & Lucille Zetterower. Jimmy Dodgen stated that the property was located on Franklin Road and contains 9.857 acres. They are requesting to rezone from AG-5 to R-15. He stated Mr. Zetterower had a plan approved prior to zoning to build apartments on this property. He stated at the Planning and Zoning Commission meeting there was no opposition to this request. The Planning and Zoning Commission recommended approval of this request. Mr. Tom Lewis was present stating he could answer any questions that the Commissioners may have. He stated that Mr. Zetterower felt that single family residences would fit better than multi-family in this area. A motion was made by Commissioner Hodges to approve the rezone request from AG-5 to R-15. Commissioner Deal seconded the motion. The vote was unanimous to approve the rezone request from AG-5 to R-15 for Mr. Owen Zetterower.

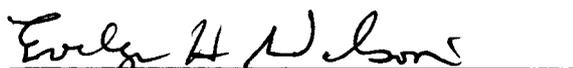
The next item on the agenda was a conditional use request by David Mincey. Jimmy Dodgen stated this request is to allow multiple uses and multiple buildings on one (1) parcel of land. The property is located on Highway 80 East. Currently David's Depot is located on this property. The zoning document allows multi businesses and multi buildings as a conditional use. Mr. Mincey would now like to place three 20' X 60' mini storage warehouses on this property. The Planning and Zoning Commission recommended approval of this request. Mr. Mincey was present to answer any questions. No one was present to speak in opposition to this request. A motion was made by Commissioner Smith to approve the conditional use permit. Commissioner Deal seconded the motion. The vote was unanimous to approve the conditional use request allowing multiple businesses and multiple buildings on this property.

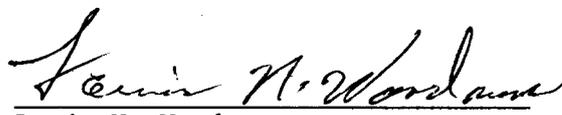
The next item on the agenda was the courthouse bid rejection and rebid.

Commissioner Smith who has served as Chairman on the Courthouse Committee stated that the bids were opened on March 31, 1998 for renovations on the courthouse. The low bid was from R. L. Construction in the amount of \$1,836,250. This is well above the budgeted amount that we feel would be the maximum that we could spend. They would like to recommend that we reject all bids and draw up some new specifications to rebid this project at a future date. A motion was made by Commissioner Hodges to reject all bids and rebid this project at a later date. Commissioner Alston seconded the motion. The vote was unanimous to reject all bids and rebid this project at a later date.

The next item on the agenda was appointments to the Drug and Alcohol Abuse Council and the Recreation Advisory Board. Chairman Woodrum stated that Lonnie Simmons and Don Whaley have been recommended for reappointment to the Drug and Alcohol Abuse Council. Warren Ball and Ray Davis have been recommended for the Recreation Advisory Board. Chairman Woodrum stated that the Drug and Alcohol Abuse Council are two (2) year terms and the Recreation Advisory Board is four (4) year terms. The current terms expire in June 1998 with the new term beginning July 1, 1998. A motion was made by Commissioner Alston for Lonnie Simmons and Don Whaley to be reappointed for two (2) year terms to the Drug and Alcohol Abuse Council and for Warren Ball and Ray Davis to be appointed for four (4) year terms to the Recreation Advisory Board. The motion was seconded by Commissioner Simmons. The vote was unanimous for these appointments.

Chairman Woodrum asked if there was any other business. Commissioner Hodges asked if the Hospital Board appointments would be taken up at the next meeting. Chairman Woodrum stated yes. A motion was made by Commissioner Deal and duly seconded by Commissioner Alston to adjourn the meeting.

  
 ATTEST

  
 Louis N. Woodrum

May 19, 1998  
 Statesboro, Georgia

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

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

Minutes of the Regular Meeting on May 5, 1998 were presented. Commissioner Hodges offered a motion to approve the minutes of the May 5, 1997, meeting as presented. Commissioner Alston seconded the motion and it carried.

Chairman Woodrum introduced Tony Truett from EMC Engineering. Mr. Truett said EMC Engineering was representing Mr. Ellis Wood in applying for a

permit from the EPD Department for an air curtain destructor permit burning site. Mr. Truett said this was not a Public Hearing but a Public Information Notice and a chance for the public to participate in the formality. He said thirty days from today, the public and land owners surrounding the property must submit a written petition before the deadline which will be June 18, 1998. If a public hearing must be held, the county must have one person representing the county as a host said Mr. Truett. Chairman Woodrum thanked Mr. Truett for explaining the permit process to the Board.

First item on the agenda under new business was the Agreement to Resolve Land Use Classification Dispute. Chairman Woodrum asked Mr. Wood, County Manager, to explain the agreement. Mr. Wood said in 1997, House Bill 489 was passed. Mr. Wood said there are three parts to the HB489, and one part requires we adopt an Agreement to Resolve Land Use Classification Dispute. The proposed agreement is based on a model agreement from the DCA, ACCG, GMA and the Carl Vinson Institute. Mr. Wood said the deadline for adopting the agreement is July 1, 1998 and the City of Statesboro will have the same agreement on their agenda today as well. Staff Attorney Jeff Akins pointed out that this same agreement needs to be approved and entered into with the other municipalities in the County as well. With no further discussion, Commissioner Deal made a motion to approve the Agreement to Resolve Land Use Classification Disputes with the municipality of the City of Statesboro and the other municipalities in the County. Commissioner Simmons seconded the motion and it carried. [see exhibit # 1998-8]

Next item under new business was a Resolution for a Liquor Referendum. Commissioner Hodges offered a motion to approve the Resolution for a Liquor Referendum authorizing the Probate Judge to call the referendum to allow citizens to vote on the issue of liquor by the drink. Commissioner Hodges asked if citizens that are in the city limits can vote on this referendum. Jeff Akins, Staff Attorney, said yes all citizens can vote. Mr. Wood said if this referendum was to be denied, it would not effect the City's liquor ordinance. Commissioner Groover asked if the resolution states there should be a certain percentage of food and liquor sold at the establishments. Mr. Akins said not at this time, but guidelines will be set if the referendum is passed. Commissioner Alston said at this time the County does not have a business license, but if the liquor referendum is approved, the county should review the possibility of a business license to help in enforcing guidelines. With no further discussion, Commissioner Alston seconded the motion and it carried. [see exhibit # 1998-9]

Next item on the agenda was a Quitclaim Deed from the Department of Transportation regarding widening of Highway 25. Commissioner Hodges offered a motion to authorize Scott Wood, County Manager, to sign the Quitclaim Deed for the Department of Transportation for the widening of Highway 25. Commissioner Deal seconded the motion and it carried. [see exhibit # 1998-10]

Next item was a Quitclaim Deed with Emily A. Malecki concerning Continental Road. Mr. Wood said when the Bypass was being realigned, a small portion was deeded to the County. The Quitclaim Deed is to return the property to the owner Emily Malecki. Commissioner Simmons offered a motion to approve the Quitclaim Deed with Emily A. Malecki. Commissioner Alston seconded the motion and it carried.

Next on the agenda was Sheriff Arnold Ray Akins. Commissioner Smith said that Commissioner Hodges, Scott Wood and he met with Sheriff Akins and Chief Deputy Lynn Anderson to discuss some problems in the County such as the increase of the crime rate and drug problems over the past few years. Commissioner Smith said these problems must be addressed now before it becomes a major problem. Commissioner Hodges and Commissioner Smith agree that in order to handle the drug problem and crime you must provide better equipment. By providing money for a Drug Task Force this should help control the crime and drug problems. Commissioner Simmons said that drugs on the streets are not the only problem; they are in the schools and we need to have some prevention line to help with this problem. Chief Deputy Lynn Anderson spoke on behalf of Sheriff Akins. Sheriff Akins was unable to attend due to court. Chief Deputy Anderson said the juvenile problem is getting worse every day, children are carrying guns. He said the drug dog Arco that the County just obtained is working fine, but more enforcement is needed to help this matter. Chief Deputy Anderson said the proposed Drug Task Force would consist of five employees, vehicles, cameras, equipment and buying money for drugs costing approximately three-hundred fifty thousand dollars to start for the first year. Commissioner Smith said this matter needs to be a part of the budget appropriation. Mr. Wood said the money for the Drug Task Force should be defined such as resources, equipment, and other needs, then a dollar amount can be set. Chairman Woodrum said they should also explore all matters such as grants that could be available. Commissioner Hodges asked Mr. Wood to work with the Sheriff and Chief Deputy to come up with a budget amount. Commissioner Smith agreed with Commissioner Hodges and asked if this information could be on the next Board's agenda. Commissioner Deal said whatever it would take to help with the drug problem and the crime increase he would support. Commissioner Groover said "we need to start at the root of the matters which is children and the sentences should be set at the maximum. Maybe a policy of zero tolerance should be adopted." Chairman Woodrum said this matter will be an all together work program. Commissioner Hodges offered a motion to have Mr. Wood, Sheriff Akins and Chief Deputy Anderson compile a budget amount for the Drug Task Force. Commissioner Deal seconded the motion and it carried.

Chairman Woodrum said there are some matters that need to be discussed in Executive Session. Commissioner Smith made a motion to adjourn the regular meeting and to go into an executive session to discuss a legal matter. Commissioner Deal seconded the motion and it carried.

After the Executive Session was concluded, Commissioner Groover offered a motion to adjourn the meeting. Commissioner Deal seconded the motion and it carried. Meeting was adjourned.

Ernest H. Wilson  
ATTEST

Louis N. Woodrum  
Louis N. Woodrum

June 2, 1998  
Statesboro, Georgia

The Board of Commissioners meeting was held on Tuesday, June 2, 1998 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 Hodges, Commissioner Deal, Commissioner Smith. 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 May 19, 1998 meeting. A motion by Commissioner Simmons was made to approve the minutes as written. Commissioner Groover seconded the motion. The motion passed with a unanimous vote.

The next item on the agenda was a conditional use request made by Al Rawls. Jimmy Dodgen stated that the property was located on Pamela Way and contains 23.44 acres zoned R-80. He is requesting a conditional use to place a day care facility in the existing house located on the property. Mr. Dodgen stated there was a pond on this property and that Mr. Rawls plans to place a fence between the pond and the day care facility. Mr. Scott Wood asked if we needed to make sure the fence was adequate height and durability. Jeff Akins stated any liability would be on Mr. Rawls. Mr. Wood stated he wasn't worried about the liability, he was worried about someone drowning. Mr. Rawls stated that the safety is regulated by the state. Any fence that is put up will have to be approved by the state. Mr. Dodgen stated that the Planning and Zoning Commission recommended approval of this request. After an opportunity for comments from the public, a motion was made by Commissioner Hodges to approve the conditional use request to allow a day care facility on the property. Commissioner Deal seconded the motion. The vote was unanimous to approve the conditional use request to allow a day care facility on the property.

The next item on the agenda was a rezone request by Roy & Alma Sandefur. Jimmy Dodgen stated this request is to rezone the property from AG-5 to HC (Highway Commercial). The property is located on Highway 301 South and consist of approximately 48 acres. They have sold off property in the Highway Commercial zone over the years and have reached their limit without submitting a plan before the Planning and Zoning Commission. If this request is approved, they will have to submit a sketch, preliminary and a final plan for the development. The Planning and Zoning Commission recommended approval of this request. Lamar Reddick was present at the meeting and showed a drawing of the proposed rezone plan. He stated that the plans show Olliff Road would have an 80-foot right-of-way. This is for any future potential of paving. The DOT will allow one (1) driveway which will have a 60-foot right-of-way. This driveway will access all the lots. No one spoke in opposition to the request. A motion was made by Commissioner Hodges to approve the rezone request.

Commissioner Alston seconded the motion. The vote was unanimous to approve the rezone of the property from AG-5 to Highway Commercial.

The next item on the agenda was an appeal for a variance to the Subdivision Regulations. The appeal has been filed by Wilma Kitchens for her property located on Walter McGlamery Road. The agent for this request is James Rogers. Mr. Dodgen remarked that he did not see Mr. Rogers in the audience. The property consist of approximately 15.8 acres on a private dirt road. Mr. Dodgen stated the Subdivision Regulations state that you can have five (5) parcels if there is to be a private dirt road. When the property was originally divided, it was divided into five (5) parcels. Since that time Mr. Rogers requested a variance to cut the back two parcels into four parcels creating seven lots with a private dirt road. After that Mr. Brad Martin divided two (2) parcels out of his property; one parcel was done under the family provision of the AG-5 zone and the second was a five (5) acre tract that was done for finance purposes. This created nine (9) parcels with a private dirt road. Then Mr. Lanier requested a variance for finance purposes to divide out five (5) acres. This created the tenth lot with a private dirt road. Commissioner Groover stated that he would abstain from discussion or voting due to a possible conflict. Commissioner Hodges asked for Mr. Dodgen to clarify this request. Mr. Dodgen stated it is a variance request to the subdivision regulations. Commissioner Alston asked what did the regulations state concerning how many lots can be on a private dirt road. Mr. Dodgen stated there could be five (5) parcels. Chairman Woodrum asked if there was anyone in the audience who wanted to speak in favor or in opposition to this request. No one responded. A motion was made by Commissioner Alston to sustain the recommendation of the Planning & Zoning Commission. Commissioner Simmons seconded the motion. Commissioner Groover abstained from voting. Unanimous vote to sustain the recommendation of the Planning and Zoning Commission.

The next item on the agenda was the intergovernmental agreement for Statesboro Bulloch County Municipal Airport. Commissioner Smith reviewed the intergovernmental agreement stating that if the airport begins to build a cash surplus it can build up to \$600,000.

The County and the City will continue to fund the airport at the same level in which we have been doing. Commissioner Smith stated the airport has a need for a cash surplus so that when special projects or grants come up they can have the funds without having to come back to the County and City for special appropriations. Commissioner Smith discussed several possible airport financial obligations which included "T" Hanger Taxiway, Rehab Apron, Install Odal Lights, Apron Drainage, Regional Airport Program, Fuel Farm, New "T" Hangars, New Corporate Hangars and Fuel Trucks. Commissioner Smith made a motion to approve the intergovernmental agreement. Commissioner Hodges seconded the motion. Commissioner Groover asked if we could bind a future board with this agreement. Jeff Akins stated if both entities agree to modify the agreement then it could be modified by future boards or councils .

However, neither the City nor the County could modify the agreement without the others consent. Mr. Scott Wood stated that an intergovernmental agreement can be binding rather than a resolution which cannot. Commissioner Smith stated that currently the county and the

city are both putting in \$21,600 a year into the airport. This is saying that we will continue to do that unless both groups decide to change it later. The fund balance could grow to \$600,000. Commissioner Hodges asked if the City approved this at their meeting this morning. Mr. Wood stated he did not know; he was not present when this item came up on their agenda. Commissioner Groover stated as long as there is a safety valve there he did not have a problem with it. The vote was unanimous to approve the intergovernmental agreement. (See Exhibit 1998-11)

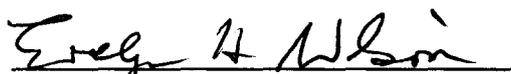
The next item on the agenda was a resolution for Statesboro Bulloch County Municipal Airport. The resolution was to finance the fuel farm facility and two (2) fuel trucks. Commissioner Smith stated the fuel farm was put in approximately two years ago. The cost was leased from an oil company with the option to purchase. The lease is for \$3,000 per month which has come up for renewal. To purchase it would cost \$149,000, which would be paid for in 10 years at 5.25% interest at Sea Island Bank. Mr. Wood stated that bids were put out to all the banks and Sea Island was the lowest. A motion was made by Commissioner Smith to approve the resolution. The motion was seconded by Commissioner Hodges. The vote was unanimous to approve the resolution to finance the fuel farm at the Statesboro Bulloch County Airport with Sea Island Bank. (See Exhibit 1998-12)

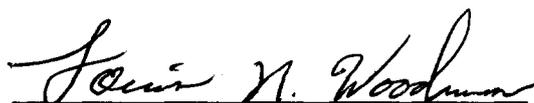
The next item on the agenda was an amendment to the Senior Center Lease Agreement with the City of Statesboro. Mr. Wood stated that this amendment to the initial 1995 lease was to accommodate some new ground definitions. The amended lease agreement will include property for a driveway off of Stillwell Street. The City Council approved this amendment to the lease agreement at their meeting earlier today. A motion was made by Commissioner Hodges to approve the amendment to the lease agreement. Commissioner Simmons seconded the motion. The vote was unanimous to amend the Senior Center Lease Agreement with the City. (See Exhibit 1998-13)

The next item on the agenda was deacons from Lawrence Baptist Church. Mr. Smith spoke for the church group. Their interest is in having the road paved to the church. Mr. Smith stated they had recently built a \$129,000 building on the church property. They would like for the Commissioners to help in getting the road paved. Commissioner Hodges asked who owned the property on each side of Jones Road. Mr. Smith stated the church owned one side and the Copeland family owned the other. Mr. Wood stated the necessary width would need to be acquired in order to pave the road. Mr. Smith stated he felt like there would be enough property in which to pave the road. Commissioner Woodrum asked if the other property owner would be willing to work with the church to get the road paved. Mr. Smith stated that they may work with the church. Mr. Wood stated the County has not at all been inconsiderate of the needs of the church and the legitimate request of the church. There has been a lot more discussion that has gone into this issue than you can imagine. Part of the dilemma has been the setting of a precedent that has got to then be uniformly applied county wide in failing to meet State DOT standards and specifications and how the Board then subsequently decides to pick and choose. We ask that you understand that this Board has

taken it very seriously, taken it very earnestly and has talked a lot about it. Commissioner Hodges asked if they could talk to Mr. Copeland and see if we can get the right footage which is 80 foot. Commissioner Smith asked if the State could not participate in this project would the church be willing to put pavement down if the county could get the road prepared? Mr. Smith stated he did not know. Mr. Wood stated he knew that he had been down there and several of the staff have been down there but we have never been and met with you on the site and understood exactly what this entails. We will be glad to do that; we will have the County Engineer call and set up a meeting with you.

Chairman Woodrum asked if there was any other business. Mr. Wood stated we have a lady in the room who has been as responsible and as fair in her reporting of County business as anybody could be. Mr. Wood noted that Vickie Davis is leaving the Statesboro Herald and that, in his opinion, she has been a true public servant in the way in which she has gone about her responsibility. The Board agreed with Mr. Wood. A motion was made by Commissioner Deal and duly seconded by Commissioner Simmons to adjourn the meeting.

  
ATTEST

  
Louis N. Woodrum

June 9, 1998  
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 Simmons, Commissioner Groover, Commissioner Hodges, Commissioner Alston and Commissioner Deal. Commissioner Smith was not present.

Chairman Woodrum called the meeting to order. Chairman Woodrum noted there was no public nor media present for the Public Hearing. Chairman Woodrum stated the purpose of the Public Hearing was to discuss the budget for the year 1998-1999. Chairman Woodrum said we had compiled and put the budget for review and asked if Mr. Wood, County Manager would highlight a few points concerning the budget. Mr. Wood said this year we have added a Drug Task Force into the budget, cost being approximately four-hundred thousand dollars, and the County will be hiring a building inspector, moving the present inspector into full-time zoning administrator/code enforcement. He also said the County had updated the County maps and we have added a salary supplement for the judges. Mr. Wood said the real property revenues are down in the incorporated areas and the auto tax is up. Chairman Woodrum thanked Mr. Wood and the staff for the work done on the budget. Commissioner Alston also gave thanks to everyone for all the work they do for the County.

Commissioner Hodges offered a motion to adjourn the Public Hearing meeting concerning the budget. Commissioner Simmons seconded the motion and it carried. With no further discussion the meeting was adjourned.

Evelyn H. Wilson  
ATTEST

Louis N. Woodrum  
Louis N. Woodrum

June 16, 1998  
Statesboro, Georgia

The Board of Commissioners meeting was held on Tuesday, June 16, 1998 at 8:30 A.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 Hodges, Commissioner Deal, Commissioner Smith. Staff present were E. Scott Wood, Evelyn Wilson, Becky Taylor, Bob Smith 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 June 2, 1998 and the public hearing on June 9, 1998. A motion by Commissioner Hodges was made to approve the minutes as written for the June 2, 1998 meeting. Commissioner Deal seconded the motion. The motion passed with a unanimous vote. A motion by Commissioner Alston was made to approve the minutes of the public hearing on June 9, 1998. Commissioner Simmons seconded the motion. The motion passed with a unanimous vote.

The next item on the agenda was the budget for fiscal year 1998-1999. Mr. Wood stated that we could adopt the budget all at once but they needed to be articulated individually. The general fund is for \$14,809,102; E911 Emergency Services \$489,600; Emergency Management Agency \$24,000; Jail Add-on Fee \$75,500; Employee Group Insurance Fund \$769,574; Tax Lighting Districts \$26,743 which is a pass through; Drug Task Force \$377,961; Extended Special 1% Sales Tax \$5,801,574; Special Purpose Local Optional Sales Tax \$6,400,000; Fire District \$286,000; and Library Bond Account \$97,963.

The Drug Task Force is a new fund. With the exception of the Fire District and Library Bond Account which are pass throughs, the rest of the items are collection and approved projects. A motion was made by Commissioner Hodges to approve the budget for fiscal year 1998-1999. Commissioner Deal seconded the motion. The vote was unanimous to approve the budget for fiscal year 1998-1999.

The next item on the agenda was the Courthouse bid. Commissioner Smith stated that the Board had voted on May 5, 1998 to reject the bids on the Courthouse and rebid the project

with a few changes. There are some options and time stipulations attached to the new bid. The new bids were opened on June 2, 1998. The low bid was from Y-Delta in the amount of \$1,815,000. This is \$21,250 below the previous bid. We also have at least one option that the architect suggested that will save another \$5,810.00. We budgeted \$1,750,000 for the courthouse renovation with funds coming from a combination of SPLOST and hospital lease funds. We feel at this time that we are within our budgetary means to proceed with this project. We will have some potential other deductions that could amount to up to \$100,000, probably not all will be taken. We will look at these individually as we go along. We may use county labor and one savings we might have is the county purchasing to save sales tax. A motion was made by Commissioner Smith to accept the bid of Y-Delta Electric Company Incorporated for the bid of \$1,815,000. Commissioner Simmons seconded the motion. Commissioner Hodges asked when the work was to begin. Commissioner Smith stated in about two weeks. Mr. Scott Wood stated hopefully by the first of July. The vote was unanimous to approve the bid from Y-Delta Electric Company.

The next item on the agenda was approval of the Preliminary Landscape Design. Commissioner Smith stated in December 1997 we retained the services of T. Lake Environmental Design, a professional environmental design firm, to prepare a preliminary landscape design for the Courthouse square. This conceptual design was included in the joint City-County application for funds through the Department of Transportation's ISTEA grant application. With this grant we can possibly defray some of the cost of landscape improvements to the Courthouse plaza. The contractor is going to need to do several things: 1) install a protective fence around the courthouse square during the construction period which will likely affect the current landscape conditions; 2) the contractor will also need to bring a trailer on site; 3) several trees must be removed next to the building that have come up volunteer. A motion was made by Commissioner Smith to approve the conceptual design plan and allow the general contractor to go ahead with the work. Commissioner Groover seconded the motion. The vote was unanimous to approve the conceptual landscape design plan. Becky Taylor stated that the plan will be refined as we go along. This will allow the contractor to get started.

The next item on the agenda was the Landfill Closure Update. Mr. Bob Smith stated that additional funds are needed to complete the closure of the landfill cap and for the items needed for the start-up of the methane gas extraction system. The requested funds for a detention pond on the east side of the landfill is made on recommendation of Sherri Hibbs. This pond will help control soil erosion into the branch east of the landfill. The cost will be \$77,785 for three (3) items needed to complete the closure. He stated we are currently under budget that was shown approximately one and one-half years ago. He recommends approval of the funding and suggests that we should request from Sherri Hibbs regular updates on future landfill closure and post-closure project. Commissioner Hodges made a motion to approve the additional funding. Commissioner Simmons seconded the motion. Commissioner Deal asked how far along were we. Bob Smith stated that the landfill is closed now. Commissioner

Alston asked for the record the names of the members of the Landfill Committee. Bob Smith stated the Chairman, Mayor, Scott Wood, Carter Crawford and staff. The vote was unanimous to approve the additional funding for completion of the landfill closure.

The next item on the agenda was the Comprehensive Plan Short Term Work Program.

Mr. Scott Wood stated we needed to ratify the short term work program. Becky Taylor stated that DCA is going through the plans. We received notification of DCA's conditional approval of our short term work program; however the County will be required to do two (2) things by June 30, 1999: 1) To establish and enforce a county-wide ordinance protecting groundwater recharge areas, and 2) to establish and enforce by ordinance the Ogeechee River Corridor Protection Plan. Commissioner Groover stated of the two conditions he sees the first one as being another unfunded mandate. Becky Taylor stated not necessarily. We may not have any ordinance or enforcement involved. A motion was made by Commissioner Alston to approve the Resolution regarding the Comprehensive Plan Short Term Work Program. The motion was seconded by Commissioner Hodges. The vote was unanimous to approve the resolution for the Comprehensive Plan Short Term Work Program. (See Exhibit 1998-14)

The next item on the agenda was the DFACS Building Lease. Two bids were received. One bid was from Dr. Crews of Statesboro ENT in the amount of \$2,000 per month. The other bid was from The Women's Place for \$800.00 per month. A motion was made by Commissioner Hodges to accept the lease agreement from Dr. Crews. Commissioner Groover stated that we may need to put something in the lease that is binding concerning the improvements Dr. Crews has estimated at \$75,000. Discussion was held concerning the bid submitted by Dr. Crews. Mr. Scott Wood explained the bid to the Commissioners. Mr. Wood stated that we could validate the money spent on the renovations.

Commissioner Hodges stated that he hated to hold him to \$75,000; he may be able to get the work done cheaper. Commissioner Groover asked if the lease was for one (1) year. Mr. Wood stated yes but in fairness to him or anyone else who may lease the building the lease should be automatically renewed unless canceled by the County six (6) months prior to the renewal date. Commissioner Groover stated then when could we do an inspection of the renovations prior to renewing the lease. Commissioner Groover stated he thought the question was whether we should rent the building at all versus disposal of the property and the sale of it and put it back on the tax digest versus what income will be generated. If he does not make significant amount of improvements then in his opinion, we are not getting a good return on what we have down there. He further stated that the building was worth more than \$2,000 a month in an improved state but he wants to make sure that he makes the improvements or at least significant improvements. Commissioner Alston made a new motion to award the lease to Dr. Crews for one (1) year with estimated improvements of \$80,000 and the County Manager is to send a memorandum of understanding to Dr. Crews. Commissioner Hodges seconded the motion. Mr. Wood stated he thought it should be stipulated in fairness to him that the lease automatically renews in one (1) year increments unless canceled by the County. Also, that the County gives six (6) months prior notice of cancellation. Commissioners Alston and

Hodges accepted this as an addition to the motion. The vote was unanimous to award the lease to Dr. Crews for one (1) year with estimated improvements of \$80,000.

The next item on the agenda was to ratify the lease agreement extension with Pineland Mental Health. Commissioner Groover asked Mr. Wood to give a brief review. Mr. Wood stated this is the old Health Department Building. Approximately two (2) years ago we agreed to lease to Pineland. This is basically the same agreement. He wanted to point out for the minutes that the repairs are the responsibility of the lessee. There has been some confusion about that in the past. He has no problem with recommending this lease agreement to the Board for adoption but with that condition particularly articulated to minimize confusion in the future. Commissioner Groover made the motion to adopt the lease agreement with Pineland Mental Health with the repair being the responsibility of the lessee. Commissioner Alston seconded the motion. The vote was unanimous to adopt the lease agreement with Pineland Mental Health. (Exhibit 1998-15)

The next item on the agenda was several board appointments. The recommendation for the Library Board is Michele Garges and Mr. W. M. Phillips for the Department of Family and Children Services. Commissioner Hodges stated that he would like to make a motion to approve the recommendations. Commissioner Alston seconded the motion. The vote was unanimous to accept the recommendations for the Library Board and for the Department of Family and Children Services. Chairman Woodrum stated the CADDA Board two (2) positions will have to be filled. We need three (3) nominees for each position. Commissioner Alston stated the organization is now under Coastal Development Authority. They are splitting into two (2) organizations the Coastal Area District Development Authority and the Coastal Georgia Regional Development Center. There has been a request for them to be a stand alone organization. CADDA is a lending organization that would help entrepreneurs with their financing. Commissioner Hodges asked when did Chairman Woodrum need the recommendations. Chairman Woodrum stated by Friday.

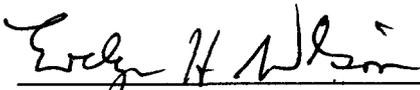
The next item on the agenda was the resolution requesting Senator Jack Hill and Representatives James Martin and Bob Lane to introduce and support state legislation to separate permanently in all respects, the CADDA (Coastal Area District Development Authority) and the CGRDC (Coastal Georgia Regional Development Center). Commissioner Alston stated that this request was going to our representatives. He stated he would like to ask permission to get with Vernon Martin, Executive Director for Coastal RDC, to bring us all to speed about what is going on in the region and not just present this to be voted on. A motion was made by Commissioner Alston to table this resolution. Commissioner Simmons seconded the motion. The vote was unanimous to table this resolution.

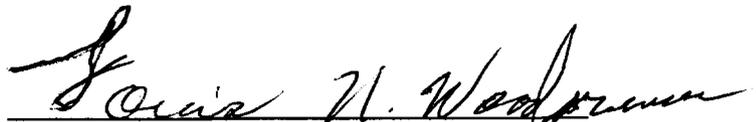
The next item on the agenda was a Resolution of the Bulloch County Board of Commissioners recognizing the current county manager system and form of government. Chairman Woodrum introduced the resolution. Commissioner Alston stated he had been on the Board of Commissioners before the County Manager. He named several improvements since this form of government namely in the form of grants: Regional Library one (1) million

dollars, Airport over one (1) million dollars, DOT over \$750,000, Whitesville \$500,000, Health Department \$750,000, Recreation Senior Citizens over \$500,000 and environmental over \$600,000. He further stated a lot of other counties call on us for help. Commissioner Alston made the motion to adopt the resolution. Commissioner Simmons seconded the motion. The vote was unanimous to adopt the resolution. Commissioner Hodges requested that this be sent to our representatives to let them know how we stand. (Exhibit 1998-16)

Mr. Wood stated that we were approached jointly by the City of Statesboro and the Board of Education regarding any interest the county may have as a coequal partner in some improvement to the intersection of Beasley Road and Highway 24. Between the development of Mill Creek Regional Park and construction of the new Mill Creek Elementary School some improvements need to be addressed. Kirk Tatum is meeting this morning with Robert Cheshire on this issue. The latest rough estimate is \$75,000 to \$80,000 range per entity. This is for information right now as a concept. We will probably have a formal recommendation at the next meeting. Commissioner Hodges asked would the State participate. Mr. Wood stated yes. Commissioner Hodges stated we needed to do it before the school opens.

Chairman Woodrum asked if there was any other business. There being no other business a motion was made by Commissioner Deal and duly seconded by Commissioner Groover to adjourn the meeting.

  
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 ATTEST

  
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 Louis N. Woodrums

July 7, 1998  
 Statesboro, Georgia

The Board of Commissioners meeting was held on Tuesday, July 7, 1998 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 Hodges, Commissioner Deal, Commissioner Smith. Staff present were E. Scott Wood, 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 June 16, 1998. A motion by Commissioner Simmons was made to approve the minutes as written for the June 16, 1998 meeting. Commissioner Groover seconded the motion. The motion passed with a unanimous vote.

The next item on the agenda was a rezone request for Gertrude Brown Estate. Jimmy Dodgen stated that they are requesting to rezone approximately 1.84 acres from HI (Heavy Industrial) to R-40 (Residential- 40,000 square foot lots). They also requested a variance to

the development standards for the lot width. They are requesting to be allowed 100 foot lot widths. Keith McGowan, acting on behalf of Steve Rushing, was present at the meeting. He stated that the concerns at the Planning and Zoning meeting were about possible commercial development. This request will not allow for commercial development. Mr. Dodgen stated that the Planning and Zoning Commission recommended approval of the rezone request. A motion was made by Commissioner Deal to approve the recommendation by the Planning and Zoning Commission to approve this request. Commissioner Simmons seconded the motion. The motion passed with a unanimous vote to approve the rezone request.

The next item on the agenda was a rezone request for Rozzie Mosley located on Simons Lane. Jimmy Dodgen stated she is requesting to rezone approximately 1.0 acres from R-40 (Residential- 40,000 square foot lots) to R-15 (Residential- 15,000 square foot lots). The Planning and Zoning Commission recommended approval of the rezone request. Mrs. Mosley was present at the meeting stating that her grandmother already had a residence on the property. She is wanting to place a residence on the property so that she can help take care of her grandmother. A motion was made by Commissioner Hodges to approve the rezone request. Commissioner Alston seconded the motion. The motion was passed with a unanimous vote to approve the rezone request.

The next item on the agenda was a rezone request for James Clark Hodges located on Maria Sorrell Road. Jimmy Dodgen stated he is requesting to rezone approximately 29.04 acres from HI (Heavy Industrial) to AG-5 (Agricultural- 5 acres). Mr. Dodgen stated that his reason for the request is to first rezone the property to its current use. Secondly, he would like to place a mobile home on the property which is not allowed in a Heavy Industrial zone. The Planning and Zoning Commission recommended approval of the rezone request. Mr. Hodges was present at the meeting to answer any questions. A motion was made by Commissioner Smith to approve the rezone request. Commissioner Deal seconded the motion. Commissioner Hodges abstained from voting due to a possible conflict of interest. The vote was unanimous to approve the rezone request.

The next item on the agenda was a rezone request for Peggy Jones on Billy Mikell Road. Jimmy Dodgen stated she is requesting to rezone approximately 4.5 acres from R-25 (Residential- 25, 000 square foot lots) to R-2 (Two Family Residential). This property is located adjacent to Yorktown Subdivision. Mr. Don Marsh was present stating that the surrounding area already has duplexes. The Planning and Zoning Commission recommended approval of the rezone request. Commissioner Deal made a motion 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 the Statesboro High School track. Chairman Woodrum stated that the Commission has previously discussed improvements to the track at Statesboro High School. This will benefit the High School, the Recreation Department and Georgia Southern University. Commissioner Alston stated this is a cooperative agreement with the Board of Education, Statesboro High School, Recreation Department and Georgia

Southern. This will be to install some additional lanes to the current track. The improvements will allow some minimum standards to be met so that the University could utilize the track as a practice field. The Recreation Department could also utilize the track. The Recreation Department has been asked to provide approximately \$20,000 for this project.

Commissioner Alston stated his recommendation to approve the concept to go into a cooperative agreement with Statesboro High School, Board of Education and leave the option open for those agencies to bring in the University as a participant. The Recreation Board has committed to approve expenditures up to \$20,000 for this project. Commissioner Alston made a motion to authorize the project to proceed with expenditures of \$20,000. The motion was seconded by Commissioner Smith. During discussion it was noted that this is sales tax money from the \$1 million that was appropriated for the Recreation Department under the last sales tax program. The vote was unanimous to authorize the project to proceed.

The next item on the agenda was improvements to Beasley Road and Highway 24. Chairman Woodrum stated this has been discussed previously. The plan calls for sidewalks and curbing from Sandy Hill Apartments to Beasley Road. Mr. Wood stated they would be past Beasley Road if we are going to have anything to do with it. How far has not been determined but they won't stop at Beasley Road. We have been insistent that if we are going to participate in the cost of the sidewalks then the sidewalks need to go into an undetermined amount of the Recreation Department. Commissioner Groover stated he had a concern about adding another lane on the Mill Creek Recreation side of Beasley Road. He is concerned about the area there in adding another lane on that side, if it was unilaterally widened on both sides it would be better. Mr. Wood stated that the additional lane in terms of traverse to the driver would be on that side. There would be additional right-of-way required to do both sides but we need to take that into account during the planning process. Commissioner Hodges asked if Mr. Wood had any idea where that lane would start going down Beasley Road. Mr. Wood stated no he did not. The City has actually designed this but it would have to go through DOT and be approved by DOT. Chairman Woodrum stated this would include a traffic signal, sidewalks and east, west turn lanes. Commissioner Groover asked if we had a prepared drawing that they could look at before we approve the plan. Mr. Wood stated that Kirk Tatum has a copy of the plan and that individual Board members could review it in the morning. A motion was made and amended by Commissioner Alston to approve the recommendation that up to \$100,000 of the County's SPLOST funds be appropriated toward this project, subject to the right of any Commissioner to bring the matter up at the next regular meeting if additional concerns were raised by a review of the plan. Commissioner Deal seconded the motion. The vote was unanimous in favor of the motion.

The next item on the agenda was the Emit Precinct which is moved to executive session because it involves purchasing of property.

The next item on the agenda was the resolution authorizing law enforcement officers in the county to use speed detection devices. A motion was made by Commissioner Smith to

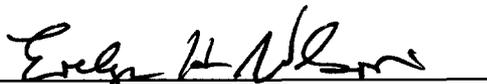
approve the resolution. Commissioner Deal seconded the motion. The vote was unanimous to approve the resolution. (Exhibit 1998-17)

Chairman Woodrum announced that the Atlantic Coast Classic Lamb Show will be at the Ogeechee Fair Grounds on July 11, 1998. Commissioner Deal stated that several people have talked with Bob Lane concerning the AG center on Highway 67. It is his understanding that the Department of Agricultural is supposed to be coming through with the money.

Chairman Woodrum asked if there was any other business. A motion was made by Commissioner Alston to adjourn into executive session for property acquisition and a personnel matter. Commissioner Smith seconded the motion. The vote was unanimous to adjourn this portion of the regular session to go into executive session.

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The regular meeting was reconvened. There being no other business a motion was made by Commissioner Smith and duly seconded by Commissioner Hodges to adjourn the meeting.

  
 ATTEST

  
 Louis N. Woodrum

July 21, 1998  
 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 Hodges, Commissioner Alston and Commissioner Deal were present. Commissioner Smith and Commissioner Groover were not present.

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

The first order of business was the minutes from the July 7, 1998-regular meeting. Commissioner Alston offered a motion to approve the minutes of the July 7, 1998 meeting as presented. Commissioner Simmons seconded the motion and it carried.

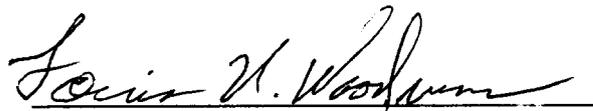
Next item on the agenda were the nominees for the Hospital Authority Board Appointments. Chairman Woodrum said the terms of Mr. Arthur Howard and Ms. Cherry Brewton will expire on September 30, 1998. Chairman Woodrum presented the nominees for the Hospital Authority Board appointments. For the first appointment the names presented were Arthur Howard, John Lane and Eva Pits. For the second appointment the names presented were Cherry Brewton, Sarah Ayers Smith, Glarushia Blakely. Commissioner Alston offered a motion to accept the six names to be presented to the Hospital Authority Board. Commissioner Deal seconded the motion and it carried.

Next item on the agenda under new business was the Resolution for Imposing a Wireless Enhanced 911 Charge on Wireless Telecommunications Connections in Bulloch County, Georgia. Chairman Woodrum asked if Ted Wynn would present the resolution. Ted Wynn said State Legislation passed HB572 that allows the counties to collect a user fee of one dollar (\$1.00) which will help in the cost of obtaining the technology to find the location of cellular phone calls that come to 911. Bud Allen from the Statesboro Herald asked what would be the range of the exact location from a call made by a cellular phone. Ted Wynn said it would be within 125 meters of the call. With no further discussion, Commissioner Simmons offered a motion to adopt the Resolution for Imposing a Wireless Enhanced 911 Charge on Wireless Telecommunications Connections in Bulloch County, Georgia. Commissioner Deal seconded the motion and it carried.

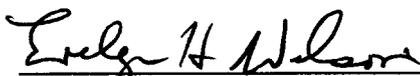
[see exhibit # 1998-18]

Chairman Woodrum presented a list of names to be considered for the AG-Business Committee. Chairman Woodrum said he spoke with Billy Hickman, Commissioner Anthony Simmons, Commissioner Bobby Deal, Peggy Chapman, Wendell Brannen and Dennis Pope to see if they would consider being a part of the AG-Business Committee. Chairman Woodrum asked if the Board would consider the names for the committee.

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



Louis N. Woodrum



ATTEST

August 4, 1998  
Statesboro, Georgia

The Board of Commissioners meeting was held on Tuesday, August 4, 1998 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 Deal, Commissioner Smith. Staff present were E. Scott Wood, Jimmy Dodgen and Cheryl Tatum. Also present at the meeting was County Attorney Charles Brown. Commissioner Simmons was not present.

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

The first order of business was the minutes of the regular meeting on July 21, 1998. A motion by Commissioner Hodges was made to approve the minutes as written for the July 21, 1998 meeting. Commissioner Deal seconded the motion. The motion passed with a unanimous vote.

The sign in sheets for zoning hearings are submitted as Exhibit 1998-19.

The next item on the agenda was a rezone request for the Vera Bland Estate by Jerry Jennings agent. Mr. Dodgen stated that the attorney for Jerry Jennings has submitted documents which have been given to each Commissioner. (See Exhibit 1998-20) Jimmy Dodgen stated that they are requesting to rezone approximately 90.6 acres of 105 acre track from HC (Highway Commercial) and AG-5 (Agricultural- 5 acres) to MHP (Mobile Home Park). The remaining 14.5 acres will remain HC. The property is located on Highway 301 South and Vera Lane. The Planning and Zoning Committee recommended denial of this request. There were approximately 50 citizens present in the Planning and Zoning meeting in opposition. Mr. Roy Paul, attorney for Jerry Jennings, was present to make the presentation.

Mr. Paul stated this is a proposed development of 291 units for a mobile home park. He stated Bill and Dennis Deloach, who are also partners with Jerry Jennings, will retain control of the development. There are covenants that have been submitted. A portion of this development is dedicated for families with children with the other portion being dedicated for families without children. He stated the County ordinance requires 6,000 square feet and the size proposed on the plan is 8,000. There will be a buffer all the way around the development. There will be a water and sewer system installed. There is one (1) entrance for security issues. There will be amenities such as a club house and tennis courts. He stated they have reviewed the available traffic data and there should be no burden on Highway 301. He stated according to the County's plan the density for the average household is 2.55 per household, so the maximum would be about 742 people. The standards which the Board looks at that relate to the assessment of this zoning request, the existing uses and zoning of nearby properties, if you look at the existing zoning map and the future zoning map, this property falls within an area that is surrounded by AG-5 proposed land and also residential land. If you look at Pine Inn Road and Highway 46 there is already an existing mobile home development there. He states the use of this land for this purpose is not inconsistent with current zoning. The property is absolutely suitable for this purpose. As far as the public interest there is a need for low cost housing in the County. In 1993 when the long range plan was put together that was specifically noted. In the Bulloch County Zoning Ordinance there is a specific provision for MHP. When you pull the maps there is no current MHP land available. The only land that they have been able to find in all of Bulloch County that is zoned MHP and is available for development is a 20-acre plat. There is no other place to put this development unless property is rezoned. They have done a survey of rezoning since 1994 of property that was zoned AG-5 and what they are zoned today; there are a substantial number of properties that have been rezoned from AG-5 to another use. This would take care of the public need of low cost housing. Present to speak in favor of this request were Tim Spangler, Mabel Sanders, Trudie Spangler, Vanessa Jennings, Carson Jenkins, Craig Jennings, Gary Cowart, Walter Saunders, Bryan Glenn, Hank Dutton and Richard Beallis. Each of them spoke in favor of the request stating they thought there was a need for low cost housing in Bulloch County and they felt confident that this development would be nice and well maintained. Present to speak in opposition to this request was Sam Brannen, as agent for

Lem Nevil. Mr. Brannen stated that there are six things the Planning Board looks at in making these decisions. The first thing is whether the zoning proposal will permit a use that is suitable and a good use development for the adjacent and nearby properties. He stated the answer to that is no. Second is whether or not the zoning proposal will adversely affect the existing usability of adjacent or nearby properties. The answer is yes. This will be a huge impact. This is bigger than the town of Portal or Register. Third is whether the property that will be affected by the zoning proposal has a reasonable economic use as currently zoned. It does, a very viable economic use. The reason for the mobile home park is because we can intensify and increase the value of this property. As it presently sits it is very valuable farmland. The next one is whether or not the zoning proposal will result in a use that could cause excessive or burdensome use of the streets, transportation, utilities or schools. This will cause about 582 cars that would leave the place in the morning with one (1) entrance onto Highway 301. The next one is if the local government has adopted a land use plan whether the zoning proposal is in conformity with policy and intent of the plan. The answer is no it is not in conformity. The last one is whether there are existing or changing conditions affecting the use or development of the property which give supporting ground for either approval or disapproval. We think disapproval because that many people would require a sewer treatment plant to be located in the neighborhood where these people live. The traffic would be atrocious; the impact would be adverse; a mobile home park this size with this intensity does not need to be located down there in that community. Lem Nevil and Marty Williams were also present speaking in opposition. A motion was made by Commissioner Smith to sustain the recommendation by the Planning and Zoning Commission to deny this request. Commissioner Deal seconded the motion. Commissioner Groover abstained from voting due to a possible conflict. Commissioner Hodges asked Marty Williams if he currently farmed his property. Mr. Williams stated some of his property is in planted pines and he rents the remaining farmland. The motion passed with a unanimous vote to deny the rezone request with Commissioner Groover abstaining.

The next item on the agenda was a rezone request for John B. Akins located on Highway 301 North and Old River Road. Jimmy Dodgen stated he is requesting to rezone approximately 28.35 acres from HC & AG-5 (Highway Commercial & Agricultural- 5 acres) to R-40 (Residential- 40,000 square foot lots). The property was previously divided into nine (9) parcels of five (5) acres or more with three (3) of those parcels already sold. The Planning and Zoning Commission recommended denial of the rezone request. We had several adjacent property owners present at the Planning and Zoning meeting to speak in opposition. Mr. John B. Akins showed a sketch of how he was wanting to divide the property. He states on one five (5) acre parcel one (1) house can have 15 to 20 people in it as long as they are all related.

He stated the County would also realize more taxes on one (1) acres lots opposed to five (5) acre lots. Franklin Hendrix was present to speak in opposition to this request. He is an adjacent property owner and states when he purchased his property he was told there would only be nine (9) families in the subdivision. A letter was also read from Virgil and Tracy

Horton that were in opposition. Commissioner Groover asked the average lot size. Mr. Akins stated approximately one (1) acre. A motion was made by Commissioner Hodges to approve the rezone request. Commissioner Groover seconded the motion. The motion was passed with a unanimous vote to approve the rezone request.

The next item on the agenda was an appeal for Roscoe Laircey located on R. Laircey Road. Jimmy Dodgen stated he is appealing a decision regarding the interpretation of the zoning ordinance. Over the years Mr. Laircey had three (3) manufactured homes on his property. Sometime back he moved those three (3) manufactured homes down on the back portion of that property. They have gotten flooded by Akins Mill Pond so he sold the property to Mr. Paul Akins where the homes were located. Now he wants to move them back up on the front of the property. The property is zoned AG-5. He does have three (3) septic tanks there. The property consist of 1.62 acres. They cannot go back on that property because they have been moved off of it more than six (6) months. The Planning and Zoning Commission denied the appeal so he is now appealing it to this Board. Mr. Laircey was present at the meeting. He stated he had four (4) homes down there that were flooded out by Akins Pond. He states he now wants to place two (2) of the mobile homes on the front of the property. A motion was made by Commissioner Deal to sustain the recommendation of the Planning and Zoning Commission. Commissioner Smith seconded the motion. The vote was unanimous to deny the appeal.

The next item on the agenda was a rezone request for Jerry Godbee on Pulaski Highway. Jimmy Dodgen stated Mr. Godbee has 5.75 acres that he is requesting to rezone from AG-5 to R-25. The property is located adjacent to Westover Subdivision. Lamar Reddick was present to make the presentation. He stated that Mr. Godbee would like to divide this property into seven (7) lots. This property will be comparable to Westover with size and restrictive covents. The water system at Westover will service these lots. Commissioner Hodges made a motion 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 by Rosy Lee Parrish. Jimmy Dodgen stated she is requesting to rezone approximately 2.94 acres from AG-5 to R-40. The property is located on Simons Road. The Planning and Zoning Commission recommended denial of this request. Ms. Rosy Lee Parrish was present at the meeting stating she wanted to divide this property into three (3) parcels for her family. She also stated that she was not wanting to place a mobile home park on the property. Diane Fagan was present to speak in favor of the request. Lee Johnson, Shelia Johnson, Inez Williams, Jake Lundy and Myrtis Bryd were all present to speak in opposition. They stated the area was congested enough already and they did not want additional mobile homes in the area. A motion was made by Commissioner Hodges to deny the rezone request. The motion was seconded by Commissioner Deal. The vote was unanimous to deny the rezone request.

The next item on the agenda was a rezone request by Larry and Marjorie Torrance. Jimmy Dodgen stated they are requesting to rezone approximately 13.99 acres from R-80 to

AG-5 for the purpose of placing a Teen Challenge Center on the property, which is a group home. A group home is not allowed in a residential zone. Susan Farah was present at the meeting to make the presentation. She stated this is a nonprofit Christian organization. They would be utilizing the existing structure to house eight (8) to ten (10) young women and the staff. She states currently there is a three (3) to six (6) month waiting list to get into a center such as this. This is strictly a volunteer program that will have the family support of everyone attending. The program that these young women will be in lasts for one (1) year. She also stated that at the Planning and Zoning Commission meeting there was a concern about property values dropping. She states she did not think that would happen. Albert Roesel, Lonnie Simmons, Max Manack, Ray Hendley, Susan Manack, Ray Hendley, Rev. James Canty and Mary Foreman were all present to speak in favor of this request. They stated there was a need for a woman's center in this area. They feel like this would be an asset to the area and would not depreciate land values. They also stated currently we are having to send Bulloch County citizens outside the area to receive this type help. Mr. Richard Tichich, Bernard Olliff, Lori Owens, Andrea Re were all present to speak in opposition. They stated that they did not want this type of facility in their neighborhood. They felt that this type service needed to be located closer to town, legal services, law enforcement, etc. They stated they are not against having a center in our County but they are opposed to rezoning the property for this purpose. The area currently has single family residences and they would like for it to remain as such. They also stated in the Comprehensive Plan for Bulloch County the future uses for this property are residential, not agriculturally which they are asking to be rezoned to. A motion was made by Commissioner Smith to deny this rezone request. Commissioner Deal seconded the motion. Commissioner Groover stated he was abstaining from voting due to a possible conflict of interest. The vote was unanimous to deny the rezone request with Commissioner Groover abstaining.

The next item on the agenda was a conditional use by Larry and Marjorie Torrance. Jimmy Dodgen stated that he recommended not hearing this item because the rezone request was denied. The Commissioners agreed unanimously.

The next item on the agenda was a conditional use request by Mary Franklin Estate. The purpose of this conditional use request is to allow a 300-foot guy tower to be placed on the property. Jimmy Dodgen stated the property is located behind Oak Crest Subdivision. There is currently a tower located on this property which belongs to the Forestry Department. He also stated that a variance was also requested from the distance to a residence. Wallace Wright was present at the meeting to make the presentation. Mr. Wright stated the current tower cannot support a co-location. The FAA recommends "foot printing towers" when possible. The new tower would be located some 300 feet from the existing tower. They have talked with some of the surrounding property owners and they have voiced no objection. Mr. Dan Gary, with the Forestry Department, was present at the meeting with a concern of possible interference. He asked that the Commissioners consider tabling this item until we get

a firm commitment and understanding that there would not be any interference with public safety. Wallace Wright stated that this would have to be licensed by FCC. Charles Brown stated we initially considered a conditional use request. There were significant safety concerns expressed at that time, and as I recall defeated. Months later and after the expenditure of considerable amounts of money by the tower company and by the county for engineering and legal services the matter was finally acted on. In that instance we were concerned with the relationship of those towers and the safety concern in the zoning ordinance as it relates to airplanes. Now we are concerned with issues of frequency and transmission and interference with transmission. Issues that exceed certainly my technical skills and perhaps Mr. Wright's as well, therefore, respectfully it all seems to me that we will all save ourselves a lot of time and money if we adopt respectfully the suggestion of the gentleman with the Forestry Commission to table this matter until the Commission can satisfy itself about the technical questions that have been raised. It seems to me that 30 days would well serve everybody to look at those issues. I respectfully suggest that the matter be tabled until those technical questions have first been answered. Commissioner Hodges asked as far as the closeness to this other tower, if the tower that you are proposing were to fall, could it hit the public safety tower? Mr. Wright stated if it fell perfectly straight it could clip the guy wires. Charles Brown stated as one last procedural matter the zoning ordinance particularly provides that the Board shall announce whether it will vote on the proposed conditional use at the same hearing or whether it will defer its vote for a period not to exceed 45 days. That 45-day period would give Wallace and his people a relatively prompt answer and at the same time afford the Commissioners an opportunity to answer technical questions that are on the table. Commissioner Groover asked if it was possible to get outside the footprints where it would not be a potential conflict if either tower fell. Mr. Wright stated it was his understanding that if they get out of the footprints you have to go back through FAA procedures and it is a distinct tower location. A motion was made by Commissioner Smith to table this request. Commissioner Groover seconded the motion. The vote was unanimous to table the conditional use request.

The next item on the agenda was a rezone request by Mary Shaw. Jimmy Dodgen stated she is requesting to rezone approximately 5.39 acres from AG-5 to HC (Highway Commercial). This property is located on Highway 80 East. The Planning and Zoning Commission recommended approval of this rezone request. No one was present at the meeting to speak for or against this item. A motion was made by Commissioner Hodges to approve the rezone request. Commissioner Alston seconded the motion. The vote was unanimous to approve the rezone request.

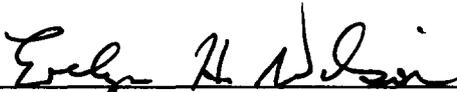
The next item on the agenda was a resolution regarding a grant for \$10,000 for improvements to the Stilson Community Park. The funds for this grant have been appropriated through the Georgia Department of Natural Resources and require no local match. The grant will be effective retroactively to June 30, 1998 until June 30, 2000. A motion was made by Commissioner Hodges to approve the resolution. Commissioner Alston

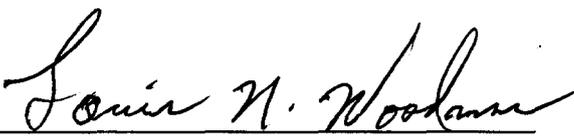
seconded the motion. The vote was unanimous to approve the resolution for the DNR grant. (Exhibit 1998-21)

The next item on the agenda was right-of-way deeds for Highway 80 widening project between Hopeulikit and Portal. Approval for the County Manager to sign any necessary rights-of-way is needed. A motion was made by Commissioner Smith to authorize Scott Wood to sign all necessary rights-of-way for the Highway 80 widening project. Commissioner Alston seconded the motion. The vote was unanimous to give the County Manager the authority to sign on behalf of the Board.

The last item on the agenda was a request from Barry Turner, coroner, for the purchase of a van for the coroner's office. Mr. Turner submitted three bids which were as follows: Rozier Ford \$17,600, Anderson Dodge \$17,980 and Franklin Chevrolet \$18,450. A motion was made by Commissioner Deal to award the bid to the low bidder Rozier Ford in the amount of \$17,600. Commissioner Smith seconded the motion. The vote was unanimous to award the bid to Rozier Ford in the amount of \$17,600.

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

  
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 ATTEST

  
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 Louis N. Woodrum

August 18, 1998  
 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 ten visitors and the media and called the meeting to order. Chairman Woodrum gave the invocation.

The first order of business was the minutes from the August 4, 1998, regular meeting. Commissioner Hodges offered a motion to approve the minutes of the August 4, 1998 meeting as presented. Commissioner Deal seconded the motion and it carried.

Next item on the agenda under new business was Amendment of the Code of Ordinances Alcoholic Beverages. Chairman Woodrum said the people of Bulloch County passed a referendum allowing the sale of alcoholic beverages within the County in July 1998. Chairman Woodrum said the establishments that intend to sell alcohol must show at least fifty-percent (50%) food sales and

will be required to submit a record every six months to the County, and the enforcement of the Alcohol Ordinance will be done by the Sheriff's Department.

Chairman Woodrum asked Jeff Akins, County Staff Attorney to speak regarding the Alcoholic Beverage Ordinance. Mr. Akins said he had copies of several studies showing the undesirable secondary effects of adult entertainment establishments, such as increased crime rates and decreased property values, which support the adoption of Section 3-166 of the Ordinance.

Mr. Akins further noted that these studies should be entered as an exhibit to the minutes for the record.

[See exhibit # 1998-22 ]

Commissioner Smith said these in-depth studies relating to certain types of establishments led to the results of Section 3-166 in the ordinance. Commissioner Hodges said the County used the City of Statesboro's Ordinance as a guideline.

With no further discussion, Commissioner Hodges offered a motion to approve the amendment to the Code of Ordinances, relating to alcoholic beverages. Commissioner Simmons seconded the motion and it carried.

[See exhibit # 1998-23 ]

Next item on the agenda was a Resolution for the 50th Anniversary Functions Committee of the Recreation Department recognizing Frank Hook.

Chairman Woodrum read the resolution. Chairman Woodrum thanked Frank Hook for his dedication, commitment, hard work and many hours he gave to the Parks & Recreation Department. Mr. Hook gave thanks to every individual for what they do for the County and Parks & Recreation Department. Mr. Hook said many lives here had been made better because of the Parks & Recreation Department. Mr. Hook also thanked Mike Rollins, Chad Avret and Scott Brewer for their hard work. Mr. Hook thanked the Board of Commissioners, Sea Island Bank, Georgia Southern University and Dr. Carter for their support. Mr. Wood, County Manager, asked Mr. Hook approximately how many people attended the July 4th Parks & Recreation Department Celebration? Mr. Hook said between 18-20 thousand during the entire day.

Commissioner Hodges offered a motion to approve the Resolution recognizing Frank Hook and the Functions Committee. Commissioner Deal seconded the motion and it carried.

Chairman Woodrum asked each Board member if they would submit a list of five (5) people to be considered for the AG Business Committee. Commissioner Smith said a Steering Committee should consist of seven members, two of which Commissioners from the Board should fill. Chairman

Woodrum requested this matter be placed on the next Board of Commissioners agenda.

With no further discussion, Commissioner Groover offered a motion to adjourn the meeting. Commissioner Hodges seconded the motion and the meeting was adjourned.

Erlynn H. Woodrum  
ATTEST

Louis N. Woodrum  
Louis N. Woodrum

September 1, 1998  
Statesboro, Georgia

The Board of Commissioners meeting was held on Tuesday, September 1, 1998 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 Deal, Commissioner Smith and Commissioner Simmons. Staff present were E. Scott Wood, Jeff Akins, Jimmy Dodgen and Cheryl Tatum.

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

The first order of business was the minutes of the regular meeting on August 18, 1998. A motion by Commissioner Hodges was made to approve the minutes as written for the August 18, 1998 meeting. Commissioner Deal seconded the motion. The motion passed with a unanimous vote.

The sign in sheets for zoning hearings are submitted as Exhibit 1998-24.

The next item on the agenda was a rezone request for Timmy Rushing. Mr. Dodgen stated that he is requesting to rezone approximately 25 acres from HC (Highway Commercial) and AG-5 (Agricultural- 5 acres) to MHP (Mobile Home Park). The property is located on Highway 46. There is an existing mobile home park on the property that was approved prior to zoning for 12 lots. Mr. Rushing is wanting to expand this mobile home park by 12 to 20 lots. The Planning and Zoning Committee recommended denial of this request. There was no opposition at the Planning and Zoning meeting regarding this request. Commissioner Groover stated he would abstain from discussion or voting due to a possible conflict of interest. Mr. Rushing was present at the meeting stating this property used to be a hog farm. He is asking to expand the existing mobile home park and stated he had filed a variance about the road. Mr. Rushing also stated that he lives on this property. Commissioner Hodges asked if the rezone was approved would Mr. Rushing have to meet the County standards for building the road. Mr. Jimmy Dodgen stated yes that Mr. Rushing had filed a variance regarding the paving of the road. Mr. Rushing stated he was willing to pave the road but did not want to have a 60-foot road. Mr. John Williams was present at the meeting to speak in opposition to

this request. He stated that his property is adjacent to Mr. Rushing's. At the current time he is trying to sell approximately 50 acres and the people interested in purchasing it do not want to do so if the mobile home park is expanded. He states the visual impact of the mobile homes is what he is in objection to. He feels that by being able to see the mobile homes this would devalue his property. He also stated that he did not think the additional traffic would be good for Foster Williams Road which is a dirt road. Mr. Freddie Rushing, Sr. was present to speak in favor of this request. He stated that there would be no access to Foster Williams Road from the mobile home park. A discussion was held concerning a buffer of pine trees being placed between the mobile home park and Mr. John William's property. Mr. Rushing stated he would be willing to plant pine trees as a buffer. A motion was made by Commissioner Hodges to approve the rezone request with the condition that he put a pine tree buffer on this property. Commissioner Deal seconded the motion.

The next item on the agenda was a conditional use request by Mary Franklin Estate. The purpose of this conditional use request is to allow a 300-foot guy tower to be placed on the property. Jimmy Dodgen stated the property is located behind Oak Crest Subdivision. There is currently a tower located on this property which belongs to the Forestry Department. He also stated that a variance was also requested from the distance to a residence. This request was tabled at the August 4, 1998 Board of Commissioners meeting to give the Commissioners an opportunity to answer technical questions that were on the table. A letter has been submitted to the Commissioners from Wallace Wright in reference to the questions from the last meeting. Dan Gary, from Georgia Forestry Department, was present and stated there was no longer a problem. A motion was made by Commissioner Hodges to approve this request. Commissioner Deal seconded the motion. The vote was unanimous to approve the conditional use request.

The next item on the agenda was a rezone request for Peggy Jones located on Billy Mikell Road. Jimmy Dodgen stated she is requesting to rezone approximately 4.5 acres from R-25 (Residential- 25,000 square foot lots) to R-2 (Two Family Residential). A portion of this property was previously approved for a rezone to R-2, for 1.1 acres, at the July 1998 Board of Commissioners meeting. The Planning and Zoning Commission recommended approval of the rezone request. No one was present at the meeting to speak in opposition to the request. A motion was made by Commissioner Smith to approve the rezone request. Commissioner Simmons seconded the motion. Commissioner Groover asked about the status of the road paving for Billy Mikell Road. Commissioner Woodrum stated the church has agreed to a 60-foot right-of-way. The motion was passed with a unanimous vote to approve the rezone request.

The next item on the agenda was a rezone request for Harry & Lesley Manning located on Old Leefield Road. Jimmy Dodgen stated they are requesting to rezone from R-80 (Residential- 80,000 square foot lots) to AG-5 (Agricultural- 5 acres). The property consist of 25.93 acres. The intent of the rezone is to allow them to establish a dog kennel business on their property. The Planning and Zoning Commission recommended approval of the rezone

request. No one was present at the meeting to speak in opposition to the request. A motion was made by Commissioner Simmons to sustain the recommendation of the Planning and Zoning Commission. Commissioner Deal seconded the motion. The vote was unanimous to rezone the property to AG-5. Mr. Scott Wood stated that there had been problems in the past with dog kennels and suggested that Mr. Manning talk with Jimmy Dodgen about the rules and regulations prior to starting operations.

The next item on the agenda was a rezone request for John Paul Ellis on Highway 80 West and Highway 25 North. Jimmy Dodgen stated Mr. Ellis is requesting to rezone approximately 91 acres from AG-5 to HC (Highway Commercial). Mr. Dodgen stated it is approximately 91 acres as close as we could determine. Mr. Ellis is wanting to rezone a 600-foot strip up both sides of the highway. The Planning and Zoning Commission recommended approval of the rezone request. No one was present at the meeting to speak in opposition to the 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 a conditional use request by Inman Sanders. Mr. Sanders is requesting to place one building on his property for multiple businesses. The property is located on Highway 301 South and consist of 1.0 acres. The Planning and Zoning Commission recommended approval of the conditional use. Ms. Mabel Sanders showed a copy of the development plan to the Commissioners. No one was present at the meeting to speak in opposition to the request. A motion was made by Commissioner Deal to approve the conditional use request. Commissioner Alston seconded the motion. The vote was unanimous to approve the conditional use request to allow one building with multiple businesses on the property.

The next item on the agenda was the Agri-business Center Steering Committee. Commissioner Woodrum stated that Billy Hickman as Chairman, Hal Crumley, Phil Denmark, Clarence Prince, Dennis Pope, Peggy Chapman, Karen Lavender, Commissioner Anthony Simmons, Commissioner Bobby Deal, ex-officio Scott Wood, Wes Harris and Commissioner Woodrum have been selected. Commissioner Smith asked if everyone had been contacted and agreed to serve. Commissioner Woodrum stated yes. A motion was made by Commissioner Groover to approve the nominations for the Agri-business Center Steering Committee. Commissioner Hodges seconded the motion. The vote was unanimous to accept the nominations for the Agri-business Center Steering Committee.

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

  
 ATTEST

  
 Louis N. Woodrum

September 15, 1998  
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 Simmons, Commissioner Hodges, Commissioner Alston, Commissioner Deal, Commissioner Smith and Commissioner Groover present.

Chairman Woodrum welcomed the nine visitors and the media and called the Public Hearing to order. Chairman Woodrum stated that the purpose of the Public Hearing is to discuss the Georgia State Audit Building. Chairman Woodrum asked County Manger Scott Wood to speak on the GA Audit Building. Mr. Wood said the Public Hearing purpose was to duly inform the public that the County had been requested by the State to construct a Regional Office here in Bulloch County. Mr. Wood said there will be no formal action by the Board today. The formal action will be taken at the next Board meeting. Mr. Wood said there were three points concerning the Audit Building.

The site is located at Perimeter South, and the Development Authority has deeded the property to the County. We advertised the design and build bids and John Lavender was the low bidder. Mr. Wood said there will be a lease agreement with the State that will be a multi-year (10 years) lease. Mr. Wood said they would recommend awarding the construction contact to the low bidder and approval of the lease agreement and the financing with ACCG, and these items will require formal action by the Board. Commissioner Hodges asked if after the ten-year lease will the County own the building? Mr. Wood said yes the County would own the building at the end of the lease. Commissioner Alston said he wanted everyone to understand that the construction bid for the building was done with design and build bid specs with certain requirements. With no further discussion the Public Hearing was closed.

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*Louis N. Woodrum*  
Louis N. Woodrum

*Evelyn H. Wilson*  
ATTEST

September 15, 1998  
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 Hodges, Commissioner Alston, Commissioner Deal, Commissioner Smith and Commissioner Groover present.

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

The first order of business was the minutes from the September 1, 1998 regular meeting. Commissioner Simmons offered a motion to approve the minutes of the September 1, 1998 meeting as presented. Commissioner Deal seconded the motion and it carried.

First item on the agenda was the State Audit Building. Chairman Woodrum asked County Manager Scott Wood to present the item. Mr. Wood said the financing contract was received late and Jeff Akins, County Staff Attorney, is in the process of reviewing the contract and it will be ready for the next Board of Commissioners meeting.

Next item on the agenda was the Water Supply Management Plan Contract with Coastal RDC. Chairman Woodrum asked Becky Taylor, County Planner, and Dave Rutherford from the Coastal RDC, to present the Water Supply Management Plan Contract. Mr. Rutherford said they held several meetings during the summer to discuss the proposal with representatives from the County, Cities, Board of Education and Georgia Southern University. Mr. Wood said this Water Plan is County wide and has many financial sponsors such as the Board of Education, Georgia Southern University, the City of Portal, City of Register, City of Statesboro and Bulloch County. Mr. Wood said Dave Rutherford was the only one who has developed a Water Plan and has had it approved by the State. Commissioner Smith said over the past few years there has been some concerns about the use and supply of water in the future.

Commissioner Smith said the Governor had a committee established to study the upstream waters and the aquifer as to where the water is going and what resources we will have in the future. Commissioner Smith said the RDC is the entity in place here that has the expertise to help us carry out the plan. Chairman Woodrum thanked Commissioner Smith and said this is a major concern throughout the state. Commissioner Hodges offered a motion accept the Water Supply Management Plan Contract with the Coastal RDC. Commissioner Alston seconded the motion. Commissioner Groover said this Water Management Plan issue takes in twenty-four counties and each county must compile their own individual plan. With no further discussion the motion passed unanimously. See exhibit # 1998-25

Mr. Wood said we would need to form a working committee, and the RDC has suggested a committee as well. Commissioner Smith asked if we should make a motion to accept the recommended list from the RDC. Commissioner Groover suggested a Public Meeting be held and that the suggested committee and the cosponsors be formally notified to attend.

Next item on the agenda was the Resolution for the Multijurisdictional Solid Waste Plan Update. Chairman Woodrum asked Bob Smith, Environmental Manager, to speak. Mr. Smith said Becky Taylor, County Planner, has worked on the plan. Becky Taylor said the County is required to send a draft to the RDC for review. The deadline for adoption will be December 1998. With no further discussion Commissioner Groover made a motion to approve the Resolution for the Multi-jurisdictional Solid Waste Plan Update. Commissioner Simmons seconded the motion and it carried. See exhibit #: 1998-26

Next item on the agenda was the Lease Agreement with Pineland Mental Health. Chairman Woodrum asked Mr. Wood to speak on the lease agreement.

Mr. Wood said the County had agreed to a lease agreement with Pineland Mental Health several months ago at a higher number, but the director of the agency reminded Mr. Wood that once the County could prorate some improvements that we would roll back the lease amount to the original amount. Mr. Wood said Pineland Mental Health had been a great tenant for many years. Commissioner Deal offered a motion to approve the lease agreement with Pineland Mental Health. Commissioner Hodges seconded the motion and it carried.

See exhibit #: 1998-27

Next item on the agenda was a Quitclaim Deed to Old Thorn Pond, LLC. Chairman Woodrum asked Mr. Wood to speak on this matter. Mr. Wood said there was a barrow pit that the County took dirt from about twenty (20) years ago. Mr. Wood said since there is a question about whether the property formally deeded to the County, Charles Brown, County Attorney, has requested that a Quitclaim Deed be formally signed. Commissioner Hodges offered a motion to have the Quitclaim Deed for the Old Thorn Pond property formally signed by the County Manager. Commissioner Smith seconded the motion and it carried.

See Exhibit #: 1998-28

Next item on the agenda was the ACCG Fall Policy Conference-Voting Delegate. Commissioner Alston offered a motion that Louis Woodrum, Chairman, be designated as the Voting Delegate for the ACCG Fall Policy Conference, and in the absence of Louis Woodrum any of the Commissioners or County Manager will become the Voting Delegate. Commissioner Hodges seconded the motion and it carried.

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

Evelyn H. Alston  
ATTEST

Louis N. Woodrum  
Louis N. Woodrum

October 6, 1998  
Statesboro, Georgia

The Board of Commissioners meeting was held on Tuesday, October 6, 1998 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 Deal, Commissioner Smith and Commissioner Simmons. Staff present were E. Scott Wood, Jeff Akins 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 public hearing on September 15, 1998. A motion was made by Commissioner Hodges and seconded by Commissioner Alston to approve the minutes as written for the public hearing on September 15, 1998. The next item was the minutes for the regular meeting on September 15, 1998. A motion by Commissioner Hodges was made to approve the minutes as written for the September 15, 1998 meeting. Commissioner Alston seconded the motion. The motion passed with a unanimous vote.

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

Chairman Woodrum stated that we had a special group present at the meeting that he would like for Commissioner Hodges to introduce. Commissioner Hodges stated that the group present was the Quest Class from Langston Chapel School and William James School. They are here with their teachers Mary Sue Smith and Cathy Tucker. Previously the classes had been asked to submit ideas on how the County could best utilize 500 acres if it were given to them. This time the class has been asked to submit ideas on how the present Bulloch Memorial Hospital can best be used when the new hospital is complete. Commissioners Hodges welcomed the Quest students on behalf of the Board of Commissioners.

The next item on the agenda was a rezone request for Mt. Zion Church. Cheryl Tatum stated that they are requesting to rezone approximately 0.57 acres from AG-5 (Agricultural- 5 acres) to R-2 (Two-Family Residential). The property is located on Highway 24. The intent of this rezone is to allow the church to build a duplex on the property. They would like to house their pastor in one side and use the other side for the Bishop or for rental property. Three people opposed this request at the Planning & Zoning meeting. The Planning and Zoning Committee recommended approval of this request. No one present to speak in opposition to the request. A motion was made by Commissioner Simmons to approve the rezone request. Commissioner Deal seconded the motion.

The next item on the agenda was a rezone request by Daniel Adams. Cheryl Tatum stated he is requesting to rezone 10.95 acres from AG-5 (Agricultural- 5 acres) to HC (Highway Commercial). The property is located on Highway 67 and consist of 16.71 acres. Mr. Adams originally asked for the entire 16.71 acres to be rezoned; however, there was

opposition to this request at the Planning and Zoning meeting so Mr. Adams recommended rezoning only 10.95 acres. He has received approval from DOT concerning the commercial driveway on Highway 67. No one present to speak in opposition to the request. A motion was made by Commissioner Hodges to rezone 10.95 acres. Commissioner Deal seconded the motion. The vote was unanimous to approve the rezone request for 10.95 acres.

The next item on the agenda was a rezone request for Rodney Williams located on Old Register Way. Cheryl Tatum stated he is requesting to rezone approximately 2.93 acres from AG-5 (Agricultural-5 acres) to R-40 (Residential- 40,000 square foot lots). The Planning and Zoning Commission recommended approval of the rezone request. No one was present at the meeting to speak in opposition to the request. A motion was made by Commissioner Hodges to approve the rezone request. Commissioner Simmons seconded the motion. The motion was passed with a unanimous vote to approve the rezone request.

The next item on the agenda was a conditional use request for Gerald T. Brown located on Stilson Road. Cheryl Tatum stated they are requesting a conditional use permit to place a 300-foot lattice tower on the property. Mr. Wallace Wright is the agent. The property consist of 23.88 acres. In a residential zone the tower height cannot be over 180-foot. Therefore, they requested a variance to the height of the tower. The Planning & Zoning Commission approved the variance contingent upon approval of the conditional use and recommended approval of the conditional use. Mr. Wright stated this meets all the requirements except the height. This will be a lighted tower. No one present to speak in opposition to the request. A motion was made by Commissioner Deal to sustain the recommendation of the Planning and Zoning Commission. Commissioner Simmons seconded the motion. The vote was unanimous to approve the conditional use permit for a 300-foot lattice tower.

The next item on the agenda was a conditional use request for William & Louise Fail on Highway 301 South. Cheryl Tatum stated they have submitted a request to allow multiple businesses on one (1) parcel of land. They are wanting to place a Nascar Collectibles and U-Haul Rentals and also have two (2) additional office spaces to rent out. The property consist of 1.33 acres located in a Highway Commercial zone. The Planning and Zoning Commission recommended approval of the conditional use request. No one was present at the meeting to speak in opposition to the 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 conditional use request.

The next item on the agenda was a conditional use request by Trius. Mr. John Morgan is requesting to have multiple businesses on one (1) parcel of land. Mr. Steve Rushing is the agent for Trius. The property is located on Highway 301 South. Currently the property consist of two (2) parcels (1.72 acres and 0.87 acres) in a Highway Commercial zone. There is a business on each parcel at the present time, one of which was there prior to zoning. Mr. Morgan would like to connect the two (2) buildings to expand each business that is presently operating. No one was present at the meeting to speak in opposition to the request. Mr. Steve Rushing stated that both properties are owned by Mr. Morgan. He

formed a corporation and deeded one parcel to the corporation. Now the corporation is acquiring from Mr. Morgan the second tract. A motion was made by Commissioner Hodges to approve the conditional use request. Commissioner Alston seconded the motion. The vote was unanimous to approve the conditional use request to allow one building with multiple businesses on the property.

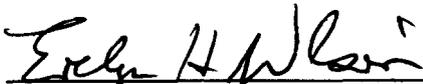
The next item on the agenda was the Forest Heights Country Club Liquor License. A motion was made by Commissioner Smith to approve the liquor license for Forest Heights Country Club. Commissioner Simmons seconded the motion. The vote was unanimous to approve the liquor license.

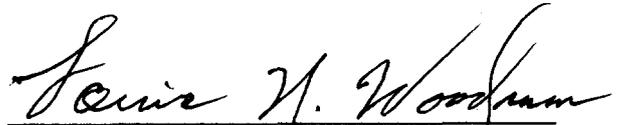
Mr. Scott Wood stated the Department Head meeting would be held tomorrow. Ms. Laura Jones from DCA will be present. The audit building is not ready yet; we do not have a letter of commitment from the State so we are unable to proceed. Also, tomorrow morning at 10:00 A. M. at the City Hall there will be a meeting on the Developmental Water Supply Plan. We also need an executive session to discuss land acquisition.

Commissioner Deal made a motion to adjourn the regular meeting and go into executive session to discuss land acquisition. Commissioner Simmons seconded the motion. The vote was unanimous to adjourn the regular session and go into executive session.

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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

October 12, 1998  
 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 Hodges, Commissioner Alston, Commissioner Deal, Commissioner Smith and Commissioner Groover present.

Chairman Woodrum welcomed Mr. John Scott, Tax Assessor, and Mr. James Deal, Tax Commissioner, and called the meeting to order. Mr. John Scott gave the invocation.

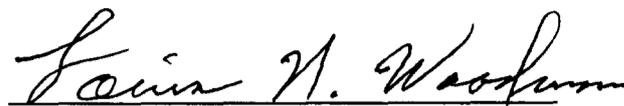
Chairman Woodrum said the purpose of the Called Meeting was to adopt the Millage Rate of the County formally. Chairman Woodrum asked Mr. Scott Wood, County Manager, to speak on the issue. Mr. Wood said this was the

first year the County has equalized the unincorporated and incorporated areas in the Millage Rate of 9.66.

Commissioner Hodges offered a motion to approve the Millage Rate for 1998. Commissioner Simmons seconded the motion and it carried.

See exhibit # 1998- 30

  
ATTEST

  
Louis N. Woodrum

October 20, 1998  
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 Hodges, Commissioner Deal, Commissioner Groover present. Commissioner Smith and Commissioner Alston were not present.

Chairman Woodrum welcomed the nine 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 October 6, 1998-regular meeting. Commissioner Groover offered a motion to approve the minutes of the October 6, 1998 meeting as presented. Commissioner Simmons seconded the motion and it carried. Next item was the Executive Session minutes from the October 6, 1998 meeting. Commissioner Simmons offered a motion to approve the Executive Session minutes of the October 6, 1998 meeting as presented. Commissioner Hodges seconded the motion and it carried. Next item was the Called Meeting minutes of October 12, 1998 meeting. Commissioner Simmons offered a motion to approve the Called Meeting minutes of October 12, 1998 as presented. Commissioner Hodges seconded the motion and it carried.

First item on the agenda was the Proclamation for Red Ribbon Week of October 23 through October 31, 1998. Chairman Woodrum read the Proclamation and presented it to Mr. Smith, from the Bulloch Alcohol and Drug Abuse Council. Mr. Smith thanked the Board of Commissioners and presented each Commissioner with a T-shirt and asked if each would wear their shirt Friday, October 23. Joyce Stubbs, from the Bulloch Alcohol and Drug Abuse Council, said this year Laura Higgins a local student designed the T-shirts. Chairman Woodrum thanked Mr. Smith and Joyce Stubbs for their presentation.

Next item on the agenda under old business was the GA Audit Building Resolutions. Chairman Woodrum said the State is in the process of locating their new office for the Department of Audits here in Bulloch County. Chairman Woodrum asked Scott Wood, County Manager, to speak on the issue. Mr. Wood said the GA Audit Building matter has been going on for several months. Mr. Wood said he feels this is a good opportunity for Bulloch County to serve as a landlord of the new GA Audit building. Mr. Wood commended Evelyn Wilson, County Clerk for the financial participation, Jimmy

Dodgen, Building Inspector, for building plans review and permits and Jeff Akins, County Staff Attorney for the legal participation. Commissioner Groover offered a motion to adopt the two resolutions authorizing the execution and delivery of the Master Lease with the Association County Commissioners of Georgia, the Lease Supplement for the Georgia Department of Audits Building and related land, and associated documents as presented. Commissioner Deal seconded the motion and it carried.

[See exhibit # 1998-31 ]

Commissioner Hodges offered a motion that the County Manager be authorized to execute the Letter of Commitment with the Georgia Department of Audits in substantially the form as presented, and that the County Manager be further authorized to execute the lease with the Department of Audits attached to the Letter of Commitment as Exhibit B in substantially the form as presented upon completion of construction of the subject office building. Commissioner Groover seconded the motion and it carried. [ See exhibit  # 1998- 32 ] Commissioner Simmons offered a motion that the County Manager be authorized to execute the contract with John E. Lavender & Associates, Inc., in the amount of \$197,300 for the design and construction of an office building in the Perimeter Industrial Park in substantially the form as presented. Commissioner Deal seconded the motion and it carried. [See exhibit#1998-33 ]

Next item on the agenda under new business was the Speed Ordinance. Chairman Woodrum asked Mr. Wood to speak on the Speed Ordinance. Mr. Wood said the Sheriff's Department had reviewed the Speed Ordinance and recommended approval. Commissioner Hodges asked if there were any changes to the Speed Ordinance. Mr. Wood said the Sheriff's Department reviewed the ordinance and did not note if there were any changes. Commissioner Hodges offered a motion to approve the Speed Ordinance. Commissioner Groover seconded the motion and it carried. [See exhibit #1998- 34 ]

Next item on the agenda was the appointment of Mike Anderson to the Bulloch County Development Authority. Chairman Woodrum asked if Mr. Wood would present the item. Mr. Wood said the City and County have coequal appointments on the Bulloch County Development Authority and for legal purposes the Board of Commissioners must confirm the City of Statesboro's appointment. Commissioner Groover offered a motion to approve the appointment of Mike Anderson to the Bulloch County Development Authority. Commissioner Hodges seconded the motion and it carried.

Chairman Woodrum recognized Mr. Laverne Sanders from the Stilson Community. Mr. Sanders said he had some concerns from the Stilson area he would like to bring to the attention of the Board of Commissioners. Mr. Sanders said the County is building a Recreation Department building in the Stilson area but it is not of the same stature as the building in Mill Creek. He said there will be no playground equipment in the Recreation area either. Mr. Sanders asked the Board, which one of the commissioners represents the Stilson Community? Commissioner Groover said we all took the position of representing the entire county. Mr. Sanders said there are road maintenance problems in the Stilson area as well. Flat Ford Road is just one road with a

problem. Mr. Sanders said he has spoken with Mr. Wood regarding the road maintenance and that Mr. Wood has directed the work to be done, but no work has been done. Commissioner Groover said he understood the concerns, because he too lives on a dirt road. Commissioner Groover told Mr. Sanders he would personally look into this matter. Commissioner Hodges told Mr. Sanders they will be more than willing to meet with him to discuss his concerns. Mr. Sanders said he would like to have a report of the progress at the next available Board meeting. Chairman Woodrum thanked Mr. Sanders and said the Board would be in touch with him.

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

  
ATTEST

  
Louis N. Woodrum

November 3, 1998  
Statesboro, Georgia

The Board of Commissioners meeting was held on Tuesday, November 3, 1998 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 Deal, Commissioner Smith and Commissioner Simmons. Staff present were E. Scott Wood, Evelyn Wilson, Jeff Akins, Jimmy Dodgen 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 October 20, 1998 meeting. A motion was made by Commissioner Simmons and seconded by Commissioner Groover to approve the minutes as written for the meeting on October 20, 1998. The motion passed with a unanimous vote.

The sign in sheets for zoning hearings are submitted as Exhibit 1998-35

The next item on the agenda was a rezone request for J. G. Altman. Jimmy Dodgen stated that they are requesting to rezone approximately 4.3 acres from R-40 (Residential-40,000 square foot lots) to NC (Neighborhood Commercial). The property is located on Country Club Road. The intent of this rezone is to allow a medical office building to be constructed on the property. There was opposition at the Planning and Zoning meeting to this request. The Planning and Zoning Committee recommended approval of this request with the condition that the property can only be used for a medical office complex by a 5 to 1 vote. Mr. Sam DiPolito was present to make the presentation. Mr. DiPolito stated that three (3) of the doctors were present at the meeting tonight that are interested in purchasing this land. Mr. DiPolito stated the property is located on Country Club Road approximately 500 feet before

the Veterans Memorial Parkway. There are four (4) of the neighbors present that will speak in favor of the request. He stated the purpose of the request is to build a medical office complex. The 4.3 acres will begin at the property line of Trinity Church and continue to the middle of the power lines. He states Rowe Brogdon is the closest neighbor to this property. The remainder of the Altman's land will be for a proposed subdivision. He stated they do not feel this would be detrimental to any of the surrounding property owners, the environment or anyone on County Club Road. Jane Page, daughter of J. G. Altman, was present to speak in favor of the motion. She stated this property had been in her family for many years. This is where they live and would not consider doing anything to this area that would be detrimental to them or to the neighbors. She stated they did not want the bypass to come through the middle of their property and had fought this from the beginning. However, the bypass did come through their property and now they were wanting to make the best use of the property. Since the bypass came through, they felt that the power lines were a natural dividers from a business to a residential area. She feels this would not have an adverse effect on the area and is in complete support of this request. Patrick Jones, an adjoining property owner, was present and stated he was firmly in favor of this request. Everett Kennedy was present stating he was in favor of this request and felt it would be good for the community. The remaining property of the Altman's is already zoned R-40 which is for residential use. Anything else would have to go back before the Planning and Zoning Commission and the Board of Commissioners. He stated he is in support of this request. Joe Malbasa was present stating he was speaking for the members of Trinity Church. He stated they were in favor of having this medical complex as their neighbor. They feel that having a professional dedicated group next door to them makes their property even better. He also spoke about Mr. Altman giving property for the Habitat for Humanity stating that Mr. Altman's generosity and civic concern made that development possible. Mr. J. G. Altman was present to speak. He stated he had previous offers to purchase that property before there was any zoning. He had not sold the property because he was only wanting to put something there that would not harm the surrounding property. He stated the rest of the property on that map would be used for home sites. He stated we had his word on that. The property will be used for residential lots from the power lines down. He further stated he would have loved to have sold the other lots for people to live up there but was unable to find one person that was willing to live in a house on the corner. It is really noisy around that corner. Dr. Phillip Messina was present to speak for the group of doctors that are wanting to purchase the property. He stated they had looked for a long time to find property that was away from the other doctors and the hospital. The practice will be open basically five (5) days a week from 9 to 5 P.M.. This is a low volume practice so he does not expect a lot of traffic. Rowe Brogdon was present to speak in favor of this request. He stated that the house he and his wife live in is the only house within eye sight or ear shot of this property. They are in favor of this request for two (2) reasons: First, the property is too far from his house to make any difference. Secondly, since it does not affect them, they feel that the Altman's should be able to use their property in the highest and best

use. The Altman's have always been very good neighbors. Fred Ritcher, Junior Warden and Building Chair of Trinity Church, was present stating they did not feel they could ask for better neighbors. Carol Webster from Trinity Church was present speaking in favor of the request. William Lovett was present stating that he was speaking for a number of families in the area. He stated they had been led to believe that this request for rezoning would have a document stating that there would be no further commercialism east of the power lines that run northwest of the property to southeast of the property. This was not done and consequently they cannot understand why it was not done. They hope that this can be done. We have no objections to the building if that goes into effect. Mr. J. G. Altman stated that they have his word that there won't be anything on this plat from the power lines this way except residential.

Darrin VanTassel stated he comes not so much in opposition to the request but for concerns about any future changes. They are concerned about any future commercial development in the future. He stated he felt better hearing from Mr. Altman that the rest of the property would be for residential use only. Commissioner Groover asked Jeff Akins what were the permitted uses in Neighborhood Commercial. Jeff Akins called out the permitted uses for a NC zone. Commissioner Groover stated that he feels there needs to be some transition area there from commercial into residential. He also stated that he feels that the medical office complex is more desirable than some that Jeff had read. He stated that the property owner has a right to develop his property. What we have to decide is where to draw the line between their rights and if it affects the neighborhoods. In his opinion, if the commercial development stopped at the power lines it would not be a detriment to the neighbors. Commissioner Alston asked if anything can be done to assure for the record that the rest will be used as residential. Sam DiPolito stated that before anything else could be changed it would have to go through this same process. The County has already zoned the property R-40. A motion was made by Commissioner Deal to approve the rezone request of 4.3 acres to Neighborhood Commercial.

Commissioner Groover seconded the motion. Scott Wood stated he thought we needed to clarify whether or not this is a conditional rezone or an absolute rezone. He does not want there to be any confusion about what it is. Commissioner Deal stated to rezone to neighborhood commercial without any conditions. Commissioner Groover stated he would ask Mr. Deal if he would consider a conditional use since that is the way it was approved by Planning and Zoning. After discussion Commissioner Groover stated, he would reconfirm his second to rezone to neighborhood commercial without any conditions. Commissioner Smith stated he is concerned about the fact that we do have property owners in the area that are very close in association with this that have some severe concerns. Several had stated that they did have assurance that they would have some legal documents executed that would address the issue about what might happen with the additional land. It does not have anything to do with what the County enforces but it does have some effect on how we individually feel on this particular item. He asked Mr. Everett Kennedy if this had been addressed. Mr. Kennedy stated it was presented but he thinks the Altman's felt like the property was already zoned and would have to go back in front of the Planning Board and the Commissioners if the property

was to be used for anything else. They felt that further restricting their property would be too restrictive so they decided to go on with the proposal like it was. Commissioner Smith stated he had no problem with the proposal itself, but he did have a concern for those property owners that are here that have expressed that concern. Commissioner Alston stated that Mr. Altman had stated his intentions were to use the rest of the property for residential use and he would like to make sure that it is noted in the minutes. Mr. Altman assured Commissioner Alston that it would be used for residential use. The vote was five (5) to one (1) to rezone the property to neighborhood commercial without conditions. Commissioner Smith voted in opposition to the motion. Scott Wood stated to Mr. Altman that when he presents a development plan there may need to be some road improvements addressed and incorporated in that plan. I can't tell you specifically what that may entail because that depends on specifically what the development involves but there could be some ingress/egress or accel/decel lanes involved. That is not a condition to the rezoning and that is the reason I deferred bringing it up until after the Board had taken whatever action it was going to take but I didn't want you to be surprised later on and say why didn't you tell me that before now. Sam DiPolito stated an architect from Savannah is going to look at everything. He will look at entrances and exits the curb cuts that accel/decel lanes will require and write it up in the total plan. Whatever the County states is needed the architect will incorporate into the plans.

The next item on the agenda was a rezone request by Richard Hice. Jimmy Dodgen stated Mr. Hice is requesting to rezone 23.5 acres from HI (Heavy Industrial) to AG-5 (Agricultural- 5 acres). The property is located off Maria Sorrell Road. The intent of this rezone is to allow Mr. Hice to have a residence on this property. The Planning and Zoning Commission recommended unanimously to approve the rezone request. No one was present to speak in opposition to the request at the Planning and Zoning meeting. Mr. Hice was present to speak about this request. Mr. Hice stated with the current zoning he can't do anything with his property. Therefore, he is asking to rezone the property to AG-5. A motion was made by Commissioner Hodges to rezone 23.5 acres to AG-5. Commissioner Alston seconded the motion. The vote was unanimous to approve the rezone request.

The next item on the agenda was Bob Via and Richard Bird from the Hospital Authority. Mr. Bird stated on behalf of the Hospital Authority they would like to present a check to the County in the amount of \$1,733,047.78. These funds are made possible from the sale of the Bulloch Memorial Hospital to HMA. He stated 80% of the net earnings each year are given to the Board of Commissioners for tax reduction; 10% is given to non-hospital related health care for the benefit of residents of Bulloch County and restricted to the residents of Bulloch County and then 10% is returned to the corpus of the funds to provide a hedge against inflation. In the last two (2) years \$3,116,410.35 has been returned to the County Commissioners. This gives a total of \$4,849,458.13 that has been given back to the County in a three (3) year period.

Mr. Scott Wood stated that as important and consequential as we all know this money is from the Hospital Authority it is about \$20,000 less than what was received last year and

\$20,000 less than we budgeted for this year. Therefore, he and Evelyn will be looking for another revenue source in which to get the \$20,000.

The next item on the agenda was the nomination for the Agribusiness Center Development Committee. Beth Mathews, Doug Lambert and Wendell Brannen have been submitted as possible committee members. Commissioner Groover made the motion to accept these nominations to the Agribusiness Center Development Committee. Commissioner Smith seconded the motion. The vote was unanimous.

The next item on the agenda was the Water Supply Management Plan Committee Appointments. Mr. Woodrum asked that any names be given to him so the appointments can be made. Commissioner Groover asked where do we stand as far as the status on the appointments for various institutions in the County. Mr. Wood stated the institutions as a co-financial cosponsor have made their appointments. That group has already met. There are some appointments that are citizen type appointments that need to be made.

Commissioner Alston stated on November 18 at 12:00 noon, Vernon Martin from the Coastal RDC will be here to provide a detail listing to us about what they are giving to Bulloch County and the municipalities for the dues that we pay in Coastal RDC.

Commissioner Woodrum wanted to remind everyone of the Veterans Day Memorial that will be held at the side entrance.

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

November 17, 1998  
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 Hodges, Commissioner Alston, Commissioner Smith and Commissioner Groover present. Commissioner Deal was not present.

Chairman Woodrum welcomed the twelve visitors and the media and called the meeting to order. County Manager Scott Wood gave the invocation.

The first order of business was the minutes from the November 3, 1998 regular meeting. Commissioner Hodges offered a motion to

approve the minutes of the November 3, 1998 meeting as presented. Commissioner Alston seconded the motion and it carried.

First item on the agenda under old business was the Water Supply Management Plan Committee Appointments. Chairman Woodrum said the County had been working on this plan, which is a requirement from the State. Chairman Woodrum said the Board had been forthcoming with names for the membership on this committee. Chairman Woodrum recommended that James Reichard, Jack Brannen, Terry Jarriel, Guy Deal, Freddie Blicht, Steve Collins, John Harris and Commissioner Bill Smith to be appointed by the Board of Commissioners to the Water Supply Management Plan Committee. Commissioner Alston offered a motion to approve the names submitted for the Water Supply Management Plan Committee Appointments. Commissioner Simmons seconded the motion and it carried.

Next item on the agenda was the ordinance for the Cable Television Franchise. Commissioner Hodges offered a motion to approve the Ordinance for the Cable Television Franchise. Commissioner Smith seconded the motion and it carried. [See exhibit # 1998-36 ]

Next item was the RDC Board appointment. Chairman Woodrum said Gene Waters had been a member of the RDC Board and his term has expired. Commissioner Alston offered a motion to approve the reappointment of Gene Waters on the RDC Board. Commissioner Simmons seconded the motion and it carried.

Chairman Woodrum recognized Laverne Sanders. Chairman Woodrum said he would like to report to Mr. Sanders, that he has received a letter thanking Bulloch County for the work done in the Stilson area. Chairman Woodrum said he had visited all parts of the County including Stilson and has received good input regarding the road work done by the County. Chairman Woodrum said that while visiting areas in the County some citizens had asked why we were paving some roads that had not been on the paving list as long as others. Chairman Woodrum said the reason for that was the difficulty in obtaining the right-of-way from all the owners of the road.

Mr. Sanders said he appreciated the time to be on the agenda, Mr. Sanders stated that there are some roads in the Stilson area that still have a drainage problem, such as Old Flat Ford Road.

Chairman Woodrum told Mr. Sanders he would schedule a meeting to discuss the road issues and thanked Mr. Sanders for his time and interest in the County.

Chairman Woodrum recognized Mark Mettler. Mr. Mettler thanked the Board of Commissioners for allowing him time to speak on the issue of animal control. Mr. Mettler said he had given each board member a feasibility study and recommendation on the issue of County wide animal control and thanked everyone that helped with this study. Mr. Mettler said Bulloch County is a growing county and with the growth there are more than 48,000 dogs in the County and between the time of May 1997 to September 30, 1998 there were 689 calls in the County concerning dog complaints. Mr. Mettler said there may be many reasons why this issue of animal control has not been a priority in the County, such as the respect we have for the rights of sportsmen to use hunting dogs, the cost to the County, and the desire to preserve the nature of rural living. Mr. Mettler said he had made inquiries to several counties about their animal control operations. He said that Effingham County's animal control is under the direct supervision of the County Commissioners, Chatham County's animal control is under the direct supervisor of the Chatham County Police, and Bryan County's animal control is under the supervisor of the Magistrate Court. Mr. Mettler suggested that having animal control under the supervision of the Magistrate Court is the best system.

Chairman Woodrum thanked Mr. Mettler for his presentation. Chairman Woodrum said this had been a problem for many years but presently there is not a line item in the budget for animal control. Chairman Woodrum said he knows this is a problem in the County but responsibility for the animals should rest with their owners. Chairman Woodrum suggested to Mr. Mettler that the residents in his area form an organization to make some kind of covenants covering animal control for the subdivision. Commissioner Groover asked if there is a local ordinance that addresses the problem of animal control. Jeff Akins, Staff Attorney, said Bulloch County has a local ordinance that would cover some complaints regarding animals. Commissioner Alston asked if a potentially dangerous dog falls under the ordinance? Mr. Akins said that situation is covered under the present ordinance.

Commissioner Smith said Bulloch County is still a rural county and to control all the animals in Bulloch County would be a big budget expense. Commissioner Smith believes with the laws we have now some of these problems can be pursued.

Mr. Wood, County Manager, said several years ago neither the city nor the county was in the animal control / animal shelter business, but we have come a long way relative to where we were. Mr. Wood said that in the past several years, the County government has spent more than one hundred thousand dollars in animal shelter expenses that the County had not previously incurred. Mr. Wood said it is difficult to meet the public's demand for less taxes and less government and, at the same time, increase services. Mr. Wood told Mr. Mettler that the County would have some staff members work with the Animal Humane Society and Mr. Mettler to look into the problem of animal control. Mr. Wood said that if the staff could come up with a plan that would be cost effective and that the Board would look favorably on, then it could become apart of the budgetary process in the spring.

Mr. Mettler thanked the Board of Commissioners for their time and interest in this matter.

Chairman Woodrum recognized Laurie Raber and Susan Oliver, President and Vice-president of the Humane Society. Ms. Raber thanked the Board for allowing them the time to speak and said she would be more than willing to work with anyone regarding animal control in the County. Chairman Woodrum thanked both Ms. Raber and Ms. Oliver.

Commissioner Smith asked if the Board would allow Mr. Paul NeSmith to speak.

Chairman Woodrum recognized Mr. NeSmith. Mr. NeSmith had some concerns about where the tax dollars came from for the new Department of Family and Children Services (DFACS) building. Commissioner Alston said he believed the DFACS requested a new building and the money did not come from the County. Mr. Wood said the dollars came from the state to build the building and the County is renting the old DFACS building which provides added income to the County.

Commissioner Alston offered a motion to adjourn the meeting. Commissioner Groover seconded the motion and it carried. With no further discussion the meeting was adjourned.

  
 ATTEST

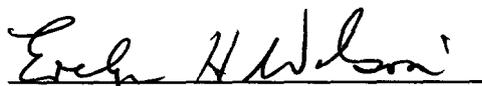
  
 Louis N. Woodrum

November 17, 1998  
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 Simmons, Commissioner Hodges, Commissioner Alston, Commissioner Smith and Commissioner Groover present. Commissioner Deal was not present.

Chairman Woodrum welcomed the twelve visitors and the media and called the Public Hearing to order. Chairman Woodrum stated that the purpose of the Public Hearing is to give the public an opportunity to comment on the Proposed Extension of the Cable Television Franchise Agreement with Northland Cable. Chairman Woodrum recognized Mr. Rick Hutchison from Northland Cable. Chairman Woodrum asked Jeff Akins, Staff Attorney, to provide details concerning the public hearing for the extension of the Cable Television Franchise Agreement. Mr. Akins said that federal law requires a public hearing to allow the public to comment concerning the Cable Television Franchise. Mr. Akins said the agreement terms would basically be the same. The franchise fee will be 5% instead of 3% and Northland has agreed to provide Internet access to the County at no cost if and when it begins offering that service to the public. Mr. Wood, County Manager, said the 5% franchise fee is the maximum amount allow by federal law. Commissioner Smith asked in what area of the County does Northland Cable have exclusive rights. Mr. Hutchison said Northland Cable is a nonexclusive franchise and it provides services in areas of the County where the population is sufficient to justify the cost. Mr. Wood said Northland Cable works well with the County by providing gratis cable service to the Sheriff's Department, EMS, 911 and other departments and has pledged to continue to provide that service and has also pledged that when it gets into the Internet it would provide the County with that service. Mr. Wood said Northland has also helped with the Emergency Service One System at no cost to the County. Mr. Wood pointed out that this public hearing had been properly advertised in the paper. Chairman Woodrum asked if there were any other comments from the public. With no further discussion the Public Hearing was closed.

  
Attest

  
Louis N. Woodrum

December 1, 1998  
Statesboro, Georgia

The Board of Commissioners meeting was held on Tuesday, December 1, 1998 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 Deal, Commissioner Smith and Commissioner Simmons. Staff present were E. Scott Wood, Evelyn Wilson, Jeff Akins, Kirk Tatum, John Roger Akins, Becky Taylor, Jimmy Dodgen and Cheryl Tatum.

Chairman Woodrum called the meeting to order. Commissioner Smith gave the invocation. Chairman Woodrum announced that the Trinity Episcopal Church has postponed their request until the January 5, 1999 meeting.

The first order of business was the minutes of the Public Hearing on November 17, 1998 and the Regular meeting on November 17, 1998. A motion was made by Commissioner Smith and seconded by Commissioner Groover to approve the minutes as written for the Public Hearing and the Regular meeting on November 17, 1998. Commissioner Altson noted that James Darrell's appointment to the Water Supply Management Plan Committee had been omitted from the minutes of the regular meeting. He asked that this be corrected, and the motion was so amended. The motion passed with a unanimous vote.

The sign-in sheets for zoning hearings are submitted as Exhibit 1998-37

The next item on the agenda was a rezone request for Isaac Chassereau Estate. Jimmy Dodgen stated the applicant is requesting to rezone approximately 2.001 acres of approximately 31.957 acres from AG-5 (Agricultural- 5 acres) to R-80 (Residential- 80,000 square foot lots). The property is located on Ash Branch Church Road. The intent of this rezone is to allow this property to be divided among the heirs with the 2.001 acres being left to one of the nephews. The balance of the property will remain AG-5. There was no one present at the Planning & Zoning meeting in opposition to this request. The Planning and Zoning Commission recommended approval of the rezone. Mr. Erwin Chassereau was present and stated he would be glad to answer any questions. No one was present to speak for or against this request. A motion was made by Commissioner Smith to approve the rezone request of 2.001 acres to R-80. Commissioner Deal seconded the motion. The vote was unanimous in favor of the motion and it carried.

The next item on the agenda was a rezone request by BSS Enterprises, Inc. Jimmy Dodgen stated that Mr. Barrett Street has submitted a request to rezone his property from HI (Heavy Industrial) to MHP (Mobile Home Park). The property consists of 2.138 acres located on Kyle Sorrell Road off Highway 301 North. The intent of the rezone is to allow Mr. Street to expand his existing mobile home park into the 2.138 acres that he has recently purchased. He has also applied for a variance to allow a stick-built home to remain in a MHP zone and a variance to allow unpaved roads in the new section of the park. Mr. Dodgen stated that Mr. Street wanted to expand with an additional five (5) lots. There was no one present at the Planning & Zoning meeting to speak in opposition to this request. The Planning and Zoning

Commission recommended approval of the rezone request and approved the variance to allow a stick-built house to remain in the park and a variance to allow unpaved roads in the new section of the park. Mr. Barrett Street was not present to speak on behalf of BSS Enterprises, Inc. Commissioner Hodges made a motion to approve the request. Commissioner Deal seconded the motion. Commissioner Smith asked if the motion included the variances. Commissioner Hodges stated that it did. Commissioner Smith asked if there were unpaved streets in the existing mobile home park. Jimmy Dodgen stated they are basically dirt but there is some gravel on them. Commissioner Groover asked what the current ordinance says about paving streets in Mobile Home Parks. Mr. Dodgen replied that the ordinance says that all MHP streets have to be paved. Mr. Dodgen also stated that we have granted variances to have unpaved roads in a mobile home park previously. Commissioner Alston asked the reason for the variance to develop the mobile home park with unpaved roads. Mr. Dodgen replied that it would be an economical reason. Commissioner Hodges stated that he has looked at the mobile home park and does not feel there is enough room to pave a street. Commissioner Smith asked how many mobile homes are in there now. Mr. Dodgen replied between 20 to 30. Commissioner Smith stated that the reason for the paving is to have decent roads to travel in these areas and so that EMS, fire, other emergency type vehicles, and school buses can have access. Mr. Dodgen stated the existing roads are better than average and they are drained well. Chairman Woodrum asked if Mr. Dodgen could offer any explanation for the Planning and Zoning recommendation. Mr. Dodgen replied that the Planning and Zoning Commission did not state a reason for its approval of the road variance. Chairman Woodrum called the question. Commissioner Hodges and Commissioner Deal voted in favor of the motion. Commissioners Alston, Simmons, Groover and Smith voted in opposition to the motion. The motion failed to carry. Mr. Dodgen stated he thought the Board needed to vote on these items one at the time. Mr. Jeff Akins stated that technically the variances were not before the Board because the Planning and Zoning Commission takes final action in regard to variances unless they are appealed. However, Mr. Akins stated that the rezone was properly before the Board and further expressed his opinion that the Board could approve the rezone with the condition that the roads be paved. Commissioner Hodges made a motion that the rezone of the 2.138 acres to MHP from HI be approved. Chairman Woodrum asked Mr. Akins if that motion was all right. Mr. Akins stated if the roads are to be paved it needs to be stated in the motion. Commissioner Hodges' motion died for lack of a second. After further discussion by the Board a motion was made by Commissioner Groover to approve the rezone to MHP, with the condition that any new roads be paved. Commissioner Smith seconded the motion. The vote was four to two (4-2) with Commissioners Groover, Simmons, Alston and Smith voting in favor of the motion and Commissioners Hodges and Deal voting in opposition to the motion. The motion carried.

The next item on the agenda was a rezone request by J. P. Forehand. Jimmy Dodgen stated that Mr. Forehand 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

7.3 acres and is located on Hayes Lake Road. The intent of the rezone is to divide the property into three (3) parcels. There were several people at the Planning and Zoning meeting that spoke in opposition to the request. The Planning and Zoning Commission recommended denial with Eugene Brown abstaining. Mr. Forehand was present to speak to the Commissioners. Mr. Forehand showed the Commissioners pictures that he had taken of the subject property. He stated that there were already six (6) mobile homes located across the road from his residence. In regard to the borrow pit on the property, Mr. Forehand asserted that the borrow pit was already in existence when the surrounding property owners bought their property. Mr. Forehand further stated that Jimmy Hayes and Bob Bell have been selling three (3) acre lots and he asked to be treated just like they have been treated.

Ms. Bonnie Powell was present to speak in opposition. Ms. Powell stated she represents the Hayes Lake Community Property Owners Association, Inc. Ms. Powell expressed concern about mobile homes being placed on the property and said that there were covenants on the rest of the property to prohibit this. They would like the property to stay AG-5.

Mr. Mike Bray was present to speak in opposition. Mr. Bray stated that they have invested over \$100,000 in their homes and property and when they purchased their property it was in five (5) acre lots and they want it to stay that way. Mr. Bray stated they do not want any more mobile homes in the area. He further stated that he felt the borrow pit was an eye sore and it was not a borrow pit when he purchased his property.

Chairman Woodrum asked Jimmy Dodgen if he had any further statements. Mr. Dodgen replied that he had no knowledge about the borrow pit and deferred to John Roger Akins on that issue. John Roger Akins stated that the County hauled some dirt out of this pit when the road was first laid out. A motion was made by Commissioner Simmons to uphold the recommendation of the Planning and Zoning Commission and to deny the request for the rezone. Commissioner Alston seconded the motion. The vote was four to two (4-2) with Commissioners Simmons, Alston, Groover and Smith voting in favor of the motion and Commissioners Hodges and Deal voting in opposition. The motion carried.

The next item on the agenda was a rezone request by Trinity Episcopal Church. Jimmy Dodgen stated this item has been postponed until the meeting on January 5, 1999.

The next item on the agenda was a rezone request by Morris Saucier. Jimmy Dodgen stated that Mr. Saucier has submitted a request to rezone his property from AG-5 (Agricultural- 5 acres) to HC (Highway Commercial). The property consists of 1.24 acres located on the corner of Highway 119 Connector and Olney Station Drive. The intent of the rezone is to allow the owner or his transferee to construct and operate a convenience food store. There was opposition at the Planning and Zoning meeting. The Planning and Zoning Commission recommended denial of this request.

Mr. Wallace Wright was present to make the presentation on behalf of Mr. Saucier. Mr. Wright stated that his clients had a contract with Timesaver, conditioned upon rezoning, for Timesaver to purchase the property for the purpose of constructing a BP or Shell station

with a convenience food store. Mr. Wright stated that this property was reserved for commercial use when Olney Station was developed. Therefore, this property does not have any covenants on it. Mr. Wright stated that Mr. Saucier lives behind the subject property. He further stated that they would meet all of the requirements of the County ordinances. Mr. Wright stated that the Timesaver would not increase the traffic because Timesaver stores go where the traffic is already traveling. Mr. Saucier was present and stated he questioned the motives of some of the people who were opposed to this request. He expressed his opinion that a Timesaver would not increase the current problems in the community.

Mr. Steve Perdue was present to speak in opposition to this request. He stated that the infrastructure is not there. Mr. Perdue stated that the people who live in this area do not want a convenience store there. He further stated that he did not think the head of a residential neighborhood was a good place for a convenience store. Mr. Perdue also stated he was concerned about the traffic on the highway.

Marta Reid was present to speak in opposition. Ms. Reid stated that there are many existing convenience stores already in the area. She said this is a high density subdivision and she does not feel like this is an appropriate place for a convenience store. She stated that if this were a commercial site it would have to have commercial water and sewer, and she felt this was a concern because the water system for Olney Station is on the adjacent property. She further stated her opinion that Highway 119 cannot handle the commercial traffic.

Carol Dykes was present to speak in opposition. Ms. Dykes stated that they bought their property because of the covenants and had been told there would not be any commercial property. She further stated when she moved to the county she didn't expect it to be "convenient."

Larry Roberts was present to speak in opposition. Mr. Roberts stated that there is an existing church within 800 feet from this property and another church site 400 feet from this property that this Commission approved. He stated that the county's Comprehensive Land Use Plan was done to separate residential from commercial property. He asked the Commissioners to consider placing a stipulation that no beer or wine can be sold from the Timesaver if the rezone request is approved.

Commissioner Groover asked about the effect of the plat that was recorded prior to the effective date of the Zoning Ordinance and which shows the subject property as being reserved for commercial use. Jeff Akins replied that the plat did not give rise to a vested right because the intent to make commercial use of the property was not realized prior to the effective date of the Zoning Ordinance. A motion was made by Commissioner Simmons to uphold the recommendation of the Planning and Zoning Commission to deny the rezone 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 a Resolution for the Solid Waste Updated Plan. A motion was made by Commissioner Hodges and seconded by Commissioner Deal to approve

the Solid Waste Updated Plan. The vote was unanimous in favor of the motion and it carried. (See Exhibit 1998-38)

The next item on the agenda was the Intergovernmental Lease Agreement for the Nevils Recreation Project. Mr. Scott Wood stated that this was the same agreement that we had for the Stilson property and has been adopted by the Board of Education. A motion was made by Commissioner Groover and seconded by Commissioner Alston to approve the lease agreement. The vote was unanimous in favor of the motion and it carried. (See exhibit 1998-39) Chairman Woodrum stated that this is a continuing work that we are attempting throughout the County. We are working in unison with the Board of Education and other government entities to include all of the benefits to the people of Bulloch County.

The next item on the agenda was the Repeal of the Personnel Management System Ordinance. Mr. Wood stated that our attorney has advised us that the most proper process to follow would be to formally repeal the ordinance that is on the books now and then to subsequently adopt the Personnel Policy Handbook. The handbook would be easier to modify as we go along without having to formally change the ordinance. A motion was made by Commissioner Hodges to repeal the Personnel Management System Ordinance. Commissioner Alston seconded the motion. The vote was unanimous in favor of the motion and it carried. (See exhibit 1998-40)

The next item on the agenda was adoption of the Personnel Policy Handbook. Commissioner Smith made a motion to adopt the Personnel Policy Handbook. Commissioner Simmons seconded the motion. The vote was unanimous in favor of the motion and it carried. (See exhibit 1998-41)

The next item on the agenda was the Planning and Zoning Commission Appointments. Chairman Woodrum offered for the Board's consideration the reappointment of Charles Deal and Eugene Brown. A motion was made by Commissioner Deal to reappointment Charles Deal and Eugene Brown to the Planning and Zoning Commission. Commissioner Hodges seconded the motion. The vote was unanimous in favor of the motion and it carried.

The next item on the agenda was a Resolution requesting local legislation concerning the Tax Commissioner's salary. Mr. Wood stated that last year when the salary request for the Tax Commissioner was established it was referred by the Board to the Legislative Delegation. The Tax Commissioner asked the Board this year to request that the Legislative Delegation subject that salary to the annual cost of living and longevity increases set annually by the State. Commissioner Hodges made a motion to approve the resolution. Commissioner Deal seconded the motion. The vote was unanimous in favor of the motion and it carried. (See exhibit 1998-42)

The final item on the agenda was a group of citizens who expressed concerns about the condition of Billy Mikell Road and the desire to have this road paved. The Board did not take any formal action on this matter, but Chairman Woodrum assured these citizens that every option would be explored to improve the condition of Billy Mikell Road.

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.

Evelyn H. Wilson  
ATTEST

Louis N. Woodrum  
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.