

July 1, 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. Vice-Chairman Simmons 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, Vice-Chairman Simmons, Commissioner Mosley, 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, Chief Accountant Whitney Richland, Fire Chief Christopher Ivey, EMS Director Doug Vickers, Statesboro-Bulloch County Parks and Recreation Director Mike Rollins, 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. Mr. Newman presented Item #1 which was an application submitted by Ann Ruth for a rezone from R-40 (Residential 40,000 square feet) to R-25 (Residential 25,000 square feet). The property consists of 72.18 acres and is located on Youngblood Road Map/Parcel # 107 000033 001. Mr. Don Marsh was acting as agent and stated the purpose of the rezone was to develop a subdivision. Mr. Marsh presented a proposed sketch (See Exhibit # 2014-113). He stated Planning and Zoning had recommended approval of the request with conditions which had been revised from what the staff had recommended. There was no one signed up to speak on behalf of the request (See Exhibit # 2014-114). Hearing no further discussion, Commissioner Ethridge offered a motion to approve the rezone request R-40 (Residential 40,000 square feet) to R-25 (Residential 25,000 square feet) with conditions recommended by the Planning and Zoning Commission (See Exhibit # 2014-115). Commissioner Mosley seconded the motion and it carried unanimously with

Commissioner Thompson, Commissioner Mosley, Vice-Chairman Simmons and Commissioner Ethridge voting in favor of the motion.

Zoning Administrator Randy Newman presented item # 2 which was an application submitted by Dwayne Jackson requesting a rezone from R-40 (Residential 40,000 square feet) to AG-5 (Agricultural 5 Acres). The property consists of 35.27 acres and is located on Old Register Road Map/Parcel # 062 000017 002. Mr. Newman stated there was no one present to speak on behalf of the request but the staff and the Planning and Zoning Commission recommended approval of the request. He stated the property was originally zoned AG-5 but was rezoned to R-40 a few years ago so they are just requesting to rezone it back to the original zoning. No one was signed up to speak on the request (See Exhibit # 2014-116). Hearing no further discussion, Commissioner Mosley offered a motion to approve the rezone request from R-40 (Residential 40,000 square feet) to AG-5 (Agricultural 5 Acres). Vice-Chairman Simmons seconded the motion and it carried unanimously with Commissioner Thompson, Commissioner Mosley, Vice-Chairman Simmons and Commissioner Ethridge voting in favor of the motion.

Zoning Administrator Randy Newman presented item # 3 which was an application submitted by L&C Rentals, LLC to request a rezone from R-80 (Residential 80,000 square feet) to R-3 (Residential multi-family). The property consists of 5 acres and is located on Highway 80 East Map/Parcel # 122 000046 000. He stated the property already has quadplexes located on it and Mr. Martin would like to build some more. Mr. Wesley Parker was acting as agent and stated Mr. Martin was planning to build an additional eleven quadplexes but due to Health Department regulations he would probably only be permitted to build nine or ten. There was no one signed up to speak on the request (See Exhibit # 2014-117). Hearing no further discussion, Commissioner Thompson offered a motion to approve the rezone from R-80 (Residential 80,000 square feet) to R-3 (Residential multi-family) with conditions (See Exhibit # 2014-118). Commissioner Ethridge seconded the motion and it carried unanimously with Commissioner Thompson, Commissioner Mosley, Vice-Chairman Simmons and Commissioner Ethridge voting in favor of the motion.

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 Simmons offered a motion to approve the General Agenda as presented. Commissioner Ethridge seconded the motion and it carried unanimously with Commissioner Thompson, Commissioner Mosley, Vice-Chairman Simmons and Commissioner Ethridge voting in favor of the motion.

Next, Chairman Nevil stated there was a presentation from Mr. Jeremy Coulter concerning the roads in Johnson Run Subdivision. Mr. Coulter stated he lives in Johnson Run and has two issues with the roads. He stated the County accepted the roads in September of 2013 and there has been soil and sedimentation issues with the construction entrances. Mr. Coulter stated he feels the county needs to enforce their own codes on these issues. Zoning Administrator Randy Newman stated he has addressed the issues with Developer Nesmith Construction and they have done their best to control the issues but with the excessive rain it has taken some time to resolve. He also stated the houses that are being built where the roads are still unpaved cannot obtain a Certificate of Occupancy until the roads are paved. Mr. Coulter stated the second issue he has is why the county would accept the roads when they were in such poor condition. He stated there are several pot holes and other issues that need to be improved. Commissioner Thompson stated he is the one that asked Mr. Coulter to come to the meeting after receiving an email from him about his concerns. He stated the County Engineer and Transportation Director inspect the roads before the Commissioners will accept them and that a petition had been received in 2008 requesting the County to accept them but there were issues and the County declined to accept them until the issues were resolved. Commissioner Thompson stated if Mr. Coulter did not want the County to maintain the roads in Johnson Run Subdivision the Commissioners could meet with the County Attorney and see what they would have to do to abandon the roads and the Home Owners Association could maintain them. Developer Donald Nesmith of NeSmith Construction stated he was not the original developer of the subdivision and was not involved when the roads were built. He stated he has developed multiple subdivisions in Bulloch County and he feels the roads are well built roads and the county does a great job of maintaining

them. After some discussion on what needs to be done to the roads, Chairman Nevil thanked Mr. Coulter for coming and voicing his concerns.

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

Chairman Nevil stated the next item was to approve the Consent Agenda as follows: (1) To approve the minutes of the Regular Meeting and Executive Session held on June 17, 2014; (2) To approve an Execution of a Contract with the Georgia Department of Transportation for the county to provide correctional officer and inmates for detail on state highways (See Exhibit # 2014-119); (3) To approve a mutual aid agreement with Swainsboro Fire Department (See Exhibit # 2014-120); (4) To approve an agreement for Dr. Douglas Sommers to be the Physician Medical Director for Bulloch County EMS (See Exhibit #2014-121); (5) To approve a borrow pit agreement with Daniel and Ty Hodges (See Exhibit #2014-122). Vice-Chairman Simmons offered a motion to approve the Consent Agenda as presented. Commissioner Mosley seconded the motion, and it carried unanimously with Commissioner Thompson, Commissioner Mosley, Vice-Chairman Simmons and Commissioner Ethridge voting in favor of the motion.

Chairman Nevil stated the next item was a presentation on the FY2015 Budget. He called on County Manager Tom Couch to initiate discussion on the matter. Mr. Couch gave a power point presentation on a tentative FY2015 Budget (See Exhibit # 2014-123). He stated there will be a Public Hearing held on Tuesday, July 8, 2014 at 6:30 p.m. He stated that he would like to hold a workshop prior to the Public Hearing and will notify everyone when he has a definite time.

Chairman Nevil asked each Commissioner for any general comments or statements. Commissioners Ethridge, Simmons, Mosley, and Thompson thanked the staff for all their hard work and dedication.

Next, Chairman Nevil asked for comments from the Staff. Mr. Couch stated Environmental Director Bob Smith is still in the hospital in North Carolina and is not sure when he will return, and we will be meeting with the staff at the Public Works Department about their different duties.

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 Simmons offered a motion to adjourn the meeting. Commissioner Ethridge seconded the motion, and it carried unanimously with 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