

Chairman Parrish, Commissioner Deal and Commissioner Mosley. Commissioner Gibson seconded the motion and it carried. The resolutions will be drafted by the Staff Attorney for signatures of all Commissioners.

Commissioner Simmons reflected on serving on the Board with Chairman Parrish, Commissioner Deal and Commissioner Mosley. He said he respected Commissioner Deal for standing firm and making decisions for what he thought was best for Bulloch County. He told Chairman Parrish he appreciated his upbeat attitude and the ability to maintain that attitude even during the rough times. He thanked Commissioner Mosley for his decisions during his time on the Board and said he enjoyed their relationship and planned for it to continue. He said these gentlemen deserved a round of applause for their contributions to Bulloch County.

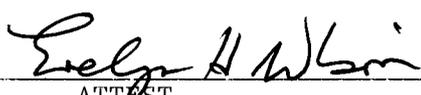
Commissioner Gibson commended Chairman Parrish, Commissioner Deal and Commissioner Mosley for a job well done.

Commissioner Mosley said being on the Board of Commissioners these past few months had certainly increased his territories and his knowledge of Bulloch County. He said Bulloch County is a great place to live and work.

Commissioner Deal said he had enjoyed his eight years on the Board and that he had tried to do his best for all the people of Bulloch County.

Chairman Parrish concluded by saying it had been his pleasure to be the Commission Chairman for four years and although it was not always fun he had enjoyed every minute. He said he was behind the new Chairman, Garrett Nevil and planned to stay active in the community.

Chairman Parrish asked for other comments. Commissioner Deal offered a motion to adjourned the meeting. Commissioner Simmons seconded the motion and it carried unanimously.



ATTEST



J. Garrett Nevil

January 4, 2005
Statesboro, GA

The Board met at 6:00 p.m. in the Community Room of the North Main Annex.

Chairman Nevil welcomed the guests and called the meeting to order. Commissioner Simmons gave the invocation and the pledge of allegiance.

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

Mr. John E. Parrish, Jr. presented to the new Commissioners a replica of the courthouse. To all the members of the Board, he presented a picture "Lessons in Teamwork" from his office to hang in the Commissioners' office.

Chairman Nevil stated that for public record, the annual announcement for Vice-Chairman, County Manager, County Attorney, and County Auditor for calendar year 2005 must be made, which is as follows: Vice-Chairman – George Jackson, County Manager – Thomas Couch, County Attorney – Charles Brown of Brown, Rountree & Stewart, and County Auditor – Billy Hickman of Dabbs, Hills, Hickman & Cannon.

Chairman Nevil stated there is one change in the General Agenda. Mr. Francisco asked that his rezoning request be heard first to accommodate another meeting he has to attend. Chairman Nevil asked for a motion to approve the General Agenda with the one change. Commissioner Simmons offered a motion to approve the General Agenda. Commissioner Jackson seconded the motion and it carried unanimously.

The first order of business was the approval of the regular minutes of December 21, 2004. Commissioner Gibson offered a motion to approve the minutes of December 21, 2004. Commissioner Simmons seconded the motion and it carried unanimously.

Next item on the agenda was the Public Hearing for zoning matters. Chairman Parrish asked Ms. Cheryl Tatum, Zoning Administrator, to present the zoning items.

Ms. Tatum stated William and Karen Francisco have filed the application with the Bulloch County Zoning Department requesting a rezone from R-25 (Residential – 25,000 square foot lots) to R-2 (Two Family Residential). The intent of this rezone is to build a duplex on the property. The property consists of approximately 0.55 acres. The property is located on Sweetheart Lane in Yorktown Subdivision. The Planning and Zoning Commission unanimously recommended approval of the rezone request. No one signed up to speak in opposition to the request. Mrs. Francisco was present to make the presentation. She stated that several years ago, they bought three duplexes and an empty lot. All the property surrounding the area is duplexes. Commissioner Smith offered a motion to approve the rezone request. Commissioner Gibson seconded the motion and it carried unanimously.

Ms. Tatum stated that Don Marsh, as agent for Gary Martin, has filed the application with the Bulloch County Zoning Department requesting a variance to the fire flow requirements as set forth in the Bulloch County Subdivision Ordinance Section 6.2.2. The property consists of approximately 43.5 acres that is being divided into 19 lots. The property is located on Nevils-Daisy Highway and Indigo Hills Road. This request was tabled at the December Board of Commissioners' meeting. The Planning and Zoning Commission unanimously recommended approval of the variance request. No one signed up to speak in opposition to the request. Mr. Marsh was present to make the presentation. Mr. Marsh stated they realized that Nevils Community water system has water lines that encompass approximately 80% of the property. Mr. Marsh checked with the personnel over the water system and stated that they may be able to provide between 100 to 150 gallons per minute. The Fire Chief spoke on behalf of Mr. Marsh specifying what kind of trucks and tankers they have and what they are capable of doing.

Commissioner Tankersley asked what would happen if one tanker is somewhere else and a house is on fire. The Fire Chief stated that he would call a neighboring station such as Register to help out. Mr. Couch asked what would the response time be from Register. The Fire Chief stated between 6 to 8 minutes. Commissioner Simmons asked if the County would be liable if any house burned down in the subdivision if this request is granted since it does not meet the requirements set forth in the ordinance. Mr. Akins stated that ordinances allow for variances but there must be a justifiable reason for granting it. Commissioner Smith stated that all subdivisions in place meet the requirement. Granting variances would start diluting their ability to maintain integrity of the subdivision system. Mr. Couch stated an opinion obtained by a professional in writing would suffice as justification for granting a variance but the applicant does not have one. Ms. Tatum reminded everyone that the fire station in Nevils is operated by volunteers. No one is there 24 hours a day. They must be paged when a fire is spotted and respond from their home. Commissioner Smith offered a motion to deny the variance request. Commissioner Simmons seconded the motion and it carried unanimously.

Ms. Tatum stated Charles Perry, as agent for Robert & Gerald Dasher, has filed the application with the Bulloch County Zoning Department requesting a rezone from AG-5 (Agricultural-5 acres) to R-25 (Residential-25,000 square foot lots). The intent of this rezone is to develop a residential neighborhood. The property consists of approximately 84 acres out of a 248.69-acre parcel. The property is located on Zettwell Road and Jackie Hart Road. The Planning and Zoning Commission unanimously recommended denial of the rezone request. Several people signed up to speak in opposition to the request. A petition was turned in and forwarded to the Commissioners. Mr. Perry was present to make the presentation. He stated that they originally asked for R-25 but was willing to change it to R-40 because of the complaints from the landowners in the area. Mr. Perry and the landowners came up with an agreement that listed the conditions if the property was rezoned to R-40. There were 21 landowners from Plantation Pointe who signed the agreement. Mr. Perry stated that the other 90+ acres surrounding this property belongs to someone else. Commissioner Jackson asked if there was a road separating the two properties. Mr. Perry stated there's a county paved road and dirt road that separates the properties. Commissioner Thompson asked if they approached any landowners on Zettwell Road and Five Chop Road about signing the agreement. Mr. Perry stated they did not. Commissioner Thompson asked if the developers even considered the R-80 rezone. Mr. Perry stated they have and that's not economically feasible.

Mr. Chuck Shield spoke in opposition to the request. He owns 100 acres close to the property in question. He stated that he was never contacted until last week. He stated that at R-40, there would be 62 homes. At AG-5, there would be 16 homes. He stated there is no fire protection around. Mill Creek School would not be adequate in size to handle the new students. He said the property was sold as AG-5 and is prime farmland. He requested the commissioners reject the rezone request.

Ms. Tatum advised that Mike Motes and John Denmark who signed up to speak against the rezone request had withdrew their names.

Ms. Beth Turner presented pictures of homes and farmland in the area. She and her husband operate a turf farm on the property owned by her father and plan to build a home on the property. She asked the commissioners be aware that this was farmland and said she wants this area to remain rural. She asked the property remain AG-5.

Mr. Ricky Turner said he would like for this area to remain a rural community.

Mr. Rob Sharpe said he lives in Plantation Point across the road from the property. He added that he had met with the developers and they have established conditions for the subdivision. He commented that he has concerns that if the property remaining AG-5, anything can happen. He said he is satisfied with the conditions established by the developers and has no problem with the rezone request.

Mr. Dewey Newton said he also lives in Plantation Point and didn't want to see bad things happen on this property, such as mobile homes, if it remains AG-5. He commented that mobile homes can bring unsightly conditions. He said the developers have tried to work with the surrounding landowners and he did not oppose the rezone.

Mr. Mike Motes, who had withdrew his name, asked to speak. He said some of the lots in Plantation Point are two acres. He stated he purchased sixteen acres to build one house and he strictly opposed the rezone.

Ms. Tatum explained that Plantation Point was began prior to zoning and wetlands are the cause of the larger lots in this subdivision.

Commissioner Thompson commented he once lived in a mobile home and didn't see anything wrong in living in a mobile home. He said he had seen a lot of houses which were more unsightly than mobile homes.

Commissioner Smith stated that the integrity of the developers is not in question. On the other side, Bulloch County has strong questions about land use. Agricultural is a main stay in Bulloch County.

Commissioner Jackson asked Mr. Shield if he and others in the adjacent area were actively farming. Mr. Shield stated they were.

Commissioner Smith offered a motion to deny the rezone request. Commissioner Simmons seconded the motion and it carried unanimously.

Ms. Tatum stated that Billy Wayne and Martha Alford have filed the application with the Bulloch County Zoning Department, requesting a rezone from AG-5 (Agricultural-5 acres) to R-80 (Residential-80,000 square foot lots). The intent of this rezone is to divide the property into two separate parcels in order to add another residence. The property consists of approximately 5.82 acres. The property is located on Nesmith Proctor Road. The Planning and Zoning Commission unanimously approved the rezone request with the following conditions: (1) wetlands are to be delineated and (2) sketch plan approval will be required. No one signed up to speak in opposition to the request. Mr. Wayne was present to make the presentation. His daughter and son-in-law wants to move from Virginia because of their son illness and also so that the family can help out. Commissioner Smith asked if a large portion of this property was in the

wetlands. Ms. Tatum stated that according to a soil technician, it is not in the wetlands. Commissioner Tankersley offered a motion to approve the rezone request with the conditions. Commissioner Thompson seconded the motion and it carried unanimously.

Ms. Tatum stated that Joy Lynn Tucker, as agent for Janna Lewis, has filed the application with the Bulloch County Zoning Department requesting a rezone from AG-5 (Agricultural -5acres) to R-40 (Residential-40,000 square foot lots). The intent of this rezone is to divide the property into two separate parcels in order to allow her sister to build on one (1) parcel. The property consists of approximately 2 acres. The property is located on Bennett Grooms Road. The Planning and Zoning Commission unanimously recommended approval of the rezone request with the following condition: (1) one (1) flag lot would be allowed. No one signed up to speak in opposition to the request. Ms. Tucker was present to make the presentation. She asked the Board to grant the request so that she may build a home on the property that was given to her by her sister Ms. Lewis. Commissioner Simmons offered a motion to approve the rezone request with the one condition. Commissioner Smith seconded the motion and it carried unanimously.

Sign-in sheets for zoning issues are shown as Exhibit #2005 - 1.

There were no items under the Consent Agenda.

There were no items under Old Business.

Under New Business was a resolution authorizing the tax commissioner to receive checks for property tax and motor vehicle registrations. Commissioner Simmons offered a motion to approve the resolution. Commissioner Gibson seconded the motion and it carried unanimously. See exhibit #2005 - 2.

Second item under New Business was a resolution on the authorization of checks. Mr. Couch stated the resolution authorizes the Chairman, County Clerk, and County Manager to sign checks on all bank accounts maintained by Bulloch County with the exception of the payroll account. Commissioner Tankersley offered a motion to approve the resolution. Commissioner Simmons seconded the motion and it carried unanimously. See exhibit #2005 - 3.

Last item under New Business was a discussion on a few items. First item of discussion was Black Creek Church Road. Mr. Couch stated that this road is ready to be paved but there is no state aid available. The total project costs approximately \$521,000. The County is eligible for over \$200,000 in state aid. He stated he would try to wait for the state aid. Commissioner Tankersley asked if SPLOST funds were available. Mr. Couch stated there probably was enough in the funds to do this project and if the Board authorized it, he would use the funds to pave the road. After a few minutes of discussion, Mr. Couch stated that he would bring the subject back up in April after hearing from the D.O.T. and their stance on funds. Next item of discussion was the CDBG applications. The application submitted to the state last year was not approved for the second year in a row. The purpose of this application is to receive a grant to renovate the old William James Gym. There were some mechanical errors with the application, one being that the school board thought it would maintain ownership of the property. Also, the County didn't have any looping programs that were already running on the property which made

it hard to receive the grant. This item along with discussion of another type of grant that helps homebuyers with down payments will be deferred until the next workshop. The next item for discussion was the workshop calendar. Mr. Couch presented a calendar with workshops scheduled for 9:00 a.m. on January 13th, January 20th and January 27th. He suggested a Special Called Meeting on Thursday, January 13th to consider the GSP bid with a workshop to follow. The calendar will be use as reference for future workshops. Lastly, Mr. Couch stated that meetings in February needed to be changed because of a dinner and ACCG meeting. Commissioner Simmons offered a motion to change the regular meeting of February 1st to February 3rd at the same time and the meeting of February 15th changed to February 17th. Commissioner Gibson seconded the motion and it carried unanimously.

Chairman Nevil asked for any public comments. Ms. Annie Bellinger asked for a copy of the new ordinance on "brown bagging". Mr. Akins explained this was not a new ordinance but an amendment to the Alcoholic Beverage Ordinance. Ms. Bellinger was told the Clerk would provide her with a copy of the Ordinance and the amendment.

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


ATTEST

J. Garrett Nevil

January 13, 2005
Statesboro, GA

Called Meeting

The Board met at 9:00 a.m. in the Community Room of the North Main Annex. Chairman Nevil, Commissioner Gibson, Commissioner Jackson, Commissioner Simmons, Commissioner Smith, Commissioner Tankersley, and Commissioner Thompson were present.

Chairman Nevil welcomed the guests and called the meeting to order. Mr. Couch gave the invocation.

Chairman Nevil stated that the meeting was called to discuss the County authorizing the County Manager to enter into a contract to accept the apparent low bid from Dabbs-Williams Contractors for construction of the Georgia State Patrol facility. Mr. Couch asked Mr. John Rule of Eckles, Martin & Rule to explain the bid results.

Mr. Rule stated that 10 participants were involved in the bid process. Dabbs-Williams General Contractors was the lowest bidder at \$970,466.00. Their time estimate of completing the project is 210 calendar days. Mr. Rule stated that Dabbs-Williams had also submitted the following value engineering items for consideration: (1) Deduct \$1900.00 to change interior doors from stain grade to paint grade; (2) Deduct \$8,000.00 to change double hung windows to single hung; and (3) Deduct \$7,490.00 to delete voice

and data wiring, which is to be installed at the expense of the Georgia State Patrol. Mr. Rule also stated that Dabbs-Williams had provided pricing information for the following additional items that were required by the State Fire Marshal subsequent to preparation of the construction documents: (4) Deduct \$200.00 to reduce the attic flooring from 8 feet wide to 4 feet wide; (5) Add \$941.00 to add closers to the bedroom doors; (6) Add \$2,506.00 to add a fire suppression system at the kitchen hood; and (7) An estimate of approximately \$20,000.00 to add an automatic sprinkler system at the covered parking area.

Mr. Couch asked if it would be appropriate to approve the bid with the inclusion of the value engineering items and the items required by the State Fire Marshal, with the exception of the automatic sprinkler system at the covered parking area which could be included later as a change order. Jeff Akins stated he thought this would be appropriate if these are firm prices, and Mr. Rule concurred that this would be feasible.

Commissioner Smith asked if the interior framing on this project was wood. Mr. Rule stated that the interior framing was wood.

Commissioner Tankersley offered a motion to approve the bid from Dabbs-Williams General Contractors in the amount of \$970,466.00, with the inclusion of items (1) through (6) as stated above, for a total contract price of \$956,323.00. Commissioner Gibson seconded the motion and it carried unanimously. Commissioner Jackson abstained from voting because of a conflict of interest.

Chairman Nevil asked for any more business or comments. With there being none, Commissioner Gibson offered a motion to adjourn the special called meeting and proceed into the workshop portion of the meeting. Commissioner Simmons seconded the motion and it carried unanimously.


Attest


J. Garrett Nevil

January 13, 2005
Statesboro, GA

Workshop

The Board met for a workshop at 9:00 a.m. in the Community Room of the North Main Annex. Chairman Nevil, Commissioner Gibson, Commissioner Jackson, Commissioner Simmons, Commissioner Smith, Commissioner Tankersley, and Commissioner Thompson were present.

Chairman Nevil called the meeting to order. The purpose of the workshop was for Mr. Mike Rollins, Recreation Director, to do a presentation about a proposed employee wellness program, Ms. Cheryl Tatum, Zoning Administrator, to discuss the subdivision regulations concerning water system requirements and fire flow, and for Mr.

Couch, County Manager, to discuss the proposed capitol improvements plan and fast forward Bulloch and SPLOST management.

After some comments regarding the items presented at the presentations, Commissioner Simmons offered a motion to adjourn the workshop. Commissioner Tankersley seconded the motion and it carried unanimously.

Evelyn A. Wilson
Attest

J. Garrett Nevil
J. Garrett Nevil

January 18, 2005
Statesboro, GA

The Board met at 8:30 a.m. in the Community Room of the North Main Annex.

Chairman Nevil welcomed the guests and called the meeting to order. Commissioner Tankersley gave the invocation and the pledge of allegiance.

Ms. Evelyn Wilson performed the roll call of commissioners and staff. The following Commissioners and staff were present: Chairman Nevil, Commissioner Gibson, Commissioner Jackson, Commissioner Simmons, Commissioner Smith, Commissioner Tankersley, Commissioner Thompson, County Manager Tom Couch, Parliamentarian and Staff Attorney Jeff Akins, and Deputy Clerk Regina Smith.

The first order of business was the approval of the regular minutes of January 4, 2005. Commissioner Gibson offered a motion to approve the minutes of January 4, 2005. Commissioner Simmons seconded the motion and it carried unanimously.

Next item of business was the approval of the monthly staff reports. Commissioner Simmons offered a motion to accept the monthly reports. Commissioner Jackson seconded the motion and it carried unanimously.

Under the Consent Agenda were the following items for consideration: (1) bid in the amount of \$7,979.00 from Sports Turf, Inc. for an aerator; (2) tuition expense for Rainbird Maxicom Irrigation School for computerized irrigation; (3) contract with Divine Clean Care for cleaning services in the amount of \$14,290.00 – see exhibit #2005 - 4; (4) resolution for an amendment to the employee health care plan – see exhibit #2005 - 5; (5) change order for equipment shelters from Ginn Equipment Company; (6) rental contract with Georgia Turf & Tractor for equipment and utility vehicles – see exhibit #2005 - 6; and (7) an alcohol license for Avdhuta, Inc. Commissioner Simmons offered a motion to approve the Consent Agenda. Commissioner Jackson seconded the motion and it carried unanimously.

Under Old Business, Mr. Bernie Martin presented to the Board an update on the renovation of the old hospital building. Mr. Martin stated that the estimated cost of the renovation is \$2.8 million. He went over the costs associated with the renovation and also pointed out where each department would be located within the building. Mr. Couch

stated that currently there is \$3.727 million set aside for the project, according to the Capitol Improvements Program. Commissioner Simmons asked what would be the cost if the County decided to build a brand new building from the ground up on a different parcel of land. Mr. Martin stated that it could cost around \$7 – 8 million. Mr. Couch stated that if the Board wished to proceed with the project in the immediate future, the County might have to incur short-term debt. If the Board were to pay as they go, then the project wouldn't start until mid 2007. Mr. Couch stated that this issue would be further discussed in a workshop so that the Commissioners can decide how they would like to proceed.

Under New Business was a resolution for the assessment and collection of a tax within the School District in an amount sufficient to pay the principal and interest on the General Obligation Refunding Bonds, Series 2005, issued by the Board of Education. Mr. Mark Bruce and Mr. Charles Wilson were present from the Board of Education. Mr. Bruce stated that the series 1996 and 1997 bonds were refinanced to obtain a lower interest rate, and therefore a new resolution needed to be approved. Commissioner Tankersley offered a motion to approve the resolution as presented. Commissioner Simmons seconded the motion and it carried unanimously. See exhibit #2005 – 7.

Mr. Couch stated that the GDOT would be holding a public meeting on January 24th from 5-7 p.m. at the Coastal GA Center. Also, the Chamber would be holding their annual chamber dinner on January 25th at 7 p.m. at the Russell Union on GSU campus.

Mr. Couch stated that the Agri-Business road will have the sleeves/casings installed as planned and the County will proceed with the bid process to get the road constructed.

Mr. Couch stated that a workshop will be held on January 20th at 9 a.m. to discuss financial policies, budgeting, and the Agribusiness Center study committee. Also, a workshop will be held on January 27th to discuss the building ordinance and the AG-5 study committee.

Chairman Nevil stated that an Executive Session was needed to discuss pending litigation and personnel matters. Commissioner Smith asked that property acquisition be added to the motion. Commissioner Smith offered a motion to go into Executive Session to discuss pending litigation, personnel matters, and land acquisition. Commissioner Simmons seconded the motion and it carried unanimously with Commissioner Gibson, Commissioner Jackson, Commissioner Simmons, Commissioner Smith, Commissioner Tankersley, and Commissioner Thompson voting in favor of the motion. Chairman Nevil stated that a gentleman wished to make a few comments to the Board after the session.

Chairman Nevil stated that the Board recessed from the Executive Session to allow Mr. Ray Davis a moment to make comments. Mr. Davis stated that his concern was about the lighting on the walking path at Stilson park. When he was on the Recreation Advisory Board, the Board agreed to recommend lighting for the walking path. No progress has been made and he stated that he was told by Mike Rollins that the

lighting was not justifiable. He presented minutes to the Board which showed the discussion of the lighting of the path.

Commissioner Thompson stated that he agrees with Mr. Davis. He recalls that issue being discussed and the agreement of Stilson park being lighted.

The Board asked Mr. Couch to gather cost estimates for the lighting and report back to them.

Chairman Nevil stated that Board would go back into Executive Session to discuss pending litigation and personnel matters. Under Mr. Charles Brown's advice, Commissioner Smith withdrew the request for land acquisition to be added to the motion. Commissioner Gibson offered a motion to go into Executive Session to discuss pending litigation and personnel matters. Commissioner Jackson seconded the motion and it carried unanimously. Commissioner Gibson, Commissioner Jackson, Commissioner Simmons, Commissioner Smith, Commissioner Tankersley, and Commissioner Thompson voting in favor of the motion. See exhibit #2005 - 8.

With there being no more comments, Commissioner Simmons offered a motion to adjourn the meeting. Commissioner Tankersley seconded the motion and it carried unanimously.

J. Garrett Nevil
J. Garrett Nevil

Erly N. Wilson
Attest

January 20, 2005
Statesboro, GA

Workshop

The Board met for a workshop at 9:00 a.m. in the Community Room of the North Main Annex. Chairman Nevil, Commissioner Gibson, Commissioner Jackson, Commissioner Simmons, Commissioner Tankersley, and Commissioner Thompson were present. Commissioner Smith was absent.

Chairman Nevil called the meeting to order. The purpose of the workshop was for Mr. Couch, County Manager, to discuss the budget planning process, financial policies, and the Ad Hoc Committee for the Agribusiness Center.

After discussing the issues at hand, the Board unanimously adjourned the meeting.

J. Garrett Nevil
J. Garrett Nevi

Erly N. Wilson
Attest

January 27, 2005
Statesboro, GA

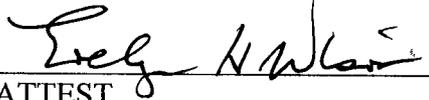
Workshop

The Board met for a workshop at 9:00 a.m. in the Community Room of the North Main Annex. Chairman Nevil, Commissioner Gibson, Commissioner Jackson, Commissioner Simmons, Commissioner Tankersley, and Commissioner Thompson were present. Commissioner Smith was absent.

Chairman Nevil called the meeting to order. The purpose of the workshop was to discuss the following topics: (1) Mr. Couch, County Manager, and Andy Welch, County Planner, discussed the CDBG Project; (2) Mr. Jeff Akins, Staff Attorney, gave a briefing on indigent defense; (3) Mr. Akins and Mr. Couch gave a briefing on the Board of Elections proposal; (4) Mr. Billy Hickman from Dabbs, Hickman, Hill, & Cannon gave a summary of the FY 2004 audit; and (6) Mr. Welch gave a summary of the Building and Manufactured Housing Ordinance draft.

After discussing the issues presented, the Board unanimously adjourned the meeting.


J. Garrett Nevil


ATTEST

February 3, 2005
Statesboro, GA

The Board met at 6:00 p.m. in the Community Room of the North Main Annex.

Chairman Nevil welcomed the guests and called the meeting to order. Commissioner Gibson gave the invocation and the pledge of allegiance.

Ms. Evelyn Wilson performed the roll call of commissioners and staff. The following commissioners and staff were present: Chairman Nevil, Commissioner Gibson, Commissioner Jackson, Commissioner Simmons, Commissioner Smith, Commissioner Tankersley, Commissioner Thompson, Parliamentarian and Staff Attorney Jeff Akins, Deputy Clerk Regina Smith, and Zoning Administrator Cheryl Tatum. County Manager Thomas Couch was absent.

Chairman Nevil asked for a motion to approve the General Agenda. Commissioner Jackson offered a motion to approve the General Agenda. Commissioner Simmons seconded the motion and it carried unanimously.

The first order of business was the approval of the minutes for the called meeting and work session on January 13, 2005, the regular meeting on January 18, 2005, and the work session on January 20, 2005. Commissioner Gibson offered a motion to approve the minutes of January 13th, January 18th, and January 20th. Commissioner Simmons seconded the motion and it carried unanimously.

Next item on the agenda was the Public Hearing for zoning matters. Chairman Parrish asked Ms. Cheryl Tatum, Zoning Administrator, to present the zoning items.

Ms. Tatum stated John Dotson, as agent for Kevin & Laura Boyd, has filed the application with the Bulloch County Zoning Department requesting a rezone from R-80 (Residential – 80,000 square foot lots) to R-25 (Residential-25,000 square foot lots). The intent of this rezone is to divide the property into a residential neighborhood containing 16 lots. The property consists of approximately 15 acres. The property is located on Coley Boyd Road. The Planning and Zoning Commission unanimously recommended approval of the rezone request with the following conditions: (1) only one curb cut will be allowed for every two residences; (2) only stick built homes and modular homes would be allowed; and (3) a dry hydrant with a 30 foot access easement should be placed on either Lot 1 or Lot 2. No one signed up to speak in opposition to the request. Mr. Dotson was present to make the presentation. Mr. Dotson stated that Mr. Boyd wanted to build single family homes on the property. The homes would be on a community water system along with individual septic tanks. There would be a shared access for every 2 lots with no new road being built. Commissioner Tankersley asked if the old houses that were in the middle of that tract would be torn down. Mr. Boyd stated that they would be removed from the property. Commissioner Smith asked how does the interior road come into play in terms of access to the county road. Ms. Tatum stated that according to the way the ordinance is written, Mr. Boyd could have asked for a driveway for every lot that they cut on Coley Boyd Road, but as part of the recommendation, there would only be one driveway for every two lots. There would be no new road built. Mr. Dotson stated that the property is not deep enough to build a new road on the property. Entrances to the houses would be every 200 feet. She stated that there isn't enough road frontage to build an interior road. After a few more minutes of discussion, Commissioner Tankersley offered a motion to approve the rezone request with the conditions stated above and the additional condition that the code violations that are currently on the property must be corrected prior to final plat approval. Commissioner Smith seconded the motion and it carried unanimously.

Ms. Tatum stated that a text amendment has been recommended for Section 6.2.2 of the Subdivision Ordinance. The intent of this amendment is to allow a community water system to be installed that does not meet fire flow requirements in subdivisions having 10 or fewer lots, or all lots that are over five (5) acres. The Planning and Zoning Commission unanimously recommended approval of the text amendment. No one signed up to speak in opposition to the request. Ms. Tatum stated that the word "required" needed to be added concerning water systems. Ms. Tatum stated that many subdivisions have been approved in the past that have water systems that do not meet fire flow based on staff's interpretation of the ordinance since January 1992. Commissioner Smith asked if there was any wording in the ordinance that referenced the size of the water lines. Ms. Tatum stated that there wasn't anything but that the idea of hiring a consultant who is familiar with fire flows has been discussed. Commissioner Thompson offered a motion to

approve the text amendment request. Commissioner Gibson seconded the motion and it carried unanimously. See exhibit #2005 - 9.

Sign-in sheets for zoning issues are shown as Exhibit #2005 - 10.

Under the Consent Agenda were the following items for consideration: (1) a paving contract for G.W. Oliver Road to Ellis Wood Contracting in the amount of \$152,005.50 - see exhibit #2005 - 11; (2) an annual lease bid for a Ditching Grader to Yancey Brothers in the amount of \$23,880.33; (3) a resolution granting authority to the Chief Tax Appraiser to approve refunds when there has been an obvious assessment error - see exhibit #2005 - 12; (4) an alcoholic beverage license renewal for Glenn's Mart; and (5) the approval for the following board appointments: (a) Ms. Deborah Wallace to the Southeast Regional MH/DD/AD Planning Board, (b) Commissioner George Jackson to the Coastal Georgia RDC Board, and (c) Mr. Eugene Natson, Jr. to the Bulloch County Alcohol & Drug Council. Commissioner Tankersley offered a motion to approve the Consent Agenda. Commissioner Simmons seconded the motion and it carried unanimously.

There were no items under Old Business.

There were no items under New Business.

Commissioner Simmons welcomed Ms. Holly Bragg from the Statesboro Herald. She took Katherine Fitch's place and will be covering all Board meetings.

Chairman Nevil stated that an Executive Session was needed to discuss pending litigation. Commissioner Gibson offered a motion to go into Executive Session to discuss pending litigation. Commissioner Smith seconded the motion and it carried unanimously. Commissioner Gibson, Commissioner Jackson, Commissioner Simmons, Commissioner Smith, Commissioner Tankersley, and Commissioner Thompson voted in favor of the motion. See exhibit #2005 - 13.

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

J. Garrett Nevil

J. Garrett Nevil

Eugene H. White

ATTEST

February 17, 2005
Statesboro, GA

The Board met at 8:30 a.m. in the Community Room of the North Main Annex.

Chairman Nevil welcomed the guests and called the meeting to order.

Commissioner Thompson gave the invocation and the pledge of allegiance.

Ms. Evelyn Wilson performed the roll call of commissioners and staff. The following Commissioners and staff were present: Chairman Nevil, Commissioner Gibson, Commissioner Jackson, Commissioner Simmons, Commissioner Thompson, County Manager Tom Couch, Parliamentarian and Staff Attorney Jeff Akins, and Deputy Clerk Regina Smith. Commissioner Smith and Commissioner Tankersley were absent.

The first order of business was the approval of the General Agenda.

Commissioner Gibson asked that the public comments be placed first so that Ms. Martin may present her comments. Also, Mr. Couch stated that the GA D.O.T. project on Akins Pond Road needed to be added to New Business. Commissioner Gibson offered a motion to approve the General Agenda with the new modifications. Commissioner Simmons seconded the motion and it carried unanimously.

The next order of business was the approval of the work session minutes on January 27, 2005 and the regular meeting minutes of February 3, 2005. Commissioner Thompson offered a motion to approve the minutes of January 27th and February 3rd. Commissioner Gibson seconded the motion and it carried unanimously.

Next item of business was the approval of the monthly staff reports.

Commissioner Simmons offered a motion to accept the monthly reports. Commissioner Thompson seconded the motion and it carried unanimously.

Under Public Comments, Ms. Vickie Davis from Habitat for Humanity made a presentation to the Board concerning the applications for obtaining a home. She presented the objectives of Habitat for Humanity and discussed the criteria for being eligible for a home. She also stated that the fair would be held on February 20th, 24th, and 26th at the OutReach Center.

Ms. Tessa Martin presented a request to the Board concerning the intersection of Highway 46 and 67. She stated that since the D.O.T. felt that a traffic light was not needed at the intersection, she asked the Board if they would consider lowering the speed limit within that area to 45 mph. Mr. Couch stated that a letter of support would be sent to the D.O.T. in order for a speed study to be performed.

Under the Consent Agenda were the following items for consideration: (1) a resolution for a Sponsorship Agreement with the GA D.O.T. – see exhibit #2005 - 14; (2) lease agreement with the Georgia State Defense Force – see exhibit #2005 - 15; (3) fixed price agreement with Varsity, Inc. to provide T-shirts and T-shirt screenings for the Recreation Department in the amount of \$3.14 per shirt – see exhibit #2005 - 16; (4) bid approval to American locker for 18 additional lockers for the Splash in the Boro in the amount of \$2,556; (5) contribution to the Pride Youth Program in the amount of \$5,000; and (6) board appointment – Mr. Ray Mosley to the Coastal RDC Board. Commissioner

Simmons offered a motion to approve the Consent Agenda. Commissioner Gibson seconded the motion and it carried unanimously.

There were no items under Old Business to discuss.

First item under New Business was a certificate approving the issuance of revenue bonds for the Development Authority. Mr. Steve Rushing stated that on November 4th, the Board approved issuance of revenue bonds for an addition to the RAC at Georgia Southern University in an amount up to \$40,000,000.00. As planning has progressed, the actual financed amount exceeded \$40,000,000.00. Therefore, the Development Authority has requested approval to issue revenue bonds for this project in an amount of up to \$45,000,000.00. This is the same revenue bonds issuance that was previously approved with a necessary adjustment in the amount to be financed. Commissioner Thompson offered a motion to approve the certificate approving the issuance of the revenue bonds with the adjustment. Commissioner Simmons seconded the motion and it carried unanimously. See exhibit #2005 – 17.

The second item under New Business was the alcohol application from Mr. Kirke Richbourg. Mr. Couch stated the applicant's representation on the application that he had never been arrested for anything other than a traffic violation is inconsistent with the criminal background report from the Sheriff. This is grounds to deny the application. Mr. Couch stated that he might have accidentally checked the wrong answer. After a few questions, the Board asked Mr. Couch and Mr. Akins to get in contact with Mr. Richbourg and discuss this application with him. Commissioner Jackson offered a motion to defer the approval or denial of this application until further investigation. Commissioner Simmons seconded the motion and it carried unanimously.

The last item under New Business was the GA D.O.T. Project on Akins Pond Road. Mr. Couch stated that on January 1st, he received two notices from the district office concerning the LARP program. One project was for 0.778 miles to resurface Stilson Road and 7.139 miles to resurface Akins Pond Road, Francis Scott Lane, and Old Register Way. According to the explanation of Mr. Kirk Tatum to Mr. Couch, under the LARP program, they would put a layer of surface treatment over the road. Akins Pond Road is heavily traveled between Highway 25 and Middleground Road because of recent subdivisions. Mr. Tatum recommended that the level of surfacing be upgraded to an asphalt mix. The cost would be attached to the contract. The estimated cost would be around \$15,000. Mr. Couch stated that Akins Pond Road was a candidate on the list for resurfacing. Commissioner Simmons offered a motion to approve asking the D.O.T. to upgrade the surfacing level to asphalt mix and attaching the cost unto the contract. Commissioner Jackson seconded the motion and it carried unanimously.

Chairman Nevil stated that an Executive Session was needed to discuss pending litigation and personnel matters. Commissioner Simmons offered a motion to go into Executive Session to discuss pending litigation and personnel matters. Commissioner Gibson seconded the motion and it carried unanimously with Commissioner Gibson, Commissioner Jackson, Commissioner Simmons and Commissioner Thompson voting in favor of the motion. See exhibit #2005 - 18.



With there being no more comments, Commissioner Jackson offered a motion to adjourn the meeting. Commissioner Thompson seconded the motion and it carried unanimously.

Evelyn H. Wilson
ATTEST

J. Garrett Nevil
J. Garrett Nevil

March 1, 2005
Statesboro, GA

The Board met at 6:00 p.m. in the Community Room of the North Main Annex.

Chairman Nevil welcomed the guests and called the meeting to order. Commissioner Smith gave the invocation and the pledge of allegiance.

Ms. Evelyn Wilson, Clerk of the Board, performed the roll call of commissioners and staff. The following commissioners and staff were present: Chairman Nevil, Commissioner Gibson, Commissioner Jackson, Commissioner Simmons, Commissioner Smith, Commissioner Tankersley, Commissioner Thompson, County Manager Thomas Couch, Parliamentarian and Staff Attorney Jeff Akins, Deputy Clerk Regina Smith, and Zoning Administrator Cheryl Tatum.

Chairman Nevil asked for a motion to approve the General Agenda. Mr. Couch stated that an Executive Session needed to be added to the agenda for discussion of land acquisition. Chairman Nevil asked that the agenda item concerning the State Patrol building be removed until the next meeting. There were some concerns about the cost of the roof structure. Commissioner Tankersley offered a motion to approve the General Agenda along with the two changes. Commissioner Gibson seconded the motion and it carried unanimously.

The first order of business was the approval of the minutes for the meeting on February 17, 2005. Commissioner Gibson offered a motion to approve the minutes of February 17, 2005. Commissioner Simmons seconded the motion and it carried unanimously.

Next item on the agenda was the Public Hearing for zoning matters. Chairman Parrish asked Ms. Cheryl Tatum, Zoning Administrator, to present the zoning items.

Ms. Tatum stated John Lavender, as agent for Mike & Diane Herndon, has filed the application with the Bulloch County Zoning Department requesting a rezone from a conditional use permit to allow multiple uses on one parcel of land. The property consists of approximately 0.64 acres. The property is located on Langston Chapel Road. The Planning and Zoning Commission unanimously recommended approval of the rezone request with the following conditions: (1) a container located on a concrete pad will be required for solid waste disposal; (2) a right-in, right-out shall be provided at a distance of at least 150 feet from the intersection of Highway 301 South with a raised median; (3) all requirements set forth by the GADOT shall be followed; (4) if approved, a site plan showing all of the parking shall be provided when it is known what the future business

will be; (5) all driveway aprons, service areas, and primary parking shall be paved; and (6) Health Department approval must be obtained prior to another business operating in this building. No one signed up to speak in opposition to the request. Mr. Lavender was present to make the presentation. Mr. Lavender stated that Mr. Herndon was moving his insurance company into the new location. All the conditions can be met with the exception of condition #2 concerning the right-in and right-out. He stated that it might cause more confusion than simplicity because people would want to go down a few feet on Langston Chapel Road and make a U-turn in the middle of the road to go back towards Highway 301 South. The church that currently uses the driveway has always made a left turn out onto Langston Chapel Road without incident. Mr. Couch stated that the right-in, right-out was added to reduce left turn conflicts, especially during school hours and evening traffic. After a few more minutes of discussion, Commissioner Tankersley offered a motion to approve the conditional use request with the conditions stated above with the exception of condition #2. Commissioner Simmons seconded the motion and it carried.

Sign-in sheets for zoning issues are shown as Exhibit #2005 – 19.

Under the Consent Agenda were the following items for consideration: (1) an award bid for 12 roll-off containers to Lewis Steel Works, Inc. in the amount of \$38,400.00; (2) approval of a new septic tank system for the animal shelter from Allen's Electrical in the amount of \$5,721.25; (3) an access agreement to 4QR Environmental Solutions for monitoring wells on the library property – see exhibit #2005 - 20; and (4) a lease agreement to Jeff Deal concerning airport property – see exhibit #2005 - 21. Commissioner Gibson offered a motion to approve the Consent Agenda. Commissioner Jackson seconded the motion and it carried unanimously.

Under Old Business was the alcohol license application from Kirke Richbourg/Chef Roe. Commissioner Smith offered a motion to approve the alcohol license for Chef Roe. Commissioner Simmons seconded the motion and it carried unanimously.

Under New Business was an award bid for paving the Agri-Business Center connector road. Ellis Wood Contracting was the lowest bidder at \$332,798.80. Mr. Couch stated that state-aid was available to help fund the project. Commissioner Tankersley offered a motion to approve the award bid to Ellis Wood. Commissioner Simmons seconded the motion and it carried unanimously. See exhibit #2005 - 22 for copy of contract.

Chairman Nevil asked if there were any comments from the public.

Mr. Robert Anderson asked to address the Board concerning Peacock Road. He stated that because of weather conditions, the road needed to be paved. There have been several complaints from the neighbors along with the bus drivers. Several people have slid into the ditch when it rains and parts have fallen off vehicles during the summer from the ripples in the road. Everyone on the road has agreed to give right-of-way to pave the road except one landowner that does not live in Bulloch County. The landowner resides in Warner Robbins and does not want the road paved. Mr. Kirk Tatum stated that

approximately 6 acres of land would be needed from the gentleman. After a brief discussion, the Board asked that the gentleman in Warner Robbins be contacted to discuss this road paving matter with him.

Chairman Nevil asked if the Board and staff have any comments or announcements.

Commissioner Thompson passed out financial figures concerning the lighting for Stilson Park. He asked the Board that if anyone had any questions, he would be happy to go over the figures with them.

Mr. Couch stated that a workshop was needed before or on the next meeting date. The Board agreed to meet on March 8th at 9 a.m.

Chairman Nevil stated that an Executive Session was needed to discuss land acquisition. Commissioner Jackson offered a motion to go into Executive Session to discuss land acquisition. Commissioner Simmons seconded the motion and it carried unanimously. Commissioner Gibson, Commissioner Jackson, Commissioner Simmons, Commissioner Smith, Commissioner Tankersley, and Commissioner Thompson voted in favor of the motion. See exhibit #2005 - 23.

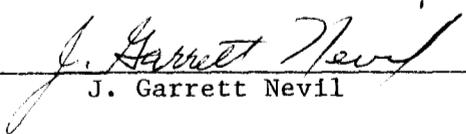
Chairman Nevil asked for any other business or comments.

Mr. Couch stated that a group needed to be formed for the AG-5 committee. A list of names will be handed out at the workshop for the Commissioners to decide on. Also, he stated that at the retreat that was attended by them recently, notification was given to work on their Master Comprehensive Plan. A plan update is due in 2008.

Commissioner Tankersley stated that she received a call from Mr. John Cromley concerning the speed limit on Brooklet-Denmark Road from Brooklet's city limits to the school. People are speeding excessively over the hill by the cemetery and he would like to see the speed limit set at 45 mph. Mr. Akins stated that a study would have to be done and the County would probably have to pay for it since it's a County road.

Commissioner Simmons offered a motion to adjourn the meeting. Commissioner Jackson seconded the motion and it carried unanimously.


ATTEST


J. Garrett Nevil

March 8, 2005
Statesboro, GA

Workshop

The Board met for a workshop at 9:00 a.m. in the Community Room of the North Main Annex. Chairman Nevil, Commissioner Simmons, Commissioner Tankersley, and Commissioner Thompson were present. Commissioner Gibson and Commissioner Jackson were absent.

Chairman Nevil called the meeting to order. The purpose of the workshop was to discuss the following topics: (1) Sheriff Anderson discussed the jail overcrowding and the plans and costs for the expansion of the jail; (2) Kirk Tatum discussed the Fast Forward Bulloch plan and outlined which roads would be paved and resurfaced this year, the costs of completing the paving and resurfacing, and the problems that are occurring when acquiring right-of-way deeds; (3) Mr. Charles Brown discussed eminent domain; and (4) Mr. Andy Welch handed out a list of names for the Board to choose from to set up the AG-5 committee.

After discussing the issues presented, the Board unanimously adjourned the meeting.

Evelyn Wilson
ATTEST

J. Garrett Nevil
J. Garrett Nevil

March 15, 2005
Statesboro, GA

The Board met at 8:30 a.m. in the Community Room of the North Main Annex.

Chairman Nevil welcomed the guests and called the meeting to order. Commissioner Jackson gave the invocation and the pledge of allegiance.

Ms. Evelyn Wilson, Clerk of Board, performed the roll call of commissioners and staff. The following commissioners and staff were present: Chairman Nevil, Commissioner Gibson, Commissioner Jackson, Commissioner Simmons, Commissioner Smith, Commissioner Tankersley, Commissioner Thompson, County Manager Thomas Couch, Parliamentarian and Staff Attorney Jeff Akins, Deputy Clerk Regina Smith, and County Attorney Charles Brown.

Chairman Nevil asked for a motion to approve the General Agenda. Mr. Couch stated that a resolution concerning conveyance of property to North Main Properties needed to be added under New Business. Also, a correction needed to be made to the cost of the lighting at Stilson Park. Mr. Couch stated that a second submission was presented and the cost will be \$6,033.60. Lastly, Mr. Charles Brown, County Attorney, asked to be added to Old Business to discuss eminent domain. Commissioner Jackson offered a motion to approve the General Agenda with the three changes. Commissioner Simmons seconded the motion and it carried unanimously.

The first order of business was the approval of the minutes for the regular meeting on March 1, 2005, the executive session on March 1, 2005, and the work session on March 8, 2005. Commissioner Thompson asked for a correction in the executive session minutes. Commissioner Thompson asked that the section that read "...Carol Rushing owns the land at Rocky Ford Landing..." be changed to read "...Carol Rushing owns the land adjoining Rocky Ford Landing...." Commissioner Gibson offered a motion to approve the minutes of the regular meeting on March 1, 2005, the executive session on

March 1, 2005, and the work session on March 8, 2005 with the correction. Commissioner Jackson seconded the motion and it carried unanimously.

Next item on the agenda were the monthly reports. Mr. Couch briefly discussed different topics in the reports.

Under the Consent Agenda were the following items for consideration: (1) contract with USSA World Series in the amount of \$5,880.00 to host the USSA Youth Baseball World Series – see exhibit #2005 - 24; (2) a proposal from Savannah Electric in the amount of \$6,033.60 to provide lighting for the walking path at Stilson Park; (3) a bid from Statesboro Glass in the amount of \$13,085.88. to replace windows at Mill Creek 4 & 5 complex – see exhibit #2005 - 25; (4) a bid from Clark Lift of Savannah in the amount of \$45,718.44. for the purchase of a bobcat skid-steer loader; (5) a bid from All American Photo for a fixed priced agreement & rebate for program pictures; (6) a bid from Anacona Sports in the amount of \$1,788.00 for helmet racks; (7) a bid from B&J Awards in the amount of \$11,029.00 for trophies; (8) a bid from Sherwin Williams in the amount of \$3,065 for a Titan ProMark Line Striper; (9) a bid from Southern Landscape Curbing & Resurfacing in the amount of \$7,500 for the Judicial Annex front entrance – see exhibit #2005 - 26; (10) a bid from Kroy in the amount of \$3,859 for interior signs at the Agribusiness Center; (11) a bid from Algood Pest Solutions for pest control services – see exhibit #2005 - 27; (12) a contract with Pryo Shows in the amount of \$5,000 for the Swing into Spring Fireworks – see exhibit #2005 - 28; and (13) approval of an off-premises alcohol license for The Stores and 17 off-premises alcohol license for TimeSaver #8, 9, 17, 22, 24, 33, 54, 77, 79, 80, 87, 88, 97, 106, 112, 115, and 116. Commissioner Smith offered a motion to approve the Consent Agenda. Commissioner Simmons seconded the motion and it carried unanimously.

First item under Old Business was a discussion on the Georgia State Patrol Change Order. The Georgia State Patrol has requested consideration to change the roof structure from an asphalt shingle roof to a corrugated metal roof with the GSP blue color scheme similar to recent construction for new posts in Dublin and Rincon. This change would increase the budgeted cost of the building construction phase of \$1,035,000 by \$21,442 to approximately \$1,056,442. Mr. John Rule discussed with the Board the reasoning behind a corrugated metal roof. He stated that the discussion of going from shingles to a metal roof occurred after the signing of the contract. Mr. Brad Williams stated that 3 vendors were contacted in the bid process and 2 returned bids with Wiggins being the low bidder. Commissioner Smith asked why a change is being made now instead of addressing this early on. Mr. Rule stated that it was not mentioned earlier because of cost and budget restraints. Bids came in lower than anticipated so the metal roof came into question. Commissioner Gibson asked about the cost of asphalt shingles. Mr. Williams stated there was a credit of \$16,475. The shingles average \$1 per square foot and the metal roof averages \$7 per square foot. Mr. Couch stated that the overall budget would increase approximately \$21,000. After a few more minutes of discussion, Commissioner Thompson asked that this issue be tabled until the next meeting. Commissioner Gibson seconded the motion and it passed with a 3 to 2 vote.

Commissioners Gibson, Smith and Thompson voted in favor of the motion. Commissioners Simmons and Tankersley voted against the motion. Commissioner Jackson abstained from voting due to conflicts of interest.

Second item under Old Business was a presentation by Ms. Kymberly Kuebler on the KBB corridor committee status report. Ms. Kuebler discussed the history of the committee and also outlined the details of the beautification master plan for Highway 301 South and Highway 67 from I-16 to the bypass. Ms. Kuebler also mentioned adopting ordinances for enforcement. Commissioner Smith asked if the conditions of beautifying a business would be attached to rezone requests. Ms. Kuebler stated that they are looking into that. Some requirements would be parking lot plantings, landscaping, screens, etc. Mr. Couch stated that with the existing uses for some rezones, either they will comply or either be grandfathered in.

Third item under Old Business was a discussion by Mr. Charles Brown about eminent domain. He briefly went over the discussion of eminent domain that was held at the previous work session. Mr. Brown also passed out a draft of a policy on eminent domain. Mr. Couch stated that there either must be an update of the transportation plan or continue using the existing transportation plan. Mr. Brown recommended adopting an eminent domain policy within the next 60 days or the County would not be paving any roads come next year. Commissioner Smith asked for the policy to address absentee owners also.

First item under New Business was a discussion on ambulances and related equipment and authorization on bids and proposals. Mr. Lee Eckles, Director of EMS, discussed the problems that they were having with the ambulances. Currently there are three but two of them need to be replaced. They are over the 200,000-mile mark and have had several problems including ambulances not starting and having to be towed. Mr. Eckles also stated that EMS was in need of a new heart monitor. Mr. Couch stated that a fleet replacement policy was needed. Commissioner Thompson asked if the purchases were needed right now and was this an emergency. Mr. Couch stated that given the mileage on the ambulances and the problems that are occurring, downtime is an issue. There are no back-up ambulances. If the County goes ahead and approves the purchase of the ambulances and heart monitor, it can be paid for through a lease-purchase on a 3-year schedule. Commissioner Smith offered a motion to authorize the purchase of the ambulances and heart monitor. Commissioner Simmons seconded the motion and it carried unanimously.

Second item under New Business was the discussion of a countywide utility bill audit from Revenue Discovery Systems and the approval of a proposal. Mr. Couch stated that a utility audit was needed to (a) identify errors and overcharges eligible for refunds, and (b) identify future cost savings resulting from such errors and overcharges. Mr. Couch discussed the three firms that returned bids and recommended RDS. RDS collects 50% of any refunds garnered and 50% of future savings identified over the subsequent 18-month period. Commissioner Tankersley offered a motion to approve the proposal from RDS. Commissioner Simmons seconded the motion and it carried unanimously.

Third item under New Business was a resolution to establish financial policies. Commissioner Simmons offered a motion to approve the resolution. Commissioner Jackson seconded the motion and it carried unanimously. See exhibit #2005 - 29.

Last item under New Business was a resolution authorizing the sale of a small strip of land to North Main Properties, LLC. Mr. Akins stated that North Main Properties, LLC owns the parcel of land immediately to the north of the parcel of land on which the North Main Annex is located. The brick wall that borders the County's parking lot is a few feet off the property line, leaving a small strip of land owned by the County between the wall and the property of North Main Properties, LLC. Mr. Steve Brown and Mr. Frank Denmark of the accounting firm of Denmark & Brown, P.C. asked to acquire the small strip of property. Commissioner Tankersley offered a motion to approve the resolution authorizing the sale of property to North Main Properties, LLC. Commissioner Simmons seconded the motion and it carried unanimously. See exhibit #2005 - 30.

Chairman Nevil asked if there were any comments from the public.

Mr. Jessie Hood addressed the Board concerning the resurfacing of Mud Road. He stated that there was a section of road that was becoming impassable. The unevenness of the pavement along with the patchwork that has been done was making the road worse. Mr. Couch stated that DOT advised them that the road had to be rebuilt. The estimated cost of rebuilding Mud Road is \$600,000. Mr. Hood also stated that signs were once removed from the road stating weight limits. When this happened, eighteen wheelers used the road as a shortcut. The signs have since been replaced and the traffic of trucks has cut down. Mr. Hood asked the board to consider doing something to improve the condition of the road.

Chairman Nevil asked if the Board and staff have any comments or announcements. There were no comments or announcements.

Chairman Nevil stated that an Executive Session was needed to discuss personnel matters. Commissioner Simmons offered a motion to go into Executive Session to discuss personnel matters. Commissioner Gibson seconded the motion and it carried unanimously. Commissioner Gibson, Commissioner Jackson, Commissioner Simmons, Commissioner Smith, Commissioner Tankersley, and Commissioner Thompson voted in favor of the motion. See exhibit #2005 - 31.

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

Erin N. Wilson
ATTEST

J. Garrett Nevil
J. Garrett Nevil

April 5, 2005
Statesboro, GA

The Board met at 6:00 p.m. in the Community Room of the North Main Annex.

Chairman Nevil welcomed the guests and called the meeting to order. Commissioner Simmons gave the invocation and the pledge of allegiance.

Ms. Evelyn Wilson, Clerk of the Board, performed the roll call of commissioners and staff. The following commissioners and staff were present: Chairman Nevil, Commissioner Gibson, Commissioner Jackson, Commissioner Simmons, Commissioner Smith, Commissioner Tankersley, Commissioner Thompson, County Manager Thomas Couch, Parliamentarian and Staff Attorney Jeff Akins, Deputy Clerk Regina Smith, and Zoning Administrator Cheryl Tatum.

Chairman Nevil asked for a motion to approve the General Agenda. Mr. Couch asked to strike Mr. Earl Dabbs's appearance after the Zoning hearings and place it as a Consent Agenda item to approve a request by the Development Authority to use County forces to perform grading and clearing activities at the Gateway Industrial Park on land owned jointly by the County and the Authority in order to make the site more attractive to potential industrial prospects. Also, Keep Bulloch Beautiful asked for their proposal on contracting with EMC for a Beautification Master Plan to be withdrawn from the Consent Agenda and be placed on the next Board meeting. Commissioner Smith offered a motion to approve the General Agenda along with the two changes. Commissioner Simmons seconded the motion and it carried unanimously.

The first order of business was the approval of the minutes for the meeting on March 15, 2005. Commissioner Gibson offered a motion to approve the minutes of March 15, 2005. Commissioner Jackson seconded the motion and it carried unanimously.

Next item on the agenda was the Public Hearing for zoning matters. Chairman Nevil asked Ms. Cheryl Tatum, Zoning Administrator, to present the zoning items.

Ms. Tatum stated Thomas Lewis, as agent for Robert and Betty Nance, has filed the application with the Bulloch County Zoning Department requesting a rezone from AG-5 (Agricultural-5 acres) to HC (Highway Commercial) on approximately one (1) acre. The intent of this rezone is to allow the transfer of one (1) acre and a commercial building. The property is located on Highway 24. The Planning and Zoning Commission unanimously recommended approval of the rezone request with the following conditions: (1) DOT approval must be obtained for any driveway cuts on Highway 24. Only one drive will be allowed on Highway 24 which will also have to serve the adjacent property owned by Lisa Hodges; (2) a 25 foot buffer must be maintained next to the branch; (3) one curb cut on Clito Road will need to be eliminated; (4) prior to issuance of construction permits, a site development plan addressing the issues in this report should be submitted to the County Zoning Administrator, including: (a) installation of the recommended buffer and provision of adequate paved parking and unloading space shall be provided; (b) proper soil erosion plans and permits should be in place, (c) contact the County Emergency Management Director prior to construction to verify any storage of hazardous wastes, if any, (d) during and after construction, the driveway entrance and

exit must be stabilized with either gravel or pavement, (e) prior to construction the County Road Department should be consulted about proper safety signage along right-of-ways approaching the property, (f) fire lanes will need to be provided in front of the building. Fire lanes should be reviewed when the building permit application is received. No one signed up to speak in opposition to the request. Mr. Lewis was present to make the presentation. He stated that they have received approval from the DOT. He stated that the nearest branch was located 2,000 feet from the site. Commissioner Tankersley asked if the 25-foot buffer was a mistake. Ms. Tatum stated that the entire parcel was being looked at instead of the one acre that is being cut out. Along the back part of the original parcel, there is a branch. Ms. Tatum asked the Board to delete condition #2 concerning the 25-foot buffer. Commissioner Tankersley offered a motion to approve the rezone request with the conditions stated above with the exception of condition #2. Commissioner Gibson seconded the motion and it carried.

Ms. Tatum stated that Don Marsh, as agent for Terry Gerald, has filed the application with the Bulloch County Zoning Department, requesting a rezone from AG-5 (Agricultural-5 acres) to R-25 (Residential-25,000 square foot lots) on approximately 19.5 acres and from R-40 (Residential-40,000 square foot lots) to R-25 (Residential - 25,000 square foot lots) on approximately 127.7 acres. The intent of the rezone is to allow the development of a residential subdivision. The property is located on both sides of Josh Deal Road. The Planning and Zoning Commission recommended denial of the rezone request with a four to two vote. Ms. Tatum went over the original staff recommendations, which consist of the following conditions: (1) the road shall be shifted to meet the County's Road survey prepared by the DOT and Lamar Reddick. The shift in the road must be approved by the Public Works Director; (2) Josh Deal Road, for the entire length of the development, would need to be paved with an 80-foot right-of-way out to Highway 67. The developer will also be required to obtain the necessary right-of-way and pave the road between this development and Highway 67; (3) Fee simple deeds to Bulloch County for the entire improved road shall be provided; (4) No lots will be allowed to access Josh Deal Road and all the circulation shall be internal; and (5) A dry hydrant shall be provided at the owner's expense. Also, an access easement for the County shall be provided. Ms. Tatum recommended that conditions #2 and #3 be deleted and replaced with the following statement: "Prior to obtaining approval of a sketch plan for any subdivision on this property, the owner of the property must obtain and convey marketable fee simple title to Bulloch County of an 80 foot right-of-way based on the DOT survey from the development to Highway 67. The owner must subsequently pay the cost of base and paving for this section of Josh Deal Road. Bulloch County will clear and grade the road and install all drainage structures." One person signed up to speak in favor of the request. Mr. Marsh was present to make the presentation. Mr. Marsh stated there is mixed zoning in the area consisting of R-40, R-25, and AG-5. He stated that the subdivision would be 3/10 of a mile from Highway 67. There would be no access lots on Josh Deal Road. This would be a restricted subdivision. No mobile homes would be allowed. The price range of the homes would be between \$130,000 and \$160,000. The

property is mostly open field. The developers agree with all the conditions recommended by the staff. Mr. Marsh stated that the two people who opposed the request at the Planning and Zoning hearing were told that it would be a mobile home. After explaining to one of the citizens that it would be a subdivision, she stated to Mr. Marsh that she was no longer against the request even though she would like to see it remain an onion field. Mr. Marsh passed out pictures of houses indicating that this would be the type of houses built in the subdivision. Mr. Marsh stated that the developer is asking for R-25 because he felt that the cost of the lot at R-40 (around \$30,000 - \$35,000) isn't marketable. The cost of a R-25 lot is around \$20,000. Commissioner Smith asked if the water system would meet the minimum flow requirements. Mr. Marsh stated that all requirements are met. Commissioner Thompson asked if it was legal for the County to require the developer to pave a road. Mr. Jeff Akins stated that it was legal if closely connected to the development of a subdivision. Ms. Tatum stated that it has been done in the past, i.e. Glenn Oaks subdivision. Mr. Couch stated that the total impact of the development had to be looked at. Based on engineering studies conducted, about 1600 cars would come onto that road. Furthermore, under the transportation plan, that road is recognized as a future connector road. And with the future impact, he feels that requiring the developer to pave the road is not an unreasonable condition. The County would do the clearing and grading. Commissioner Tankersley stated that she agrees with the concept and stated that the area is already zoned R-40 and R-25. She asked Mr. Marsh if consideration was given to withdrawing the 19.5 acres from the request. Mr. Marsh stated that no thought was given to that consideration. That side of the road would be given more stringent conditions. Also, bigger lots would be inevitable for those 19.5 acres. Mr. Gerald stated they would have no problem going to R-40 on that side of the road. Commissioner Tankersley asked if they could change the request for those 19.5 acres. Mr. Akins stated you could change it from R-25 to R-40.

Mr. Terry Gerald addressed the Board. He stated that he is a farmer and because of the recent losses that he has had to take, he needed to liquidate some of his assets. He stated that this property was the best and highest valued property. He stated that if he can rezone it to smaller tracts, he would have to sell less property. He stated that the development would be available to median income families.

Mr. Dan Cody addressed the Board. He stated that he was the developer for this subdivision. Commissioner Smith asked Mr. Cody about the value of the property. Mr. Cody stated the lots would sell for \$22,000. The square footage for the homes would be 1,400 - 1,500. The price range is between \$130,000 and \$150,000. Commissioner Smith asked whom was the developer targeting. Mr. Cody stated that currently they were constructing two houses in Indian Trail for couples that work in Savannah but looking to relocate in Bulloch County. Also, there are a lot of retirees coming to Bulloch County. These homes qualify for 100% financing. If a couple has a good credit rating and are able to put \$500 down, the banks will finance them. Commissioner Jackson asked if the potential homebuyers would be provided this information. Mr. Cody stated that there were signs out now stating 100% financing.

Commissioner Smith stated that Bulloch County was becoming a bedroom community. With all the subdivisions going up, people were living in Bulloch County but were working in other surrounding counties. A \$140,000 house will be assessed at \$52,000. A \$15,000 exemption is given. That leaves \$41,000 the homeowner will be paying taxes on. Out of that amount, the County and school board would receive \$800. These bedroom communities are popping up in many other areas, such as Effingham County, and not enough other development. Everyone will be taxed more by this kind of thing. He stated that the County is headed in the wrong direction. He feels there is enough property being developed in the County for subdivisions. He believes the County is becoming a mecca for out of town people to come in and have their bedroom here for a low tax rate and go somewhere else to work. He is against this rezone for that reason.

Commissioner Thompson offered a motion to approve the rezone request with the conditions as stated above and with the modification to the conditions recommend by Ms. Tatum, along with the 19.5 acres being rezoned to R-40 instead of R-25. Commissioner Tankersley seconded the motion and it carried with a 5 to 1 vote. Commissioner Smith voted against the motion.

Ms. Tatum stated that there were several recommended changes to the Zoning Ordinance. Several of these changes involve placing information in tables instead of the way the ordinance reads currently. Other changes include Administrative Variance (Section 414 (c)), regulations regarding MHP (Section 1001 to 1011). The Planning and Zoning Commission unanimously recommended approval of the text amendments. No one signed up to speak in opposition to the request. Mr. Andy Welch, County Planner, gave a presentation that covered the changes in depth. Commissioner Simmons offered a motion to approve the text amendments. Commissioner Jackson seconded the motion and it carried unanimously. See exhibit #2005 - 32.

Sign-in sheets for zoning issues are shown as Exhibit #2005 - 33.

Under the Consent Agenda were the following items for consideration: (1) a contract with Party Harbor for \$1,450 for the Swing Into Spring Event - see exhibit #2005 - 34; (2) a contract with RCS Productions for \$5,000 for the 4th of July entertainment - see exhibit #2005 - 35; and (3) request by the Development Authority to use County forces to perform grading and clearing activities at the Gateway Industrial Park on land owned jointly by the County and the Authority. Commissioner Simmons offered a motion to approve the Consent Agenda. Commissioner Tankersley seconded the motion and it carried unanimously.

Under Old Business was the roofing and additional insulation for the GA State Patrol Building. Mr. John Rule discussed the proposals of the metal roof from the three bidders. Wiggins Roofing came in as the lowest bidder at \$107,000. Then a deduction of \$16,475 was taken off for the asphalt roof making the bid total come to \$98,550. The price for the shingles for the original roof was \$14,514. Mr. Rule stated that the price per square foot is \$5.61 for the metal roof. The cost of the additional insulation is \$1,569.00

Mr. Couch stated that the three primary concerns were aesthetics, quality, and cost. As far as aesthetics, that depends on one's taste. In terms of quality, there would be

a long-term advantage to the metal roof in terms of energy efficiency and low maintenance cost. In terms of cost, given the budget structure of the project, the negotiated bid price was 8% below budget. Outside of the roofing system, there should be no more significant change orders. Consideration has to be given that the State Patrol brings in \$500,000 in revenue towards the General Fund. He stated that he spoke with Laurens County and the price they paid for their roof was virtually identical at \$107,008. With the competitive bids on parking, the cost should be 5% - 7% under budget.

Commissioner Tankersley stated that \$1.35 million of SPLOST 1997 and 2002 is allocated to this project. After a few years with the money coming into the County, the building will pay for itself and the revenue that comes in will go into the General Fund.

Commissioner Smith stated that he is not in agreement with purchasing a metal roof at 10% of the total project cost. He felt that a high standard asphalt roof would suffice.

Commissioner Thompson stated that he has received several calls from citizens that were against the purchase of a metal roof because of the cost. He stated that he rode around to a few places and observed whether the roofing was metal or asphalt shingles. He stated that within a few years, the shingles would bleed making the building look older than what it really is. A metal roof makes a building look brand new for years.

Commissioner Tankersley offered a motion to approve the change order for the roof and the additional insulation at a total additional cost of \$100,119 (\$98,550 for the roof and \$1,569 for the insulation). Commissioner Gibson seconded the motion. The motion passed with a 4 to 1 vote. Commissioner Smith voted against the motion. Commissioner Jackson abstained from voting because of conflict of interest.

First item under New Business was a discussion on surplusing equipment in the Road Department. Mr. Kirk Tatum, County Engineer, stated that last year, the County agreed to surplus old equipment and replace it with new equipment every year. This year 6 pieces of equipment are up for surplusing. Mr. Tatum also asked for authorization to proceed with soliciting lease bids for the replacement equipment. Mr. Couch stated that he agreed that the equipment needed to be replaced. He asked if the origin of funding has been determined. Mr. Tatum stated that everything except the John Deere buyback would go back into the SPLOST account. Everything else goes to the General Fund. The items to be surplused are not part of the buyback program. Commissioner Jackson offered a motion to authorize a proposal for the buyback of the equipment, to proceed with soliciting bids for leasing new equipment and to approve the resolution authorizing the sale of surplus equipment. Commissioner Smith seconded the motion and it carried unanimously. See exhibit #2005 - 36.

Second item under New Business was a discussion on text amendments concerning the building ordinance and the mobile home ordinance. Mr. Andy Welch gave a presentation detailing the changes that will occur in the building ordinance.

A citizen by the name of J.L. Hinton asked the Board to provide a 120-day grace period if these amendments were passed. He stated that if approved, several people would be in violation the next day.

Mr. Welch stated that the only thing that is changing in the building ordinance that is different from now is the safety and aesthetic standards.

Mr. Jeff Akins stated that the Board could direct that it could be done administratively with the staff. He stated that putting it in the ordinance would be confusing. The Board could say they approve the ordinance but wants the staff to allow a number of days as a grace period before enforcing the changes.

Commissioner Smith asked who is responsible for determining the aesthetics of a property. Mr. Welch stated that the mobile home committee came up with a list and also it's done on a case-by-case basis if someone calls in.

Commissioner Gibson stated there are some people who cannot afford some of the aesthetic work that needs to be done. Some have health problems, and some may be caring for other sick people.

After a few more minutes of discussion, Commissioner Smith offered a motion to approve the amendments to the building ordinance. Commissioner Simmons seconded the motion and passed with a 5 to 1 vote. Commissioner Gibson voted against the motion. See exhibit #2005 - 37.

Mr. Welch went over the changes concerning the manufactured home ordinance.

Commissioner Thompson asked how many mobile home owners were on the committee. Mr. Welch stated around 3 to 4 owners were on the committee.

Mr. Randy Newman, Building Inspector, stated that they already give a 30-day grace period if there were any violations. But they were willing to provide a 60 or 90-day grace period if the Board desired. In some cases, they granted up to a 1-year grace period.

Commissioner Jackson asked what was the average percentage of people that were in violation during a 30-day period. Mr. Newman stated that the percentage was low. 10% - 15% have to go to court.

Commissioner Jackson offered a motion to approve the amendments to the manufactured home ordinance. Commissioner Simmons seconded the motion and it passed with a 5 to 1 vote. Commissioner Gibson voted against the motion. See exhibit #2005 - 38.

Second item under New Business was a discussion concerning the Community Development Block Grant. Mr. Couch stated that over the last two months, three neighborhoods have been reviewed for street and drainage projects. Housing surveys were done to ensure low to moderate income standards would be met for the grant. He passed out a map showing the best project area, which is the Lake Collins area. The red roads (Lotts Creek, Brenda Road, and Lakeside Drive) are the ones the County feels the \$500,000 grant can be directed to.

Mr. Welch stated that in the beginning of the survey process, Bowen Road and streets along Miller Street Extension were considered for the grant but enough surveys were not collected for the area. Incomes of the families and the number of families on the road are stipulations of the grant. The County decided to go with the area around Lake Collins. Four firms responded to a proposal to perform the engineering report for the Community Development Block Grant pending final determination of the project

area. The firm Hofstadter and Associates scored the highest on the CDBG engineering firm ratings. Mr. Welch suggested going with this firm because of their 20+ years of experience with these types of grants. Their fee would be funded through the grant. Lotts Creek Road, Brenda Road, and Lakeside Drive will be paved during this project. The drainage project would start at Highway 80, run through W. D. Peacock Road and turn onto Lake Collins Road and go all the way to the end.

Ms. Holly Bragg asked if the County were asking the people if they wanted their road paved. She stated that residences along her road, which is Brenda Road, did not want their dirt road paved but they wanted Lake Collins Road paved.

Mr. Welch stated that they were not asking people did they want the road paved. The road would not be an 80-foot road. The road would be paved no matter what size it was.

After a few more minutes of discussion, Commissioner Tankersley offered a motion to approve the firm of Hofstadter and Associates to perform the engineering report for the Community Development Block Grant. Commissioner Gibson seconded the motion and it carried unanimously. See exhibit #2005 - 39.

Under Public Comments was Mr. Terry Patray. He addressed the Board concerning the paving of Grove Lake South. He stated that there were lots in question because there were thought to be wetlands. The cul de sac that these lots surround was not paved years ago because of this. Recently, they found out that the land was not wetlands and now homes are being built in this area. The length of dirt road is about 75 feet in length and about 20 foot wide. Most of the water in that subdivision is going into that area and ponding up. Only one lot would be fronting that part of the road. He asked the Board if they could pave the end of the road or either put rock down to keep the mud off of the paved road.

Chairman Nevil asked how many lots are on that section of the cul de sac. Mr. Patray stated there would be three homes in that area. Two of the driveways would not use this section.

Mr. Kirk Tatum stated that they could put crushed rock down that came from the old hospital but he believes the existing road in the subdivision is in need of repaving.

Chairman Nevil asked if there were any comments from the public.

Chairman Nevil asked if the Board and staff had any comments or announcements. Mr. Couch stated that the budget process was underway and that departmental interviews would start in 3 weeks. The Commissioners are more than welcome to attend the interviews and ask any questions.

Chairman Nevil stated that an Executive Session was needed to discuss personnel matters, potential litigation, and land acquisition. Commissioner Simmons offered a motion to go into Executive Session to discuss personnel matters, potential litigation, and land acquisition. Commissioner Gibson seconded the motion and it carried unanimously. Commissioner Gibson, Commissioner Jackson, Commissioner Simmons, Commissioner Smith, Commissioner Tankersley, and Commissioner Thompson voted in favor of the motion. See exhibit #2005 - 40.

Chairman Nevil asked for any other business or comments. With a unanimous vote, the meeting adjourned.

Evelyn H. Wilson
ATTEST

J. Garrett Nevil
J. Garrett Nevil

April 19, 2005
Statesboro, GA

The Board met at 8:30 a.m. in the Community Room of the North Main Annex.

Chairman Nevil welcomed the guests and called the meeting to order. Commissioner Tankersley gave the invocation and the pledge of allegiance.

Ms. Evelyn Wilson, Clerk of the Board, performed the roll call of commissioners and staff. The following commissioners and staff were present: Chairman Nevil, Commissioner Gibson, Commissioner Jackson, Commissioner Simmons, Commissioner Smith, Commissioner Tankersley, Commissioner Thompson, County Manager Thomas Couch, Parliamentarian and Staff Attorney Jeff Akins, and Deputy Clerk Regina Smith.

Chairman Nevil asked for a motion to approve the General Agenda. Mr. Couch asked for two items to be added under New Business. The first item was a bid for a new file server for EMS's computer billing system. The second item was a bid for two turnstiles at the Splash in the Boro. Also, Mr. Jeff Akins stated that potential litigation needed to be added to Executive Session. Commissioner Jackson offered a motion to approve the General Agenda with the three additions. Commissioner Simmons seconded the motion and it carried unanimously.

Chairman Nevil called for a motion to open the floor for a public hearing on the Bulloch Telephone Cable Franchise. Commissioner Simmons offered a motion to open the public hearing. Commissioner Tankersley seconded the motion and it carried unanimously.

Mr. Lewis from Bulloch Telephone Cooperative addressed the Board. The company is currently upgrading their copper network with a fiber network. This new network will allow them to offer cable television service to the members throughout the county. In order to provide cable service, they need to have a cable franchise. Mr. Couch asked if they were satisfied with the terms and conditions of the agreement. Mr. Lewis stated that they were willing to comply with the terms even though the incumbent didn't have the same terms to follow. No one else spoke in the public hearing.

Commissioner Gibson offered a motion to close the public hearing on the Bulloch Telephone Cable Franchise. Commissioner Tankersley seconded the motion and it carried unanimously.

The first order of business was the approval of the minutes for the regular meeting on April 5, 2005, and the executive session on April 5, 2005. Commissioner Gibson stated that a correction was needed to the Chairman's name on Page 1 of the regular

meeting minutes. Commissioner Gibson offered a motion to approve the minutes of the regular meeting on April 5, 2005, with the correction and the executive session on April 5, 2005. Commissioner Simmons seconded the motion and it carried unanimously.

Next item on the agenda were the monthly staff reports. Commissioner Tankersley offered a motion to approve the monthly reports. Commissioner Simmons seconded the motion and it carried unanimously.

Under the Consent Agenda were the following items for consideration: (1) contract with EMC Engineering Services, Inc. for the KBB Beautification Master Plan in the amount of \$24,800 – see exhibit #2005 - 41; (2) authorization of matching funds for a federal grant for the Bulloch County Drug Court in the amount of \$75,000; and (3) the transferring of all TimeSaver, Inc. alcohol licenses to Cavalier Convenience, Inc. Commissioner Simmons offered a motion to approve the Consent Agenda. Commissioner Gibson seconded the motion and it carried unanimously.

Under Old Business was a discussion on the AG-5 committee appointments. The following people have agreed to serve on the committee: Mr. Richard Bird, Mr. Warren Ball, Mr. Ray Davis, Mr. Charles Finch, Mr. Ricky Nevil, Ms. Laura Marsh, Mr. Jamie Cartee, Mr. Donald Nesmith, Mr. Everett Kennedy, Mr. Jim Anderson, and Mr. Joey Maxwell. Mr. Wayne Brannen and Mr. Jimmy Lanier will be added to the list. Commissioner Smith stated that one to two more people who are property owners in the AG-5 area needed to be added to the list in order to be represented fairly since they are the ones directly impacted. Commissioner Tankersley suggested Ms. Diana Strickland, who is a farmer. Commissioner Simmons suggested Mr. Clarence Prince, who is a farmer. These two names will also be added to the committee pending acceptance by the appointees. Commissioner Smith offered a motion to approve the names for the AG-5 committee. Commissioner Gibson seconded the motion and it carried unanimously.

First item under New Business was an agreement for the Bulloch Telephone Cable Franchise. Commissioner Simmons offered a motion to approve the agreement for the Bulloch Telephone Cable Franchise. Commissioner Tankersley seconded the motion and it carried unanimously. Commissioner Smith abstained from voting because of conflict of interest. See exhibit #2005 - 42.

Second item under New Business was a resolution certifying local match for the Lake Collins CDBG project. Mr. Couch stated that a public hearing was held last night in Portal. The general consensus among the citizens was to go through with the application after everything was explained to them in detail. The county is applying for \$500,000 in CDBG funds for streets and drainage improvements in the Lake Collins target area for Lotts Creek Road, Brenda Road and Lakeside Drive. The estimated cost of construction is \$586,395.95. The county will match \$86,395.95 and leverage the project by paving an additional 1.9 miles of road leading to the project at an estimated cost of \$1,331,974.00. However, this cost should be substantially lowered by the use of county forces and plans to get state aid on the leveraged roads. Commissioner Tankersley offered a motion to approve the resolution for CDBG project. Commissioner Simmons seconded the motion and it carried unanimously. See exhibit #2005 - 43.

Third item under New Business was a resolution for the Statesboro annexation. The City of Statesboro has submitted a petition for annexation for a parcel of land using the 100% method. Mr. and Mrs. Biff Thompson own the property. About 2/3 of the tract is already within the city limits. Commissioner Smith offered a motion to approve the resolution authorizing the annexation. Commissioner Gibson seconded the motion and it carried unanimously. See exhibit #2005 - 44.

Fourth item under New Business was a bid for a new computer network file server. Mr. Lee Eckles stated that their file server was in need of being replaced. Through a diagnostic review, they found out the system had not backed up the data for over a year. The money is already budgeted for the item. A notice was sent out and only one vendor, Wiggins, responded with a quote of \$13,968. The cost includes labor and installation. Commissioner Gibson offered a motion to approve the bid of Wiggins for \$13,968 to replace the file server for the billing system. Commissioner Smith seconded the motion and it carried unanimously.

Last item under New Business was a bid for two turnstile entrances to the Splash in the Boro. Mr. Rollins stated that approximately 90,000 people attended the park last year. The turnstiles will help control the crowd to avoid overcrowding as well as keep count of attendees. A notice was sent out and three responded. Mr. Rollins recommended accepting the bid of Perry Turnstiles for \$5,026. Mr. Couch asked if service calls would be included. Mr. Rollins stated that representatives were located in Atlanta and would be only a day away from doing maintenance and repairs. Commissioner Thompson asked why the handicap gate was left off. Mr. Rollins stated they could put the gate in cheaper using PVC gating. Commissioner Jackson offered a motion to approve the bid to Perry Turnstiles for \$5,026. Commissioner Thompson seconded the motion and it carried unanimously.

Chairman Nevil asked if there were any comments from the public or the commissioners.

Commissioner Tankersley stated she attended a workshop yesterday. The GA Planning Association will be receiving a \$10,000 grant from Department of Community Affairs to provide training programs for Planning & Zoning Commissions and the Bulloch County Commissioners have been invited to attend the training, if desired.

Commissioner Simmons stated he received a letter from the Director of Concerted Services asking for support to keep funding at the same level of last year for CSBG programs. Commissioner Simmons asked the Staff Attorney to draft a letter to the congressional representatives in support of the funding for the programs on behalf of the Board.

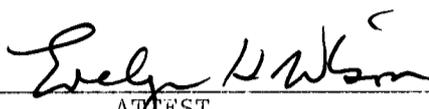
Mr. Couch introduced Mr. Jack Bryant as the new Capital Projects Director.

Chairman Nevil stated that the Great American Cleanup and the Relay for Life was a great success.

Chairman Nevil stated that an Executive Session was needed to discuss personnel matters and potential litigation. Commissioner Jackson offered a motion to go into Executive Session to discuss personnel matters and potential litigation. Commissioner

Gibson seconded the motion and it carried unanimously. Commissioner Gibson, Commissioner Jackson, Commissioner Simmons, Commissioner Smith, Commissioner Tankersley, and Commissioner Thompson voted in favor of the motion. See exhibit #2005 - 45.

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



 ATTEST



 J. Garrett Nevil

May 3, 2005
Statesboro, GA

The Board met at 6:00 p.m. in the Community Room of the North Main Annex.

Chairman Nevil welcomed the guests and called the meeting to order. Commissioner Gibson gave the invocation and the pledge of allegiance.

Ms. Evelyn Wilson, Clerk of the Board, performed the roll call of commissioners and staff. The following commissioners and staff were present: Chairman Nevil, Commissioner Gibson, Commissioner Jackson, Commissioner Simmons, Commissioner Smith, Commissioner Tankersley, Commissioner Thompson, County Manager Thomas Couch, Deputy Clerk Regina Smith, and Zoning Administrator Cheryl Tatum. Parliamentarian and Staff Attorney Jeff Akins was absent.

Chairman Nevil asked for a motion to approve the General Agenda. Mr. Couch stated that four items needed to be added to the agenda. Under the Consent Agenda, an entertainment contract with Hushpuppies for the Firecracker Fest needed to be added. Under Old Business was the list for the Ag-5 committee. Under New Business was a resolution for an administrative variance fee. Also, Mr. Allen Muldrew asked to be added to New Business. Commissioner Smith offered a motion to approve the General Agenda with the four additions. Commissioner Gibson seconded the motion and it carried unanimously.

The first order of business was the approval of the minutes for the meeting on April 19, 2005. Commissioner Gibson offered a motion to approve the minutes of April 19, 2005. Commissioner Simmons seconded the motion and it carried unanimously.

Next item on the agenda was the Public Hearing for zoning matters. Chairman Nevil asked Ms. Cheryl Tatum, Zoning Administrator, to present the zoning items.

Ms. Tatum stated Jack Brannen has filed the application with the Bulloch County Zoning Department requesting a rezone from AG-5 (Agricultural-5 acres) to R-40 (Residential-40,000 square foot lots) on approximately 1.37 acres out of a 231.25-acre parcel. The intent of this rezone is to convey a house and 1.37 acres to a farm employee.

The property is located on Clifton Road. The Planning and Zoning Commission unanimously recommended denial of the rezone request. One signed up to speak in opposition to the request. Mr. Brannen was present to make the presentation. Mr. Brannen stated that the home has been on the property for the past 40 to 50 years. He felt that the area should have been zoned R-40 from the start. He stated that it has been done before with other people property. The house has road frontage. The reason for the rezone is to deed an acre of land with the house to an employee to fix up the house and live in it.

Dr. Ruth Green spoke against the request. She stated that the area in question is encircled by AG-5. She owns the property across the road. The septic tank doesn't work and several people have moved out of the house. She would like to see the property cleaned up though.

Commissioner Simmons asked if they were cited for code violations. Ms. Tatum stated that the applicant was not cited because they were not aware of the violations at the time of the application. Currently, the violations are still on the property.

Commissioner Thompson stated that the pictures are a true representation of the condition of the property. He asked Mr. Brannen if the property was not rezoned, what would be the plans for it. Mr. Brannen stated that the minimal amount of work would be done to bring the house up to code. Commissioner Thompson stated that the house cannot take occupancy until the work is finished.

Commissioner Smith asked for the violations on the property. Ms. Tatum stated that old tires along with the roof were violations. Mr. Newman has a list of all the violations.

Commissioner Jackson asked where does the employee currently reside at. Mr. Brannen stated that he lives in a mobile home on the property. Commissioner Jackson asked if the land would be deeded to the employee. Mr. Brannen stated that it would.

Commissioner Tankersley stated that he needed to ensure there was no contamination of the well and septic tank. Mr. Brannen stated that he would help with whatever needed to be done.

Mr. Couch stated that the decision should be based on land use consideration and not building code issues. He asked if the area has been surveyed and Mr. Brannen stated that it has. Mr. Couch asked what was the reasoning for rezoning the area to R-40. If the house is brought up to code, then one can move in. Rezoning to R-40 could open a floodgate for others.

Mr. Brannen stated that the purpose of the rezoning was to give the employee one acre, not five acres, of land. The employee didn't want nor need that much land. Commissioner Smith stated that in order to entice employees to stay, you have to offer affordable housing.

Commissioner Jackson asked Mr. Brannen if he ever thought of demolishing the house and building one that is economical. Mr. Brannen stated that he felt the building was already economical and the idea of demolition was not entertained.

Commissioner Smith offered a motion to approve the rezone request with the following conditions: (1) all violations are to be cleared up prior to approval of plat recording; (2) must be brought up to the Clean Community Ordinance, Building Codes and Housing Codes; (3) have a 12-month period to comply, if not, the rezone becomes null and void. Commissioner Thompson seconded the motion and it carried unanimously.

Ms. Tatum stated that Jimmy Dodgen has filed the application with the Bulloch County Zoning Department, requesting a rezone from R-40 (Residential-40,000 square foot lots) to HC (Highway Commercial) on approximately 3 acres. The intent of the rezone is to build rental warehouse space for service oriented businesses. He is also requesting a conditional use permit to allow the existing residence to remain on the property. The property is located on Highway 80 West. The Planning and Zoning Commission recommended approval of the rezone request and conditional use request with the following conditions: (1) DOT approval is required; (2) the property must meet the Local Fire Departments requirements for storage of materials; (3) drainage plan must be provided to and accepted by the County Engineer; (4) the warehouses are for storage space only, not for offices or transactions of any goods or services; (5) the natural buffer toward the rear of the property must be maintained; (6) a buffer of 25 feet is required on the residential side of the property. This buffer shall meet the screening requirements in Section 407 of the Bulloch County Zoning Ordinance; (7) all driveway aprons, service areas, and primary parking shall be paved; (8) during and after construction, the driveway entrance and exit must be stabilized with either gravel or pavement; and (9) there shall be only one freestanding sign permitted. There shall be no other signage or advertising signs. Ms. Tatum read a letter she received from the DOT stating that only one access point will be allowed to serve this parcel due to spacing requirements. The access must be a right in / right out drive, 24' wide with 35' radiuses. The drive will need to be located in approximately the same location as the existing drive. No deceleration lane is required at this time. No one signed up to speak in opposition of the request. Mr. Dodgen was present to make the presentation.

Mr. Dodgen stated that he purchased the property 2 months ago. After talking to quite a few people, including his son, he found there was need for a facility of this type. The building would have 6 bays in it. Workers would drive their cars there, get in their work trucks and leave to do the work, and return in the evening to switch vehicles and leave. There would be no actual commercial traffic coming in and out. The wetlands have been approved by the Corp of Engineers and a road would be put in.

Commissioner Tankersley asked Mr. Dodgen if he was aware of the recommendations by the staff. He stated that he was and there would be no problems in adhering to them.

Commissioner Simmons offered a motion to approve the rezone request with the conditions as stated above and the conditional use request. Commissioner Tankersley seconded the motion and it carried unanimously.

Ms. Tatum stated Joseph Williams has filed the application with the Bulloch County Zoning Department, requesting a rezone from AG-5 (Agricultural-5 acres) to R-40 (Residential-40,000 square foot lots) on approximately 5.19 acres. The intent of the rezone is to allow his son to remain on the property. Mr. Williams previously had a medical hardship approved but this has expired due to the death of his parents. The property is located on Nevils Daisy Road. The Planning & Zoning Commission has no recommendation on the rezone request. No one signed up to speak in opposition of the request. Mr. Williams was present to make a presentation.

Mr. Williams stated that he brought the property in 1973 and he wanted to keep his kids in mind so they could stay on the property. The mobile home would be for his son only.

Commissioner Jackson asked if the property was adjacent to a poultry farm. Mr. Williams stated that they are about 100 yards from an old poultry farm.

Commissioner Jackson asked why Mr. Williams was denied the first time around. Ms. Tatum stated the land use plan didn't support the rezone request.

Commissioner Tankersley stated that there were other R-40 tracts around him.

Ms. Tatum stated that if rezoned, all mobile homes would have to meet code and a new plat would be needed. If not, then the third mobile home has to come off the land but the other two can stay as is.

Commissioner Thompson asked what the ages of the homes were. Mr. Williams stated that one was a 1972 home and the other two were bought in the 1980s.

After further discussion, Commissioner Simmons offered a motion to postpone the rezone request. Commissioner Tankersley seconded the motion and it carried unanimously.

Ms. Tatum stated that Mark & Dana Evans have filed the application with the Bulloch County Zoning Department, requesting a rezone from R-40 (Residential-40,000 square foot lots) to AG-5 (Agricultural-5 acres) on approximately 14.86 acres. The intent of the rezone is to allow them to have horses and cows on their property. The property is located on Old Hardy Place Road. The Planning & Zoning Commissioner unanimously recommended approval of the rezone request. No one signed up to speak in opposition to the request. Mr. Evans was present to make a presentation.

Mr. Evans stated that they have a Bermuda pasture and would like to place horses and cows on the property.

Commissioner Jackson offered a motion to approve the rezone request. Commissioner Gibson seconded the motion and it carried unanimously.

Ms. Tatum stated that Simuel Young has filed the application with the Bulloch County Zoning Department, requesting a rezone from AG-5 (Agricultural-5 acres) to R-25 (Residential-25,000 square foot lots) on approximately one (1) acre. The intent of the rezone is to divide the property in half and build another residence on the other parcel. The property is located on Williams Road. The Planning & Zoning Commission unanimously recommended approval of the rezone request. No one signed up to speak in opposition to the request. Ms. Tatum stated that this rezone request needed to be

withdrawn from the agenda. Mr. Young was informed by the health department of some things that he couldn't do. Commissioner Smith offered a motion to withdraw the request. Commissioner Tankersley seconded the motion and it carried unanimously.

Ms. Tatum stated that Don Marsh, as agent for the G. Terrell Beasley Estate, has filed the application with the Bulloch County Zoning Department, requesting a rezone from AG-5 (Agricultural-5 acres) to R-3 Multi-Family Residential) on approximately six (6) acres. The intent of the rezone is to develop a multi-family gated community. The property is located on Burkhalter Road and Josh Hagin Road. The Planning & Zoning Commissioner unanimously recommended approval of the rezone request with the following conditions: (1) a traffic impact study performed by qualified personnel shall be provided at the time of sketch plan application that shall include the following information: (a) a total number of AM (7:30-8:30) and PM (5:00-6:00) trips generated; (b) a 24 hour directional traffic count at the access point and at the intersection of Pretoria rushing and Burkhalter Road; (c) address the need for safety improvements such as shoulder widening, signalization and signage; (d) whether the roadway segments serving the development is designed to meet the demand for the proposed use; (2) the setback on the left side shall be increased to 25 foot instead of the 20 foot shown on the plan; and (3) the well shall be moved between Lots 6 & 7 (the entire radius) to allow for future intersection changes at Burkhalter and Josh Hagin Road. On person signed up to speak in opposition to the request. Mr. Marsh was present to make the presentation.

Mr. Marsh stated that 40 townhouses would be built and sold. The development would be as far from the road as possible with a buffer all the way around it. This would be an upscale residential neighborhood. It would have a central drainage field.

Commissioner Tankersley asked for the price range of the town homes. Mr. Marsh stated that would sell them for around \$130,000.

Mr. Merville Cunbabotch spoke against the request. He stated that he was speaking on behalf of the residents of Burkshire. They agree with the staff on why the rezone should not be approved. This would implicate a precedent. If granted, then the road would become a 5-way intersection. They asked that the developers move the road entrance if the rezone is approved.

Commissioner Tankersley stated that there was no entrance on the unpaved road behind it.

Mr. Couch stated that a traffic study must be submitted with the sketch plan. Ms. Tatum stated that the development across the road, which is Picket Fences, was done prior to rezoning and was rezoned to R-3 so that Mr. Nesmith could deed the units to his children.

Commissioner Tankersley offered a motion to approve the rezone request with the conditions stated above. Commissioner Thompson seconded the motion and it carried unanimously.

Ms. Tatum stated that John Lavender has filed the application with the Bulloch County Zoning Department, requesting a rezone from R-2 (Two Family Residential) and MHP (Mobile Home Park) to R-3 (Multi Family Residential) on approximately six (6)

acres out of a 20.2 acre parcel. The intent of the rezone is to build ten (10) two (2) unit townhouses on the property. The property is located on Pulaski Highway and Pulaski Point Drive. The Planning & Zoning Commissioner unanimously recommended approval of the rezone request with the following conditions: (1) a side yard setback of 25 foot is required; (2) a planted buffer according to the regulations found in Section 407 of the Bulloch County Zoning Ordinance shall be followed. These buffers must be established and approved prior to the issuance of any building permits. The buffers should be placed at the following locations: (a) along Pulaski Highway, (b) the side property line adjacent to Lot #1; and (c) along Pulaski Point Drive. No one signed up to speak in opposition to the request. Mr. Lavender was present to make the presentation.

Mr. Lavender stated that he wanted to build 10 duplexes on the property and sell them within the price range of \$150,000.

Commissioner Simmons offered a motion to approve the rezone request with the conditions stated above. Commissioner Jackson seconded the motion and it carried unanimously.

Ms. Tatum stated that Jerry Jennings, as agent for Nell Ferrell & Kevin Creasy, has filed the application with the Bulloch County Zoning Department, requesting a conditional use permit to allow a retail center and a home center to be put on the property. The property is located on Highway 301 south and consists of approximately 3.0 acres. The Planning & Zoning Commission unanimously recommended approval of the conditional use with the following conditions: (1) a minimum of two (2)-8 cubic yard containers, located on a concrete pad with truck access, will be required for solid waste disposal; (2) DOT review is pending. All requirements set forth by the GADOT shall be followed. Also, intersection improvements that are recommended by the DOT shall be performed and the cost borne by the developer; (3) all driveway aprons, service areas, and primary parking shall be paved; (4) if approved, off-street loading area shall be located in the rear of the building and be installed so that it does not reduce the amount of parking spaces required by the ordinance and any such area laying within 100 feet of a public street shall be screened as specified by County Code Section 407 of the Bulloch County Zoning Ordinance; (5) fire lanes are required in the front of the building; (6) a curb cut at a 180 degree angle with Langston Chapel Road would be required; (7) for aesthetics purposes all front and sides shall be brick, stucco or masonry; (8) there shall be one freestanding sign to identify the name of the shopping center and the businesses shall be in uniform construction quality of the building facades. All wall and canopy signs shall be consistent with the scale and design of the building; (9) contact the County Emergency Management Director prior to construction to verify any storage of hazardous wastes, if any; (10) during and after construction, the driveway entrance and exit must be stabilized with either gravel or pavement; (11) prior to construction, the County Road Department shall be consulted about proper safety signage along right-of-ways approaching the property; (12) all screening required shall meet the requirements of Section 407 of the Bulloch County Zoning Ordinance; (13) there shall be one parking space for each 200 square feet of gross floor area; and (14) given the level of proposed

impervious surface, if approved, the developer shall submit drawings and data by a certified engineer showing the proposed storm drainage system to be used for the site including outlets structure and detention areas. No one signed up to speak in opposition to the request. Mr. Jennings was present to make the presentation.

Mr. Jennings stated that he has no problems with the conditions that are required.

Commissioner Thompson offered a motion to approve the conditional use request with the conditions stated above. Commissioner Jackson seconded the motion and it carried unanimously.

Ms. Tatum stated that John Dotson, as agent for Ashley & Pam Milton, has filed the application with the Bulloch County Zoning Department, requesting a rezone from AG-5 (Agricultural-5 acres) to R-40 (Residential-40,000 square foot lots) on approximately 6.35 acres. The intent of the rezone is to build three (3) new rental homes on the property. The property is located on Bryan Court off of Cody Lane. The Planning & Zoning Commission unanimously recommended approval of the rezone request with the following conditions: (1) an easement down the eastern most line of Lot #4 of 60 foot should be reserved for the County for future roadway changes; and (2) the road shall be built to county standards. No one signed up to speak in opposition to the request. Mr. Dotson was present to make the presentation.

Mr. Dotson stated that the applicant bought the property 2 to 3 months ago. An existing residence and well is on the property. The well is sufficient to provide for all residences. The road will be graded and built to comply with standards.

Commissioner Simmons offered a motion to approve the rezone request with the conditions stated above. Commissioner Gibson seconded the motion and it carried unanimously.

Sign-in sheets for zoning issues are shown as Exhibit #2005 – 46.

Under the Consent Agenda were the following items for consideration: (1) a contract with Party Harbor for \$2,600 for movie screen rentals – see exhibit #2005 – 47; (2) a bid for a black chain fence from Morris Fence Co. in the amount of \$4,990 for the Aquatic Center – see exhibit #2005 - 48; (3) a proposal from ThorGuard for a lightning prediction system in the amount of \$7,250; (4) a computer bid from Wiggins Office Equipment in the amount of \$3,137 for the Recreation Department; (5) a computer bid from Wiggins Office Equipment in the amount of \$8,700 for the Probate Court; (6) a resolution for surplus various vehicles & equipment – see exhibit #2005 - 49; (7) a drainage easement for Ogeechee Area Hospice – see exhibit #2005 - 50; (8) board appointments to the Bulloch County Alcohol & Drug Council – Ms. Carol Powell, Mr. Eugene Natson, and Dr. Bobby Mooney; and (9) an entertainment contract with Hushpuppies for the Firecracker Fest in the amount of \$2,400.00 – see exhibit #2005 - 51. Concerning the drainage easement, Commissioner Smith asked if it would cross the proposed road for Granada Street. Mr. Couch stated that it would but this would be only temporary relief until further determination of the use of our property. Concerning the fence for the Aquatic Center, Commissioner Thompson asked if the fence would have to come down when the dome goes up again. Mr. Couch stated that it wouldn't but that

condition could be mentioned to the vendor. The fence use is to segregate circulation. From what he could see, there should be sufficient room to put up the fence. Commissioner Smith offered a motion to approve the Consent Agenda. Commissioner Simmons seconded the motion and it carried unanimously.

Under Old Business was the AG-5 committee. Mr. Couch stated that the list contained 14 names with one slot opened. Mr. Tatum stated that she tried to call Mr. Clarence Prince but hasn't been able to make contact with him. It was stated that the last slot would remained opened for Mr. Prince. If he was not responsive to the offer, then someone else could fill the slot.

Under New Business was a resolution to adopt a fee for administrative zoning variances for the development services division. The new proposed fee is \$50.00 per application. Commissioner Tankersley offered a motion to approve the resolution. Commissioner Simmons seconded the motion and it carried unanimously. See exhibit #2005 - 52.

Last item under New Business was a brief presentation from Mr. Allen Muldrew. Mr. Muldrew stated that he is the Executive Director of the Interstate Highway Development Association. He stated that the association was trying to make new interstate highways a reality for Georgia. The highways, especially I-3, would have a large economic impact on Bulloch County. The association is requesting the County's support by offering office space. They would like any available space at the Agriculture Center as a gift in kind for 12 months, and then reevaluate at the end of that time. Mr. Muldrew stated that the State gave them seed money to get started but the money to pay for operating expenses would come from membership fees.

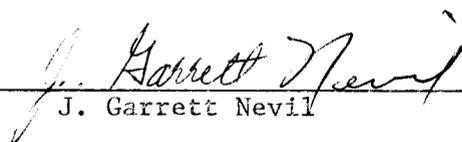
Mr. Couch recommended structuring a lease agreement for a year and reevaluating the situation after a year to see if it is worth the investment. The Board concurred with the recommendation.

Chairman Nevil asked if there were any comments from the public. A gentleman asked the Board to consider paving Jerry Hall road. In the past, a petition has been signed by all residents except two. Currently, dump trucks are tearing up the road and everyday the road is becoming more impassable. Commissioner Thompson stated that he met with one of the owners who would not sign the petition. The owner sold the property and the new owner stated that he would sign the petition. Chairman Nevil assured the gentleman that the Board would look into it.

Chairman Nevil asked if the Board and staff had any comments or announcements. Commissioner Simmons offered a motion to adjourn the meeting. Commissioner Tankersley seconded the motion and it carried unanimously.



 ATTEST



 J. Garrett Nevil

May 17, 2005
Statesboro, GA

The Board met at 8:30 a.m. in the Community Room of the North Main Annex.

Chairman Nevil welcomed the guests and called the meeting to order. Commissioner Smith gave the invocation and the pledge of allegiance.

Ms. Evelyn Wilson, Clerk of the Board, performed the roll call of commissioners and staff. The following commissioners and staff were present: Chairman Nevil, Commissioner Gibson, Commissioner Simmons, Commissioner Smith, Commissioner Tankersley, Commissioner Thompson, County Manager Thomas Couch, Parliamentarian and Staff Attorney Jeff Akins, and Deputy Clerk Regina Smith. Commissioner Jackson was absent.

Chairman Nevil asked for a motion to approve the General Agenda. Mr. Couch stated that an employment contract needed to be added to the Consent Agenda and land acquisition needed to be added to the Executive Session. Commissioner Simmons offered a motion to approve the General Agenda with the two additions. Commissioner Tankersley seconded the motion and it carried unanimously.

The first order of business was the approval of the minutes for the regular meeting on May 3, 2005. Mr. Jeff Akins stated that an exhibit needed to be added to the minutes for the black chain-link fence at the Aquatic Center. Commissioner Gibson offered a motion to approve the minutes of the regular meeting on May 3, 2005, with the correction. Commissioner Smith seconded the motion and it carried unanimously.

Next item on the agenda were the monthly staff reports. Mr. Couch stated that reports for the Recreation Department and the Aquatic Center would be mailed out. Commissioner Tankersley offered a motion to approve the monthly reports. Commissioner Simmons seconded the motion and it carried unanimously.

Under the Consent Agenda were the following items for consideration: (1) a resolution authorizing the sale & conveyance of property – see exhibit #2005 - 53; and (2) a renewal of the county extension personnel contract – see exhibit #2005 - 54. Commissioner Simmons offered a motion to approve the Consent Agenda. Commissioner Gibson seconded the motion and it carried unanimously.

There were no items under Old Business.

First item under New Business was the ordinance concerning the cable television franchise. Mr. Howell, a consultant, made a presentation to the Board. He discussed the reasons for having an ordinance in place. Mr. Couch asked about the likelihood of doing periodic amendments. Mr. Howell stated that the State of Georgia does not get involved. The ordinance will allow amendments with the Federal rules. After more discussion, Commissioner Gibson recommended that the adoption of this ordinance be postponed in order to allow the Board to fully review it and ask any questions they may have. The commissioners concurred.

Second item under New Business was a report on the water & sewer study from Stevenson & Palmer Engineering. Mr. John Desselle made a presentation to the Board.

He gave a brief explanation for the purpose of the report. The study covered the area on Highway 80 towards Brooklet and Highway 67. Under the sewer overview, he stated that a centralized approach would cost \$63 million and a de-centralized approach would cost \$44 million. Under the water overview, the initial phase would cost \$4.5 million. Mr. Desselle spoke about the collaboration between the County and the City. His final recommendation was the construction of Phase I for water, which cost \$4.5 million. The funding could come from SPLOST. He also stated that if the County used GEFA funding, the monthly water rates would increase. Commissioner Smith stated that he thought the study was to include the industrial area on 301. Mr. Couch stated that at the discretion of the Board, the scope could be extended to include the industrial area and felt Stevenson & Palmer would be willing to comply. Commissioner Thompson asked what did the estimate of \$4.5 million include. Mr. Desselle stated that the cost was for infrastructure, in which pipelines would connect wells and distribute water. Commissioner Simmons agreed with Commissioner Smith in that the study was to include the industrial park. Mr. Couch stated that with the existing data, it could be further updated if the Board was willing to consent. A scope could be added to the service of the contract. Mr. Couch stated that the staff would get with the S & P consultants and determine the extra scope of the study and figure out a cost estimate to extend the contract given the initial scope and it would be brought back to the Board for consideration and action. Mr. Desselle stated they would be willing to extend the study to that area and determine the cost.

Chairman Nevil asked if there were any comments from the public or the commissioners.

Mr. Couch stated that the budget process was still underway. The budget interviews have been concluded and he would like to hold a workshop. Everyone agreed to hold a budget workshop on Wednesday, June 1, 2005, at 9:00 a.m.

Chairman Nevil stated that an Executive Session was needed to discuss personnel matters, potential litigation, and land acquisition. Commissioner Smith offered a motion to go into Executive Session to discuss personnel matters, potential litigation, and land acquisition. Commissioner Simmons seconded the motion and it carried unanimously. Commissioner Gibson, Commissioner Simmons, Commissioner Smith, Commissioner Tankersley, and Commissioner Thompson voted in favor of the motion. See exhibit #2005 - 55.

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

Evelyn B. Wilson
 ATTEST

J. Garrett Nevil
 J. Garrett Nevil

June 7, 2005
Statesboro, GA

The Board met at 6:00 p.m. in the Community Room of the North Main Annex.

Chairman Nevil welcomed the guests and called the meeting to order. Commissioner Jackson gave the invocation and the pledge of allegiance.

Ms. Evelyn Wilson, Clerk of the Board, performed the roll call of commissioners and staff. The following commissioners and staff were present: Chairman Nevil, Commissioner Gibson, Commissioner Jackson, Commissioner Simmons, Commissioner Tankersley, Commissioner Thompson, County Manager Thomas Couch, Deputy Clerk Regina Smith, and County Planner Andy Welch. Commissioner Smith and Parliamentarian and Staff Attorney Jeff Akins were absent.

Chairman Nevil asked for a motion to approve the General Agenda. Mr. Couch stated that two items needed to be added to the agenda. Under New Business, Mr. Welch was to do a presentation concerning flood zone administration. Under Executive Session, personnel matters needed to be added. Commissioner Tankersley offered a motion to approve the General Agenda with the two changes. Commissioner Simmons seconded the motion and it carried unanimously.

The first order of business was the approval of the minutes for the regular meeting and executive session on May 17, 2005. Commissioner Gibson offered a motion to approve the minutes of May 17, 2005. Commissioner Jackson seconded the motion and it carried unanimously.

Next item on the agenda was the Public Hearing for zoning matters. Chairman Nevil asked Mr. Andy Welch, County Planner, to present the zoning items.

Mr. Welch stated Joseph Williams has filed the application with the Bulloch County Zoning Department requesting a rezone from AG-5 (Agricultural-5 acres) to R-40 (Residential-40,000 square foot lots) on approximately 5.19 acres. The intent of this rezone is to allow his son to remain on the property. Mr. Williams previously had a medical hardship approved but this has expired due to the death of his parents. The property is located on Nevils Daisy Road. This was tabled at the last Board of Commissioners meeting. The Planning and Zoning Commission did not recommend a motion on the rezone request. No one signed up to speak in opposition to the request. Mr. Williams was not present to make the presentation.

Commissioner Jackson asked if Mr. Williams was fully aware of all steps needed to be taken. Mr. Welch stated that he wasn't sure if a letter was sent to Mr. Williams after the last meeting detailing the requirements. Commissioner Gibson asked if Mr. Williams could come back in the future and ask for the same request. Mr. Welch stated that he could.

Commissioner Tankersley offered a motion to deny the rezone request. Commissioner Simmons seconded the motion and it carried unanimously.

Mr. Welch stated that Billy Blanton has filed the application with the Bulloch County Zoning Department, requesting a conditional use permit to allow the existing building to be divided into three (3) retail rental spaces. The property is located on

Highway 67 and consists of approximately 2.26 acres. The Planning and Zoning Commission recommended approval of the conditional use request with the following conditions: (1) a minimum of a 6 cubic yard container located on a concrete pad will be required for solid waste disposal; (2) DOT review is pending. All requirements set forth by the GADOT shall be followed; (3) if approved, a building permit cannot be issued until there is an approved site plan showing all of the parking when it is known what the future businesses will be; (4) all driveway aprons, service areas, and primary parking shall be paved; (5) Health Department approval must be obtained prior to another business operating in this building; and (6) if approved, off-street loading area shall be installed that does not reduce the amount of parking spaces required by the ordinance and any such area laying within 100 feet of a public street shall be screened as specified by County Code Section 407 of the Bulloch County Zoning Ordinance. No one signed up to speak in opposition to the request. Mr. Blanton was present to make the presentation.

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

Mr. Welch stated Mable Sanders has filed the application with the Bulloch County Zoning Department, requesting a conditional use permit to allow multiple uses on one (1) parcel of land. She would like to utilize an existing dance studio on the property. The property is located off Highway 301 South on Morgan Way and consists of approximately 1.01 acres. The Planning & Zoning Commission recommended approval of the rezone request with the following conditions: (1) a minimum of one (1) 6 cubic yard container located on a concrete pad with truck access, will be required for solid waste disposal; (2) all driveway aprons, service areas, and primary parking shall be paved; (3) if approved, off-street loading area shall be located in the rear of the building and be installed so that it does not reduce the amount of parking spaces required by the ordinance (22 spaces plus 1 handicap space) and any such area laying within 100 feet of a public street shall be screened as specified by County Code Section 407 of the Bulloch County Zoning Ordinance; (4) fire lanes are required in the front of the building; (5) during and after construction, the driveway entrance and exit must be stabilized with either gravel or pavement; (6) prior to construction, the County Road Department shall be consulted about proper safety signage along right-of-ways approaching the property; and (7) all violations must be resolved prior to the Board of Commissioners meeting. No one signed up to speak in opposition to the request. Mr. Richard was present to make a presentation.

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

Mr. Welch stated that Stephen Rushing, as agent for Carroll Baird & Christopher Dye, has filed the application with the Bulloch County Zoning Department, requesting a rezone from AG-5 (Agricultural-5 acres) to R-25 (Residential-25,000 square foot lots) on approximately 51.30 acres. The intent of the rezone is to develop a single-family

subdivision. The property is located on Maria Sorrell Road. The Planning & Zoning Commission unanimously recommended approval of the rezone request with the following conditions: (1) a traffic study performed by a licensed engineer would be required prior to sketch plan application consisting of: (a) an estimate of total number of AM (7:30 – 8:30) and PM (5:00 – 6:00) peak hour trips; (b) a 24-hour directional traffic count on a typical weekday; (c) assess the need for a decel lane and taper using GADOT standards where the expense of any such improvements shall be borne by the developer; (2) to enhance the traffic safety and ease of entry for public safety vehicles, the following is required: (a) internal access for all lots with no individual lot access from Maria Sorrell Road; (b) provide two (2) access points or an acceptable alternative would allow for one access point linked to a continuous loop road to provide secondary egress; and (3) only site built homes will be allowed. Four people signed up to speak on the request. Mr. Rushing was present to make a presentation.

Mr. Rushing stated that the surrounding areas are zoned R-25. The development will have a community water system and a paved road. There are approximately 50 lots in the development with each home measuring between 1400 – 1800 square feet. It will take 3 to 5 years to fully development the subdivision. There will be little impact on the property values to adjoining land owners.

Mr. Mike Sorrell spoke on the request. He stated that he was neither for nor against the rezone. He asked that the developers show a little respect towards the other land owners in the area and ask that they hold up the promises that were made to them. The land has a historical value to the family.

Ms. Shannon Sorrell spoke on the request. She stated that she would like to be able to ride her horses in the area.

Ms. Deloria Johns spoke against the request. She stated that she was against the rezone but if it was passed, that the developers would treat the surrounding land owners fairly. She also stated that she would like to purchase the grove of trees that surround her land from the developers if they would be willing to lower the cost per acre.

Commissioner Simmons offered a motion to approve the rezone request with the conditions stated above. Commissioner Tankersley seconded the motion and it carried unanimously.

Mr. Welch stated that Joey Maxwell, as agent for John & Paula McCormick, has filed the application with the Bulloch County Zoning Department, requesting a rezone from AG-5 (Agricultural-5 acres) to R-25 (Residential-25,000 square foot lots) on approximately 59.75 acres. The intent of the rezone is to develop a single-family subdivision. The property is located at the intersection of Rushing Road and Shaw Road. The Planning & Zoning Commission unanimously recommended denial of the rezone request. The staff recommended approval of a rezone to R-25 with the following conditions: (1) a traffic study performed by a licensed engineer would be required prior to sketch plan application consisting of; (a) an estimate of total number of AM (7:30 – 8:30) and PM (5:00 – 6:00) peak hour trips; (b) a 24 hour directional traffic count on a typical weekday; (c) assess the need for a decel lane and taper using GADOT standards where

the expense of any such improvements shall be borne by the developer; (2) to enhance traffic safety and ease of entry for public safety vehicles, the following is required: (a) internal access for all lots with no individual lot access from Rushing Road; (b) provide two (2) access points or an acceptable alternative would allow for one access point linked to a continuous loop road to provide secondary egress; (3) the 4,681 square feet located behind Mr. & Mrs. McCormick's house will have to either be attached to their parcel or included in the road right-of-way; (4) a dry hydrant and an easement shall be provided with access of at least 30 feet reserved for the county between Lots 13 & 14; and (5) further subdivision of property of Lots 13 through 17 and the two (2) designated out parcels is prohibited. No one signed up to speak in opposition to the request. Mr. Gerald Edenfield was present to make the presentation.

Mr. Edenfield stated that the subdivision would be called Black Creek Run Subdivision. The land has been farmed for years but the owners now see it as not being economically feasible to continue. There will be approximately 42 lots with the houses ranging in values of \$150,000 - \$200,000. Out of the 59.75 acres, only 30 acres of farmland is being used. The subdivision is located 2 miles from Brooklet and 1.5 miles from Johnson Run.

Commissioner Jackson asked if there was a grandfather clause for farms in the Official Code of Georgia Annotated. Mr. Edenfield stated that farms are protected by law.

Mr. Chap Cromley spoke against the request. He stated that he owns the property across the road. He also stated that the immediately surrounding area is all AG-5. He presented 5 letters from surrounding land owners that were against the rezone. He also presented information concerning the soil types that the subdivision would be built on.

Commissioner Tankersley asked if the surrounding land is actively farmed. Mr. Cromley stated that all the land surrounding the tract is currently farmed.

Commissioner Simmons offered a motion to deny the rezone request. The motion died for a lack of second.

Commissioner Tankersley offered a motion to postpone the request so that the Board may have time to study the information that was presented to them tonight. Commissioner Gibson seconded the motion and it carried with a 4 to 1 vote. Commissioner Simmons voted against the motion.

Sign-in sheets for zoning issues are shown as Exhibit #2005 - 56.

Under the Consent Agenda were the following items for consideration: (1) a resolution for stop-loss insurance from Companion Life & International Specialty Underwriters - see exhibit #2005 - 57; (2) a resolution to approve the amendment & restatement of cafeteria plan-Section 125 flexible benefit plan - see exhibit #2005 - 58; (3) a capacity agreement for the Georgia Department of Corrections - see exhibit #2005 - 59; (4) approve the purchase of a portable light unit for \$8,195 for the Drug Suppression Team ; (5) approve the purchase of computers for \$5,410 for Tax Assessors; (6) approve the purchase of a gas powered pool vacuum for \$3,810 for the Splash park; (7) approve fireworks expenditure of \$15,000 for firecracker festival with Pyro Shows - see exhibit

#2005 - 60; and (8) board appointments to the Bulloch County development Authority – Mr. David Holland, Mr. Earl Williams, Mr. Earl Dabbs, and Mr. Mike Anderson. Commissioner Tankersley stated that she wanted to make it clear that the fireworks for the celebration were being paid for by donations. Commissioner Tankersley offered a motion to approve the Consent Agenda. Commissioner Simmons seconded the motion and it carried unanimously.

Under Old Business was a lease agreement with the Interstate Highway Development Association. Commissioner Simmons offered a motion to approve the lease agreement with the Interstate Highway Development Association. Commissioner Gibson seconded the motion and it carried unanimously. See exhibit #2005 - 61.

First item under New Business was the discussion on inmate excess loss medical insurance. Mr. Couch stated that the renewal quote was for the inmate excess loss medical insurance that covers inmates at the Bulloch County Jail and Correctional Institute. Plan 1 is the coverage the County currently has, which included a \$35,000 specific deductible per inmate and a \$500,000 limit of coverage per inmate. The medical insurance reimburses the County for a specific claim when it exceeds \$35,000 and reimburses a maximum of \$500,000 for a specific claim with an aggregate limit of \$750,000. The difference between Plans 1, 2, and 3 are in the amount of the specific deductible (\$35k, \$40k, and \$45k) and the corresponding reduction in premium for the higher specific deductibles. Last year's premium was \$16,031 based on an average daily inmate population of 183. This year's premium for the same coverage is \$18,524 based on an average daily inmate population of 203.

Commissioner Gibson offered a motion to approve the inmate excess loss medical insurance. Commissioner Tankersley seconded the motion and it carried unanimously.

Second item under New Business was the homeland security grant program. Mr. Couch stated that Mr. Ted Wynn made an application through the area three all hazards council requesting grant money for breathing apparatuses for the rural fire departments and rescue equipment for rescue. The money requires no matching funds and is made available through the federal office of Homeland Security. The grant monies were available through the 2004 Office of Domestic Preparedness. The total funded amount was \$141,140.

Commissioner Jackson offered a motion to approve the application for the homeland security grant. Commissioner Simmons seconded the motion and it carried unanimously. See exhibit #2005 - 62.

Third item under New Business was a proposal to buy heavy equipment under a lease buyback arrangement. Mr. Eddie Smith explained the method for scoring the equipment. The best proposal scores for the three motorgraders came from Industrial Tractor, but the demonstrator model provided was not the model specified. The best proposal scored for one tractor came from Yancey and the best proposal scores for one wheel excavator came from Yancey. He stated that Industrial Tractor came out on top because he had to give Yancey Brothers a zero for the delivery date. At the time, the

representative couldn't give a date but has since come back with one. He stated the pros and cons of the different companies.

Commissioner Thompson stated that he felt it was only right to go with the one that had the highest score and the lowest bid.

Mr. Smith was asked what would be his preference if he could choose and he stated that he prefers Yancey Caterpillars because their equipment holds their value longer and are more dependable even though they may cost more.

Commissioners Simmons and Jackson stated that they were relying on Mr. Smith's knowledge of the products since he uses them on a regular basis.

Commissioner Thompson reiterated the point that the items should be bought from the lowest bidder.

After a few more minutes of discussion, Commissioner Simmons offered a motion to accept the bids from Yancey Brothers. Commissioner Jackson seconded the motion and it carried with a 4 to 1 vote. Commissioner Thompson voted against the motion.

Last item under New Business was a presentation from Mr. Andy Welch concerning flood zone administration. He went over the flood insurance program that the County is involved with. He also went over the two flood zones, A and AE, and discussed the changes to occur. The main requirement in the flood administration would be that all subdivisions have to build from a base flood elevation.

Mr. Charles Brown stated that the requirement is already in the ordinance but it hasn't been upheld.

After reviewing the presentation, the Board concurred with the recommendation.

Chairman Nevil asked if there were any comments from the public.

Mr. Donald Logan asked to be placed on the next agenda to discuss the paving of Moore Road.

Chairman Nevil asked if the Board and staff had any comments or announcements.

Chairman Nevil stated that an Executive Session was needed to discuss potential litigation and personnel matters. Commissioner Gibson offered a motion to move into Executive Session to discuss potential litigation and personnel matters. Commissioner Simmons seconded the motion and it carried unanimously. Commissioners Gibson, Jackson, Simmons, Tankersley, and Thompson voted in favor of the motion. See exhibit #2005 - 63.

Mr. Couch reminded the Board that the budget workshop will be held tomorrow morning at 9 a.m.

Commissioner Simmons offered a motion to adjourn the meeting. Commissioner Gibson seconded the motion and it carried unanimously.

Evelyn H. Wilson
ATTEST
J. Garrett Nevil
J. Garrett Nevil

June 21, 2005
Statesboro, GA

Public Hearing

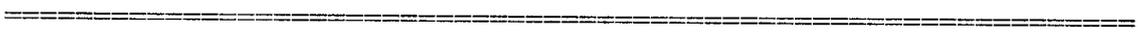
The Board met at 8:30 a.m. in the Community Room of the North Main Annex. Chairman Nevil, Commissioner Gibson, Commissioner Jackson, Commissioner Smith, and Commissioner Thompson were present. Commissioner Simmons and Commissioner Tankersley were absent.

Chairman Nevil welcomed the guests and called the meeting to order. He stated that this public hearing was for the proposed 2005 – 2006 budget.

Mr. Couch discussed the makeup of the budget and the areas/issues that were focused on, which were the following: internal and external issues, funding priorities by budget unit and function, general fund review, and a strategic cost reduction.

Chairman Nevil asked if the public would like to ask any questions or make any comments. Mr. Logan made a comment about the 19% that was allocated to the unincorporated area involving road pavement.

With there being no further discussion or questions, Chairman Nevil stated that the public hearing for the 2005 – 2006 budget was closed.



Regular Meeting

Chairman Nevil asked Commissioner Smith to give the invocation and the pledge of allegiance.

Ms. Evelyn Wilson, Clerk of the Board, performed the roll call of commissioners and staff. The following commissioners and staff were present: Chairman Nevil, Commissioner Gibson, Commissioner Jackson, Commissioner Smith, Commissioner Thompson, County Manager Thomas Couch, Parliamentarian and Staff Attorney Jeff Akins, Deputy Clerk Regina Smith, and County Attorney Charles Brown. Commissioner Simmons and Commissioner Tankersley were absent.

Chairman Nevil asked for a motion to approve the General Agenda. Commissioner Jackson offered a motion to approve the General Agenda. Commissioner Gibson seconded the motion and it carried unanimously.

The first order of business was the approval of the minutes for the regular meeting on June 7, 2005. Commissioner Gibson offered a motion to approve the minutes of the regular meeting on June 7, 2005. Commissioner Thompson seconded the motion and it carried unanimously.

Next item on the agenda were the monthly staff reports. Commissioner Gibson offered a motion to approve the monthly reports. Commissioner Thompson seconded the motion and it carried unanimously.

Under the Consent Agenda were the following items for consideration: (1) a consulting agreement with RWL benefits – see exhibit #2005 - 64; (2) a lease agreement with Pineland MH/MR/SA – see exhibit #2005 - 65; (3) a resolution for a proposed annexation – see exhibit #2005 - 66; and (4) board appointments: Ms. Karen David and

Mr. John Kohn to the Library Board and Ms. Roslyn Roesel to the DFACS Board. Commissioner Smith offered a motion to approve the Consent Agenda. Commissioner Jackson seconded the motion and it carried unanimously.

Under Old Business, Mr. Charles Brown reminded the Board about the McCormick rezone. He stated that a public hearing was not needed but the issue could only be tabled for 45 days instead of 60 days. The rezone must be decided upon at the 1st or 3rd Tuesday meeting in July. Letters will be sent out to the people who spoke at the first hearing.

Under New Business was a discussion on the financial audit proposal. Mr. Couch went over the 4 proposals that were received. Karp, Ronning and Tindol from Savannah scored the highest. The other three proposals were: Baird and Company from Augusta; Franklin, Mikell and Deal from Statesboro; and Dabb, McKman, Hill and Cannon from Statesboro. Commissioner Jackson asked how long has the current auditor been with the County. Ms. Wilson stated that they have been auditing for the County for at least 6 years. Commissioner Jackson asked if the firm in Savannah had another agency it audits in Statesboro that would cause a conflict. Mr. Couch stated that they do not. Commissioner Smith offered a motion to accept the proposal from Franklin, Mikell, and Deal. Commissioner Thompson seconded the motion and it passed with a 3 to 1 vote. Commissioner Jackson voted against the motion. See exhibit #2005 - 67.

Under public comments, Mr. Donald Logan spoke to the Board about the paving of Moore Road. Mr. Logan asked Ms. Hughes to speak to the Board. Ms. Hughes stated that the road was in critical condition and asked if the road could be paved from Old Portal Road to Pleasant Hill Road. Also, she asked if the intersection of Oak Lane and Moore Road could be cleared because the trees and shrubbery were limiting the visibility of seeing cars coming off of Oak Lane on to Moore Road.

Mr. Logan presented pictures of the area on Moore Road and Old Portal Road. He stated that the soil has filled up the ditches to where it is even with the road. The shoulder of the road is very soft from the soil buildup. Also, the road is being torn up from heavy dump trucks going back and forth to a pit located in the area.

Mr. Nevil stated the County would look into the matter and see what could be done to fix the problem.

Chairman Nevil asked if there were any comments from the public or the commissioners.

Chairman Nevil stated that an Executive Session was needed to discuss personnel matters. Commissioner Gibson offered a motion to go into Executive Session to discuss personnel matters. Commissioner Smith seconded the motion and it carried unanimously. Commissioner Gibson, Commissioner Jackson, Commissioner Smith, and Commissioner Thompson voted in favor of the motion. See exhibit #2005 - 68.

Chairman Nevil asked for any other business or comments. Mr. Couch stated that a meeting will be called on June 28 to adopt the budget. He also stated that the Board needed to discuss how to proceed with the old hospital building. Commissioner Gibson offered a motion to adjourn the meeting. Commissioner Smith seconded the motion and it carried unanimously.

Evelyn K. Warren
 ATTEST

J. Garrett Nevil
 J. Garrett Nevil

June 28, 2005
 Statesboro, GA

Called Meeting

The Board met at 8:30 a.m. in the Community Room of the North Main Annex. Chairman Nevil, Commissioner Gibson, Commissioner Jackson, Commissioner Smith, Commissioner Tankersley, and Commissioner Thompson were present. Commissioner Simmons was absent.

Chairman Nevil welcomed the guests and called the meeting to order. Chairman Nevil gave the invocation and pledge of allegiance.

Chairman Nevil stated that the meeting was called to adopt the Amended 2005 General Appropriation Budget and the 2006 General Appropriation Budget.

Mr. Couch stated that several areas would be amended for the remaining 2005 budget. The following departments would have an increase in their budget: (a) general fund will increase from \$21,794,086 to \$22,413,989; (b) emergency management agency will increase from \$25,262 to \$45,273 to reflect a grant received from hazard mitigation plan; (c) jail add-on fund will increase from \$155,000 to \$159,096; (d) drug education fund will increase from \$70,000 to \$76,059; (e) environmental management will increase from \$1,380,253 to \$1,484,690; (f) tourism will increase from \$10,500 to \$13,014; (g) aquatic center will increase from \$438,000 to \$837,000; (h) airport will increase from \$395,675 to \$498,092. All other remaining budgets will remain at or under the original budgeted figures. With regards to the FY 2006 budget, Mr. Couch commented on the cost of living increases, the moratorium on merit increases, and the possibility of a hiring freeze. He also commented on the schedules included in the budget.

Commissioner Smith asked if an additional environmental inspector would be hired to work with the Planning and Zoning office under this proposed budget during a hiring freeze. Mr. Couch stated that the wording of the resolution gave the Board the authority to impose a hiring freeze, which would require another

resolution. He stated that reference should be given to the employee allocation schedule. If one is hired into the position, fees would have to be increased for land disturbing activities to help offset the costs.

Commissioner Thompson asked Mr. Couch to comment on the final analysis concerning the Recreation Department and the programs. Mr. Couch stated the he is satisfied with the budget numbers. Mr. Rollins came up with a strategic plan to keep the costs down. Mr. Couch stated they have discussed selected fee increases but they should not affect youth programs.

Commissioner Tankersley offered a motion to adopt the Amended 2005 General Appropriation Budget and the 2006 General Appropriation Budget. Commissioner Gibson seconded the motion and it carried unanimously. See exhibit #2005 - 69.

Chairman Nevil stated that a bid approval was needed for re-stripping county roads. Mr. Couch stated that bids were received for the re-stripping of approximately 105 miles of county roads. The lowest bid was received from Southeast Centerline, Inc. in the amount of \$58,391.55. Mr. Couch stated that the paint and reflection material that will be used are in compliance with standard DOT specifications. After a few minutes of discussion, Commissioner Smith offered a motion to approve the bid and award the contract to Southeast Centerline, Inc. Commissioner Thompson seconded the motion and it carried unanimously. See exhibit #2005 - 70.

Chairman Nevil stated that a bid approval was needed for pest control of county buildings. Mr. Couch commented on the bids that were received. The Commissioners asked for this item to be deferred to the next meeting so they may review the entire bid package with the specifications.

Chairman Nevil asked if there were any comments from the staff. Commissioner Smith stated that the local NRCS office did not have a local engineer. He asked that a letter be written to the state and national office of the NRCS and to Georgia Congressional Representatives asking for an engineer to be placed back in the local office. He stated that the County should not have to rely on outside personnel. The Board concurred.

With no further discussion, Commissioner Jackson offered a motion to adjourn the meeting. Commissioner Gibson seconded the motion and it carried unanimously.

Edgar Wilson
ATTEST

J. Garrett Nevil
J. Garrett Nevil

July 5, 2005
Statesboro, GA

The Board met at 6:00 p.m. in the Community Room of the North Main Annex.

Chairman Nevil welcomed the guests and called the meeting to order. Commissioner Simmons gave the invocation and the pledge of allegiance.

Ms. Evelyn Wilson, Clerk of the Board, performed the roll call of commissioners and staff. The following commissioners and staff were present: Chairman Nevil, Commissioner Gibson, Commissioner Jackson, Commissioner Simmons, Commissioner Smith, Commissioner Tankersley, Commissioner Thompson, County Manager Thomas Couch, Parliamentarian and Staff Attorney Jeff Akins, Deputy Clerk Regina Smith, and Zoning Administrator Cheryl Tatum.

Chairman Nevil asked for a motion to approve the General Agenda. Mr. Couch stated that one item needed to be moved on the agenda. Mr. Couch asked that the discussion for pest & termite control services be placed under Old Business. Commissioner Tankersley offered a motion to approve the General Agenda with the one change. Commissioner Jackson seconded the motion and it carried unanimously.

The first order of business was the approval of the minutes for the regular meeting on June 21, 2005 and the called meeting on June 28, 2005. Commissioner Gibson offered a motion to approve the minutes of June 21, 2005 and June 28, 2005. Commissioner Smith seconded the motion and it carried unanimously.

Next item on the agenda was the Public Hearing for zoning matters. Chairman Nevil asked Cheryl Tatum, Zoning Administrator, to present the zoning items.

Ms. Tatum stated Faulk and Foster o/b/o Alltel Communications, as agent for Sallie Elizabeth Hagan, has filed the application with the Bulloch County Zoning Department requesting a conditional use permit to allow a 300 foot telecommunications tower to be erected on the property. The property consists of an area approximately 10,000 square feet out of a 48.5 acre parcel. The property is located on Old River Road. The Planning and Zoning Commission unanimously recommended approval of the conditional use request with the following condition: NEPA & SHPO reports must be supplied prior to County Issuance of a building permit. No one signed up to speak in opposition to the request. Mr. Burns was present to make the presentation.

Mr. Burns stated the tower was needed to improve existing quality and to also close a gap between Statesboro and Oliver. The NEPA & SHPO reports are still pending. The tower is designed to accommodate four additional carriers. Commissioner Simmons offered a motion to approve the conditional use request along with the condition stated above. Commissioner Gibson seconded the motion and it carried unanimously. Commissioner Smith abstained from voting for conflict of interest.

Ms. Tatum stated that Carl Saxton has filed the application with the Bulloch County Zoning Department, requesting a rezone from AG-5 (Agricultural-5 acres) to LI (Light Industrial) on approximately 3.64 acres out of a 25 acre parcel. The intent of the rezone is to bring the current business into compliance with the zoning ordinance. The property is located on Highway 80 East. The Planning and Zoning Commission

recommended approval of the rezone request. No one signed up to speak in opposition to the request. Mr. Saxton was present to make the presentation.

Mr. Saxon stated that in 1994, he built an industrial building. He needed to rezone in order to guarantee that he would be able to continue the use the building in the future for the same use.

Commissioner Smith asked Mr. Saxon what type of business operation he ran. Mr. Saxon stated that he does welding.

Commissioner Thompson offered a motion to approve the rezone request. Commissioner Gibson seconded the motion and it carried unanimously.

Ms. Tatum stated R. Brant Lane, as agent for Charlie and Sandra Dempsey, has filed the application with the Bulloch County Zoning Department, requesting a rezone from AG-5 (Agricultural-5 acres) to R-25 (Residential-25,000 square foot lots) on approximately 35.29 acres. The intent of the rezone is to develop a residential subdivision. The property is located on Akins Pond Road and Middleground Road. The Planning & Zoning Commission recommended approval of the rezone request with the following conditions: (1) a traffic study to be performed by a licensed engineer would be required prior to sketch plan application consisting of; (a) an estimate of the total number of AM (7:30-8:30) and PM (5:00-6:00) peak hour trips, (b) a 24 hour directional traffic count on a typical weekday, and (c) assess the need for a decal land and taper using and documenting GADOT standards with the expense of any required improvements shall be borne by the developer; (2) to enhance traffic safety, access and ease of entry for public safety vehicles: (a) there shall be driveway access only to the proposed internal roads within the subdivision, (b) there shall be only two road access points for ingress and egress to the subdivision allowed on Middleground Road; (3) the developer shall reserve a 20-foot easement extending 200 feet on the northeast side of Akins Pond Road for future road and intersection improvements; and (4) site built homes will only be allowed. Twelve people signed up to speak in opposition to the request. Mr. Lane was present to make a presentation.

Mr. Lane stated that the land currently is in row crop production. Middleground Plantation can be used as an R-25 zone. The covenants have not been developed yet and the developers would welcome any input from the surrounding landowners. The subdivision would have a maximum of 47 lots in which only 35 to 40 homes would be placed in the subdivision. The developers have no problem with the conditions.

Commissioner Jackson asked if the property value would diminish if left as is. Mr. Lane stated that the land is valued less as AG-5 then R-25.

Ms. Tatum stated that Middleground Plantation lots fall below 40,000 square feet but above 25,000 square feet.

Ms. Linda Cionitti spoke against the request. She stated that traffic and water studies have not been performed. She asked was it normal to go ahead and rezone without these studies being performed first and also what would happen if the studies are negative. Mr. Couch stated that a sketch plan must be approved and the studies must be turned in prior to approval of the sketch plan.

Mr. Larry Anderson spoke against the request. He stated that traffic would become congested and the subdivision would change the character of the neighborhood.

Mr. Paul Akins spoke against the request. He stated that this was spot zoning and that Akins Pond Road would not be able to handle any more traffic. From an economical standpoint, the County would not benefit from a subdivision. He asked that if the Board do approve the request, he ask that the construction be put on hold until the bridge and road is complete.

Mr. Charles Harris spoke against the request. He stated that the construction noise would be too much, the traffic would be congested, and he complained about landfill dump trucks using the road.

Mr. Robert Martin spoke against the request. He stated that he has the same reasons for opposition as everyone else. He stated that he works with the GA State Patrol and has received several calls concerning the speed limit being enforced in the area.

Mr. John Beblowski spoke against the request. He owns the house across the road. He stated that the schools are already overcrowded and there is little fire support in the area. He asked that the area be kept an AG-5 zone or either have larger plot sizes.

Ms. Patricia Beblowski passed on speaking.

Ms. Genelda Reese spoke against the request. She asked who or what determines the needs for these homes. Mr. Couch stated that the market determines that.

Mr. John Mulherin spoke against the request. He reiterated on the traffic problems and also the concern for the safety of the young kids in the neighborhood.

Mr. Wayman Reese spoke against the request. He spoke about the traffic problem and stated that it has gotten worse since the road was paved. He also commented on the maintenance of the road.

Mr. Wayne Akins spoke against the request. He spoke about safety issues and traffic issues.

Mr. Dale Thorn, chairman of the Middleground Plantation Association, spoke against the request. He stated the design of the subdivision had a trailer court layout.

Commissioner Smith stated that there was a low tax return on subdivisions. Also, traffic would be congested at the intersection of Middleground Road and Highway 80. With that, Commissioner Smith offered a motion to deny the rezone request. Commissioner Simmons seconded the motion and it carried unanimously.

Sign-in sheets for zoning issues are shown as Exhibit #2005 - 71.

Under the Consent Agenda was the following item for consideration: (1) a bid approval for the Mill Creek heating/air conditioning from Hagan & Oliver Sheet Metal for \$5,175. Three items for discussion were withdrawn from the Consent Agenda; approval of the pest & termite control services, a resolution for the lease-purchase agreement with Caterpillar Financial Services, and an agreement for participation in resurfacing the roads in Phase I of Saddlecreek Subdivision. Commissioner Simmons offered a motion to approve the Consent Agenda. Commissioner Smith seconded the motion and it carried unanimously.

Under Old Business was the approval and bid award for the pest & termite control services. Mr. Couch stated that in the beginning, they were going to consolidate services from several pest control operators to provide better service and management efficiencies, to ensure that all buildings were given proper treatment, and to achieve the most competitive price. However, upon further analyzing unit and total costs along with service requirements for daily and seasonal treatments, he felt that a split award would achieve the lowest possible cost. For termite control, Terminix has the lowest and best bid. For pest control, Allgood Services had the lowest and best competitive bid. If the County decided to use a single provider to take advantage of dealing with only one vendor, then Allgood Services had the lowest and best comprehensive bid for termite and pest control. Mr. Couch stated that he recommended a split award which would offer the best cost option saving \$5,500. Allgood Services had to contact management in order to see if they could accept the split award. After further discussion, Commissioner Tankersley offered a motion to defer action on this request so Allgood Service could have a chance to see if they could accept the split award. Commissioner Simmons seconded the motion and it carried unanimously.

Also under Old Business was the Caterpillar lease agreement. Commissioner Thompson pointed out the price in the contract was not the price that was given in the bid package. He wanted to make sure that the price in the contract was not for the demonstrator instead of a new piece of equipment. Mr. Jeff Akins stated that he listened to the previous meeting tape to see if the motion specifically said a demonstrator or a new excavator. According to the minutes, there was no specific mentioning but it was to be assumed that it was for a new piece of equipment and not a demonstrator. He offered to contact Caterpillar to discuss this matter and to correct the contract. Commissioner Simmons offered a motion to defer action until further information was brought forth. Commissioner Gibson seconded the motion and it carried unanimously.

Under New Business was the approval of an agreement for developer participation in resurfacing a road. Developer Brad Martin has agreed to a financial participation of \$5,000 in resurfacing the roads in Phase I of Saddlecreek Subdivision. Mr. Martin agreed that the construction trucks going through Phase I to get to Phase II has damaged the roads. Mr. Martin was willing to put up \$5,000 towards the cost of fixing the roads in the subdivision. Commissioner Smith stated that it costs several thousands or even hundred thousands of dollars to fix a road. Mr. Martin only paying \$5,000 was a slap on the hand. He felt developers should be held more responsible for the roads until all phases of subdivisions are completed. Commissioner Thompson stated that the developer should be commended for coming forward to help offer to pay for the damages. After a few minutes of discussion, Commissioner Thompson offered a motion to approve the agreement with Brad Martin. Commissioner Gibson seconded the motion and it carried with a five to one vote. Commissioner Smith voted against the motion. See exhibit #2005 - 72.

Chairman Nevil asked if the Board and staff had any comments or announcements.

Mr. Couch passed out a memo that mentioned several items that needed discussion and/or action in the near future: the AG-5 committee, land use plan, AG center study, SPLOST funds for jail expansion, road projects, cable franchise ordinance, financial policies, and old hospital.

Chairman Nevil stated that an Executive Session was needed to discuss personnel matters. Commissioner Gibson offered a motion to move into Executive Session to discuss personnel matters. Commissioner Smith seconded the motion and it carried unanimously. Commissioners Gibson, Jackson, Simmons, Smith, Tankersley, and Thompson voted in favor of the motion. See exhibit #2005 - 73.

With no further comments, the meeting adjourned.

Evelyn H. Wilson
ATTEST

J. Garrett Nevil
J. Garrett Nevil

July 19, 2005
Statesboro, GA

The Board met at 8:30 a.m. in the Community Room of the North Main Annex.

Chairman Nevil welcomed the guests and called the meeting to order. Commissioner Tankersley gave the invocation and the pledge of allegiance.

Ms. Regina Smith, Deputy Clerk of the Board, performed the roll call of commissioners and staff. The following commissioners and staff were present: Chairman Nevil, Commissioner Gibson, Commissioner Jackson, Commissioner Simmons, Commissioner Smith, Commissioner Tankersley, Commissioner Thompson, County Manager Thomas Couch, Parliamentarian and Staff Attorney Jeff Akins, and Zoning Administrator Cheryl Tatum.

Chairman Nevil asked for a motion to approve the General Agenda. Mr. Couch stated that three items needed to be added to the agenda: (1) under new business, a discussion concerning the FY '06 road construction plan; (2) under new business, a change order for the Langston Chapel Connector Road; and (3) under executive session, potential litigation needed to be added. Commissioner Smith offered a motion to approve the General Agenda with the three additions. Commissioner Gibson seconded the motion and it carried unanimously.

The first order of business was the approval of the minutes for the regular meeting on July 5, 2005. Commissioner Tankersley offered a motion to approve the minutes of the regular meeting on July 5, 2005. Commissioner Simmons seconded the motion and it carried unanimously.

Next item on the agenda was the Public Hearing for zoning matters. Chairman Nevil asked Cheryl Tatum, Zoning Administrator, to present the zoning item.

Ms. Cheryl Tatum stated that Joey Maxwell, as agent for John & Paula McCormick, has filed the application with the Bulloch County Zoning Department, requesting a rezone from AG-5 (Agricultural-5 acres) to R-25 (25,000 square foot Residential) on approximately 59.75 acres. The intent of the rezone is to develop a single-family subdivision. The property is located at the intersection of Rushing Road and Shaw Road. The Planning and Zoning Commission recommended denial of the rezone request. This was tabled at the Board of Commissioners meeting on June 7, 2005.

Mr. Maxwell went over the soil types located within the area in question. All lots have usable soil for septic tanks except one lot. They are required to have a ½ acre of usable soil for septic tanks. He stated that the picture shown of a cornfield that was flooded was not on this property. The field belongs to Mr. Cromley, which is located across the street. He stated that Mr. Lamb who lives in the area is not against the development as far as he knows.

Mr. Chap Cromley spoke against the request. He stated that his property is across the road and they are still currently farming. He stated that he and Mr. Lamb are opposed to R-25 but would not be opposed to R-80 or AG-5 lots.

Mr. John Lavender spoke in favor of the request. Mr. Lavender is working with Mr. McCormick to get the property developed. The area is approximately 60 acres of land but only 30 acres can be farmed. The development is sketched out to have 40 to 42 lots. Some of the land will be left in its natural state.

Commissioner Thompson asked Ms. Tatum to explain the lot size for R-80 and R-40. Ms. Tatum stated that approximately 1.86 acres would make an R-80 lot and an R-40 lot would be just a little less than an acre.

Commissioner Tankersley asked if any consideration was given to rezone to R-80. Mr. Maxwell stated they did discuss it and with the way the land is shaped and road frontage, it would basically end up in AG-5 lots. Approximately 7 to 8 lots would be formed if using the AG-5 zone. If rezoned to R-40, they would lose 12 – 14 lots.

Commissioner Thompson stated there would be 7 houses with an AG-5 or R-80 zone, and 30 houses with R-40. He asked the Cromleys would R-40 work for them. Mr. Cromley stated they would accept R-80, not R-40.

Commissioner Smith stated that the surrounding areas are AG-5 zoned. Residential and agricultural zones do not mix together. He felt that developing lots in this area that will be wet is doing an injustice to the buyer in the future.

Commissioner Smith offered a motion to deny the rezone request. Commissioner Simmons seconded the motion and it carried unanimously.

Sign-in Sheets are shown as exhibit #2005 - 74.

Under the Consent Agenda were the following items for consideration: (1) a change order for GA State Patrol Building in the amount of \$8,211.70 – see exhibit #2005 - 75; (2) a contract for consulting services with MACTEC for the AG-5 committee – see exhibit #2005 - 76; (3) a resolution for the DOT contract to pave Black Creek Church Road – see exhibit #2005 - 77; and (4) appointments for the following boards: (a)

Regional MH/MR/SA Board – Ms Sunni Moore, and (b) Keep Bulloch Beautiful – Dr. James High. Commissioner Smith asked that the alcoholic beverage license application for Samir Patel be withdrawn from the Consent Agenda and placed under New Business for discussion. Commissioner Gibson offered a motion to approve the Consent Agenda. Commissioner Jackson seconded the motion and it carried unanimously.

First item under Old Business was the termite pest control bid. Mr. Couch stated that Algood Services decided they would not accept a split bid for termite and pest services. Therefore, Mr. Couch recommended giving the entire contract to Algood Services. Commissioner Simmons offered a motion to approve the bid to Algood Services. Commissioner Smith seconded the motion and it carried unanimously. See exhibit #2005 - 78.

Second item under Old Business was a resolution for the lease purchase agreement with Caterpillar Financial Services. Mr. Kirk Tatum explained that the machine they had seen had only a few hours of work on it. It was ready to be used plus it was equipped for additional machinery to be attached to it. A new piece of equipment would take several months before it would arrive. Commissioner Jackson asked if the vendors return the specifications as requested by the County. Mr. Couch stated that Mr. Trapnell is very particular about what he asks for in the bid process and specifications. Commissioner Simmons offered a motion to approve the resolution. Commissioner Tankersley seconded the motion and it carried unanimously. See exhibit #2005 - 79.

First item under New Business was a contract for architect services with IPG Incorporated on the jail expansion. This contract would allow the architect to proceed with initial planning, design and programming data for the proposed expansion of the jail. While subsequent funding is likely to be recommended in a SPLOST renewal referendum, current planning is necessary to develop an accurate cost estimate. The cost for the initial programming and concept phase is \$48,500, which is 10% of the total fee of \$485,000 in the proposed contract with IPG Incorporated. The initial phase would be funded in the Public Safety category of the 2002 SPLOST. Subject to the approval of the Staff Attorney, a resolution must be approved to transfer remaining funds from the Water-Sewer SPLOST category to Public Safety to preserve adequate funding for other projects in Public Safety.

Sheriff Anderson discussed the overcrowding at the jail.

Commissioner Smith asked if the cost of \$500,000 for housing inmates included figures for deputies, vehicles, and transporting inmates. Sheriff Anderson stated that it did not include salaries, wear and tear on vehicles, medical, etc.

Sheriff Anderson stated that the jail is designed to be expanded. The back fence may have to be moved a few feet over.

Mr. Couch stated that the initial phase can be completed in 60 days.

Commissioner Smith offered a motion to approve the contract with IPG Incorporated for \$485,000 and to authorize the initial programming and concept phase. Commissioner Gibson seconded the motion and it carried unanimously. See exhibit #2005 - 80.

Second item under New Business was a change order for the Langston Chapel Connector Road. Due to the heavy rains, a drain tile needs to be installed to keep the water away from the road base. 750 linear feet of drain tile will be needed at a cost of \$5,850. Commissioner Simmons offered a motion to approve the change order. Commissioner Tankersley seconded the motion and it carried unanimously. See exhibit #2005 - 81.

Third item under New Business was the discussion for the FY 2006 road projects. Mr. Couch went over the list for resurfacing and paving roads. He stated that the County probably will not be entitled to any more state funds this year. He recommended the Board start putting bid documents together either as individual bids or a superbid for the roads. They would like to proceed with resurfacing some roads and paving dirt roads that have an 80 foot right-of-way. Some roads may be paved with a 60 foot right-of-way. Mr. Couch discussed three special projects: transportation plan, Southeast Bulloch High School, and Burkhalter Road and US 80. Commissioner Tankersley offered a motion to proceed with the FY 2006 road projects. Commissioner Simmons seconded the motion and it carried unanimously. See exhibit #2005 - 82.

Last item under New Business was the discussion of Samir Patel's alcohol license application. Commissioner Smith stated that with Mr. Patel's criminal history, he felt that the license should be denied. Commissioner Smith offered a motion to deny the alcohol license application for Samir Patel. Commissioner Gibson seconded the motion and it carried unanimously.

First item under Public Comments was Pam Peacock speaking about Clark Farm Road. She stated that the landowners submitted a petition to have the road paved some time ago but nothing has been done. All landowners have signed the petition except the one that is located at the end of the road. Everyone agreed to the 80 foot right-of-way. Chairman Nevil stated that the Board will consider putting the road on the paving list.

Last item under Public Comments was Deon Hendrix. He talked about the law enforcement problems he was having with his club, The Pond. He stated that excessive road blocks were being done at the intersections to his club after 10 at night. He stated that he has complied with all laws and that he does not serve alcohol but yet he was told he was in violation.

Chairman Nevil stated that an Executive Session was needed to discuss personnel matters and potential litigation. Commissioner Smith offered a motion to go into Executive Session to discuss personnel matters and potential litigation. Commissioner Simmons seconded the motion and it carried unanimously. Commissioner Gibson, Commissioner Jackson, Commissioner Simmons, Commissioner Smith, Commissioner Tankersley, and Commissioner Thompson voted in favor of the motion. See exhibit #2005 - 83.

Chairman Nevil asked for any other business or comments. With none, the meeting adjourned.

Eugene H. Wilson
ATTEST

J. Garrett Nevil
J. Garrett Nevil

August 2, 2005
Statesboro, GA

The Board met at 6:00 p.m. in the Community Room of the North Main Annex.

Chairman Nevil welcomed the guests and called the meeting to order. Mr. Thomas Couch gave the invocation and the pledge of allegiance.

Ms. Evelyn Wilson, Clerk of the Board, performed the roll call of commissioners and staff. The following commissioners and staff were present: Chairman Nevil, Commissioner Jackson, Commissioner Simmons, Commissioner Smith, Commissioner Tankersley, Commissioner Thompson, County Manager Thomas Couch, Parliamentarian and Staff Attorney Jeff Akins, Deputy Clerk Regina Smith, and Zoning Administrator Cheryl Tatum. Commissioner Gibson was absent.

Chairman Nevil asked for a motion to approve the General Agenda. Commissioner Tankersley offered a motion to approve the General Agenda. Commissioner Simmons seconded the motion and it carried unanimously.

The first order of business was the approval of the minutes for the regular meeting on July 19, 2005. Commissioner Simmons offered a motion to approve the minutes of July 19, 2005. Commissioner Jackson seconded the motion and it carried unanimously.

Next item on the agenda was the Public Hearing for zoning matters. Chairman Nevil asked Cheryl Tatum, Zoning Administrator, to present the zoning items.

Ms. Tatum stated Dan McCorkle, as agent for Sandra McCorkle, has filed the application with the Bulloch County Zoning Department requesting a rezone from AG-5 (Agricultural-5 acres) to HC (Highway Commercial). The intent of this rezone is to expand the existing business. The property is located on Highway 67 and consists of approximately 7.0 acres. The Planning and Zoning Commission unanimously recommended approval of the rezone request with the following conditions: (1) a traffic impact study performed by qualified personnel shall be provided at the time of sketch plan application that shall include the following information, (a) a total number of AM (7:30 -8:30) and PM (5:00-6:00) trips generated, (b) a 24 hour directional traffic count at the access point and Highway 67, (c) address the need for safety improvements such as shoulder widening, signalization and signage, (d) whether the roadway segments serving the development is designed to meet the demand for the proposed use; (2) DOT approval is required; (3) all driveway aprons, service areas, and primary parking shall be paved; (4) during and after construction, the driveway entrance and exit must be stabilized with either gravel or pavement; and (5) there shall be only one freestanding sign permitted.

There shall be no other signage or advertising signs. No one signed up to speak in opposition to the request. Mr. McCorkle was present to make the presentation.

Mr. McCorkle stated that his business has outgrown the current office and needs to expand. He will continue with the landscaping scheme. Commissioner Tankersley stated that he has kept the area up very well. Chairman Nevil asked if the homes would be occupied. Mr. McCorkle stated the homes would be only for show and not occupied as a residence. Three more homes will be built on site.

Commissioner Simmons offered a motion to approve the rezone request with the conditions. Commissioner Tankersley seconded the motion and it carried unanimously.

Ms. Tatum stated that Dan McCorkle and Sandra McCorkle have filed the application with the Bulloch County Zoning Department, requesting a rezone from AG-5 (Agricultural-5 acres lots) and HC (Highway Commercial) to R-15 (Residential-15,000 square foot lots). The intent of the rezone is to construct a residence of the property. The property is located on Oakwood Drive off Highway 301 South and consists of approximately 0.34 acres. The Planning and Zoning Commission recommended approval of the rezone request. No one signed up to speak in opposition to the request. Mr. McCorkle was present to make the presentation.

Mr. McCorkle stated that the area is a mixture of mobile homes and house. The lot, which is located in a subdivision, has two zones on it and he would like to change it to R-15 so that he may build a house on it.

Commissioner Tankersley offered a motion to approve the rezone request. Commissioner Simmons seconded the motion and it carried unanimously.

Ms. Tatum stated Dan McCorkle, as agent for William R. Worthington, has filed the application with the Bulloch County Zoning Department, requesting a rezone from AG-5 (Agricultural-5 acre lots) to R-40 (Residential-40,000 square foot lots). The intent of the rezone is to construct a residential subdivision. The property is located off of Old Register Way and consists of approximately 36.5 acres. Planning and Zoning Commission unanimously recommended approval of the rezone request with the following conditions: (1) a 60 foot right of way for the entire length of the subdivision shall be deeded to the county. Also, this portion of the road shall be paved; (2) the access shown on the sketch closest to Olliff Road and Old Register Way should be eliminated. The interior road should instead come out onto Olliff Road; (3) no curb cuts on Old Register Way will be allowed; and (4) site built houses only. No one signed up to speak in opposition to the request. Mr. McCorkle was present to make a presentation.

Mr. McCorkle stated that he wanted to build single family homes that would be located near Wal-Mart and Viracon. Commissioner Tankersley asked if the homes would be on a community water system. Mr. McCorkle stated they would have a community water system. He also stated that he was aware of the wetlands and the flood zone in the area. Commissioner Smith asked how much mounding would have to be done to build the houses and install a septic tank. Ms. Tatum stated that the health department would determine the mounding requirements. Commissioner Smith stated that he felt R-40 was not suitable enough to accommodate the wetlands and flood zone and still be able to

build houses on the land. Mr. McCorkle stated that he would not build in the wetlands or flood zone. He stated that the maps were not accurate in representing the wetlands and flood zone. He stated that he would get a lineated plan drawn up to show where the wetlands and flood zone fell. After a few more minutes of discussion, Commissioner Jackson offered a motion to table the request pending further information about the area until the first meeting in September. Commissioner Simmons seconded the motion and it carried unanimously.

Ms. Tatum stated that John Dotson, as agent for Joe B. Waters Estate, has filed the application with the Bulloch County Zoning Department, requesting a rezone from AG-5 (Agricultural-5 acres) to R-40 (Residential-40,000 square foot lots). The intent of the rezone is to divide the property into two (2) parcels. The property is located on Westside Road & Emit Deal Road and consists of approximately 4.17 acres. The Planning & Zoning Commission unanimously recommended approval of the rezone request with the following condition: curb cuts will only be allowed on Emit Deal Road. No one signed up to speak on the request. Mr. Dotson was present to make a presentation.

Mr. Dotson stated that two sons wanted to divide the property between the two of them. Commissioner Tankersley asked if they would build houses on the property. Mr. Dotson stated that no houses would be built. They just wanted to divide the property.

Commissioner Smith offered a motion to approve the rezone request with the condition stated above. Commissioner Simmons seconded the motion and it carried unanimously.

Ms. Tatum stated that Colleen Bridges, as agent for George Bridges, has filed the application with the Bulloch County Zoning Department, requesting a rezone from AG-5 (Agricultural-5 acres) to R-2 (Two Family Residential). The intent of the rezone is to develop four (4) duplexes on the property. The property is located on Black Creek Church Road and consists of approximately 60,000 square feet out of a 7.26 acre parcel. The Planning & Zoning Commission unanimously recommended denial of the rezone request. No one signed up to speak in opposition to the request. Ms. Bridges was not present to make the presentation.

Commissioner Smith offered a motion to deny the rezone request. Commissioner Tankersley seconded the motion and it carried unanimously.

Sign-in sheets for zoning issues are shown as Exhibit #2005 – 84.

Under the Consent Agenda were the following items for consideration: (1) a change order for contracts with the GA DOT and Ellis Wood Construction to add a service vehicle road and ground preparation work for the airport at a cost of \$50,645.75 with \$42,772 to be paid from state and federal funds and the remainder to be paid from SPLOST 2002 funds under CIP project categories A-2 and A-3 – see exhibit #2005 – 85 and #2005 – 86; (2) authorize a roll-off container bid to Wastequip LM Industries for \$11,396 under CIP Project Category SW-2, to be paid from SPLOST 1997 funds, pending approval of a service agreement for solid waste services for Briggs & Stratton; (3) authorize the approval of an award for a sole source solicitation with Approved

Service Company, Inc. for the lease and installation of an ice dispensing machine at the Agribusiness Center at a lease rate of \$1,080 per year to be paid from Center for Agriculture operating funds – see exhibit #2005 - 87; and (4) authorize the approval of an amendment to the employee policy handbook to add lifeguards to the list of safety sensitive employees subject to random drug testing. Commissioner Simmons offered a motion to approve the Consent Agenda. Commissioner Jackson seconded the motion and it carried unanimously.

There were no items under Old Business.

First item under New Business was the adoption of a resolution for the 2005 millage rate. Commissioner Tankersley offered a motion to adopt the resolution for the 2005 millage rate. Commissioner Smith seconded the motion and it carried unanimously. See exhibit #2005 - 88.

Last item under New Business was an alcoholic beverage transfer application for Bill's Place.

Commissioner Jackson made a few comments concerning Mr. Edwin Smith's criminal background check.

Mr. Edwin Smith stated that he made a mistake by marking "NO" to never being arrested for anything. He explained the reasons for the different charges on his record and stated that they all were dismissed. He apologized to the Board for any misconceptions and asked the Board to grant the application.

Commissioner Tankersley offered a motion to approve the alcoholic beverage transfer application for Bill's Place. Commissioner Simmons seconded the motion and it carried with a five to one vote. Commissioner Jackson voted against the motion.

Under Public Comments, Ms. Ilona fountain was to address the Board but she was absent.

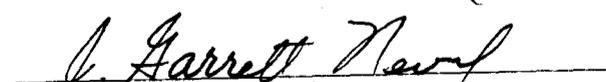
Chairman Nevil asked if there were any more comments from the public and staff.

Mr. Couch stated that he wanted to schedule a workshop as early as possible to discuss a few issues. Everyone agreed to hold the workshop after the morning Board meeting in August.

Chairman Nevil stated that an Executive Session was needed to discuss a personnel matter. Commissioner Smith offered a motion to move into Executive Session to discuss a personnel matter. Commissioner Simmons seconded the motion and it carried unanimously. Commissioners Jackson, Simmons, Smith, Tankersley, and Thompson voted in favor of the motion. See exhibit #2005 - 89.

Commissioner Simmons offered a motion to adjourn the meeting. Commissioner Tankersley seconded the motion and it carried unanimously.


ATTEST


J. Garrett Nevil

August 16, 2005
Statesboro, GA

The Board met at 8:30 a.m. in the Community Room of the North Main Annex.

Chairman Nevil welcomed the guests and called the meeting to order. Commissioner Thompson gave the invocation and the pledge of allegiance.

Ms. Evelyn Wilson, County Clerk of the Board, performed the roll call of commissioners and staff. The following commissioners and staff were present: Chairman Nevil, Commissioner Gibson, Commissioner Jackson, Commissioner Simmons, Commissioner Smith, Commissioner Tankersley, Commissioner Thompson, County Manager Thomas Couch, Parliamentarian and Staff Attorney Jeff Akins, and Deputy Clerk Regina Smith.

Chairman Nevil asked for a motion to approve the General Agenda. Mr. Couch stated that two items needed to be added to the agenda: (1) under new business, a change order for the GA State Patrol building; and (2) under new business, a presentation from Duke Burruss concerning the AG Center study. Commissioner Thompson asked for New Business to be moved behind the minutes and let the City of Brooklet go first. Commissioner Jackson offered a motion to approve the General Agenda with the two additions from Mr. Couch and the request from Commissioner Thompson. Commissioner Simmons seconded the motion and it carried unanimously.

The first order of business was the approval of the minutes for the regular meeting on August 2, 2005. Commissioner Gibson offered a motion to approve the minutes of the regular meeting on August 2, 2005. Commissioner Tankersley seconded the motion and it carried unanimously.

First item under New Business was Mr. Russell Davis from the City Council of Brooklet. He spoke to the Board concerning a road being scraped in Brooklet. The road is being prepped for asphaltting. They will provide the rock and asphalt. They would like to know if the County could help by grading the road. Mr. Couch stated to Mr. Davis that if this is a two or three day job, he felt the Board would authorize him to okay the work. Chairman Nevil asked will the County have to haul the dirt. Mr. Davis stated if anything has to be piled up at the end of the road it can be taken off by them. Commissioner Smith stated that the County will not be held liable for water lines and telephone lines.

Next item on the agenda was the monthly staff reports. Commissioner Gibson offered a motion to approve the monthly staff reports. Commissioner Jackson seconded the motion and it carried unanimously.

Under the Consent Agenda was the following item for consideration: (1) board nominees for the Hospital Authority – Yolanda Tremble, Geraldine Tremble, Tichina Osborn for Seat 1-B, Sonny Riggs, Wayne Brannen, Thomas Joyner for Seat 4-A, and Randy Smith, Thad Riley, Robert Benson for Seat 4-B. Commissioner Tankersley offered a motion to approve the Consent Agenda. Commissioner Simmons seconded the motion and it carried unanimously.

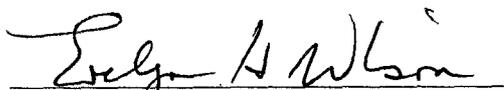
The second item under New Business was a change order concerning the GA State Patrol Building. Mr. Couch stated that the Fire Marshall would not let the developers deviate from the sprinkler system. The sprinkler system must cover the parking area and the sleeping quarters. The cost to install the system is \$43,682. The decision now is to decide whether to add the helipad now or at a future date because of the cost of the fire sprinkler system. Commissioner Jackson asked if a chain linked fence would surround the helipad. Mr. Bryant stated that a fence was not figured into the proposal. Commissioner Smith stated that the architect should be held liable for some cost of the changes. The price of the facility has increased 40%. There are many change orders and the building is nowhere near finished yet. His concern was about how much the project is going to end up costing. He stated the architects know the state fire codes and know whether a building comes up to code when they design one. Commissioner Smith stated that the building was supposed to be built for \$950,000 and now it's going to cost \$1,150,000. Mr. Couch stated that the original project budget was around \$1,035,000. The bids came in more favorably. As long as the parking lot bids come in around the budgeted cost, overall the project should be fine. Commissioner Thompson asked if the fire codes have been changed. Mr. Couch stated that he is not aware of any changes to the fire codes. After a few minutes of discussion, Commissioner Tankersley offered a motion to approve the change order. Commissioner Gibson seconded the motion and it carried with a 4 to 1 vote. Commissioner Smith voted against the motion and Commissioner Jackson abstained from the vote because of conflict of interest. See exhibit #2005 - 90.

Third item under New Business was a presentation from Mike Rollins concerning the S&S Greenway Project. Mr. Rollins described the routes of Phase II from Gentilly Road to Cawana Road. One conflict of the project is crossing the bypass. This can be solved by either installing a tunnel under the bypass or having the path go up to Brannen Street and come back down the other side. The project cost with the tunnel is \$1,392,295 and the project cost without the tunnel is \$1,076,045. If they decide to go with the tunnel, it's best to install it when the bypass is being expanded. He stated that Raybon Anderson who is a representative for this area on the Department of Transportation Board will be in Atlanta this week. This would be the perfect opportunity to speak to Mr. Anderson and the DOT to try to obtain funds for the tunnel. Commissioner Simmons stated that he doesn't have a problem with the greenway project but he doesn't want to forget about the existing parks that need attention, especially the park on Martin Luther King Street, the park in Portal, and other parks out in the County. More attention needs to be paid to these parks. Commissioner Smith stated that there are some existing businesses along the route that do not accept this pathway. After a brief discussion, Commissioner Thompson offered a motion to approve the authorization for Mr. Couch to speak with Department of Transportation Board member Mr. Raybon Anderson to obtain funds for the tunnel. Commissioner Tankersley seconded the motion and it carried unanimously.

Last item under New Business was a presentation by Duke Burruss and Jeremy Hill concerning the Ag Center study. They presented the economic benefit along with the administrative side of it. Mr. Couch asked if the operation cost of the arena and conference center was segregated. Mr. Burruss stated that cost was segregated. The conference center bears a greater financial burden. The arena will produce a greater revenue stream than the conference center. The Board thanked Mr. Burruss and Mr. Hill for their presentation.

Under Public Comments was Mr. Mack Wilks. He spoke to the Board about a program called Second Harvest Food Program. After his presentation, Commissioner Jackson asked what was the difference between this program and the food bank. Mr. Wilks stated that food will be administered upon request. Transportation will be provided for anyone who needs it. This program will cost nothing to the County. He just wanted the blessings from the Board and for them to hear it first about what he was doing.

Chairman Nevil asked for any other business or comments. With none, Commissioner Simmons offered a motion to adjourn into the workshop. Commissioner Tankersley seconded the motion and it carried unanimously.


 ATTEST


 J. Garrett Nevil

August 16, 2005
 Statesboro, GA

Workshop

The Board met for a workshop at 11:30 a.m. in the Community Room of the North Main Annex. Chairman Nevil, Commissioner Gibson, Commissioner Jackson, Commissioner Simmons, Commissioner Smith, Commissioner Tankersley, and Commissioner Thompson were present.

Chairman Nevil called the meeting to order and asked Mr. Couch to proceed with the workshop. The purpose of the workshop was to discuss the following topics: (1) the cable franchise ordinance; (2) financial policies and cash management policies; and (3) the old hospital building.

After discussing the issues presented, the Board unanimously adjourned the meeting.


 ATTEST


 J. Garrett Nevil

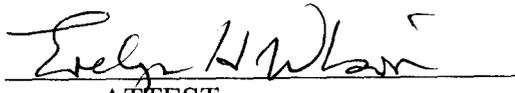
September 6, 2005
Statesboro, GA

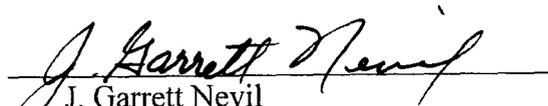
Workshop

The Board met for a workshop at 5:30 p.m. in the Community Room of the North Main Annex. Chairman Nevil, Commissioner Gibson, Commissioner Jackson, Commissioner Smith, Commissioner Tankersley, and Commissioner Thompson were present. Commissioner Simmons was absent.

Chairman Nevil called the meeting to order and asked Mr. Couch to proceed with the workshop. The purpose of the workshop was for Captain Lee Harris of the Sheriff's Department to present information concerning the courthouse security issues.

After discussing the issue presented, the Board unanimously adjourned the meeting.


APTEST


J. Garrett Nevil

September 6, 2005
Statesboro, GA

The Board met at 6:00 p.m. in the Community Room of the North Main Annex.

Chairman Nevil welcomed the guests and called the meeting to order. Commissioner Bill Smith gave the invocation and the pledge of allegiance.

Ms. Evelyn Wilson, Clerk of the Board, performed the roll call of commissioners and staff. The following commissioners and staff were present: Chairman Nevil, Commissioner Gibson, Commissioner Jackson, Commissioner Smith, Commissioner Tankersley, Commissioner Thompson, County Manager Thomas Couch, Parliamentarian and Staff Attorney Jeff Akins, Deputy Clerk Regina Smith, and Zoning Administrator Cheryl Tatum. Commissioner Simmons was absent.

Chairman Nevil asked for a motion to approve the General Agenda. Commissioner Smith offered a motion to approve the General Agenda. Commissioner Jackson seconded the motion and it carried unanimously.

The first order of business was the approval of the minutes for the regular meeting and work session on August 16, 2005. Commissioner Gibson offered a motion to approve the minutes of August 16, 2005. Commissioner Jackson seconded the motion and it carried unanimously.

Next item on the agenda was the Public Hearing for zoning matters. Chairman Nevil asked Cheryl Tatum, Zoning Administrator, to present the zoning items.

Ms. Tatum stated Dan McCorkle, as agent for William R. Worthington, has filed the application with the Bulloch County Zoning Department, requesting a rezone from

AG-5 (Agricultural-5 acre lots) to R-40 (Residential-40,000 square foot lots). The intent of the rezone is to construct a residential subdivision. The property is located off of Old Register Way and consists of approximately 36.5 acres. Planning and Zoning Commission unanimously recommended approval of the rezone request with the following conditions: (1) a 60 foot right of way for the entire length of the subdivision shall be deeded to the county. Also, this portion of the road shall be paved; (2) the access shown on the sketch closest to Olliff Road and Old Register Way should be eliminated. The interior road should instead come out onto Olliff Road; (3) no curb cuts on Old Register Way will be allowed; and (4) site built houses only. This application was tabled at the last Board of Commissioners' meeting. No one signed up to speak in opposition to the request. Mr. McCorkle was present to make a presentation.

Mr. Joey Maxwell discussed the soil types and wetlands involved with the property. Two lots (lot #7 and lot#14) may be difficult to develop. Commissioner Jackson asked if there was any documentation by the Corps of Engineers. Mr. Maxwell stated that the Corps of Engineers look at the flags that are placed about and decide if they agree with the placement of the flags. If so, they produce a recordable plat and a letter of validation is written from the engineers that is good for 5 years. Commissioner Smith asked what type of paved roads will be in the subdivision. Mr. McCorkle stated that the roads would be crowned with ditches. Mr. Couch asked if redirecting access would be an issue. Mr. McCorkle stated there wouldn't be any access on Old Register Way. The access road that was on the sketch was a mistake. All access will be off of Olliff Road. Commissioner Thompson offered a motion to approve the rezone request with the above stated conditions. Commissioner Jackson seconded the motion and it carried unanimously.

Ms. Tatum stated that Hayden Horton with National Wireless Construction, as agent for Roscoe Laircey, has filed the application with the Bulloch County Zoning Department, requesting a conditional use permit to allow a 195 foot telecommunications tower to be erected on the property. The property consists of an area of approximately 2.88 acres. The property is located on Simons Road. The Planning & Zoning Commission unanimously recommended approval of the conditional use request. No one signed up to speak on the request. Mr. Horton was present to make a presentation.

Mr. Horton stated that a monopole tower needed to be erected in the area to enhance coverage, especially in the Hunter's Pointe subdivision. The tower would be 195' and would not require any lighting. Commissioner Tankersley offered a motion to approve the conditional use request. Commissioner Jackson seconded the motion and it carried unanimously.

Ms. Tatum stated that Karye Evans as agent for Franklin Crenshaw has filed an application for a text amendment to Section 202 and Section 803 of the Zoning Ordinance. The text amendment would include a definition for "Transfer Station" and also list transfer station as a conditional use in a Heavy Industrial zone. This text amendment would allow for a facility to be used to transfer solid waste from one transportation vehicle to another for transportation to a disposal facility or processing

operation. Currently there is no place in the Bulloch County Zoning Ordinance which allows a transfer station. The Planning and Zoning Commission recommended approval of the text amendment with the following conditions: (1) this facility will be for solid waste from inside Bulloch County only. No outside waste shall be disposed of at this facility; and (2) a buffer that meets the requirements of Section 407 of the Bulloch County Zoning Ordinance shall be installed around all property lines of 25 foot. No one signed up to speak on the request. Ms. Crenshaw was present to make the presentation.

Ms. Karye Evans stated that she owns Southern Disposal. Currently she disposes the solid waste at the landfill but when the landfill closes for the day, she has to keep the trash on the trucks through the night. Commissioner Smith asked if she would be leaving solid waste from out of town jobs at the transfer station. Ms. Evans stated that the material would be brought in, transferred to another truck and hauled back out of the County. Ms. Evans stated that she services 11 counties at the moment. After a few more minutes of discussion, Commissioner Tankersley offered a motion to postpone the request for the text amendment until the Board of Commissioners' meeting on October 4, 2005 so they may further study the matter. Commissioner Jackson seconded the motion and it carried unanimously.

Ms. Tatum stated that Karye Evans, as agent for Franklin Crenshaw, has filed the application with the Bulloch County Zoning Department, requesting a rezone from HC (Highway Commercial) to HI (Heavy Industrial). He is also requesting a conditional use permit to allow a transfer station on the property. The property is located on Highway 301 South and consists of approximately 11.11 acres. The Planning & Zoning Commission unanimously recommended approval of the rezone request with conditions and the conditional use request. No one signed up to speak on the request. Commissioner Tankersley offered a motion to postpone this rezone request and conditional use request until the Board of Commissioners' meeting on October 4, 2005. Commissioner Jackson seconded the motion and it carried unanimously.

Ms. Tatum stated that Dennis Driggers, as agent for Delta Building Systems, has filed the application with the Bulloch County Zoning Department requesting a rezone from AG-5 (Agricultural-5 acres) to R-80 (Residential-80,000 square foot lots). The intent of the rezone request is to allow the property to be developed into two (2) residential lots. The property is located on Pulaski Highway and consists of approximately 5 acres. The Planning and Zoning Commission unanimously recommended approval of the rezone request with the following condition: (1) the lots are to be developed for site built conventional houses. No one signed up to speak on the request. Mr. Driggers was not present to make the presentation.

Commissioner Smith asked if this was a lot of wet property. Ms. Tatum stated that the wetlands are on one side of the property. Plus, if the wetlands were delineated, there is a possibility that they could actually be further back than what's shown. Commissioner Tankersley offered a motion to approve the rezone request with the stated condition. Commissioner Gibson seconded the motion and it carried with a 4 to 1 vote. Commissioner Smith voted in opposition to the motion.

Ms. Tatum stated that Mr. Hayden Horton with National Wireless Construction, as agent for Heritage Park, has filed the application with the Bulloch County Zoning Department, requesting a conditional use permit to allow a 140 foot telecommunications tower to be erected on the property. The property consists of an area of approximately 1.62 acres. The property is located on Highway 24. The Planning and Zoning Commission unanimously recommended approval of the conditional use request with the following conditions: (1) that the tower consultant receives all the needed information. No one signed up to speak on the request. Mr. Horton was present to make the presentation.

Mr. Gary Barnes addressed the Board. He stated that he was approached by the company to put a tower on his property to enhance coverage in the area. He asked the Board to consider approving the request.

Mr. Horton stated that the tower would be placed in the back of the property. It's located more than 1500 feet from the highway and the tower would be shorter than normal because of the close proximity to the airport. Also, the tower would allow for multiple carriers. Commissioner Tankersley offered a motion to approve the conditional use request. Commissioner Jackson seconded the motion and it carried unanimously.

Ms. Tatum stated that Elisa Spratlin has filed the application with the Bulloch County Zoning Department, requesting a conditional use permit to allow a child care facility to be constructed on the property. The property consists of an area of approximately 2.0 acres out of a 9.48 acre parcel. The property is located on Burkhalter Road. The Planning and Zoning Commission unanimously recommended approval of the conditional use request with the following conditions: (1) a commercial driveway will be required to be approved by the Public Works Director; (2) an 8 cubic yard container located on a concrete pad will be required for solid waste disposal. Screening for this and all other service areas shall be required pursuant to Section 406; (3) all parking, access, and loading/unloading area shall be paved and shall be reviewed and approved by the Zoning Administrator in conjunction with the Public Works Director; and (4) a six (6) foot landscape fence on the rear property line will be required. Three people signed up to speak on the request.

Ms. Rachel Edwards stated that Ms. Spratlin wants to place a day care facility on her property. With the subdivisions being developed within the area, she felt that service was needed. This site is within a short distance of a personal care home. Besides the County's requirements, she would also have to meet the State's requirements.

The people who signed up to speak in favor of the request passed.

Ms. Tammy Tootle spoke against the request. She stated that granting this request would open the door for other commercial businesses to pop up in the area. She also stated her concern of safety for the children, especially with the pond being nearby.

Commissioner Smith offered a motion to approve the conditional use request along with the above-stated conditions. Commissioner Tankersley seconded the motion and it carried unanimously.

Ms. Tatum stated that Steve Rushing as agent for Les Claxton has filed an application for a text amendment to Section 203 of the Zoning Ordinance. The text amendment would include a change to the definition for "Planned Residential Development." This text amendment provides that ownership of ground areas in a Planned Residential Development may be transferred under certain circumstances – more specifically, the proposed text amendment provides in pertinent part that "ground areas must remain under common ownership of the developer or an association for purposes of maintenance and upkeep; provided, however, that ground areas around a dwelling unit may be transferred to the owner of the dwelling unit if the developer or association retains an easement allowing the developer or association to maintain and upkeep the grounds." The Planning and Zoning Commission unanimously recommended approval of the text amendment. No one signed up to speak on the request. Mr. Rushing was not present to make the presentation.

Ms. Tatum stated that the developer has asked for this amendment because future homeowners are having trouble getting a mortgage since there is no land involved. The land is currently owned by the association. In order for the banks to give mortgages, they are requiring that some land is included. Some property in the front and back will be transferred to the homeowner.

Mr. Akins stated that the amendment does not require an association to maintain and up keep the ground. It allows them to retain an easement to allow them to do it if need be. The individual owners would maintain their portion of the ground. If an individual didn't up keep the ground, the association would have the right to come in and maintain the ground.

After several minutes of discussion, Commissioner Smith offered a motion to table the request until the 1st meeting October. The motion died for a lack of second. Commissioner Thompson offered a motion to approve the text amendment as recommended by the Planning & Zoning Commission with the exception of revising the language following the word "easement" in the next-to-last sentence of the text amendment to read as follows: "for the purpose of maintaining and upkeeping the grounds." Commissioner Tankersley seconded the motion and it carried with a 3 to 2 vote. Commissioner Smith and Commissioner Gibson voted in opposition to the motion. See exhibit #2005 – 91.

Ms. Tatum stated that Joey Maxwell, as agent for Jerry Jennings, has submitted a variance request to Section 6.2 of the Subdivision Ordinance for his property located on Highway 301 South. This request would allow Mr. Jennings to build a commercial complex without requiring a community water system that meets fire flow requirements. The property consists of approximately 3.0 acres that he wants to develop into retail space. The Planning and Zoning Commission unanimously recommended approval of the variance request. No one signed up to speak on the request. Mr. Maxwell was not present to make the presentation.

Commissioner Tankersley asked how many businesses would be located on the property. Ms. Tatum stated that approximately 20 businesses would be located there.

The layout is similar to a strip mall. Commissioner Smith asked how close the fire hydrants are. Ms. Tatum stated one hydrant is located 500 feet away and the other is located 1,000 feet away.

Commissioner Tankersley offered a motion to approve the variance request with the condition that the property must connect to city water when made available and also pending approval of the fire marshal granting a variance. Commissioner Thompson seconded the motion and it carried unanimously.

Ms. Tatum stated that a text amendment was needed to the Manufactured Home Ordinance in Article 2, Section 203 of Appendix C-Zoning Ordinance of Bulloch County. The text amendment states that a contiguous parcel of land under single ownership which has five or more manufactured homes shall be considered a Manufactured Home Park and placed in an MHP Zoning District. The Planning & Zoning Commission unanimously recommended approval of the text amendment. No one signed up to speak on the request. See exhibit #2005 – 92.

Ms. Tatum stated that this was inadvertently left out when changes were made to the Manufactured Home Ordinance. This amendment would prohibit someone with large acreage from creating a MHP without the necessary improvements such as community water and paved streets. Commissioner Gibson offered a motion to approve the text amendment. Commissioner Smith seconded the motion and it carried unanimously.

Sign-in sheets for zoning issues are shown as Exhibit #2005 – 93.

Under the Consent Agenda were the following items for consideration: (1) a waste service agreement with Briggs & Stratton Corporation – see exhibit #2005 – 94; (2) the acceptance of a bid by Peach State Ambulance, Inc. in the amount of \$173,990 for the purchase of two Type I Wheeled Couch ambulances; (3) a resolution approving the lease-purchase agreement with Caterpillar to purchase a 160H ditching grader for four yearly payments of \$23,264.92 and one balloon payment of \$112,000 – see exhibit #2005 - 95; (4) approve a bid for a front loader refuse truck from Mark Equipment LLC in the amount of \$120,098.88; and (5) a resolution approving the lease-purchase agreement with Caterpillar to purchase a 12H motor grader for four yearly payments of \$18,118.46 and one balloon payment of \$102,000 – see exhibit #2005 - 96. Commissioner Gibson offered a motion to approve the Consent Agenda. Commissioner Smith seconded the motion and it carried unanimously.

There were no items under Old Business.

First item under New Business was a resolution granting an access easement to Sandra Westmoreland. Mr. Couch stated that Ms. Westmoreland is acquiring a 2.64 acre parcel of property adjacent to a portion of the Driggers Field property that the County purchased in 1996 for the purpose of developing into a recreation park in Stilson. The recreation park was ultimately developed next to the elementary school in Stilson. Thus, the Driggers Field property is no longer needed for this purpose. Ms. Westmoreland has requested a 30-foot access easement across the Driggers Field property. In 1997, the County granted an access easement to Sam J. & Brenda C. Hendrix. Therefore, granting the easement requested by Ms. Westmoreland would extend the previously granted

easement by approximately 265 feet. Commissioner Smith asked if the County would be responsible for maintenance on any part of this. Mr. Couch stated that the County will not maintain the easement. Commissioner Thompson offered a motion to adopt the resolution. Commissioner Gibson seconded the motion and it carried unanimously. See exhibit #2005 - 97.

Second item under New Business was a resolution to accept \$419,076.42 in funding from the GA Department of Transportation for the paving of Mud Road. The project will be funded by SPLOST funds in the Transportation category. Commissioner Jackson offered a motion to approve the resolution. Commissioner Tankersley seconded the motion and it carried unanimously. See exhibit #2005 - 98.

Third item under New Business was a resolution for a notice of a non-contiguous annexation of land by the City of Statesboro with no bonafide objection by the Commissioners. The annexation involves a 64-acre tract owned by the G. C. Coleman Estate and a 9-acre tract owned by Jim Lanier and Donald Nesmith. Commissioner Tankersley offered a motion to approve the resolution along with the conditions stated in the resolution. Commissioner Jackson seconded the motion and it carried unanimously. See exhibit #2005 - 99.

The last item under New Business was to appoint a voting delegate for the ACCG Fall Policy Conference. The board concurred to let Commissioner Tankersley be the voting delegate.

Chairman Nevil asked if there were any comments from the public and staff.

Commissioner Tankersley stated that Dan Ramsey called her about having over 90% of a petition signed to have Horace Mitchell Road paved. He asked that the road be evaluated and placed on the list for consideration.

Commissioner Gibson reminded everyone of the Regional Transportation meeting that will be held here in the Community Room on September 15th.

Chairman Nevil stated that an Executive Session was needed to discuss a personnel matter and land acquisition. Commissioner Gibson offered a motion to move into Executive Session to discuss a personnel matter and land acquisition. Commissioner Smith seconded the motion and it carried unanimously. Commissioners Gibson, Jackson, Smith, Tankersley, and Thompson voted in favor of the motion. See exhibit #2005 - 100.

Mr. Couch reminded everyone of the workshop on the old hospital after the next morning meeting.

With no further business, the Board concurred to adjourn the meeting.


ATTEST


J. Garrett Nevil

September 20, 2005
Statesboro, GA

Public Hearing

The Board met at 8:30 a.m. in the Community Room of the North Main Annex. Chairman Nevil, Commissioner Gibson, Commissioner Simmons, Commissioner Smith, Commissioner Tankersley, and Commissioner Thompson were present. Commissioner Jackson was absent.

Chairman Nevil welcomed the guests and called the meeting to order. He stated that this public hearing was for the KLiP Television franchise agreement.

Mr. Couch stated that the company was formerly Mallard Cable. It serviced the Portal area and some of the outside surrounding area of Portal. LBK bought out Mallard, and then KLiP bought out LBK.

Mr. Jim Faircloth, President of JKF Media Services, Inc., spoke to the Board on behalf of KLiP. He stated that there are only 50 subscribers with 1 in the county and the rest in the city. Prior companies have been bought out by KLiP. The differences with KLiP are that (1) the company purchased LBK with cash, with the monthly excess revenue (after expenses are paid) being used to upgrade the system, and (2) the use of interactive william fiber connectivity. The areas with existing services will have a lot more services within the next year. The company is headquartered in Madison, Georgia. The customer service calls are routed to Tennessee but they will move to Conyers, Georgia. The headquarters will move closer to Atlanta.

Chairman Nevil asked where the company anticipated the growth. Mr. Faircloth stated that they plan to look at all areas with any kind of density.

Mr. Couch asked if the company has reviewed the proposed franchise agreement. Mr. Faircloth stated that the company has the paperwork but he has not read all of the franchise agreements verbatim but they don't have any problems with it.

With there being no further discussion or questions, Commissioner Tankersley offered a motion to close the public hearing. Commissioner Simmons seconded the motion and it carried unanimously.

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Regular Meeting

Chairman Nevil gave the invocation and the pledge of allegiance.

Mr. Tom Couch, County Manager, performed the roll call of commissioners and staff. The following commissioners and staff were present: Chairman Nevil, Commissioner Gibson, Commissioner Simmons, Commissioner Smith, Commissioner Tankersley, Commissioner Thompson, Parliamentarian and Staff Attorney Jeff Akins, and Cheryl Tatum, acting on behalf of Ms. Evelyn Wilson, County Clerk. Commissioner Jackson was absent. Ms. Evelyn Wilson, County Clerk and Regina Smith, Deputy Clerk were absent.

Chairman Nevil asked for a motion to approve the General Agenda. Commissioner Simmons offered a motion to approve the General Agenda. Commissioner Smith seconded the motion and it carried unanimously.

The first order of business was the approval of the minutes for the regular meeting, executive session, and work session on September 6, 2005. Commissioner Tankersley stated that a correction was needed on Page 9 of the regular meeting minutes. The petition has not been completed. Mr. Ramsey just wanted the Horace Mitchell Road evaluated. Commissioner Gibson offered a motion to approve the 3 sets of minutes along with the correction. Commissioner Tankersley seconded the motion and it carried unanimously.

Next item on the agenda were the monthly staff reports. Commissioner Simmons offered a motion to approve the monthly reports. Commissioner Gibson seconded the motion and it carried unanimously.

Under the Consent Agenda were the following items for consideration: (1) approve a resolution to enter into a cable television franchise agreement with KLiP, LLC – see exhibit #2005 - 101; (2) approval of a proposal for a master lease agreement with SunTrust Leasing Corporation – see exhibit #2005 - 102; and (3) board appointments: Ms. Jo Rock and Mr. Jesse L. Hinton, Jr. to the Keep Bulloch Beautiful Board and Mr. Ray Mosley to the Planning & Zoning Commission. Commissioner Simmons offered a motion to approve the Consent Agenda. Commissioner Tankersley seconded the motion and it carried unanimously. Commissioner Smith abstained from voting on the cable franchise agreement because of conflict of interest.

There were no items under Old Business.

First item under New Business was a resolution to adopt a Bulloch County Hazard Mitigation Plan. Mr. Couch stated that approximately one year ago, the County received grant funding from GEMA to conduct this plan. In 2004, a consultant was engaged to help put the plan together. A contract with GEMA will be completed by the end of this month. Mr. Ted Wynn, Public Safety Director, stated that two hearings were held to solicit public input. Commissioner Tankersley asked if GEMA will hold the County to the standards they have. Mr. Wynn stated that GEMA recognizes local funding issues. They will not do away with funding if the County is unable to meet the standards. Commissioner Smith asked about man made hazards. Mr. Wynn stated they looked back over history to events in Bulloch County and surrounding communities. The local emergency operation plan addresses man made hazards. Commissioner Smith offered a motion to approve the Bulloch County Hazard Mitigation Plan. Commissioner Tankersley seconded the motion and it carried unanimously. See exhibit #2005 – 103.

Second item under New Business was a resolution to support the County's 2006/07 Transportation Enhancement Grant request. Mr. Couch stated 45 – 60 days ago, the GA DOT stated they were making funds available for the transportation enhancement grants. The deadline to apply for the grants is September 23, 2005. We are going to ask the DOT to fund a tunnel to help facilitate greenway bike trail crossing the east bypass. With the help of Raybon Anderson, we were able to secure State and Federal funding.

Mr. Mike Rollins stated that the State's investment in this project is approximately \$1 million. This funding cycle is for 2006/07. In order to continue with the project, we need to respond to the grant. The first phase of the S&S Greenway ends at Cawana Road. The second phase will extend the trail to the intersection of 5 Points. Development will be occurring in the next several years at this intersection. No land acquisition will be necessary. As far as the design for the second phase, there will be a 12 foot paved pathway, running 1.75 to 1.8 miles. A trail head will be located at Cawana Road and at 5 Points. Parking and restroom facilities will be available. The project cost is approximately \$1.4 million with \$1 million coming from the grant. Mr. Couch stated that we can apply for the \$1 million grant but the DOT does try to spread the money out. Given that fact, we might get what we got before. Commissioner Tankersley commented on a Public Safety officer looking at the intersection of 5 Points to see if it could be changed. Mr. Rollins stated that the City of Statesboro has an interest in co-adopting a greenway plan. After a few minutes of discussion, Commissioner Tankersley offered a motion to adopt the resolution to support the County's 2006/07 Transportation Enhancement Grant request. Commissioner Simmons seconded the motion and it carried unanimously. See exhibit #2005 - 104.

Third item under New Business was a joint resolution between the County and City to the GA DOT urging them to determine and set the right-of-way and route for the northern loop of Veterans Memorial Parkway. Mr. Couch stated that last month, Chairman Nevil, Mr. Wood, Mayor Hatcher and he met to discuss several issues and the completion of the bypass was one of them. The importance of securing the route is because of the increase in development in that area. Mr. Raybon Anderson has spoken with the DOT Commissioner and they agreed to reschedule this project as a priority. Engineering and environmental studies must be done to keep it as a priority. Commissioner Smith stated that this project began 12 years ago and DOT promised it would get done. Commissioner Smith offered a motion to adopt the resolution. Commissioner Gibson seconded the motion and it carried unanimously. See exhibit #2005 - 105.

Last item under New Business was a resolution in support of the Georgia National Guard and Reserve. The Association County Commissioners of Georgia asked that every county show their support by adopting the Five-Star Statement of Support. Commissioner Tankersley offered a motion to adopt the resolution. Commissioner Simmons seconded the motion and it carried unanimously. See exhibit #2005 - 106.

Mr. Couch stated he has not been able to consult with Judge Deloach concerning the Board of Elections because of conflicts in schedules. Chairman Nevil stated that they now could proceed with the discussion of the Board of Elections.

Judge Deloach stated that the County should have an election board since it has turned into a big business. Every month something is going on in the office concerning elections even though it may not be an election year. In addition to the FY '05 budget for elections, which is \$110,932.00, the cost of employees plus overtime is \$40,000. If you go to an election board, the election superintendent would cost \$40,000.00, a full time

employee would cost \$25,000, and part time and board members would be \$35,000. Basically, an additional \$60,000 is the cost for an election board. The City is willing to contract their elections through this election board. They would contract approximately \$10,000 a year. The new cost would be \$48,000 - \$50,000. Because of the growth of the community, new voting laws, the DRE units that are used, and the cost of putting on elections, we need to have an election board. Elections are a time consuming liability. He stated that there is no room at the courthouse now. Space will be an issue. The election board and the DRE units could be housed in the old hospital.

Commissioner Smith asked if this would be another department under the County. Judge Deloach stated that the Registrar office would dissolve as it is and be replaced with an election board. Commissioner Smith asked if this would be a true full time position during a period when there are no political events going on. Judge Deloach stated that he sees it as a true full time position. Other counties have no problem staying busy. Commissioner Smith asked Mr. Couch and Judge Deloach to come back with proposals and include the city in the discussions.

Mr. Couch stated they have a fairly accurate range of what the net costs will be and a contract has been written up for the City of Statesboro. Right now, timing and funding is the issue.

Commissioner Thompson commended Judge Deloach on flag flying at the voting precincts. The only cost to the county were the flags and ropes. The poles were donated.

Chairman Nevil asked if there were any comments from the public or the commissioners. There were no comments.

Chairman Nevil asked for a motion to adjourn the meeting and reopen into a work session. Commissioner Smith offered a motion to adjourn the meeting and reopen into a work session. Commissioner Simmons seconded the motion and it carried unanimously.


 ATTEST


 J. Garrett Nevil

September 20, 2005
 Statesboro, GA

Workshop

The Board met for a morning workshop in the Community Room of the North Main Annex. Chairman Nevil, Commissioner Gibson, Commissioner Simmons, Commissioner Smith, Commissioner Tankersley, and Commissioner Thompson were present.

Chairman Nevil called the meeting to order and asked Mr. Couch to proceed with the workshop. Mr. Couch stated that the purpose of the workshop was to discuss the

following topics: (1) the cost impact of fuel prices and how the County can conserve fuel; (2) road paving projects; (3) CDBG project; (4) old hospital building; (5) AG Center arena; (5) Planning and Zoning building; and (6) courthouse security issues. After discussing the issues presented, Commissioner Simmons offered a motion to adjourn the work session. Commissioner Tankersley seconded the motion and it carried unanimously.

Evelyn Wilson
ATTEST

J. Garrett Nevil
J. Garrett Nevil

October 4, 2005
Statesboro, GA

The Board met at 6:00 p.m. in the Community Room of the North Main Annex.

Chairman Nevil welcomed the guests and called the meeting to order. Commissioner Simmons gave the invocation and the pledge of allegiance.

Ms. Evelyn Wilson, Clerk of the Board, performed the roll call of commissioners and staff. The following commissioners and staff were present: Chairman Nevil, Commissioner Gibson, Commissioner Jackson, Commissioner Simmons, Commissioner Smith, Commissioner Tankersley, Commissioner Thompson, County Manager Thomas Couch, Parliamentarian and Staff Attorney Jeff Akins, Deputy Clerk Regina Smith, and Zoning Administrator Cheryl Tatum.

Chairman Nevil asked for a motion to approve the General Agenda. Mr. Couch asked for land acquisition to be added to Executive Session. Commissioner Tankersley offered a motion to approve the General Agenda with the addition. Commissioner Jackson seconded the motion and it carried unanimously.

The first order of business was the approval of the minutes for the regular meeting and work session on September 20, 2005. Commissioner Tankersley stated that a correction was needed to show that Commissioner Jackson was at the meetings instead of being absent. Commissioner Tankersley offered a motion to approve the minutes of September 20, 2005. Commissioner Gibson seconded the motion and it carried unanimously.

Next item on the agenda was the Public Hearing for zoning matters. Chairman Nevil asked Cheryl Tatum, Zoning Administrator, to present the zoning items.

Ms. Tatum stated Skip Evans, as agent for Franklin Crenshaw, asked for a text amendment to Zoning Ordinance Section 202 and Section 803. The text amendment would include a definition for "Transfer Station" and also list transfer station as a conditional use in a Heavy Industrial zone. This text amendment would allow for a facility to be used to transfer solid waste from one transportation vehicle to another for transportation to a disposal facility or processing operation. Currently there is no place in the Bulloch County Zoning Ordinance which allows a transfer station. This item was tabled at the September Board of Commissioners meeting. The Planning and Zoning

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Commission unanimously recommended approval of the text amendment with the following conditions: (1) this facility will be for solid waste from inside Bulloch County only. No outside waste shall be disposed of at this facility; and (2) a buffer that meets the requirements of Section 407 of the Bulloch County Zoning Ordinance shall be installed around all property lines of 25 foot.

Mr. Evans stated that the disposal facility was needed for his business. There are plenty of times when the trucks are full of trash and the landfill is closed. Being able to transfer trash from the truck into a compactor will eliminate the holding of trash in trucks. Also, he collects trash from outside the County but the trash wouldn't be disposed of at the site. The trash would be transferred to another truck and shipped back outside the county.

Ms. Tatum stated that Mr. Welch contacted Mr. Martin about a DRI and was told that one was not required.

Commissioner Jackson asked who will police the facility. Ms. Tatum stated that it would be difficult to do that. The Code Enforcement officer will try to keep his eye on it.

Commissioner Tankersley stated that condition #1 restricting a transfer station to waste from inside Bulloch County needed to be removed. With that said, Commissioner Tankersley offered a motion to approve the text amendment with condition #1 being removed. Commissioner Simmons seconded the motion and it carried unanimously. See exhibit #2005 - 107.

Ms. Tatum stated that Karye Evans, as agent for Franklin Crenshaw, has filed the application with the Bulloch County Zoning Department, requesting a rezone from HC (Highway Commercial) to HI (Heavy Industrial). He is also requesting a conditional use permit to allow a transfer station on the property. The property is located on Highway 301 South and consists of approximately 11.11 acres. The Planning & Zoning Commission unanimously recommended approval of the rezone request with the following conditions: (1) this facility will be for solid waste from inside Bulloch County only. No outside waste shall be disposed of at this facility; (2) a buffer that meets the requirements of Section 407 of the Bulloch County Zoning Ordinance shall be installed around all property lines of 25 foot. No one signed up to speak on the request. Mr. Evans was present to make a presentation.

Commissioner Tankersley offered a motion to approve the rezone request and the conditional use request with condition #1 being removed and adding the condition of not accepting waste from other commercial solid waste haulers. Commissioner Simmons seconded the motion and it carried unanimously.

Ms. Tatum stated that Tom Lewis, as agent for Joe A. Hart Estate, has filed the application with the Bulloch County Zoning Department requesting a rezone from AG-5 (Agricultural-5 acres) to R-25 (Residential-25,000 square foot lots) on approximately 29.1 acres. The intent of the rezone request is to develop a single-family subdivision. The property is located on Highway 24. The Planning and Zoning Commission unanimously recommended denial of the rezone request. The staff recommended a

density of not greater than R-80 which may yield a range of 20-25 residential lots. Should R-80 or a district with greater residential density be recommended or approved, such action should be taken with the following conditions: (1) two access points will be required to the proposed subdivision, preferably one each on SR 24 (requiring GDOT approval) and Franklin Road; (2) prior to sketch plan approval a traffic study should be performed with the cost of the study and any proposed improvements to be borne by the developer by a licensed and qualified engineer that includes: (a) an estimate of AM (7:30-8:30) and PM (5:00-600) peak hour trips generated by the proposed development, (b) a 24 hour directional traffic count on a typical week day, (c) assess the need for a decel lane and taper on SR 24 and/or Franklin Road, (d) assess the need to either realign the intersection of SR, Franklin Road and Homer Bunch Road to improve traffic safety, or to expand and add a right turn lane on Franklin road to relieve the potential for stacking at peak hours; (3) all approved residential lots shall have building structures facing internal roads within the subdivision; access from these lots to either Franklin Road or SR 24 will be prohibited; (4) a visual buffer or screening shall be installed along road frontage on Franklin Road and SR 24 to minimize noise and visual impacts. Five people signed up to speak on the request. Mr. Lewis was present to make the presentation.

Mr. Lewis stated that all lots would face internally with one entrance on Franklin Road. The soil makes the property limited for agricultural uses. The subdivision would have no impact on the schools.

Mr. Bobby Coble spoke against the request. He stated concerns for traffic especially with there being a blind spot. Also, he felt the property values would decrease.

Mr. Wendell Bunch passed on speaking against the request.

Ms. Amy Morgan spoke against the request. She stated she chose the area because of the AG-5 zone. Traffic has tripled in the past few years. Also, there is a concern of consuming AG-5 land for subdivisions.

Mr. Len Waters spoke against the request. He has a concern for school overcrowding.

Mr. Anthony Waters spoke against the request. The cottages across the road were grandfathered in. He felt that the County should preserve AG-5 rural lifestyle.

Commissioner Thompson asked what would happen if the property is not rezoned. Mr. Hart stated that he didn't know what would happen to the property. Commissioner Thompson read a list of what is permitted in an AG-5 zone.

Commissioner Jackson asked what was the reason for selling the property. Mr. Hart stated that it's in the estate and it has to be sold. Commissioner Jackson stated that for safety concerns, he is not for having this property rezoned for a subdivision.

Commissioner Simmons offered a motion to deny the request. The motion died for a lack of second.

Commissioner Thompson offered a motion to table the matter for the applicant to consult with the buyer concerning bigger lot sizes and bring the issue back at the next night meeting. Commissioner Tankersley seconded the motion. Mr. Hart asked that the

Board make a yes or no decision tonight. Commissioner Thompson withdrew his motion.

Commissioner Tankersley offered a motion to deny the rezone request. Commissioner Simmons seconded the motion and it carried unanimously.

Ms. Tatum stated that Wallace Wright, as agent for Forest Heights Country Club, has filed the application with the Bulloch County Zoning Department, requesting a conditional use permit to allow a 13 foot addition to an existing telecommunications tower. The property consists of approximately 431.79 acres. The property is located on Country Club Road. The Planning and Zoning Commission unanimously recommended approval of the conditional use request. No one signed up to speak on the request. Mr. Wright was present to make the presentation.

Mr. Wright stated that the tower would be extended with metal equipment attached to the top. The tower would be 193 feet, just below the requirement for lighting. Currently the tower provides for three carriers. Another carrier will be added. The extension will provide better coverage.

Commissioner Smith offered a motion to approve the conditional use request. Commissioner Gibson seconded the motion and it carried unanimously.

Ms. Tatum stated that Carmentina Banks, as agent for Wayne and Donna Price, has filed the application with the Bulloch County Zoning Department, requesting a conditional use permit to allow an in home daycare on the property. The property consists of an area of approximately 1.84 acres. The property is located on Burkhalter Road. The Planning and Zoning Commission unanimously recommended approval of the conditional use request with the following conditions: (1) a commercial driveway may be required. This must be approved by the Public Works Director; (2) an 8 cubic yard container located on a concrete pad may be required for solid waste disposal. This must be approved by the Environmental Manager; (3) all parking, access, and loading/unloading area shall be paved and shall be reviewed and approved by the Zoning Administrator in conjunction with the Public Works Director. No one signed up to speak on the request.

Commissioner Jackson asked if the commercial driveway was required. Ms. Tatum stated if several kids were at the daycare, then she may have to have one. It's at the discretion of the Public Works Director. Ms. Price stated that she has tried to contact Mr. Tatum and have left messages but he hasn't returned any of her calls.

Mr. Couch asked how many children would be at the daycare. Ms. Price stated that she would have eight children. Mr. Couch stated that the Board could consider waiving the requirement for the commercial driveway. In the future if she increases the number of children, the commercial driveway may be necessary.

Ms. Tatum stated that the Planning and Zoning Commission took out the requirement for the solid waste containment.

Commissioner Simmons offered a motion to approve the conditional use request with the condition that all parking, access, and loading/unloading area shall be paved and shall be reviewed and approved by the Zoning Administrator in conjunction with the

Public Works Director. Commissioner Jackson seconded the motion and it carried unanimously.

Ms. Tatum stated that a text amendment was needed to Zoning Ordinance Section 803 Footnote 1. The text amendment would allow for individual units on a single lot in a Highway Commercial zone to be transferred, provided that ground areas remain under common ownership. The Planning and Zoning Commission unanimously recommended approval of the text amendment.

Commissioner Tankersley offered a motion to approve the text amendment. Commissioner Thompson seconded the motion and it carried unanimously. See exhibit #2005 - 108.

Ms. Tatum stated that John Dotson, as agent for Robert Jennings, has filed the application with the Bulloch County Zoning Department, requesting a rezone from AG-5 (Agricultural-5 acres) to R-25 (Residential-25,000 square foot) on approximately 250 acres. The intent of the rezone is to develop a single-family subdivision consisting of approximately 220 lots. The property is located on Josh Deal Road. The Planning and Zoning Commission unanimously recommended denial of the rezone request. The staff recommended approval of the request with the following conditions: (1) should the R-25 alternative be approved, allow for residential development at a net density ratio of 1.0 dwelling units per acre. An additional 10% bonus density may be granted, provided that at least one of the following amenities is installed: (a) a pedestrian sidewalk system within the development, (b) a county street light district, (c) a common interest element maintained by a homeowners association which may include, but not be limited to, a clubhouse, pool, tennis court(s), improved picnic area or playground, walking trail, or any combination thereof, (d) a common interest element maintained by a homeowners association which may include, but not limited to, a passive use recreation area (fishing, boating/dock, picnicking, etc.), conservation easement or greenspace area that is consistent with the goals and objectives of county or state land conservation or preservation plans and programs, (e) a linkage to existing or planned public multi-use or bikeways route consistent with the County Greenways Master Plan; (2) all dwelling units must be single-family detached dwellings consisting of traditional site built housing meeting state construction codes; (3) two ingress-egress points will be required to the proposed subdivision accessing Josh Deal Road; (4) in anticipation of the future development of adjacent parcels to the east and west of the subject property, the internal road system of the proposed development should be designed for extending and connecting to adjacent properties as follows: (a) extension of at least one internal road to the boundary of the parcel to the west, currently owned by the applicant, whereby a temporary turnaround or cul-de-sac shall be provided until such future development occurs, (b) extension of at least one internal road to connect with a proposed road in an approved R-40 subdivision along the northeast boundary of the applicant's property, provided an agreement can be reached with the adjacent developer. If agreed upon, this would satisfy the requirement for a second access road to the subject property as prescribed in condition #2; (5) prior to the submission of a sketch plan to the Planning

and Zoning Commission, the applicant, at their own expense, shall submit a Level III traffic impact study as recommended in the Bulloch County Transportation Plan (with sufficient narratives, maps and exhibits) which shall be certified by a qualified and registered professional engineer, that at a minimum, includes the following: (a) a study area of all roadways and intersections within one mile (as measured along the roadway network) in all directions from the proposed ingress and egress from the development, (b) Trip Generation Analysis: an estimate of AM (7:30-8:30) and PM (5:00-6:00) peak hour trips generated under existing conditions and after project build-out, (c) Trip Distribution Analysis: a 24 hour directional traffic count and peak period intersection turn movement count on a typical weekday under existing conditions and after project build-out, (d) Level of Service Analysis: an assessment of the Level of Service for State Route 67 corridor and the intersection of Josh Deal Road and State Route 67, under existing conditions and after build-out, (e) Intersection and Roadway Analysis: assess the need and provide cost estimates for any network or safety improvements for arterial and collector roads in the study area resulting from the impacts created by the proposed development of the subject property, including but not limited to, accel-decel lanes, turn lanes, shoulder widenings, signage, signalization or intersection alignments. The cost of any such proposed improvements attributable specifically to the development of the subject property that is not listed in the County's Five-Year Surface Transportation Improvement Program or Plan shall be partially or wholly borne by the developer; (6) to enhance access management, driveways along Josh Deal Road from any building lot in the proposed subdivision will be prohibited. All approved residential lots shall have building structures facing internal roads within the subdivision; (7) participate on a pro-rata basis in a development agreement currently being negotiated between Bulloch County and the developers of adjacent property with regard to the construction and paving of Josh Deal Road; and (8) prior to submitting the application for land disturbing permit, the developer and/or engineer shall submit to the county a project stormwater concept plan to demonstrate that adequate stormwater management practices or measures shall be installed to control on-site and off-site runoff and sediment. This concept plan shall indicate the preliminary location of the storm water management facilities intended to manage the quality and quantity of storm water. Six people signed up to speak on the request. Mr. Joey Maxwell was present to make the presentation.

Mr. Maxwell stated that the remaining 150 acres will stay zoned as AG-5. Rezoning the property is the logical continuation of the land use plan. There already is a mixture of zoning in the area. 55% of the property is in wetlands and 28% consists of road right of ways. 300 or more lots could easily fit on the property. They accept all the conditions except 4(b).

Chairman Nevil stated that he abstains from voting if there is a tie because of a potential conflict of interest.

Mr. Wayne Brannen spoke against the request. He owns the adjoining property and wishes for no further development in the area. He would like to see the property

remain farmland. Chaotic growth is occurring in the County. The soil is suited best for farmland. He felt there would be a negative impact economically.

Mr. Paul Rushing spoke against the request. He owns the adjoining property on the eastern side. He is all for preserving farmland. He also stated that he is not opposed to growth in Bulloch County. He agrees with Mr. Brannen about the negative impact.

Mr. Brian Cartee spoke against the request. He stated that he does not want to see houses on the property.

Ms. Laura Marsh, an attorney, spoke on behalf of the family in favor of the request. She stated that family has owned the property for 70 years. They have been under a tax covenant for the past 9 years and the covenant will be lifted soon. The farming income would not cover the taxes. The request for the rezone is consistent with nearby developments. The surrounding property values will not diminish.

Mr. Dan Coty spoke in favor of the request. He represents Woodbridge Development and they are in favor of the request.

Mr. Jamie Cartee spoke in favor of the request.

Commissioner Thompson discussed the Gerald's recent rezone that is in the same area and how there was no opposition then against that rezone request.

Commissioner Thompson offered a motion to approve the rezone request with all the conditions recommended by the staff except for 4(b). Commissioner Jackson seconded the motion and it carried with a 5 to 1 vote. Commissioner Smith voted against the motion.

Ms. Tatum stated that Joey Maxwell, as agent for Jay and Ritchie Swindell, has filed an application with the Bulloch County Zoning Department, requesting a rezone from AG-5 (Agricultural-5 acres) to R-25 (Residential-25,000 square foot) on approximately 12.32 acres. The intent of the rezone request is to develop a single-family subdivision consisting of approximately 8 lots. The property is located on Parrish Road. The Planning and Zoning Commission unanimously recommended denial of the rezone request. The staff recommended approval of the R-25 zoning with the following condition: the entrance onto Parrish Road must be approved by the Public Works Director. Two people signed up to speak on the request. Mr. Maxwell was present to make the presentation.

Mr. Maxwell stated there would be eight R-25 lots. The house would be built on the front part of the lots because of the wetlands. The property is not used for row crops. Currently it is used for growing timber.

Commissioner Tankersley stated there was a difference in the Planning and Zoning Commission denying the request and the staff approving the request. Also, she wanted to know if there is a provision for water. Mr. Maxwell stated they would connect into Country Walk system. If not, a water system will be proposed.

Commissioner Thompson asked if the curve would present a problem. Mr. Maxwell stated that the sight distance was fine and there wasn't a problem with the curve from the entrance of the proposed development.

Mr. Neal Dunn spoke against the request. He stated that he talked to several people in Country Walk and they are opposed to the rezone request. Eight homes are too many to develop on the property. If there were 2 to 3 homes being developed, they would have no problem with it. Also, the entrance to the development is in question because of the curve. Mr. Dunn also stated that the landowners are not residents of Bulloch County.

Mr. Chris Merrill spoke against the request. With the setback requirements and the wetlands, he felt there were only three lots worth building on. No engineering study or water study has been performed. The water flow at Country Walk is maxed out. The land is not suitable to build houses on.

Mr. Jay Swindell stated that he resides in Claxton. The property is for one use and that is growing trees. He stated that granting the request would not be changing the character of the area. The way the land is situated, it appears to be a part of the subdivision.

Mr. Maxwell stated that the water system for development is not required to meet fire flow. Eleven or more lots are required to meet fire flow. Also, the same covenants as Country Walk will apply to this development.

Commissioner Thompson asked why a real sketch plan was not presented. Mr. Maxwell stated that the cost involved is around \$30,000 - \$40,000.

Commissioner Tankersley offered a motion to deny the rezone request. Commissioner Simmons seconded the motion and it carried unanimously.

Sign-in sheets for zoning issues are shown as Exhibit #2005 - 109.

Under the Consent Agenda were the following items for consideration: (1) a resolution and agreement with UNICOR for unusable electronic items - see exhibit #2005 - 110; (2) a resolution for workers' compensation for volunteers and elected officials - see exhibit #2005 - 111; (3) an amendment to the Intergovernmental Agreement with the Secretary of State concerning electronic voting equipment - see exhibit #2005 - 112; (4) a contract with the Department of Community Affairs for the Lake Collins CDBG Grant - see exhibit #2005 - 113; and (5) approval of an off-premise alcoholic beverage license for Jay Food Mart #2. Commissioner Gibson offered a motion to approve the Consent Agenda. Commissioner Smith seconded the motion and it carried unanimously.

There were no items under Old Business.

First item under New Business was a resolution for the KBB budget amendment. KBB will be hiring a temporary part-time collection worker to collect recycling from schools and other organizations. The funding for the position for fiscal year 2005 - 2006 is through a grant. The vehicle, including maintenance and gas, for the collection program is being provided by the Board of Education. KBB also seeks to make available the grant match required for a GEFA grant application. The money will come from KBB's fund balance, but will be contingent upon the grant. Commissioner Gibson offered a motion to adopt the resolution. Commissioner Simmons seconded the motion and it carried unanimously. See exhibit #2005 - 114.

Second item under New Business was an off-premise alcoholic beverage license for Roy McNeely. The Board discussed the criminal history of the applicant. Commissioner Smith offered a motion to deny the alcohol license. Commissioner Gibson seconded the motion and it carried unanimously.

Third item under New Business was a resolution for the awarding of a road paving bid. Reeves Construction was the lowest bidder at \$594,230. The paving project consists of Black Creek Church Road, Magnolia Church Road, and Ben Grady Collins Road. The DOT will contribute \$83,525.40 towards paving Black Creek Church Road with the remaining amount for the entire paving project coming from County funds. Commissioner Tankersley offered a motion to approve the resolution. Commissioner Gibson seconded the motion and it carried unanimously. See exhibit #2005 - 115.

The last item under New Business was a resolution to award the paving bid for the Georgia State Patrol parking lot and heli pad. Ellis Wood Contracting was the lowest bidder at \$90,344.50. Commissioner Thompson offered a motion to approve the resolution. Commissioner Gibson seconded the motion and it carried unanimously. See exhibit #2005 - 116.

Under Public Comments, Ms. Annie Bellinger stated that she had concerns about zoning issues but the questions were answered tonight. Also, she suggested putting someone on the Board who has knowledge of noise ordinances.

Chairman Nevil asked if there were any comments from the public and staff.

Chairman Nevil stated that an Executive Session was needed to discuss a personnel matter and land acquisition. Commissioner Simmons offered a motion to move into Executive Session to discuss a personnel matter and land acquisition. Commissioner Tankersley seconded the motion and it carried unanimously. Commissioners Gibson, Jackson, Simmons, Smith, Tankersley, and Thompson voted in favor of the motion. See exhibit #2005 - 117.

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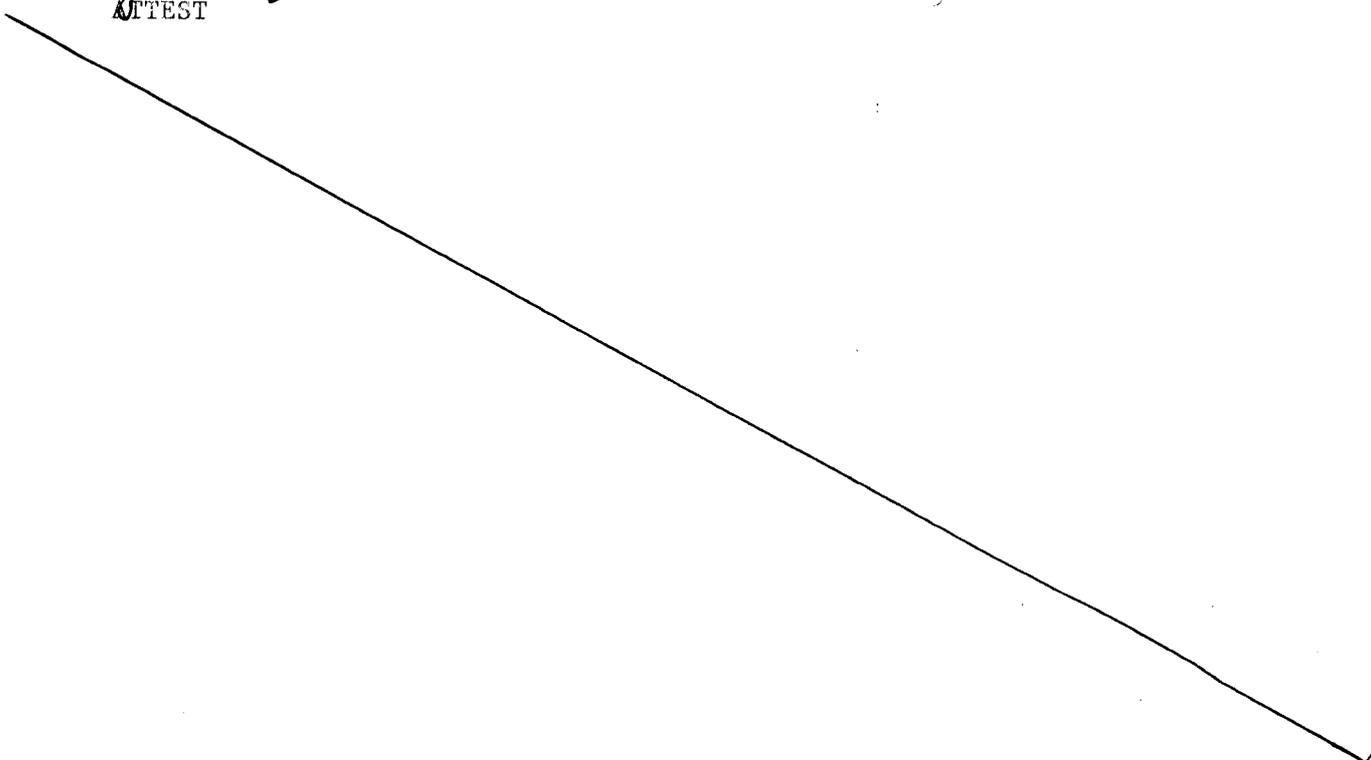
With no further business, the Board concurred to adjourn the meeting.

Erlynn H. Wilson

ATTEST

J. Garrett Nevil

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October 18, 2005
Statesboro, GA

The Board met at 8:30 a.m. in the Community Room of the North Main Annex.

Chairman Nevil welcomed the guests and called the meeting to order. Commissioner Tankersley gave the invocation and the pledge of allegiance.

Ms. Evelyn Wilson, County Clerk of the Board, performed the roll call of commissioners and staff. The following commissioners and staff were present: Chairman Nevil, Commissioner Gibson, Commissioner Jackson, Commissioner Simmons, Commissioner Tankersley, Commissioner Thompson, County Manager Thomas Couch, Parliamentarian and Staff Attorney Jeff Akins, and Deputy Clerk Regina Smith. Commissioner Smith was absent.

Chairman Nevil asked for a motion to approve the General Agenda. Commissioner Simmons offered a motion to approve the General Agenda. Commissioner Jackson seconded the motion and it carried unanimously.

The first order of business was the approval of the minutes for the regular meeting and executive session on October 4, 2005. Commissioner Gibson stated that a correction needed to be made on Page 9. There was a misspelling of Mr. Jamie Cartee's name. Commissioner Gibson offered a motion to approve the minutes of the regular meeting and executive session on October 4, 2005 with the one correction. Commissioner Jackson seconded the motion and it carried unanimously.

Next item on the agenda were the monthly staff reports. Commissioner Thompson asked Mr. Couch when the land next to the Brooklet Park would be purchased. Mr. Couch stated they have set a deadline of January 1, 2006. Commissioner Gibson offered a motion to approve the monthly staff reports. Commissioner Tankersley seconded the motion and it carried unanimously.

Under the Consent Agenda were the following items for consideration: (1) acceptance of a bid from American Safety and Fire for 24 self contained breathing apparatuses in the amount of \$90,000; (2) a resolution to adopt a National Incident Management System in compliance with O.C.G.A. 38-3-57 and Homeland Security Directive 5- see exhibit #2005- 118; (3) a resolution to approve a budget amendment for the FY 2006 General Appropriation Budget for Schedule VI to replace an access gate at the Sheriffs Department for \$4,607- see exhibit #2005- 119; (4) a resolution to approve a lease agreement with Caterpillar -see exhibit #2005 -120; (5) a contract with Party Harbor for Trick or Treat movies at Mill Creek for \$1,650 -see exhibit #2005 -121; and (6) a CDBG agreement with Hofstadter & Associates to perform engineering services for the Lake Collins project -see exhibit #2005 -122. Commissioner Simmons offered a motion to approve the Consent Agenda. Commissioner Tankersley seconded the motion and it carried unanimously.

There were no items under Old Business.

First item under New Business was a resolution to award the bid of rehabilitating and resurfacing Mud Road from Highway 80 to Arcola Road. The Miller Group came in

as the lowest bidder with an amount of \$727,548. There will be state-aid in the amount of \$419,000 to be allocated towards this project. Commissioner Simmons offered a motion to approve the resolution. Commissioner Tankersley seconded the motion and it carried unanimously. See exhibit #2005- 123

Last item under New Business was the discussion of installing a refueling center. Mr. Couch stated he would like to install two refueling centers, one in the northern part of the County at the Portal fire station and one in Stilson. If these two areas will not accommodate one, then the other fire station areas will be looked at. The cost of each station will be around \$80,000 which could be lower through the bid process. The canopied stations would provide regular gas and diesel. Mr. Couch stated that he would do a detailed cost benefit analysis and bring it back before the Board for further consideration.

Chairman Nevil asked if there were any comments from the staff or public

Commissioner Thompson stated he would like the Board to consider replacing members on advisory boards that are missing meetings.

Commissioner Tankersley reminded everyone of the 12th district meeting that will be held at the Honey Bowen building on October 27 at 10 a.m.

Ms. Wilson stated that the Turpentine Festival in Portal is this Saturday and the float will be there if the Board desires.

Mr. Couch stated that NAACP tickets are on sale and the event will be held on November 5 at Snella's Place.

Chairman Nevil stated that an Executive Session was needed to discuss personnel matters. Commissioner Gibson offered a motion to go into Executive Session to discuss personnel matters. Commissioner Simmons seconded the motion and it carried unanimously. See exhibit #2005- 124.

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Chairman Nevil asked for any other business or comments. With none, Commissioner Simmons offered a motion to adjourn the meeting. Commissioner Tankersley seconded the motion and it carried unanimously.


ATTEST


J. Garrett Nevil

November 1, 2005
Statesboro, GA

The Board met at 6:00 p.m. in the Community Room of the North Main Annex. Chairman Nevil welcomed the guests and called the meeting to order. Commissioner Gibson gave the invocation and the pledge of allegiance.

Ms. Evelyn Wilson, Clerk of the Board, performed the roll call of commissioners and staff. The following commissioners and staff were present: Chairman Nevil, Commissioner Gibson, Commissioner Jackson, Commissioner Smith, Commissioner Tankersley, Commissioner Thompson, County Manager Thomas Couch, Parliamentarian

and Staff Attorney Jeff Akins, Deputy Clerk Regina Smith, and Zoning Administrator Cheryl Tatum. Commissioner Simmons was absent.

Chairman Nevil asked for a motion to approve the General Agenda. Mr. Couch stated that a bid for a pothole patcher needed to be added to New Business. An Executive Session was needed to discuss a personnel matter. The intergovernmental agreement with the State Patrol needed to be postponed to another time. The Public Comments needed to come right after zoning matters. Ms. Wilson stated that Velma Burden was the name of the appointee for the Recreation Advisory Board. Commissioner Thompson asked if item #2 and #3 under zoning matters could be switched. Commissioner Tankersley offered a motion to approve the General Agenda with the changes listed above. Commissioner Jackson seconded the motion and it carried unanimously.

The first order of business was the approval of the minutes for the regular meeting on October 18, 2005. Commissioner Gibson offered a motion to approve the minutes of October 18, 2005. Commissioner Tankersley seconded the motion and it carried unanimously.

Next item on the agenda was a presentation from the Bulloch County Hospital Authority. Mr. Arthur Howard, Chairman of the Hospital Authority, presented a check for tax relief to the County in the amount of \$1,351,354.20.

Next item on the agenda was the Public Hearing for zoning matters. Chairman Nevil asked Cheryl Tatum, Zoning Administrator, to present the zoning items.

Ms. Tatum stated Jim Anderson, as agent for Robert Bell, has submitted an appeal to a variance request for a setback variance. The property is located on Highway 46. This request would allow Mr. Bell to have a side setback of 12 feet instead of the required 30 feet. The property consists of approximately 0.35 acres in which he wants to place a manufactured home. The Planning and Zoning Commission unanimously recommended denial of the variance request. Two people signed up to speak on the request. Mr. Anderson was present.

Mr. Anderson stated the setbacks needed to be reduced in order to put a doublewide mobile home on the property. The lot has been approved for a septic tank. He is willing to put a singlewide home on the lot but he would still need a variance, although not as much as he is currently asking for.

Ms. Rhonda Morgan spoke against the request. She stated that the land was never meant to be sold. Also, she wouldn't be able to use 70 feet of her property and there would be no access to her barn.

Mr. Randall Ellison spoke against the request.

Mr. Brad Wiggins spoke about the requirements on issuing a septic tank permit and why this lot was issued a permit even though it did not fulfill the current requirements.

Commissioner Jackson asked if the property was occupied prior to 1994. Ms. Tatum stated that it was not.

After a few more minutes of discussion, Commissioner Smith offered a motion to deny the variance request. Commissioner Tankersley seconded the motion and it carried unanimously.

Ms. Tatum stated that Wallace Wright, as agent for the Estate of George Kendrick, has filed the application with the Bulloch County Zoning Department requesting a rezone from AG-5 (Agricultural-5 acres) and HI (Highway Industrial) to HC (Highway Commercial) on approximately 6.94 acres and 0.22 acres. The intent of the rezone request is to allow an automotive repair shop to be located on the property. The property is located on Highway 80 East. The Planning and Zoning Commission unanimously recommended approval of the rezone request with the following conditions: (1) secure an appropriate encroachment and driveway permit from GDOT; (2) improved parking for the repair shop would be required; this parking would have to be paved and provide adequate room for turn around for the customers they serve; (3) no storage of wrecked or junk vehicles would be allowed; (4) appropriate screening or visual buffers shall be installed pursuant to Section 407 of the Zoning Ordinance; (5) any solid waste dumpsters or containers used to service the business shall be placed on a concrete pad on the side or rear portion of the property; and (6) the property code violations must be cleared up within 90 days; an extension may be granted by the Zoning Administrator if warranted. No one signed up to speak on the request. Mr. Wright was present to make the presentation.

Mr. Wright stated that the land has no agricultural use. Most of the material has been hauled off the property and the rest will be cleared off within 90 days. The applicant would like to open an automotive shop on the property.

Commissioner Tankersley offered a motion to approve the request with the conditions stated above. Commissioner Gibson seconded the motion and it carried unanimously.

Ms. Tatum stated that Tommy Martin has filed the application with the Bulloch County Zoning Department, requesting a rezone from AG-5 (Agricultural-5 acres) to LI (Light Industrial) on approximately 5.41 acres. The intent of the rezone is to expand the bark plant operations on the adjacent property. The property is located on Highway 80 East. The Planning & Zoning Commission unanimously recommended denial of the rezone request. The staff recommended approval with the following conditions: (1) Level II Traffic Study – (a) an estimate of AM (7:30 – 8:30) and PM (5:00-6:00) peak hour trips generated by the proposed development; (b) a 24 hour directional traffic count of a typical week day; (c) assess the need for a decel lane and taper on Highway 80 East; (2) a visual buffer or screening shall be installed along road frontage on Highway 80 East to minimize noise and visual impacts; and (3) improved parking for the existing bark plant would be required. This parking would have to be paved and provide adequate room for 18-wheeled trucks to park and turn around without affecting traffic on Highway 80 East. Four people signed up to speak on the request. Mr. Michael Walker was present to make a presentation.

Mr. Walker stated this request was needed to expand the pine bark operation. The actual facility would not be expanded. The area behind the facility would be used to create a turn around area for the 18-wheelers and a storage area for pallets. The applicant does not mind putting up screening to block the site from surrounding property. Currently, the trucks line up along the highway waiting their turn to come in and load because of the lack of room. This expansion would alleviate the traffic problems that the trucks cause by lining up along side the road.

Commissioner Smith asked if the Light Industrial zoning was needed for this request. Ms. Tatum stated that it was needed for that particular use.

Mr. Robert Lanier spoke against the request. He stated there was not enough room for two trucks to pass by one another on the access road leading to the facility. The road would have to be widened but that would be hard to do since there is a pond right beside the access road. There is also a pond behind the area that is up for rezoning. Traffic was also an issue for him.

Commissioner Jackson asked what the hours of operation were. Mr. Lanier stated there was traffic in the morning and no operation after 6 in the evening. Commissioner Jackson asked if the rezone was to eliminate parking on Highway 80. Ms. Tatum stated that it was.

Ms. Virginia Lanier spoke against the request. She stated that her father left her and her brothers the property to be farmed and to build a house on. The property was not to be turned into a pine bark operation. Her property is located adjacent to this facility. It is an eyesore and traffic is heavy because of the 18-wheelers.

Mr. Keith Lanier spoke against the request. He stated that he wanted to build a home on the property but cannot because of this facility.

After minutes of discussion, Commissioner Smith offered a motion to deny the rezone request. Commissioner Gibson seconded the motion and it carried unanimously.

Ms. Tatum stated that Timmy Rushing, as agent for Julie Rushing, has submitted a variance request to the sign ordinance to allow three (3) billboards on the same side of the interstate beginning 500 feet from the westbound ramp instead of 500 feet from the point where the pavement commences or ceases to widened at exits from or entrances to the main traveled way. The property is located on I-16 at the Highway 67 exit ramp. The property consists of approximately 75.99 acres. Jeff Akins, acting on behalf of the County, has filed an appeal to the decision of the Planning and Zoning Commission due to new information that has been received from the Georgia DOT. The Planning and Zoning Commission unanimously recommended approval of the variance request. No one signed up to speak on the request. Mr. Rushing was present to make the presentation.

Mr. Akins asked to withdraw the appeal based on information received after filing the appeal. The original plans can proceed. Mr. Rushing had no objections.

Commissioner Thompson offered a motion to approve the withdrawal of the appeal. Commissioner Tankersley seconded the motion and it carried unanimously.

Ms. Tatum stated that a text amendment was needed to Zoning Ordinance Section 202 of Appendix C. The text amendment would allow a dewatering system in a HI (Heavy Industrial) zoning district as a conditional use. The purpose of this system is to have a facility which collects sludge grease traps and uses a process to separate the solids from the liquids. The Planning and Zoning Commission unanimously recommended approval of the text amendment. The staff recommended approval of the text amendment request with a few modifications. The staff recommendation read as follows: "Wastewater Pre-treatment Facility: a facility which collects sludge from septic tanks and restaurant grease traps and uses a process to separate the solids from the liquids. (1) the facility shall be connected to the municipal wastewater treatment system for final treatment of wastewater created from the de-watering process; (2) all collected solid waste must be deposited only in an EPD permitted solid waste handling facility authorized to receive the applicable waste types; (3) wastewater pre-treatment facilities shall be paved and enclosed; (4) vehicles or containers used for the collection and transportation shall be covered, substantially leakproof, durable, and of easily cleanable construction; (5) solid waste collection and transportation vehicles shall be cleaned frequently and shall be maintained in good repair; (6) vehicles or containers used for the collection and transportation of solid waste shall be loaded and moved in such a manner that the contents will not leak or spill therefrom; (7) all wastewater from cleaning of vehicles must be handled in manner which meets all applicable environmental laws and regulations; (8) the facility shall be maintained in a clean and sanitary condition; (9) the facility shall receive all permits required by the State of Georgia; (10) The facility may only receive wastewater from businesses located in Bulloch County; (11) development standards – (a) minimum lot size shall be 5 acres; (b) no facility shall be within 1,000 feet of a residential dwelling; (c) no facility shall be within 100 feet of a floodplain or wetland; (d) a 25' landscaped buffer consisting of trees capable of growing to a height of no less than 40' shall be installed and maintained along the side and rear property lines; if the facility is visible from the road accessing the property, either the aforementioned standard of landscaping or opaque fencing of no less than six, but not greater than eight feet in height shall be installed within the front setback; (e) access to the property shall be on a paved public road with all driveway aprons being paved to the edge of the right of way; (f) all interior parking and circulation within the facility shall consist at a minimum of a gravel or similarly compacted pervious or impervious surface to minimize on-site erosion and runoff; (g) all on-site and off-site drainage shall be installed so as to minimize the potential for any pollution run-off and shall be compliant with NPDES requirements." Four people signed up to speak on the request.

Mr. George Wood, City Manager, stated there is a grease problem for the city. There is a need for a facility that can take care of grease from grease traps. Eventually, the City will stop taking grease. They will accept the grey water but the grease must be disposed of somewhere else. With the septic waste, the EPD wants to cut back their limits again.

Mr. Danny Woodrum stated he would also like AG-5 areas included in the zoning district so that they may find land away from people.

Mr. Keith Howard stated that they were trying to help alleviate the grease problem by starting another facility. With the startup cost being around \$150,000.00, he didn't expect people to run out and start up several of these type of businesses out in the County.

Mr. Jesse Hinton spoke in favor of the request. He stated that he is all for the new facility and agrees with the applicants about the need for one but he doesn't agree that it should be placed in AG-5 zones.

Mr. John Dotson spoke in favor of the request.

Mr. Barney Allen spoke in favor of the request. He stated that most of his business comes from outside waste because there are not enough septic tanks and grease traps in Bulloch County to keep his business alive.

Commissioner Tankersley asked Ms. Tatum to explain the reasoning for a conditional use.

Commissioner Smith asked if the waste from outside was allowed, what would prohibit this company from soliciting with other disposal companies that are located outside of this area. Mr. Barney Allen stated that they keep strict manifest sheets on all their loads. He also stated that he wouldn't allow other disposal trucks to use the facility.

Ms. Shondra Brown with the Riverkeeper Ogeechee spoke in favor of the request.

Clarification on condition #10 was needed. The commissioners wanted the wording changed to read that no outside business would be allowed to utilize the facility and that no waste could exchange between trucks from an outside business.

After minutes of discussion, Commissioner Tankersley offered a motion to approve the text amendment with the conditions stated above along with the change to #10. Commissioner Thompson seconded the motion and it carried unanimously. See exhibit #2005 - 125.

Sign-in sheets for zoning issues are shown as Exhibit #2005 - 126.

Under Public Comments, John Dotson spoke to the Board concerning a subdivision in close proximity to an existing cellular tower. Mr. Dotson stated that neither he nor the applicant knew that houses could not be built around a tower. He stated that the ordinance reads that a tower cannot be built near homes, not the other way around. There is nothing in the ordinance pertaining to a preexisting tower. He felt that a variance was not needed because of the wording of the ordinance. According to the interpretation of the Zoning Administrator and Staff Attorney, in order to build homes within a certain range from the tower, a variance is required. On the sketch plan brought before the Planning & Zoning Commission, the tower was noted on it but nothing was ever said about it. The builder has several lots that fall within a certain distance from the tower. Two of the lots are to be closed on with buyers next week. If the Board doesn't grant the variances to let the builder build houses on those lots that fall within that close distance to the tower, the lots will have to sit empty, which would cost him money. After a few minutes of discussion, the Board and staff agreed to gather the Planning & Zoning

Commission for an emergency meeting to grant an emergency variance. The variance would go officially before the Planning & Zoning Commission at their meeting in December.

Under the Consent Agenda were the following items for consideration: (1) a contract for carpet cleaning with Divine CleanCare in the amount of \$7,377.60 – see exhibit #2005 – 127; (2) a contract for scuba diving with Larry Kirkland – see exhibit #2005 - 128; (3) an alcohol beverage license application for Mill Creek Food Mart – off-premise; and (4) board appointments – (a) Ms. Velma Burden for the Recreation Advisory Board; (b) Ms. Rachel Edwards and Ms. Gina McNabay for the Animal Shelter committee; and (c) Mr. Bob Smith, Mr. Dan Good, Ms. Jo Rock, Mr. Lee Deloach, Mr. James High, Mr. Richard Armstrong, and Mr. Jesse Hinton, Jr. for the Keep Bulloch Beautiful Committee. Commissioner Tankersley offered a motion to approve the Consent Agenda. Commissioner Thompson seconded the motion and it carried unanimously.

Under New Business was approval of a bid for a pot-hole patcher with cab and chassis. The lowest bidder was Coastal Chevrolet Company in the amount of \$103,700. Commissioner Tankersley offered a motion to approve the bid. Commissioner Jackson seconded the motion and it carried unanimously.

Chairman Nevil asked if there were any comments from the public and staff.

Chairman Nevil stated that an Executive Session was needed to discuss a personnel matter. Commissioner Thompson offered a motion to go into Executive Session to discuss a personnel matter. Commissioner Gibson seconded the motion and it carried unanimously. Commissioners Gibson, Jackson, Thompson, Smith, and Tankersley voted in favor of the motion. See exhibit #2005 - 129.

With no further business, the meeting adjourned.



 ATTEST



 J. Garrett Nevil

November 15, 2005
 Statesboro, GA

The Board met at 8:30 a.m. in the Community Room of the North Main Annex.

Chairman Nevil welcomed the guests and called the meeting to order. Commissioner Thompson gave the invocation and the pledge of allegiance.

Ms. Evelyn Wilson, County Clerk of the Board, performed the roll call of commissioners and staff. The following commissioners and staff were present: Chairman Nevil, Commissioner Gibson, Commissioner Simmons, Commissioner Smith, Commissioner Tankersley, Commissioner Thompson, County Manager Thomas Couch, Parliamentarian and Staff Attorney Jeff Akins, and Deputy Clerk Regina Smith. Commissioner Jackson was absent.

Chairman Nevil asked for a motion to approve the General Agenda. Mr. Couch stated that a few changes needed to be made to the agenda. The comments from Mr. Russell Davis with the Brooklet City Council needed to be moved from New Business to Old Business. The agreement with British Soccer Camp and the resolution for the S&S Greenway needed to be moved from the Consent Agenda to New Business. Commissioner Smith offered a motion to approve the General Agenda with the modifications. Commissioner Tankersley seconded the motion and it carried unanimously.

The first order of business was the approval of the minutes for the regular meeting of November 1, 2005. Commissioner Gibson offered a motion to approve the minutes of the regular meeting on November 1, 2005. Commissioner Simmons seconded the motion and it carried unanimously.

Next item on the agenda were the monthly staff reports. Commissioner Thompson questioned expenditures compared to expenses for the Recreation Department and expenses related to equipment parts for Public Works. Commissioner Simmons offered a motion to approve the monthly staff reports. Commissioner Gibson seconded the motion and it carried unanimously.

Under the Consent Agenda were the following items for consideration: (1) a resolution for America Recycles Day in Bulloch County – see exhibit #2005 - 130; (2) board appointment – Rev. William Perry to the Keep Bulloch Beautiful Board; and (3) an off-premise alcohol license for Umesh Patel – Time Saver #88. Commissioner Simmons offered a motion to approve the Consent Agenda. Commissioner Tankersley seconded the motion and it carried unanimously.

Under Old Business was a discussion from Mr. Russell Davis, a Brooklet City Council representative, concerning a road paving project. He asked Mr. Couch to explain the situation of the County helping with the paving project. Mr. Couch stated that Mr. Wood had a verbal agreement with the council to help with the cost of some projects. Mr. Couch stated that he could not honor such an agreement. If the cost was a few thousand dollars, he would give the authorization to help out, but given the fact that the cost is over \$10,000.00, the authorization would have to go through the Board of Commissioners. Commissioner Simmons stated that the municipalities were given funds from SPLOST to help fund projects. Mr. Davis was hoping to get the County to pay for it instead of using the funds from the SPLOST based on the agreement from Mr. Wood. But if they have to, the Council is willing to use the funds from SPLOST that were given to them for the paving project.

First item under New Business was a discussion of the future land use plan. Mr. Couch explained that the committee has met a few times to discuss the plan. They have all agreed to use the five mile fire district line as a parameter. Development could still occur outside the parameter but the applicant would also have to ask for a change to the land use plan. Commissioner Smith stated that he did not agree with using the fire district line as a parameter. There were areas inside of the parameter that had to be looked at carefully before developed. Also, there were areas outside the parameter that

December 6, 2005
Statesboro, GA

The Board met at 5:45 p.m. in the Community Room of the North Main Annex. Chairman Nevil welcomed the guests and called the meeting to order. Commissioner Smith gave the invocation and the pledge of allegiance.

Ms. Evelyn Wilson, Clerk of the Board, performed the roll call of commissioners and staff. The following commissioners and staff were present: Chairman Nevil, Commissioner Gibson, Commissioner Jackson, Commissioner Simmons, Commissioner Smith, Commissioner Tankersley, Commissioner Thompson, County Manager Thomas Couch, Parliamentarian and Staff Attorney Jeff Akins, Deputy Clerk Regina Smith, and Zoning Administrator Cheryl Tatum.

Chairman Nevil asked for a motion to approve the General Agenda. Mr. Couch stated that three items needed to be added to agenda: (1) under the Consent Agenda, the list for 2006 alcohol renewal licenses; (2) under New Business, a resolution for a master lease agreement with SunTrust; and (3) under New Business, a resolution with the FAA. Commissioner Jackson offered a motion to approve the General Agenda with the changes listed above. Commissioner Simmons seconded the motion and it carried unanimously.

The first order of business was the approval of the minutes for the regular meeting on November 15, 2005. Commissioner Simmons offered a motion to approve the minutes of November 15, 2005. Commissioner Thompson seconded the motion and it carried unanimously.

Next item on the agenda was a presentation from the National Weather Service. Representatives from the agency presented a plaque to Mr. Ted Wynn, Public Safety Director, which acknowledged Bulloch County as being Storm Ready.

Next item on the agenda was the Public Hearing for zoning matters. Chairman Nevil asked Cheryl Tatum, Zoning Administrator, to present the zoning items.

Ms. Tatum stated Don Marsh, as agent for Darrin and Stephanie Everett, has submitted an appeal of the decision of the Planning & Zoning Commission regarding a variance and sketch plan request. The property is located on Beulah Road and consists of approximately 29.3 acres. The applicant wants to divide the property into two (2) parcels. The variance is to allow for another parcel to be created on an existing flag lot. The Planning and Zoning Commission unanimously recommended denial of the variance and sketch plan request. Two people signed up to speak on the request. Mr. Everett was present to make the presentation.

Ms. Tatum stated Ms. Elly Motes requested this same variance in 1997 and was denied.

Mr. Everett stated that a house is already on the property. He did not know the land could not be split up. The banks will not finance a loan unless the land is split. He does not have any future plans of selling the property.

Mr. John Banks and Ms. Nancy Banks spoke together against the request. The Banks own the driveway that the Everetts have an easement on to their property. The

parcel in question is in the wetlands with 2/3 of the property being in the 100 year flood zone.

Commissioner Thompson stated that lending institutions really do not want the land.

Commissioner Smith offered a motion to deny the variance request and sketch plan. Commissioner Simmons seconded the motion and it passed with a five to one vote. Commissioner Thompson voted against the motion.

Ms. Tatum stated that Jimmy Franklin, as agent for Remer & Johnnie Dekle, etal, has filed the application with the Bulloch County Zoning Department requesting a conditional use permit to construct a 300 foot cell tower. The property is located on Dink Station Road. The Planning and Zoning Commission unanimously recommended denial of the conditional use permit. Five people signed up to speak on the request. Mr. Franklin was present to make the presentation.

Mr. Franklin stated that the space on the tower will be leased to Southern LINC. There is room on the tower for other agencies to lease. He gave a brief history and mentioned a few customers of Southern LINC. He stated that there was inadequate service around the area of Highway 301 South and I-16. Public safety's ability to communicate would also be improved by building the tower. There were two issues that were looked at in trying to locate property for the tower: size and accessibility.

Mr. Gene McDonald explained the process of determining a site for a tower. He stated that the top two choices were between the Andersons and the Dekles. The Andersons' property had a few obstacles: a house within close proximity to the site, flooding, no clear radius of 300 ft, and timber and foliage.

Commissioner Jackson asked if the anchors that hold the tower would fall outside the range boundaries. Mr. McDonald stated that the anchors are placed 250 feet out from the base.

Commissioner Jackson asked if any frequencies assigned to public safety agencies could be installed on the tower. A representative from Southern LINC stated that the frequencies could be installed.

Mr. Franklin stated that Mr. Snavelly in his report did say that the applicants had shown and satisfied him of the need for a 300 foot tower to meet the deficiency in this area. He said the unique reasons for accepting this property as the site for the tower were that it meets the coverage, meets the Ordinance set back, meets RF requirements, good ground elevation, a willing property owner, meets FAA guidelines, meets environmental guidelines, meets historical guidelines and the site is accessible. Mr. Franklin said there has been some concern expressed that this tower will destroy the value of property. He referenced a letter from Mr. Danny Clifton which states that he has found no indication of depreciation of property values near towers. Mr. Franklin said the interest of the public is paramount over the interest of any individual. Mr. Franklin submitted some supporting documentation for the record. See exhibit #2005-132.

Mr. Hal Roach spoke against the request on behalf of several people. He read the zoning ordinance regulations concerning a conditional use permit and the cell tower

ordinance. Pictures were shown of the property in question, homes located near the site and their line of sight to the tower, and examples of the tower to be erected. Mr. Roach also asked the opinion of Mr. Marion Hulseley, a certified appraiser, and Mr. Sam DiPolito, a real estate agent, concerning the value of property within the area. Both stated that the value of land would depreciate if a tower was erected and Mr. DiPolito stated that there are obstacles selling property that was located near a tower site. Mr. Roach submitted some supporting documentation for the record. See exhibit #2005-133.

Mr. Paul Rosa spoke against the request. As a consultant, he discussed the detrimental impacts on adjacent properties, the technical aspects of the applicant's proposal and deficiencies in its submittal with respect to its visual simulations, inappropriate search radius, flawed propagation studies, and the failure of demonstrating the "need" for the conditional use.

Ms. Marie Ashmore spoke against the request. She stated that her daughter wants to build a house on their property and the property values will go down if a tower is erected on the site.

Mr. Chap Ashmore relinquished his time to Mr. Hal Roach.

Mr. Rod Parker spoke against the request. He did not want to see the lights from the tower shining into his home.

Mr. David Snavely, tower consultant for Bulloch County, presented information on erecting a cell tower on the proposed site. He said he has filed a couple of reports during the history of these proceedings. In the first report there were a number of technical concerns of points in the county ordinance that the applicant had not met or explained. The applicant made an excellent good faith effort to answer all of those concerns from a technical perspective and a later report found that the application for the tower from the perspective of engineering issues did meet the requirements of the county ordinance and was properly done in his opinion. The applicant did prove the need for the 300 foot tower to address the coverage problem and did make all required efforts to minimize the impact of the tower from a visual perspective. However, since the applicant considered the existing Alltel tower and also another property for the site, he could not say with engineering certainty that this location is the only location the tower can go.

Mr. Ted Wynn clarified that Public Safety agencies operate off of the new 800 megahertz system. They have complete coverage over the whole county from two towers erected within the County. The State Patrol also uses the system. The County utilizes Southern LINC for supervisors and key personnel for backup and privacy. It is not the back bone of the day to day communications.

Commissioner Thompson asked if there was another location on the property that could be used to offset the visual impact. Mr. Franklin stated that they could try to identify another spot. Commissioner Thompson stated that he rode out to the property and did not see all the trees that were being shown in the pictures. A citizen stated that a property located along the current location in question was harvested a couple of years ago and is being regenerated naturally.

Commissioner Tankersley stated that she believed a tower was needed for the inadequate service but not on that piece of property. She is also relieved that it would not have an impact on Public Safety if the tower was not erected. Commissioner Tankersley offered a motion to deny the conditional use request. Commissioner Gibson seconded the motion and it carried unanimously. Commissioner Smith abstained from voting because of a potential conflict of interest.

Sign-in sheets for zoning issues are shown as Exhibit #2005 – 134.

Under the Consent Agenda were the following items for consideration: (1) a development agreement with Woodbridge Development and J&K Partners to accept a contribution of \$58,500 toward the paving of Josh Deal Road – see exhibit #2005 – 135; (2) an intergovernmental agreement with the GA State Patrol for the temporary use occupancy of the GSP Building until property is transferred to the State – see exhibit #2005 - 136; (3) an agreement with Kimley-Horn Associates of Dallas, Texas for the most responsive and cost-effective proposal to develop a five-year strategic enterprise plan for the Splash in the Boro' aquatic center at a cost not to exceed \$50,000. Cost will be obligated from the aquatic center enterprise operating fund – see exhibit #2005 - 137; (4) an agreement with Divine Clean Care for the lowest and most reliable bid for janitorial services for various county buildings in the base amount of \$13,808. Said costs will be allocated and obligated from the Recreation Department operating fund – see exhibit #2005 - 138; (5) approval of purchase orders for the lowest and most reliable bids for landscaping and irrigation materials for CIP/SPLOST project PS#1/CF#1 at the GA State Patrol in the amount of \$14,715.98. Said costs will be obligated from the 2002 SPLOST fund; (6) an agreement with British Soccer of Lenexa, Kansas to conduct an instructional soccer camp for the Recreation Department for the hourly rates specified in the agreement. Said revenue and expenditure estimates will be obligated from the Recreation Department operating fund summer youth sports budget – see exhibit #2005 - 139; (7) a resolution to submit an application with the GA Department of Natural Resources Recreation Trails Grant Program to supplement funding in the amount of \$100,000 for improvements along the S&S Greenway trail project – see exhibit #2005 - 140; (8) approval of purchase order for the lowest and most reliable bids for solid waste collection containers to Lewis Steel Works in Wrens, GA for CIP/SPLOST project SW#2 in the amount of \$24,850. Said costs will be obligated from the 1997 SPLOST fund; (9) a resolution to accept various subdivision roads for public dedication pursuant to the final inspection and recommendation of the County Engineer – see exhibit #2005 - 141; (10) an amendment to the agreement with the GEBCorp to provide more flexibility with regard to participant distributions from the 457 employee deferred compensation plan, in compliance with IRS regulations – see exhibit #2005 - 142; (11) lease renewals from Pegasus Air, LLC, Top Flight Aviation of Georgia, Inc., and Georgia State Defense Force at the airport – See exhibit #2005 - 143, #2005 - 144, and #2005 - 145; and (12) approval of various alcoholic beverage licenses for calendar year 2006 – See exhibit #2005 - 146. Commissioner Tankersley offered a motion to approve the Consent Agenda. Commissioner Simmons seconded the motion and it carried unanimously.

There were no items under Old Business.

First item under New Business was approval of an amendment to Section 11.5-53(a) of the Code of Ordinances. This amendment added a few roads to the truck traffic ordinance: Mud Road, portions of which are designated as CR#572 and #588; former State Route 46 that runs between State Route 67 and State Route 119; and Flat Ford Road which is CR#381. Adding these roads to the ordinance would allow law enforcement to enforce the prohibition of 18 wheelers on these roads unless they are making a local delivery. There is a trucking business on Highway 46 that is having problems because of the truck ordinance. Trucks that are coming to his place of business for repairs and such are being stopped in violation of the ordinance. A suggestion was made to exempt the portion of road that his business is located on. Trucks may use the excuse of going to this business in order to access this highway as a shortcut. The owner of the trucking business would like an opportunity to speak to the Board about this situation. Commissioner Simmons offered a motion to defer this item to the next meeting. Commissioner Jackson seconded the motion and it carried unanimously.

The second item under New Business was a resolution to approve a master lease agreement with SunTrust for the purchase of equipment. Commissioner Simmons offered a motion to approve the master lease agreement with SunTrust. Commissioner Thompson seconded the motion and it carried unanimously. See exhibit #2005 - 147.

The third item under New Business was a resolution to execute an agreement consenting to project sponsorship by the GA Dept of Transportation with the FAA. The DOT will sponsor Bulloch County's FY06 General Aviation Entitlement Grant from the Federal Aviation Administration. The amount of funds the DOT will accept from FAA for Bulloch County is \$150,000. These funds represent 95% federal participation in the projects. Commissioner Thompson offered a motion to adopt the resolution. Commissioner Jackson seconded the motion and it carried unanimously. See exhibit #2005 - 148.

Chairman Nevil asked if there were any comments from the public and staff.

Commissioner Tankersley asked if the regular meeting scheduled for the December 20th could be cancelled or moved to another day. Mr. Couch stated that he needed to have a workshop within the next two weeks to discuss a few items. The Board agreed to have a called meeting/workshop on December 16th at 8:30 a.m. and cancel the meeting on December 20th.

With no further comments, Commissioner Thompson offered a motion to adjourn the meeting. Commissioner Gibson seconded the motion and it carried unanimously.

Evelyn H. Wilson
ATTEST

J. Garrett Nevil
J. Garrett Nevil

December 16, 2005
Statesboro, GA

Called Meeting

The Board met at 8:30 a.m. in the Community Room of the North Main Annex.

Chairman Nevil welcomed the guests and called the meeting to order. Commissioner Jackson gave the invocation and the pledge of allegiance.

Ms. Evelyn Wilson, County Clerk of the Board, performed the roll call of commissioners and staff. The following commissioners and staff were present: Chairman Nevil, Commissioner Gibson, Commissioner Jackson, Commissioner Simmons, Commissioner Smith, Commissioner Tankersley, Commissioner Thompson, County Manager Thomas Couch and Deputy Clerk Regina Smith.

Mr. Couch stated that the minutes from the past meeting and the monthly reports would be on the next meeting agenda.

Chairman Nevil asked for a motion to approve the General Agenda. Commissioner Gibson offered a motion to approve the General Agenda. Commissioner Smith seconded the motion and it carried unanimously.

Under the Consent Agenda were the following items for consideration: (1) a resolution for an abandoned right of way – see exhibit #2005 - 149; and (2) an off-premise alcohol license for Ora Levalle – Mill Creek Food Mart, Suresh Patel – El Cheapo #89, Shaileshkumar Patel – Jay Foodmart #2, Siddharthkumar Patel – Avdheta, Inc., and an on-premise alcohol license for Eddie Smith – Silvercreek Saloon. Commissioner Smith offered a motion to approve the Consent Agenda. Commissioner Simmons seconded the motion and it carried unanimously.

Under Old Business was an amendment to the Code of Ordinance, Section 11.5-53(a). This amendment concerned the truck traffic ordinance. This issue was deferred from the last meeting to give Mr. Edward Kangeter an opportunity to voice his opinion on the restriction of truck traffic on Highway 46 and how it has affected his business. Mr. Kangeter said he has lived on this road for 57 years and has operated his truck repair business there since 1975. When signs were placed on the highway prohibiting through truck traffic, his business was affected to the extent that the drivers would not chance going down the road to his business. Mr. Couch asked him if he had discussed his concerns with Jeff Akins. He stated that he has had conversations with Mr. Akins about this situation. Commissioner Smith stated that the County was mandated to take over Highway 46 from the State approximately 10 years ago. The County is not able to keep up with the cost of maintaining a commercial highway like the State is able to do. There may be a possibility of trying to get the State to take the highway back over again.

Commissioner Thompson asked if the reason for adding this road was because of road damage or from citizens not wanting truck traffic on the road.

Mr. Kangeter stated there is no damage done to the road. Citizens complain about the trucks because the trucks slow them down when they are in a hurry. The Sheriff sent

deputies out to the area to monitor the speed of the trucks for a certain time period. The results were that only two trucks were driving excessive speeds while approximately 85 regular vehicles were driving excessive speeds.

Mr. Couch stated that the situation deserves more engineering studies and a structure needs to be put in place on determining the criteria for placing a road in the truck traffic ordinance.

Commissioner Smith offered a motion to defer this item until further studies can be performed. Commissioner Thompson seconded the motion and it carried unanimously.

Mr. Couch asked if the courthouse security could be discussed in this meeting while the judges were here instead of in the workshop. The commissioners agreed to proceed with the discussion. The courthouse security would cover the Superior Court, State Court, and whenever needed, the Magistrate Court. There would be a need for an amendment to the budget in the amount of \$104,191 for FY06. Approximately \$80,000 was taken from the law library fund to help finance the purchase of the capital equipment. At the present, the upgrades are being performed for the Superior Court but nothing in the State Court. Judge Woodrum and Judge Mikell spoke about the security issues in their respective buildings. Judge Mikell stated that he would at least like to see a deputy there to perform searches during court. The courthouse is wide open for anyone to go up to the second floor without being announced and also walk into the courthouse without being searched.

The Commissioners agreed that the security issue needed to be taken care of immediately, especially in the State Court. Commissioner Simmons offered a motion to approve an interim resolution for the amendment to budget to provide funds for courthouse security. Commissioner Tankersley seconded the motion and it carried unanimously. See exhibit #2005 - 150.

Chairman Nevil stated that an Executive Session was needed to discuss personnel matters. Commissioner Simmons offered a motion to go into Executive Session to discuss personnel matters. Commissioner Jackson seconded the motion and it carried unanimously. Commissioners Gibson, Jackson, Simmons, Smith, Tankersley, and Thompson voted in favor of the motion. See exhibit #2005 - 151.

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After the Executive Session, the Board adjourned into the work session.

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With no further business or discussion, Commissioner Gibson offered a motion to adjourn the meeting. Commissioner Smith seconded the motion and it carried unanimously.



 ATTEST



 J. Garrett Nevil

December 16, 2005
Statesboro, GA

Workshop

The Board met for a workshop at 11:00 a.m. in the Community Room of the North Main Annex. Chairman Nevil, Commissioner Gibson, Commissioner Jackson, Commissioner Simmons, Commissioner Smith, Commissioner Tankersley, and Commissioner Thompson were present.

Chairman Nevil called the meeting to order and asked Mr. Couch to proceed with the workshop. The purpose of the workshop was to discuss the following topics: (1) the Gateway water and sewer extension – amended SPLOST agreement; (2) agribusiness center arena – SMG as a consultant to work with Hussey, Gay & Bell in designing the arena; (3) the old hospital building; (4) administrative policies; (5) ordinances – cable franchise, occupational taxes; (6) reorganization of the county departments; (7) hotel/motel tax funding; and (8) SPLOST renewal in 2006 – jail is priority.

After discussing the issues presented, the Board unanimously adjourned the meeting.



ATTEST



J. Garrett Nevil

January 3, 2006
Statesboro, GA

The Board met at 6:00 p.m. in the Community Room of the North Main Annex.

Chairman Nevil welcomed the guests and called the meeting to order. Commissioner Simmons gave the invocation and the pledge of allegiance.

Ms. Evelyn Wilson, Clerk of the Board, performed the roll call of commissioners and staff. The following commissioners and staff were present: Chairman Nevil, Commissioner Gibson, Commissioner Jackson, Commissioner Simmons, Commissioner Smith, Commissioner Thompson, County Manager Tom Couch, Parliamentarian and Staff Attorney Jeff Akins, Deputy Clerk Regina Smith, and Zoning Administrator Cheryl Tatum. Commissioner Tankersley was absent.

Chairman Nevil asked for a motion to approve the General Agenda. Mr. Couch stated that one item needed to be added to the agenda. Land Acquisition needed to be added to the Executive Session. Chairman Nevil asked for a motion to approve the General Agenda with the one change. Commissioner Simmons offered a motion to approve the General Agenda. Commissioner Jackson seconded the motion and it carried unanimously.

The first order of business was the approval of the regular minutes of December 6, 2005 meeting, called meeting minutes of December 16, 2005, and workshop minutes of December 16, 2005. Commissioner Gibson offered a motion to approve the minutes