



Bulloch County Board of Commissioners Regular Meeting

October 1, 2013
Estimated Time: 50 Minutes
North Main Annex Community Room
Statesboro, Georgia
5:30 PM

Meeting Function:	Board of Commissioners	Type of Meeting:	Regular Meeting
Meeting Chair:	Chairman, Garrett Nevil (Presiding)	Recorder:	Clerk of the Board, Christy Strickland
Parliamentarian:	County Attorney, Jeff Akins	Ex-Officio:	Tom Couch, County Manager; Harry Starling, Chief Financial Officer; Andy Welch, Development Services Dink Butler, Transportation Director; Ted Wynn, Public Safety Director; Jared Akins, Chief Deputy; and Randy Newman, Zoning Administrator

General Agenda

ITEM	RESOURCE PERSON/FACILITATOR	TIME	REFER
Call to Order; Welcome Media and Visitors	Chairman Nevil	5:30 PM	
Invocation and Pledge of Allegiance	County Manager Tom Couch	5:32 PM	
Roll Call	Clerk of the Board	5:33 PM	
Zoning Agenda	Zoning Administrator	5:34 PM	P/Z Pkg.
Approval of General Agenda	Chairman Nevil	6:00 PM	
Public Comments	Audience	6:02 PM	
Consent Agenda	Chairman Nevil	6:12 PM	
Approval of Minutes-Regular Meeting held on September 17, 2013	Clerk of the Board		
To Approve an Memorandum of Agreement for a Multi- Jurisdictional Planning Team	County Manager/Coastal Regional Commission		
To Adopt a Resolution authorizing property schedule No. 2 to Master Tax-Exempt Purchase Agreement with U.S. Bancorp	Clerk of the Board		
Commission and Staff Comments	Chairman Nevil, et al.	6:15 PM	
Adjourn	Chairman	6:20 PM	

Additional Information

Background information in Board packets

Zoning Items for the Board of Commissioners

October 1, 2013

5:30 P.M.

- 1. Text Amendment.....Dwayne & Cindy Jackson*
- 2. Conditional Use Request.....Caring & Sharing Inc.
.....Agent, Hayward & Jemena Fields*
- 3. Rezone Request.....Southern States Plantation
.....Agent, Jim Anderson*



Bulloch County Departmental Review

Agenda Item:	1	Meeting Date:	October 1, 2013
Application #:	Text Amendment	Application Type:	Text Amendment
Applicant:	Cynthia and Dwayne Jackson		
Summary:	Cynthia and Dwayne Jackson submitted an application for a text amendment to the definition of Intermodal Steel Container. The property consists of 35.27 acres and is located on Old Register Way.		
P&Z Recommendation:	Denial of the request with a 6-0 vote.		

Text Amendment Standards	Yes	No	Comment
(1) Is the proposed text amendment compatible with the purpose and intent of the Comprehensive Plan?		X	
(2) Is the proposed text amendment consistent with the purpose and intent of the Zoning Ordinance?		X	
(3) Will adoption of the amendment further the protection of the public health and safety or general welfare?		X	

Analysis:

Intermodal steel containers are a relatively recent trend in housing construction. Upon considerable staff research, there is very limited literature on the evolution of uses for these structures as housing types. Further, because this trend is so new, there is even more limited literature on proper regulation for zoning and building construction. Proponents tout affordability, sustainability (“green” building concept) and structural durability and safety. Opponents cite concerns about aesthetics, quality, particularly of used structures, and environmental safety.

The applicant has proposed amendment centered on classifying and regulating the structure(s) to be loosely similar to that of a manufactured home by including a preponderance of code amendments in the County’s Manufacturing Home Ordinance. However, within their definition of a Shipping Container Home in the zoning ordinance, the staff concurs that, if such units were allowed, it should be limited to a conditional use in an AG-5 Agricultural Residential District.

The staff, has drafted, but, *has not endorsed*, an alternative proposal for a text amendment. The text amendment would be restricted to the zoning ordinance, but does have cross-references to the County building codes. The staff research has concluded that the proper classification of this type of housing unit should be as an intermodal steel building unit, as defined, and with such base construction units being used further qualified and inspected according to third-party standards before being assembled on site. Aesthetically, the final product should mimic conventional construction as provided for in the county building code and be inspected accordingly. The size of the structure should meet existing standards, with anything smaller requiring a variance. If a text amendment is recommended by Planning and



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Zoning and approved by the Commissioners, the staff concurs that the use should be limited to AG-5 districts as a conditional use.

The staff has also consulted with the Georgia Department of Community Affairs Building Codes office. While they did not render a specific opinion on structural integrity and environmental safety of steel containers for building purposes, they confirm that there are no minimum code standards in Georgia under any building classification for this use. The staff did find literature that prepared in a 2009 report issued by the ISBU Association that promulgated standards merely for the structural integrity of steel containers. Upon making contact with a firm referenced in the report as a qualified inspector, they acknowledged that they have never performed one, and it is merely “a piece of paper,” and not backed by any sanctioned organization.

The staff feels that any change in either building or zoning codes pertaining to these types of structures should be supported by state laws, regulations and policies, whereby such organizations perform proper research and set uniform standards for the building and construction technology. Despite exhaustive research, we can find no legitimate organization that sanctions these types of structures for civilian residential housing. We are not comfortable using the draft the staff has prepared as an alternative recommendation. Until we are comfortable that ISBU’s have become a universally sanctioned form of building technology for civilian residential housing, we cannot recommend their use in our building and zoning codes.

FINAL STAFF RECOMMENDATION

The staff remains recommends denial.

Participants

Tom Couch, County Manager; Andy Welch, County Planner; and Kirk Tatum, County Engineer; Randy Newman, Zoning Administrator.



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Applicant Proposal to Amend Appendix C of the Code of Ordinances of Bulloch County, Georgia.

The following amendments are requested:

Section 202 Definitions shall be amended to add the following definition of "Shipping Container Home":

Shipping Container Home – Dwelling whose primary foundation and exterior structure are a container of large, strong material, usually metal, of the type utilized in transporting goods and freight. Such structure shall be transportable in one or more sections, which, in traveling mode, is eight body feet or more in width or 40 body feet or more in length or, when erected on site, is 320 or more square feet and which is suitable for use as a dwelling when modified and connected to required utilities including plumbing, heating, air conditioning and electrical systems as established by Bulloch County Ordinances.

- (1) Shipping Container Homes are not permitted to be used as storage buildings. Shipping Container Homes are not to be stored or abandoned on the property for more than 60 days. For purposes of this provision, a Shipping Container Home shall be considered "stored" or "abandoned" if it does not meet all the requirements of Section 9.31 and 9.32 of the Manufactured Home ordinance, as modified to include Shipping Container Homes.
- (2) From date of delivery to a property, Shipping Container Home shall have 60 days to meet the requirements of Section 9.31 of the Manufactured Home ordinance, as modified to include Shipping Container Homes.
- (3) In an A5 district, a Shipping Container Home shall only be permitted as a conditional use in the discretion of the county. In the event the conditional use is granted by the county, a shipping container home must have a heated floor space of at least 320 square feet and be compatible with conventional construction which may be permitted in the same general area, or existing development, or proposed development in the same zoning classification or area, or as set forth in the comprehensive plan of the county. Additionally, Shipping Container Homes shall be required to comply with minimum building standards and requirements, including landscaping requirements, as established by the county.

Section 503(b)(16) shall be amended to add "Shipping Container Home" as a conditional use in A5 districts.

Section 606 "Development Standards" shall be amended to provide that a Shipping Container Home in any district shall not have fewer than 320 heated square feet.



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Proposal to Amend Part II- Chapter 9 – Manufactured Homes - of the Code of Ordinances of Bulloch County, Georgia.

The following amendments are requested:

Section 9-1 Definitions shall be amended to add the following definition of “Shipping Container Home”:

Shipping Container Home – Dwelling whose primary foundation and exterior structure are a container of large, strong material, usually metal, of the type utilized in transporting goods and freight. Such structure shall be transportable in one or more sections, which, in traveling mode, is eight body feet or more in width or 40 body feet or more in length or, when erected on site, is 320 or more square feet and which is suitable for use as a dwelling when modified and connected to required utilities including plumbing, heating, air conditioning and electrical systems as established by Bulloch County Building Codes.

- (1) Shipping Container Homes are not permitted to be used as storage buildings. Shipping Container Homes are not to be stored or abandoned on the property for more than 60 days. For purposes of this provision, a Shipping Container Home shall be considered “stored” or “abandoned” if it does not meet all the requirements of Section 9.31 and 9.32 of the Manufactured Home ordinance, as modified to include Shipping Container Homes.
- (2) From date of delivery to a property, Shipping Container Home shall have 60 days to meet the requirements of Section 9.31 of the Manufactured Home ordinance, as modified to include Shipping Container Homes.
- (3) In an A5 district, a shipping container home shall only be permitted as a conditional use in the discretion of the county. In the event the conditional use is granted by the county, a shipping container home must have a heated floor space of at least 320 square feet and be compatible with conventional construction which may be permitted in the same general area, or existing development, or proposed development in the same zoning classification or area, or as set forth in the comprehensive plan of the county. Additionally, Shipping Container Homes shall be required to comply with minimum building standards and requirements, including landscaping requirements, as established by the county.
- (4) The exterior of the Shipping Container Home shall be covered with wood, hardboard or masonry, which shall be painted, or shall be covered with vinyl siding or painted such that the entire exterior of the Shipping Container Home shall be comparable in composition, appearance, and durability to the exterior siding commonly used in conventional residential construction.

Section 9-2 shall be amended to provide that:

“This chapter shall govern the use and operation of all manufactured homes and Shipping Container Homes within the unincorporated area of the county.”

Section 9-5(b) shall be amended to provide as follows:

“(b) Finding of necessity. The board of commissioners finds and determines that manufactured homes and Shipping Container Homes pose special problems in determining whether these homes are located on approved sites and comply with the plumbing and electrical hookups adopted by the county. Thus, it is necessary to require certain permits to



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insure that the homes are properly identified and located on approved sites in compliance with such codes.”

Sections 9-5(c)(1), (2) and (3), (d), (e), (f), (g), (h) and (i) shall also be amended to impose such requirements upon Shipping Container Homes.

Sections 9-6(a)(1), (2), (3), (b), (c), (d) and (e) shall also be amended to impose such requirements upon Shipping Container Homes.

Section 9-31 shall be amended such that Section 9-31(c) requirements shall apply to Shipping Container Homes.

Section 9-31 shall be further amended to add a Section 9-31(e) which shall provide as follows:

(e) A Shipping Container Home shall be required to have at least one door for exit and entry and no fewer than two (2) full size windows per three hundred twenty (320) heated square feet. Such windows must be of a size to allow an average size adult male to climb through the window to provide an alternative exit from home in the event of fire.

Section 9-32 shall be amended to impose such requirements upon Shipping Container Homes.

Sections 9-33(a)(1), (3), (4), (5), (6), (8), (9), (b), (c) and (d) shall be amended to also impose such requirements upon Shipping Container Homes.



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Staff Draft to Amend Appendix C of the Code of Ordinances of Bulloch County, Georgia.

*For comparison purposes only, not a recommendation.

The following amendments are recommended:

Section 202 - Definitions shall be amended to add the following definitions:

“Intermodal Steel Building Unit.” An unmodified ISO-1CC dry-freight type Corten steel container transportable in one or more sections, which, in traveling mode, is eight (8) body feet or more in width or forty (40) body feet or more in length; and/or, when one or more such units are erected or modified on site where they are converted to use for residential building construction as a detached single-family dwelling.

“Structural Integrity Report.” This is a report required before a building permit is issued that shall be submitted to the Building and Zoning Official from a qualified inspector who inspects or re-inspects Intermodal Steel Building Units and certifies their structural integrity, environmental safety and a verifiable identification system as prescribed by the latest edition of the “Green Cube Approval Report,” promulgated by the Intermodal Steel Building Unit Association. In conjunction with an approved Structural Integrity Report, any modifications proposed to an Intermodal Steel Building Unit that requires structural reinforcement resulting from the cutting or removal of walls or roofs must be documented in building plans and be submitted by a licensed structural engineer or architect to the Building and Zoning Official for approval.

Article 5: AG-5 Agricultural and Residential, Section 503 (b) - Conditional Uses shall be amended to add:

(16) Intermodal steel building unit as a dwelling, single family detached, subject to the following requirements:

- (a) The structure (or, structures) to be used as such a dwelling shall meet the definition for an Intermodal Steel Building Unit in Section 202 of this ordinance.
- (b) The intermodal steel building unit (or, units) constructed and erected on site shall meet the development standards under the definition of conventional construction in Part II, Article I, Section 4-1 of the Bulloch County Code of Ordinances pertaining Buildings and Building Regulations.
- (c) A structural integrity report with any proposed modifications to the intermodal steel building unit (or, units) and building plans shall be prepared by qualified and licensed structural engineers or architects and submitted to the Building and Zoning Official for approval according to Section 202 of this ordinance.
- (d) Prior to the issuance of a certificate of occupancy, the dwelling shall meet all other requirements of the County’s standard minimum building codes, as they are reviewed, inspected and approved by the Building and Zoning Official.



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Agenda Item:	2	Meeting Date:	October 1, 2013
Application #:	CU2013-027	Application Type:	Conditional Use
Request:	Caring and Sharing Group Home Inc. submitted an application for a conditional use to allow for a group home for boys under the definition of a boarding house. The property consists of 1.73 acres and is located at 1769 Brook Run Drive. Heyward Fields is acting as agent.		
P&Z Recommendation:	To approve the request with a 5-1 vote.		

Applicant:	Caring & Sharing Group Home Inc	Acres in Request:	1.73
Location:	1769 Brook Run Drive	Existing Lots:	1
Map #:	032 000035 043	Current Zoning:	AG-5
Development Name:	Brook Run Subdivision	Future Land Use:	Rural-Open Area
Directions to Property:	Take Pulaski Road and turn left onto McElveen Pond Road at the county line. Turn left onto Brook Run Drive and property will be on the left.		

Conditional Use Standards	Yes	No	Comment
(1) Is the type of street providing access to the use adequate to serve the proposed conditional use?	X		
(2) Is access into and out of the property adequate to provide for traffic and pedestrian safety, the anticipated volume of traffic flow, and access by emergency vehicles?	X		
(3) Are public facilities such as schools, EMS, sheriff and fire protection adequate to serve the conditional use?	X		
(4) Are refuse, service, parking and loading areas on the property located or screened to protect other properties in the area from such adverse effects as noise, light, glare or odor?	X		
(5) Will the hours and manner of operation of the conditional use have no adverse effects on other properties in the area?	X		
(6) Will the height, size, or location of the buildings or other structures on the property be compatible with the height, size or location of buildings or other structures on neighboring properties?	X		Plan to use existing residence.
(7) Is the proposed conditional use consistent with the purpose and intent of the zoning ordinance?	X		

LAND USE PLANNING IMPACT

Future Land Use Map: The Bulloch County Joint Comprehensive Plan indicates that the property would be appropriate for rural - open area.

Existing Land Use Pattern: There are primarily rural residential, and agricultural uses at adjacent and nearby properties.



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Zoning Patterns and Consistency: The proposed use appears to be inconsistent with the zoning patterns in the nearby area.

Neighborhood Character: There is no evidence that the proposed use should injure or detract from existing neighborhoods.

Property Values: adjacent property values should not be affected by the proposed use.

WATER / SEWER IMPACT

All properties are subject to on-site septic tank installation and a community water system approval as required by the County Health Department. Soil types and proposed lot sizes are compatible and adequate for septic tank installation.

SOLID WASTE IMPACT

None expected.

ENVIRONMENTAL IMPACT

No impact is expected.

FIRE SERVICE

Fire service is available within 4.8 miles (response time 15 minutes) from the Register Fire Department. No additional resources are required.

TRAFFIC IMPACT

The capacity and general condition of the roads accessing the proposed development is good. Lockett Lane is a county maintained dirt road.

SCHOOL IMPACT

Minimal impact is expected on existing schools.

PARKING, ROAD AND DRAINAGE IMPACT

The proposed use should not create a significant traffic impact. Currently, all drainage is natural with no known man-made improvements to the existing development other than roadside drainage ditches and culverts. The accessways/driveways to the site should have proper roadside drainage measures.

E-911 AND EMERGENCY MANAGEMENT IMPACT

Street addresses can be easily assigned. The County Emergency Management Director should be contacted prior to construction.

LAW ENFORCEMENT IMPACT

Response time from Bulloch County Sheriff's Department is approximately 18 minutes. However, depending on patrolling patterns and the location of deputies at a given time, this response may be greater or lesser.

FINAL STAFF RECOMMENDATION

The subject property appears suitable for the proposed use.

The staff recommends approval of the conditional use request.



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Agenda Item:	3	Meeting Date:	October 1, 2013
Application #:	RZ2013-030	Application Type:	Rezoning
Request:	Southern States Plantation LLLP submitted an application to rezone 95.21 acres from AG-5 (Agricultural 5 acres) to R-25 (Residential 25,000 square feet). The property is located on Clito Road. Jim Anderson is acting as agent.		
P&Z Recommendation:	To approve the request with conditions and adding to be able to use Vinyl to Condition # 6 with a 6-0 vote.		

Applicant:	Southern States Plantation, LLLP	Acres in Request:	95.21
Location:	Clito Road	Existing Lots:	1
Map #:	104 000041 003	Requested Lots:	115
Development Name:		Current Zoning:	AG-5
Future Land Use:	Rural-Open Space	Requested Zoning:	R-25
Directions to Property:	Take Hwy 301 North and turn right onto Clito Road. The property will be on the left.		

Rezone Standards	Yes	No	Comment
(1) Is the proposed use suitable in view of the zoning and development of adjacent and nearby property?	X		
(2) Will the proposed use adversely affect the existing use or usability of adjacent or nearby property?		X	
(3) Are there substantial reasons why the property cannot or should not be used as currently zoned?		X	
(4) Will the proposed use cause an excessive or burdensome use of public facilities or services, including but not limited to streets, schools, EMS, sheriff or fire protection?		X	
(5) Is the proposed use compatible with the purpose and intent of the Comprehensive Plan?		X	
(6) Will the use be consistent with the purpose and intent of the proposed zoning district?	X		
(7) Is the proposed use supported by new or changing conditions not anticipated by the Comprehensive Plan?		X	
(8) Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property?	X		

LAND USE PLANNING IMPACT

Future Land Use Map: The Bulloch County Joint Comprehensive Plan indicates that the property would be appropriate for rural-open space.

Existing Land Use Pattern: There are primarily rural residential and agricultural uses at adjacent and nearby properties.



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Zoning Patterns and Consistency: The proposed change appears to be inconsistent with the zoning patterns in the nearby area.

Neighborhood Character: There is no evidence that the proposed change in use may injure or detract from existing neighborhoods.

Zoning Density Analysis						
Current Density	0.2 units per acre	Future Land Use Map Density (gross)				
		Rural-Open Space	0.2 units per acre			
Proposed Density	1.43 units per acre	Rural-Neighborhood	1.0 units per acre			
		Suburban-Neighborhood	2.0 units per acre			
Density Alternative Analysis						
Zoning	Gross Density: 95.2 acres ¹	Net Density: 80.5 acres ²	Estimated Lot Yield: Max. Gross Density	Estimated Lot Yield: Max. Net Density	Net Lot Yield With 10% Density Bonus	
AG-5	0.2 units per acre		19	16	18	
R-80	0.544 units per acre		52	44	48	
R-40	1.089 units per acre		104	88	96	
R-25	1.742 units per acre		166	140	154	

¹ Gross density calculates total acreage less the estimated land needed for public dedication.

² Net density calculates total acreage less areas which cannot be developed due to environmental constraints (wetlands) and the estimated land needed for public dedication.

Negative Impact: Rural-Open Space development is encouraged in this area of the County according to the Future Land Use Plan.

FISCAL/ECONOMIC IMPACT

Property Values: Values for adjacent properties may be enhanced by the proposed development provided aesthetic restrictions are placed in private deed covenant, and, if enforcement of County land use and property maintenance regulations is applied. However, failure to enforce any property standards is likely to result in stagnant or lower property values.

Neutral Impact: There is not enough information about the development to determine economic or fiscal impact with precise accuracy.

SCHOOL IMPACT

Student Enrollment Created by New Development: A minimum of 14 new students in the Mill Creek and Statesboro High School District.

Slightly Negative Impact: The Mill Creek feeder system is already at or over capacity.

WATER / SEWER IMPACT

Water System: A privately-owned, public system meeting state EPD standards will be required.

Sewerage: On-site disposal is proposed. Septic tank installation approval as required by the County Health Department.

Neutral Impact: The presence of hydric soils may pose limitations for septic tanks.

SOLID WASTE IMPACT



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Nearest Existing Solid Waste and Recycling Centers: Clito Recycling Center.
Waste Generation Estimate (4 tons per household per year): 460 tons annually.

Neutral Impact: private collection services are available. No significant impact on the County's Solid Waste Management Plan or Ordinance requirements is expected.

ENVIRONMENTAL IMPACT

Wetlands and Flood Zones: Development does include wetland areas and flood zone areas. Base flood elevation will have to be determined. Also, wetland delineation will have to be approved by the Army Corp of Engineers.

Stormwater: The impervious surface ratio based on the proposed number of rooftops and paving is expected to be 10% of the total land area.

Aquifer Recharge Areas: There are no known areas affected.

Water Supply Watersheds: There are no known watersheds affected.

River Corridors: There are no known corridors affected.

Air: This project is not expected to create an air pollution nuisance.

Soils: The property consists of a number of different types soils, some of which are suitable and other which are not suitable for development. The less suitable soils appear to be on the southeast portion of the property.

Historic or Archeological Resources: There are no known resources affected.

Resources of Regional or Statewide Importance: There are no known resources affected.

Neutral Impact: This property may be unsuitable for more intensive development.

TRAFFIC AND ROAD INFRASTRUCTURE IMPACT

ITE Trip Generation Rate: 9.75 per household or 1,122 trip ends per day.

Proposed Road Construction in Development: Public roads meeting county standards are proposed for the development.

Parking: On-site parking is permitted pursuant to the zoning code for residential districts. There is no known provision for street parking that has been submitted by the applicant.

GDOT Road Classification for Access Road: Clito Road is a rural minor collector road.

Bulloch Transportation Plan Classification for Access Road: Clito Road is a minor collector road.

Condition of Access Road: Clito Road is a county maintained paved road that is currently in good condition.

Drainage: The development is located in the Mill Creek Drainage Basin. Currently all drainage is natural with no known man-made improvements to the existing development other than roadside drainage ditches and culverts. The access way/driveways to the site should have proper roadside drainage measures installed. Proper stormwater management measures will have to be installed to minimize potential flooding and pollution and pollution effects.

Negative Impact: The rezone request, in consideration of the scale of the development, would affect road infrastructure, traffic safety and drainage. Stormwater management controls are recommended should any development be approved. A traffic study would need to be conducted to determine additional mitigation measures if any higher density is approved.

E-911 AND EMERGENCY MANAGEMENT IMPACT

Street addresses can be easily assigned. The County Emergency Management Director should be contacted prior to construction.



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Neutral Impact: These services would not be severely impacted.

LAW ENFORCEMENT IMPACT

Agency: Bulloch County Sheriff's Department

Level of Service Standard (national: 0.6 per 1,000 population): Bulloch County has 33 sworn officers for road patrols. The LOS would be 37.

Public Safety Unit	Facility Distance / Response Time	LOS Impact or Deficiency	Intangibles
Law Enforcement (Sheriff)	4 miles, 5 minutes depending on patrolling patterns	(-.175) field deputies per 1,000 population	Shift of 3 covers 684 square miles
Georgia State Patrol	4.4 miles, 6 minutes depending on patrolling patterns	NA	Post #45 located south of Statesboro on US 301

Neutral Impact: The Sheriff's Department's capabilities are already exceeding capacity.

EMS AND FIRE SERVICE IMPACT

Public Safety Unit	Facility Distance / Response Time	LOS Impact or Deficiency	Intangibles
Fire (Clito Volunteer Fire)	1 miles, 3 minutes response time	ISO Rating 9	City of Statesboro would need to be called as first responder or in event of a haz mat spill.
EMS-Rescue (County)	6.2 miles, 8 minutes response time	(-0.291) EMT / Paramedic per 1,000 population	

Neutral Impact: Response times for law enforcement, fire and EMS are adequate. Fire hydrants would be required by ordinance, but water system capacity may or may not meet NFPA standards.

RECREATION-OPEN SPACE IMPACT

Recreation Facilities: The nearest public recreation facilities are located at Mill Creek Park. No private recreation facilities have been proposed by the applicant at this time.

Level of Service (national: 6.5 acres of parkland per 1,000 pop.): Bulloch County currently has 300 acres of parkland.

Level of Service Impact Created by the Development: (-1.89) acres.

Open Space: Reserved, on-site open space has not been determined or offered.

Neutral Impact: No significant impact will be created by the development.

SUMMARY OF FINDINGS – FINAL STAFF RECOMMENDATION



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Impact Summary			
Impact Factor	Positive	Negative	Neutral
Land Use Planning		X	
Fiscal-Economic			X
Schools		X	
Water-Sewer			X
Solid Waste			X
Environmental			X
Traffic and Roads		X	
Emergency Management			X
Law Enforcement			X
EMS-Fire			X
Recreation			X
Total	0	3	8
Local Impact Findings	Project could have a neutral impact with a lower zoning density and mitigation measures.		
Regional Impact Findings	Not applicable.		

The subject property does not appear suitable for the development at the proposed density. The property is likely to provide a reasonable economic use as currently zoned.

Staff recommends denial of the request based the Comprehensive Plan's Future Development Map current designation of the property as rural open space. However, if approval is considered, the staff would recommend the following conditions:

General Conditions

- 1) An additional 10% bonus density may be granted, provided at least one of the following amenities shall be installed by the applicant:
 - a) A pedestrian sidewalk system within the development.
 - b) An internal streetscape consisting of native, non-ornamental canopy trees (maple, dogwood, oak, etc.) with a minimum 4" caliper spaced 75' off center. The streetscape may optionally be integrated with amenities a) or c).
 - b) A county maintained street light district.
 - c) A common interest element maintained by a homeowners association or other conduit 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 or other conduit which may include, but not be 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.
- 2) All dwelling units shall consist of traditional conventional construction meeting state building codes. Manufactured housing shall be prohibited.
- 3) To enhance access management within the subdivision, all approved residential lots and structures shall access internally to new roads built within the subdivision, with no driveway access permitted on Clito Road or A.J. Kennedy Road.
- 4) The presented site plan for dual access is acceptable, except that the proposed street interesting with T.H. Lee Road should be extended to the fourth east-west street going in a



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- northbound direction to form a continuous loop for improved access and response by public safety vehicles.
- 5) Though no access will be required from R.J. Kennedy Road, the applicant shall provide a right-of-way deed in favor of Bulloch County representing 40 feet from the centerline in width along the length of the eastern boundary of the property.
 - 6) For principal structures, exterior finish on all facades, except for trim and minor treatments, shall primarily consist of brick, stone, VINYL, or decorative masonry finish, high-grade stucco (simulated or artificial stucco is prohibited), natural wood and cement-based artificial wood siding. Metal roofing will be prohibited.
 - 7) Before a Certificate of Occupancy is issued for any principal structure, each affected parcel shall have a permanent stand of grass, sprigs or sod established for the front, side and rear yards exclusive of designated landscape beddings to abate soil erosion, and the current phase of development shall be in compliance with County erosion control and sedimentation standards.
 - 8) Motif street signage is permitted provided that all lettering, directional and safety attributes on the signs meet MUTCD requirements. The motif shall be consistent with architectural details and character of the development.
 - 9) Subdivision entrance signs or structures, if constructed, shall have monument-based signs made of brick, stone or decorative masonry with landscaping, consistent with the architectural details and character of the development. Such signs shall not be placed in the right-of-way for Pretoria Rushing Road and shall be so built as to not interfere with sight-triangles at the intersection.
 - 10) Entrance islands and medians, if any, shall be grassed or have non-invasive landscaping.
 - 11) A continuous landscaped street buffer is required along Clito Road contiguous to the right of way for the length of the development that is twenty-five feet (25') wide consisting of multi-species shade trees spaced no less than seventy-five (75') feet apart (minimum three-inch caliper) combined with a dense, compact evergreen planting screen capable of growing to a height of at least eight (8') feet within three (3) years. Such street buffer shall be installed after a final determination of road and pedestrian improvements based on the Traffic Impact Analysis results and recommendations.
 - 12) All water system well structures shall have a visual landscape or wall/fence buffer equal to the height of the roof line or eaves.
 - 13) Inter-parcel vehicle access point (or, stub-out roads) to the proposed development from contiguous parcels must be provided to allow opportunities for connections to future adjacent development.
 - 14) All water system lines shall be set on the back slope of the ditch where rural ditches are used; right-of-way encroachment permits will be required by the County Engineer for any water system installation work on Clito Road.
 - 15) The fire suppression capacity shall be approved upon review and consultation with the County Fire Department, Public Safety Director and their consultant, prior to any approval of the phase or pod of the Final Development Plan.

Condition(s) Prior to Sketch Plan Submission

1. Thirty days (30 days) prior to submitting an application to the County for a Sketch Plan the applicant/developer shall perform a Traffic Impact Analysis based as provided for in the Bulloch County transportation Plan based on the proposed final build-out of all phases:
 - a) Level of Service (LOS) and Capacity Analysis: Evaluate existing and proposed LOS or capacity conditions as applicable on roadways and intersections within one mile of the development. The difference in operations shall be considered the site impacts. LOS should be recalculated as necessary.



Bulloch County Departmental Review

- b) Sensitivity Analysis: Sensitivity testing or 10 to 20 year traffic projections. Sensitivity testing would entail capacity analyses on incremental (5% to 20%) traffic increases. Traffic projections would require evaluation of future traffic operations based on an agreed annual growth rate. Operational impacts as a result of background traffic increases (sensitivity testing or traffic projections) may not be required to be mitigated unless such is a result of a phased development.
- c) Peak-hour Analysis: Existing and proposed AM (7:30-8:30) and PM (5:00 and 6:00) peak hour trips.
- d) Trip Generation Analysis: Evaluate existing and proposed trip generation.
- e) Trip Distribution Analysis: Existing and proposed 24-hour directional traffic count on a typical weekday for each roadway or access point.
- f) Traffic Impact Mitigation: Evaluation and recommendations of on-site and off-site roadway improvements to accommodate the additional predicted traffic to be generated by the site, including access management and safety improvements regarding warrants for additional turn lanes and channelization, signage, medians and islands and signalization as provided in the GDOT Driveway and Encroachment Control Manual. Roadway improvements as recommended by the study shall be installed at no cost to the County, and all additional right-of-way necessary shall be granted in the favor of Bulloch County in fee simple and at no additional cost.

The results of the required traffic studies submitted to the County by the applicant/developer are not automatically binding. The County, at its discretion, may review the required special studies and may over-rule or amend submitted recommendations from studies provided by the applicant-developer.

Condition(s) for Preliminary Plat Submission

- 16) Thirty (30) days prior to submitting an application to the County for a Final Development Plan for each phase or pod of development, the applicant/developer shall perform and submit the results of a Hydrologic Analysis conforming to an overall Stormwater Management Plan for the entire development subject to the standards of the Georgia Stormwater Management Manual (Coastal Edition is optional).

Staff Reminder

- 1) Base flood elevation must be determined.
- 2) Wetland delineation must be approved by the Army Corp of Engineers.

Participants

Tom Couch, County Manager; Andy Welch, County Planner; Randy Newman, Zoning Administrator.

September 17, 2013
Statesboro, GA

Regular Meeting

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

Ms. Christy Strickland, Clerk of the Board, performed the roll call of the commissioners and staff. The following commissioners were present: Commissioner Ethridge, Commissioner Simmons, Commissioner Mosley, Chairman Nevil, Commissioner Rushing, Commissioner Thompson and Vice-Chairman Gibson. The following staff were present: County Manager Tom Couch, County Attorney Jeff Akins, Chief Financial Officer Harry Starling, Transportation Director Dink Butler, Chief Deputy Jared Akins, County Engineer Kirk Tatum, and Public Safety Director Ted Wynn.

After Roll Call, Chairman Nevil asked for amendments or modifications of the General Agenda. Hearing none, Commissioner Gibson offered a motion to approve the General Agenda as presented. Commissioner Simmons seconded the motion, and it carried unanimously with Commissioner Gibson, Commissioner Thompson, Commissioner Rushing, Commissioner Mosley, Commissioner Simmons and Commissioner Ethridge voting in favor of the motion.

Chairman Nevil stated the next item on the agenda was a presentation from the Averitt Center for the Arts. President of the Board of Directors Francys Johnson gave a presentation of the Averitt Center's accomplishments and impacts on the community during the past ten (10) years. There were several presentations by participants in programs at the Averitt Center including a dance, children's choir, and dramatic monologue. Chairman Nevil thanked everyone for the presentations.

Chairman Nevil asked for public comments from the audience at large or in writing. There was no one present for public comments and nothing had been submitted in writing.

Chairman Nevil stated that the next item on the agenda was to approve the Consent Agenda as follows: (1) To approve the minutes of the regular meeting held on

September 3, 2013; (2) To appoint Jared Akins to the Bulloch County Alcohol & Drug Council; (3) To approve an alcoholic beverage license for Parkers # 45. Commissioner Simmons offered a motion to approve the Consent Agenda as presented. Commissioner Mosley seconded the motion, and it carried with Commissioner Gibson, Commissioner Thompson, Commissioner Rushing, Commissioner Mosley, Commissioner Simmons and Commissioner Ethridge voting in favor of the motion.

Chairman Nevil stated the first item under New Business was for Discussion/Action for approval of the proposal most advantageous to the County for Construction Management-at-Risk-Services (CMAR) for the New Administrative Annex. He called on County Manager Tom Couch to initiate discussion. Mr. Couch stated a staff committee has recommended the selection of Lavender and Associates of Statesboro, Georgia for CMAR services for the new administrative annex and the details were in the memo that he had presented (See Exhibit #2013-108). He stated the contract is a part of the larger budget of \$2.2 million for construction of this building to be appropriated from 1997 and 2001 SPLOST funds as recommended in the County's 2015 Capital Improvement Plan (CIP). Hearing no further discussion, Commissioner Thompson offered a motion to approve the proposal for Construction Management-at-Risk services of Lavender & Associates, Inc. (See Exhibit # 2013-109). Commissioner Simmons seconded the motion, and it carried unanimously with Commissioner Gibson, Commissioner Thompson, Commissioner Rushing, Commissioner Mosley, Commissioner Simmons, and Commissioner Ethridge voting in favor of the motion.

Chairman Nevil asked for any general comments or statements from the Commissioners. Commissioners Ethridge, Simmons, Mosley, and Rushing thanked the staff for their hard work and dedication. Commissioner Thompson thanked everyone for their dedication and asked for an update on the exterior façade of the administrative annex. County Manager Tom Couch stated there are revisions that need to be made to bring back to the Commissioners for approval and the projected date to start the project is in January 2014. Commissioner Gibson asked for an update on the resurfacing of Kennedy Bridge Road. County Manager Tom Couch stated they hope to start in the next couple of months.

Chairman Nevil asked for comments from the staff. Hearing none, Chairman Nevil asked for a motion to adjourn. Commissioner Simmons offered a motion to adjourn the meeting. Commissioner Mosley seconded the motion, and it carried unanimously with Commissioner Gibson, Commissioner Thompson, Commissioner Rushing, Commissioner Mosley, Commissioner Simmons, and Commissioner Ethridge voting in favor of the motion.

J. Garrett Nevil, Chairman

Attest: Christy Strickland, Clerk of the Board

**BULLOCH COUNTY BOARD OF COMMISSIONERS
AGENDA ITEM SUMMARY**

DEPARTMENT MAKING REQUEST:	MEETING DATE: October 1, 2013		
Coastal Regional Commission	RESOLUTION ATTACHED?	YES	x
	Memorandum of Agreement	NO	

REQUESTED MOTION OR ITEM TITLE:

Memorandum of Agreement for a Multi-Jurisdictional Planning Team

SUMMARY/BACKGROUND ATTACH DETAILED SUMMARY, IF NEEDED:

Attached is information for the development of a Regional Hazard Mitigation Plan (RHMP) that is being funded through DCA. A lot of counties/cities have their own plans in place, and the plan is to build the RHMP from what has already been developed, and where counties don't have anything in place, develop something for them in the Regional Plan.

Please note that the Memorandum of Agreement needs to be approved by your County Commission.

AGENDA CATEGORY (CHECK ONE)		FINANCIAL IMPACT STATEMENT					
PRESENTATION		BUDGETED ITEM?	YES		AMENDMENT REQUIRED?	YES	
			NO	x		NO	x
PUBLIC HEARING		ATTACH DETAILED ANALYSIS, IF NEEDED:					
CONSENT	x						
NEW BUSINESS							
OLD BUSINESS							
OTHER							

APPROVED FOR AGENDA											
DEPARTMENT DIRECTOR		PURCHASING OFFICER		OTHER		COUNTY CLERK		COUNTY STAFF ATTORNEY		COUNTY MANAGER	
YES		YES		YES		YES	W	YES		YES	
NO		NO		NO		NO		NO		NO	
INITIAL		INITIAL		INITIAL		INITIAL	CHS	INITIAL		INITIAL	
DATE		DATE		DATE		DATE	9-23-13	DATE		DATE	

COMMISSION ACTION AND REFERRAL (Box 9)	
APPROVED	DATE TO BE RETURNED TO AGENDA
DENIED	
DEFERRED	NOTES
OTHER	



Please Note New Mailing Address:
1181 Coastal Drive SW, Darien, GA 31305

Serving the Cities and Counties of Coastal Georgia since 1964

September 18, 2013

Chairman Garrett Nevil
Bulloch County Commission
P.O. Box 347
Statesboro, GA 30458

Dear Chairman Nevil:

At the September 11, 2013 Coastal Regional Commission Council meeting, the Council approved the appointment of all the region's 10 county chairmen to serve on a Planning Team Hazard Mitigation Planning Committee. The Committee is charged with participating in the development of a Regional Hazard Mitigation Plan. The Plan is being developed in accordance with Title 44 Code of Federal Regulations (CFR) §201.6. For reference, the FEMA guidebook that will be used for this process, can be found at http://www.fema.gov/media-library-data/20130726-1910-25045-9160/fema_local_mitigation_handbook.pdf

The purpose of mitigation planning is to identify policies and actions that can be implemented over the long term to reduce risk and future losses. Mitigation Plans form the foundation for a community's long-term strategy to reduce disaster losses. It creates a framework for risk-based decision making to reduce damages to lives, property and the economy from future disasters.

The process to complete a mitigation plan must meet the Robert T. Stafford Disaster Relief and Emergency Assistance Act as amended by the Disaster Mitigation Act of 2000. The CRC is leading the planning process, identifying and assembling a planning team with representatives from each jurisdiction and partnering organizations (CRC Council Hazard Mitigation Planning Committee); and developing the outreach strategy framework for public involvement. Students from the Environment and Design of the University of Georgia are assisting the CRC with research, technical analysis and site visits to audit planning tools and make recommendations for strategies. Information on students is attached.

Attached is a Memorandum of Agreement that needs to be placed on the county's next agenda for consideration and approval.

We look forward to working with you on this important regional project. Should you have questions, please contact Lupita McClenning, Director of Planning at (912) 437-0870 or lmcclenning@crc.ga.gov

Sincerely,

A handwritten signature in blue ink, appearing to read "Allen Burns", is written over a horizontal line.

Allen Burns
Executive Director

AB/ch

Attachments

c: Thomas Couch, County Manager



MEMORANDUM OF AGREEMENT FOR A MULTI-JURISDICTIONAL PLANNING TEAM

A Memorandum of Agreement (MOA) is hereby executed between the participating jurisdictions in the **Regional Mitigation Plan**. "Participating jurisdictions" in this MOA are as follows:

Coastal Regional Commission
1181 Coastal Drive, SW
Darien, GA 31305

and

Bulloch County Commission
P. O. Box 347
Statesboro, GA 30458

I. Purpose

The purpose of this MOA is to establish commitment from and a cooperative working relationship between all Participating Jurisdictions in the development and implementation of the **Regional Mitigation Plan**. In addition, the intent of this MOA is to ensure that the multi-jurisdictional hazard mitigation plan is developed in accordance with Title 44 of the Federal Code of Regulations (CFR) Part 201.6; that the planning process is conducted in an open manner involving community stakeholders; that it is consistent with each participating jurisdiction's policies, programs and authorities; and it is an accurate reflection of the community's values. This MOA sets out the responsibilities of all parties. The MOA identifies the work to be performed by each participating jurisdiction. Planning tasks, schedules, and finished products are identified in the Work Program and Schedule. The plan created as a result of this MOA will be presented to the governing body (Planning Commission, City Council and or Board of Commissioners) of each participating jurisdiction for adoption.

II. Background

Mitigation plans form the foundation for a community's long-term strategy to reduce disaster losses and break the cycle of disaster damage, reconstruction, and repeated damage. The Participating Jurisdictions in a mitigation planning process would benefit by:

- identifying cost effective actions for risk reduction;
- directing resources on the greatest risks and vulnerabilities;
- building partnerships by involving people, organizations, and businesses;
- increasing education and awareness of hazards and risk;
- aligning risk reduction with other community objectives; and
- providing eligibility to receive federal hazard mitigation grant funding.

The Coastal Regional Commission (CRC) is working with requirements per the Federal Emergency Management Agency to prepare a multi-jurisdictional hazard mitigation plan in accordance with 44 FEMA requirements at 44.C.F.R. 201.6.

III. Planning Team Responsibilities

The CRC will act as the Lead Community, and assign a Chairperson of the Planning Team for the **Regional Mitigation Plan**. The Participating Jurisdictions authorize the CRC to manage and facilitate the planning process in accordance with the Work Program and Schedule.

The Participating Jurisdictions understand that representatives must engage in the following planning process, as more fully described in the Local Mitigation Planning Handbook (FEMA, 2012), including, but not limited to:

- Develop the Work Program and Schedule with the Planning Team.
- Organize and attend regular meetings of the Planning Team.
- Assist the Planning Team with developing and conducting an outreach strategy to involve other planning team members, stakeholders, and the public, as appropriate to represent their jurisdiction.
- Identify community resources available to support the planning effort, including meeting spaces, facilitators, and media outlets.
- Provide data and feedback to develop the risk assessment and mitigation strategy, including a specific mitigation action plan for their Jurisdiction.
- Submit the draft plan to their Jurisdiction for review.
- Work with the Planning Team to incorporate all their Jurisdiction’s comments into the draft plan.
- Submit the draft plan to their respective governing body for consideration and adoption.
- After adoption, coordinate a process to monitor, evaluate, and work toward plan implementation.

IV. Planning Team

The following points of contacts and alternatives are authorized on behalf of the governing bodies to participate as members of the Planning Team for the **Regional Mitigation Plan**.

Lupita McClenning, Planning & Government Services Director
Coastal Regional Commission
1181 Coastal Drive, SW
Darien, GA 31305
912-437-0870/ lmcclenning@crc.ga.gov

V. MOA Implementation

This MOA will be in effect from the date of signature by all parties, will remain in effect through the duration of the planning process, and will terminate after adoption of the final FEMA-approved mitigation plan by all participating jurisdictions, or 5 years after FEMA approval, whichever is earlier. It may be terminated prior to that time for any Participating Jurisdiction by giving 60 days written notice. This MOA is to be implemented through the attached Work Program and Schedule, and any addendums that describe specific activities, programs, and projects, and if necessary, funding by separate instrument.

Bulloch County Commission

Chairman Garrett Nevil

Date: _____

Coastal Regional Commission

Allen Burns, Executive Director

Date: _____

James Thomas, Jr, Chairman

Date: _____

VI. Attachments - Plan Work Program and Schedule

	August	September	October	November	December	January	February	March	April	May	June	July
Project Tasks												
Organize Resources Commence Planning Team	█											
Create Outreach Strategy		█										
GA APA Conference			█									
Review Region's Capability			█									
Conduct Risk Assessment			█									
Identify Mitigation Goals and Actions			█									
Develop Action Plan for Implementation				█								
Identify Plan Maintenance Procedures						█						
Review Final Draft Submit to State and FEMA							█					
Adopt Plan									█			
MEETINGS												
Planning Team		●		●	●	●	●	●	●	●	●	●
Jurisdiction Sub team Stakeholder/Public Outreach		●	●	●	●	●	●	●	●	●	●	●

CRC █
UGA █

**BULLOCH COUNTY BOARD OF COMMISSIONERS
AGENDA ITEM SUMMARY**

DEPARTMENT MAKING REQUEST (Box 1) County Manager/Legal	MEETING DATE (Box 2) October 1, 2013		
	RESOLUTION ATTACHED? (Box 3)	YES	X
		NO	

REQUESTED MOTION OR ITEM TITLE (Box 4)

Resolution Authorizing Property Schedule No. 2 to Master Tax-Exempt Lease Purchase Agreement with U.S. Bancorp

SUMMARY/BACKGROUND ATTACH DETAILED SUMMARY, IF NEEDED (Box 5)

The attached resolution will approve and authorize the execution of Property Schedule No. 2 to the Master Tax-Exempt Lease Purchase Agreement with U.S. Bancorp that was approved by the Commissioners on February 7, 2013. The purpose of Property Schedule No. 2 is to finance the purchase a new Ford F350 Excalibur 12 Series Ambulance and a new Falcon Rescue Body. The principal amount to be financed is \$218,215.00 with an interest rate of 1.29%. The form of Property Schedule No. 2 and other associated documents are attached to the resolution. Approval is recommended.

AGENDA CATEGORY (CHECK ONE) (Box 6)		FINANCIAL IMPACT STATEMENT (Box 7)					
PRESENTATION (6a)		BUDGETED ITEM? (7a)	YES		AMENDMENT REQUIRED? (7b)	YES	
			NO			NO	
PUBLIC HEARING (6b)		ATTACH DETAILED ANALYSIS, IF NEEDED (7c)					
CONSENT (6c)	X						
NEW BUSINESS (6d)							
OLD BUSINESS (6e)							
OTHER (6f)							

APPROVED FOR AGENDA (Box 8)

DEPARTMENT DIRECTOR		PURCHASING OFFICER		OTHER		COUNTY CLERK		COUNTY STAFF ATTORNEY		COUNTY MANAGER	
YES		YES		YES		YES		YES	✓	YES	
NO		NO		NO		NO		NO		NO	
INITIAL		INITIAL		INITIAL		INITIAL		INITIAL	g/a	INITIAL	
DATE		DATE		DATE		DATE		DATE	9/24/13	DATE	

COMMISSION ACTION AND REFERRAL (Box 9)

APPROVED		DATE TO BE RETURNED TO AGENDA
DENIED		
DEFERRED		NOTES
OTHER		

**STATE OF GEORGIA
COUNTY OF BULLOCH**

THE BULLOCH COUNTY BOARD OF COMMISSIONERS

RESOLUTION # 2013 - ____

At a duly called meeting of the governing body of Lessee held in accordance with all applicable legal requirements, including open meeting laws, on the 1st day of October, 2013, the following resolution was introduced and adopted:

**RESOLUTION AUTHORIZING THE EXECUTION AND DELIVERY OF
PROPERTY SCHEDULE NO. 2 TO A MASTER TAX-EXEMPT LEASE
PURCHASE AGREEMENT, AND RELATED INSTRUMENTS, AND
DETERMINING OTHER MATTERS IN CONNECTION THEREWITH.**

WHEREAS, the governing body of Bulloch County, Georgia (“Lessee”) previously entered into a Master Tax-Exempt Lease/Purchase agreement with U.S. Bancorp Government Leasing and Finance, Inc. (“Lessor”) dated February 11, 2013; and

WHEREAS, the governing body of the Lessee desires to obtain certain equipment (the “Equipment”) described in Property Schedule No. 2 to the Master Tax-Exempt Lease/Purchase Agreement (collectively, the “Agreement”) with Lessor, the form of which was available for review by the governing body prior to this meeting; and

WHEREAS, the Equipment is essential for the Lessee to perform its governmental functions; and

WHEREAS, Lessee has taken the necessary steps, including those relating to any applicable legal bidding requirements, to arrange for the acquisition of the Equipment; and

WHEREAS, Lessee proposes to enter into the Agreement with Lessor substantially in the forms presented to this meeting;

NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF LESSEE AS FOLLOWS:

Section 1. It is hereby found and determined that the terms of the Agreement in the forms presented to this meeting and incorporated in this resolution are in the best interests of Lessee for the acquisition of the Equipment.

Section 2. The Agreement and the acquisition and financing of the Equipment under the terms and conditions as described in the Agreement are hereby approved. The County Manager of Lessee and any other officer of Lessee who shall have power to execute contracts on behalf of Lessee be, and each of them hereby is, authorized to

execute, acknowledge and deliver the Agreement with any changes, insertions and omissions therein as may be approved by the officers who execute the Agreement, such approval to be conclusively evidenced by such execution and delivery of the Agreement. The Clerk of the Lessee and any other officer of Lessee who shall have power to do so be, and each of them hereby is, authorized to affix the official seal of Lessee to the Agreement and attest the same.

Section 3. The proper officers of Lessee be, and each of them hereby is, authorized and directed to execute and deliver any and all papers, instruments, opinions, certificates, affidavits and other documents and to do or cause to be done any and all other acts and things necessary or proper for carrying out this resolution and the Agreement.

Section 4. Pursuant to Section 265(b) of the Internal Revenue Code of 1986, as amended (the "Code"), Lessee hereby specifically designates the Agreement as a "qualified tax-exempt obligation" for purposes of Section 265(b)(3) of the Code.

The undersigned further certifies that the above resolution has not been repealed or amended and remains in full force and effect and further certifies that the Agreement executed on behalf of Lessee is the same as presented at such meeting of the governing body of Lessee, excepting only such changes, insertions and omissions as shall have been approved by the officers who executed same.

RESOLUTION APPROVED AND ADOPTED this 1st day of October, 2013.

BOARD OF COMMISSIONERS OF
BULLOCH COUNTY, GEORGIA

By: _____
J. Garrett Nevil, Chairman

Attest: _____
Christy Strickland, Clerk