

October 1, 2013
Statesboro, GA

Regular Meeting

The Board of Commissioners met at 5:30 p.m. in the Community Room of the North Main Annex. Chairman Nevil welcomed guests and called the meeting to order. County Manager Tom Couch 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: Chairman Nevil, Commissioner Ethridge (came in at 5:37 P.M.), Commissioner Simmons, Commissioner Mosley, Commissioner Rushing, and Commissioner Thompson. The following staff were present: County Manager Thomas Couch, County Attorney Jeff Akins, Developmental Services Director Andy Welch, Chief Financial Officer Harry Starling, Public Safety Director Ted Wynn, Chief Deputy Jared Akins, Transportation Director Dink Butler, Fire Chief Christopher Ivey and Zoning Administrator Randy Newman.

After Roll Call, Chairman Nevil opened the meeting for Public Hearings regarding Zoning and Land Use matters. Chairman Nevil called on Zoning Administrator Randy Newman to present the first item of business. Zoning Administrator Randy Newman presented Item #1 which was an application submitted by Cynthia and Dwayne Jackson for a Text Amendment to the definition on Intermodal Steel Containers. The Planning and Zoning Commission recommended denial of the request. Mr. Newman stated Mrs. Jackson had sent an email saying she would not be at the meeting due to the recommendation by the staff. Commissioner Rushing asked if ISO containers are permitted to be used as storage. Mr. Newman stated they were. Hearing no further discussion, Commissioner Thompson offered a motion to deny the text amendment to the definition of Intermodal Steel Container. Commissioner Rushing seconded the motion and it carried unanimously with Commissioner Thompson, Commissioner Rushing, Commissioner Mosley, Commissioner Simmons, and Commissioner Ethridge voting in favor of the motion.

Zoning Administrator Randy Newman presented Zoning Agenda Item #2 which was an application submitted by Caring and Sharing Group Home Inc. for a conditional use to allow for a group home for boys under the definition of boarding house in an AG-5

zoning district. He stated the property consists of 1.73 acres and is located on Brook Run Drive, Map/Parcel # 032 000035 043. The Planning and Zoning Commission recommended approval of the request with a 5-1 vote. Ms. Jemena Fields was acting as agent and stated she would request the people who signed up to speak in opposition of the request go first and then she can address any questions/concerns they have. Mr. Robbie Bell was signed up to speak in opposition of the request and stated he is the developer of the subdivision and is concerned with how many boys would be in the home and the boys being outside unsupervised. He asked that if the Board did approve the request they limit the number of boys to four (4) to be allowed in the home. Mr. John Burrow stated was signed up to speak in opposition of the request and stated that he is concerned with the ages of the boys, what background they come from and what training will the staff have that will be supervising the boys. Mrs. Fields stated she would like to address the issues and passed out Incident Reports from the Sheriff's Department (See Exhibit # 2013-110) and a description of the home and what the goal was (See Exhibit # 2013-111). She stated the home would be a family living home that the boys would go to school, come home, do their homework and prepare for the next day. Mrs. Fields stated under state regulations the boys have to be supervised 24 hours 7 days a week and she would be able to decide who comes in the home. She stated she would be the one at the house most of the time but when she is not she would have a trained employee that would be there to supervise the boys. Commissioner Simmons stated he has worked with group homes for the elderly for many years and the State has very strict guidelines that Mrs. Fields will have to follow. After additional discussion on the matter, Commissioner Ethridge offered a motion to approve the Conditional Use Request to allow a group home for boys under the definition of boarding house. Commissioner Simmons seconded the motion and it carried unanimously with Commissioner Thompson, Commissioner Rushing, Commissioner Mosley, Commissioner Simmons, and Commissioner Ethridge voting in favor of the motion.

Zoning Administrator Randy Newman presented Zoning Agenda Item # 3 which was for an application submitted by Southern States Plantation LLP to rezone from AG-5 (Agricultural 5 acres) to R-25 (Residential 25, 000 square feet). He stated the property consists of 95.21 acres and is located on Clito Road, Map/Parcel # 104 000041 003. Mr.

Jim Anderson was present acting as agent and stated the intent was to develop a residential subdivision with approximately 115 lots. He stated the subdivision would have a Community Water System and Paved Roads and went over the plan (See Exhibit # 2013-112). Mr. Anderson showed a presentation of the type of homes that would be built in the subdivision and stated it would increase the tax digest. Commissioner Rushing asked why in the conditions metal roofs were prohibited. County Manager Tom Couch stated he was not sure what type of homes were going to be built in the subdivision and those are general conditions that are placed on rezones for subdivisions. Hearing no further discussion, Commissioner Ethridge offered a motion to approve the rezone request from AG-5 to R-25 with conditions (See Exhibit # 2013-113). Commissioner Thompson seconded the motion and it carried unanimously with Commissioner Thompson, Commissioner Rushing, Commissioner Mosley, Commissioner Simmons, and Commissioner Ethridge voting in favor of the motion.

Sign-in sheets for Zoning Matters are shown in Exhibit #2013-114.

Chairman Nevil closed the Public Hearing regarding Zoning and Land Use matters, and asked for amendments or modifications to the General Agenda. Hearing none, Commissioner Mosley offered a motion to approve the General Agenda as presented. Commissioner Simmons seconded the motion, and it carried unanimously with Commissioner Thompson, Commissioner Rushing, Commissioner Mosley, Commissioner Simmons, and Commissioner Ethridge voting in favor of the motion.

Next, Chairman Nevil asked for public comments from the audience at large or in writing. Hearing none, Chairman Nevil moved on to the next item.

Chairman Nevil stated the next item was to approve the Consent Agenda as follows: (1) To approve the minutes of the Regular Meeting held on September 17, 2013; (2) To approve a Memorandum of agreement for a Multi-Jurisdictional Planning Team (See Exhibit # 2013-115); (3) To adopt a Resolution authorizing property schedule No.2 to Master Tax-Exempt Purchase Agreement with U.S. Bancorp. (See Exhibit #2013-116). Commissioner Thompson offered a motion to approve the Consent Agenda as presented. Commissioner Ethridge seconded the motion, and it carried unanimously with Commissioner Thompson, Commissioner Rushing, Commissioner Mosley, Commissioner Simmons, and Commissioner Ethridge voting in favor of the motion.

With no items under New or Old Business, Chairman Nevil asked each Commissioner to take a few moments for any general comments or statements. Commissioners Ethridge, Simmons, Mosley, Rushing, Thompson, and Chairman Nevil thanked the staff for all their hard work and dedication.

Next, Chairman Nevil asked for comments from the Staff. Mr. Couch stated he would like to have a workshop on October 15, 2013 if there is not a lot on the General Agenda. He also stated that the Turpentine Festival is on Saturday, October 5th and the Portal FFA would like to ride in the courthouse if the Commissioners were in agreement to allow them. The Commissioners stated they would welcome them to ride along with them. Clerk of the Board Christy Strickland stated there is a Ribbon Cutting at Howards' Dental Services on Thursday, October 3rd and asked if someone could attend. Commissioner Ethridge stated she would.

Chairman Nevil asked if there were any further comments from the Commissioners or Staff. Hearing none from the Board or Staff, Chairman Nevil asked for a motion to adjourn. Commissioner Rushing offered a motion to adjourn the meeting. Commissioner Thompson seconded the motion, and it carried unanimously with 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