

June 3, 2014
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. Commissioner Ethridge 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, Vice-Chairman Simmons, Commissioner Mosley, Chairman Nevil, Commissioner Thompson and Commissioner Gibson. The following staff were present: County Manager Tom Couch, County Attorney Jeff Akins, Developmental Services Director Andy Welch, Chief Financial Officer Harry Starling, Transportation Director Dink Butler, Chief Deputy Jared Akins, Public Safety Director Ted Wynn, Chief Accountant Whitney Richland, Zoning Administrator Randy Newman, Airport Manager Kathy Boykin, and Deputy Warden Wayne Smith.

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. Mr. Newman stated the first item on the agenda was for an application submitted by Rodney Fowler for a conditional use to operate a day care facility. The property consists of 0.61 acre and is located on Brannen Road Map/Parcel # MS90 000052 000. There was no one signed up to speak on behalf or against the request (See Exhibit # 2014-090). Hearing no further discussion, Commissioner Mosley offered a motion to approve the Conditional Use with conditions (See Exhibit # 2014-091). Commissioner Ethridge seconded the motion and it carried unanimously with Commissioner Gibson, Commissioner Thompson, Commissioner Mosley, Vice-Chairman Simmons, and Commissioner Ethridge voting in favor of the motion.

Mr. Newman stated the next item on the zoning agenda was an application submitted by Jason and Carrie Raub for a conditional use to operate an Asset Recovery Specialist under a cottage industry. The property consists of 8.01 acres and is located on Henry Futch Road, Map/Parcel # 098 000023 004. Mr. Raub was present and stated he

would have a chain link fence to keep the vehicles in and there are pine trees that buffer the property. There was no one else signed up to speak on the request (See Exhibit # 2014-092). Hearing no further discussion, Commissioner Simmons offered a motion to approve the Conditional Use request to allow an Asset Recovery Specialist under the definition of a cottage industry. Commissioner Mosley seconded the motion and it carried unanimously with Commissioner Gibson, Commissioner Thompson, Commissioner Mosley, Vice-Chairman Simmons, and Commissioner Ethridge voting in favor of the motion.

Mr. Newman stated the last item on the zoning agenda was for an application submitted by Robert K. Bell, Jr. to rezone three tracts totaling 101 acres from R-40 (Residential 40,000 square feet) to a PUD-1 (Planned Unit Development). The properties are located on Pretoria Rushing Road, Map/Parcel #107 000014 005, 107 000014 007, and 107 000014 010. Mr. Bell stated the development would be named Parkside and there would be single family and multi-family dwellings. He stated they had been before the Planning and Zoning Commission the past three meetings because of additional information they requested which included a traffic study and a phase plan which they had supplied. There was no one signed up to speak on the request (See Exhibit # 2014-093). Hearing no further discussion, Commissioner Ethridge offered a motion to approve the rezone from R-40 to PUD-1 with conditions (See Exhibit # 2014-094). Commissioner Thompson seconded that motion and it carried unanimously with Commissioner Gibson, Commissioner Thompson, Commissioner Mosley, Vice-Chairman Simmons, and Commissioner Ethridge voting in favor of the motion. Mr. Newman stated that concluded the Zoning Agenda.

Next on the agenda, 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 Mosley seconded the motion, and it carried unanimously with Commissioner Gibson, Commissioner Thompson, Commissioner Mosley, Vice-Chairman Simmons, and Commissioner Ethridge voting in favor of the motion.

Chairman Nevil asked for any public comments from the audience at large or in writing. Mr. Darcell Wiggins stated he had come before the board a month ago about

paving Oakland Grove Road where there is a church. He stated had gotten a petition but wanted to know how much right of way the county would require to pave the road. County Engineer Kirk Tatum stated the County requires thirty (30) feet on each side which would be a total of sixty (60) feet. Mr. Wiggins asked if the County could take less than that. Chairman Nevil stated they would have to require the sixty (60) feet and could not go any less. Mr. Wiggins asked how far the pavement would be in the right of way and County Manager Tom Couch stated it would have to be measured. Mr. Wiggins submitted a memo (See Exhibit # 2014-095) dated August 13, 2007 from County Engineer Kirk Tatum concerning the property owners and if they were for or against the paving of the road. Mr. Wiggins asked if the right of way could not be given could the road be sprayed. County Manager Tom Couch went over the pros and cons of spraying a road. After discussion, the Staff and Commissioners stated they would research it to find the best options for the residents.

Mr. Willie Marvin Torrence of Banks Creek Church Road stated he had become before the Board a month ago about the poor condition of Banks Creek Church Road and just wanted to thank the Staff and Commissioners for their work on the road.

Mrs. Mary Ann Franklin stated a few months ago there was a petition to close a portion of Dink Station Road and that she and her husband had written a letter asking for it not to be closed due to the road is still traveled by several residents that live on the road. She stated she asked the letter to remain confidential because some of her relatives had filed the petition. Mrs. Franklin stated she was made aware that a Commissioner had given the petitioner a copy of the letter and it has caused dissension in the family. She stated she felt betrayed by the Commissioners. County Attorney Jeff Akins advised Mrs. Franklin that, even though she had asked for her letter to be confidential, with rare exceptions anything that is submitted to a government entity becomes a public record.

Chairman Nevil stated 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 May 20, 2014; (2) To approve the renewal of a lease with the Georgia State Defense Force (See Exhibit # 2014-096) (3) To approve an Intergovernmental Agreement for a grant proposal for updating Sheriff's Office Equipment (See Exhibit # 2014-097); (4) To approve a lease agreement renewal with the State Properties Commission for the space occupied by

the State Soil & Water Conservation Commission (See Exhibit # 2014-098); (5) To approve a lease agreement renewal with the State Properties Commission for the space occupied by the Department of Human Services (See Exhibit # 2014-099); (6) To approve a bid for roof replacement at the Bulloch County Correctional Institute with Southeast Roofing Solutions in the amount of \$262,000.00 (See Exhibit # 2014-100); (7) To approve to dispense with the reading and approve a Resolution to amend the Roads and Bridges Administrative Policies adding section 17.0-Vertical Deflection Traffic Calming Devices (See Exhibit # 2014-101). Hearing no discussion, Commissioner Simmons offered a motion to approve the Consent Agenda as presented. Commissioner Mosley seconded the motion, and it carried unanimously with Commissioner Gibson, Commissioner Thompson, Commissioner Mosley, Vice-Chairman 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 Gibson all stated they wished they could please everyone but thanked everyone for their hard work and dedication. Commissioner Thompson stated he would like to have a workshop to discuss 911 addresses being placed on structures for public safety and he would like to discuss Solar Farms.

Chairman Nevil asked for comments from the staff. County Manager Tom Couch stated the budget should be ready to be reviewed the first of July and he plans on having a workshop soon to discuss some issues with Keep Bulloch Beautiful and the DUI Court and would let the Commissioners know the date and time of the workshop. County Attorney Jeff Akins stated as far as the concerns Commissioner Thompson has about the 911 addresses being on a structure there is already an ordinance that states that the structures are required to have one that is visible from the road but that it is just difficult to make sure people are in compliance. Chairman Nevil asked if there were any further comments. Hearing none, he stated there was no further business expected for the open session of the regular agenda, and the Board must close the meeting and enter into Executive Session. He stated that at the conclusion of the Executive Session, the Board would reconvene and in all likelihood move for adjournment. Chairman Nevil called for a motion to adjourn into Executive Session in accordance with the provisions of

O.C.G.A. § 50-14-3(b)(2) and other applicable laws, pursuant to the advice of the County Attorney, Jeff Akins, for the purpose of discussion or deliberation on the appointment, employment compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a public officer or employee as provided in O.C.G.A § 50-14-3(b)(2) (See Exhibit #2014-102). Commissioner Gibson offered a motion to enter into Executive Session for the above-stated reasons. Commissioner Mosley seconded the motion, and it carried unanimously with Commissioner Gibson, Commissioner Thompson, Commissioner Mosley, Vice-Chairman Simmons, and Commissioner Ethridge voting in favor of the motion.

Chairman Nevil asked if there were any further comments from the Commissioners or Staff. Hearing none from the Board or Staff, he asked for a motion to adjourn. Commissioner Mosley offered a motion to adjourn the meeting. Commissioner Gibson seconded the motion, and it carried unanimously with Commissioner Gibson, Commissioner Thompson, Commissioner Mosley, Vice-Chairman Simmons, and Commissioner Ethridge voting in favor of the motion.

J. Garrett Nevil, Chairman

Attest: Christy Strickland, Clerk of the Board