

September 2, 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. County Manager Thomas Couch gave the invocation, and the pledge of allegiance.

Mrs. Maggie Fitzgerald Porter, Human Resources Director recording the minutes, performed the roll call of the commissioners and staff. The following commissioners were present: Chairman Garrett Nevil, Vice-Chairman Anthony Simmons, Commissioner Robert Rushing, Commissioner Roy Thompson, Commissioner Ray Mosley, and Commissioner Carolyn Ethridge (came in after Roll Call). The following staff were present: County Manager Thomas Couch, County Attorney Jeff Akins, Developmental Services Director Andy Welch, Transportation Director Dink Butler, Chief Accountant Whitney Richland, Chief Financial Officer Harry Starling, Chief Deputy Jared Akins, EMS Director Doug Vickers, Fire Chief Christopher Ivey, Public Safety Director Ted Wynn, 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 Harry Eric Thompson requesting to rezone two (2) parcels totaling 2.2 acres from AG-5 (agricultural 5 acres) to HC (highway commercial) in order to add on to a current home occupation that would require numerous variances. The property is located at 19225 Highway 80 West Map/Parcel #MS15 000004 000 and #MS15 000004 001. Mr. Newman stated there was no one signed up to speak on the request (See Exhibit # 2014-150). Without discussion, Commissioner Thompson offer a motion to approve the rezone request from AG-5 (agricultural) to HC (highway commercial) with conditions (See Exhibit #2014-151). Commissioner Rushing seconded the motion and it carried unanimously with Commissioner Thompson, Commissioner Rushing, Commissioner Mosley, Vice-Chairman Simmons and Commissioner Ethridge voting in favor of the motion.

Mr. Newman presented Item #2 which was an application submitted by Walter Ray Beasley, George Terrell Beasley Jr., et al, and Jim Anderson acting as agent, requesting a conditional use to construct a church. The property consists of 10 acres and is located on Burkhalter Road Map/Parcel #107 000014 006 and #107 000014 009. Mr. Newman stated there were two people signed up to speak regarding the request (See Exhibit # 2014-152). Mr. Joel Wright discussed the proposed rendering of the church, thanked the County Staff for their help, and stated that he was excited about the progression of the County around Burkhalter Road. Mr. Wright also stated that he agreed with the conditions regarding the conditional use. Next, Mr. Stewart Moody stated that the church will help enhance the area; they are looking forward to being a part of that area, and thanked the Board for their consideration regarding the conditional use. Without further discussion, Commissioner Thompson offered a motion to approve the conditional use with conditions (See Exhibit #2014-153). Commissioner Ethridge seconded the motion and it carried unanimously with Commissioner Thompson, Commissioner Rushing, Commissioner Mosley, Vice-Chairman Simmons and Commissioner Ethridge voting in favor of the motion.

Mr. Newman presented Item #3 which was an application submitted by Bulloch County requesting a text amendment to Appendix-C of the Code of Ordinances to add Article 19-IGO, Interstate Gateway Overlay District (“IGO District”). The proposed IGO District includes properties in the vicinity of the I-16/Highway 301 interchange. The proposed IGO District will not change the underlying zoning district of the affected properties, but will impose additional development standards and requirements on the affected properties. Mr. Newman stated that no one signed up to speak regarding the request (See Exhibit # 2014-154). Developmental Services Director Andy Welch stated that the TAD (Tax Allocation District) was passed two years ago and the IGO District will protect the County’s investment in water and sewer by setting standards for development in the area. County Manager Thomas Couch stated that there were no public comments during the public hearing, and recommended approval of the amendment for the IGO District. Without further discussion, Commissioner Ethridge offered a motion to approve a text amendment to Appendix-C of the Code of Ordinances to add Article 19-IGO, Interstate Gateway Overlay District (“IGO District”) (See Exhibit

#2014-155). Commissioner 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. Commissioner Rushing abstained from voting because he owns property located within the IGO District.

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

Chairman Nevil asked for public comments from the audience at large or in writing. Ms. Kimberly Williams of Water Wheel Way presented the Board with information regarding Personal Care Homes in the County. Ms. Williams stated the difference between critical care patients and people who reside within Personal Care Homes. Ms. Williams stated that Personal Care Homes can be located on dirt roads, do not have to be located close to the hospital, and that several Personal Care Homes in Bulloch County are located next to a pond. After further discussion, Chairman Nevil thanked Ms. Williams for the information. Chairman Nevil called for any other comments from the Public. Hearing no further comments, Chairman Nevil stated that nothing had been submitted in writing.

Next, Chairman Nevil stated that the Board received a petition for a Presentation by City of Statesboro's Public Safety Director Wendell Turner and Fire Chief Tim Grams regarding the Fire District Committee and an Overview of the Statesboro Fire Department. Mr. Turner stated that the first Committee meeting went well, and the Presentation is a way of being transparent about what progress is being made. Chief Gram discussed his Power Point Presentation and gave overviews of administration, operations, department projects, and community programs and projects. Commissioner Thompson asked how many homes that have caught fire had fire alarms installed that worked. Chief Gram stated that more than should be and that is why the fire alarm program is so important to the community. Commissioner Rushing and Public Safety

Director Ted Wynn discussed ISO ratings in different parts of the County. Chairman Nevil thanked Chief Gram and Mr. Turner for the Presentation.

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 August 19, 2014; (2) to approve Resolution #2014-18 authorizing the acceptance of roads in Williamsburg Subdivision (See Exhibit #2014-156); (3) to approve Resolution #2014-19 authorizing the acceptance of Brad Lane in Martin Place Subdivision (See Exhibit #2014-157); (4) to approve an Airport Lease Agreement with Midcoast Aviation Services, LLC., and Bobby Smith (See Exhibit #2014-158); (5) to approve Resolution #2014-20 to adopt the Bulloch County Comprehensive Plan Update (See Exhibit #2014-159); and (6) to approve Resolution #2014-21 to adopt policies for services provided by Bulloch County EMS (See Exhibit #2014-160). Vice-Chairman Simmons 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, Vice-Chairman Simmons and Commissioner Ethridge voting in favor of the motion.

Without any items of Old or New Business, Chairman Nevil called for general comments or statements from the Commissioners. Commissioners Ethridge, Simmons, Mosley, Rushing, and Thompson thanked the staff for their hard work and thanked Chief Gram and Mr. Turner for their Presentation. Commissioner Thompson discussed the Board participating in the ALS Ice Bucket Challenge after the meeting. Chairman Nevil stated that the County is continuing to work on Fire Substations in order to keep the ISO ratings low, which provides lower insurance costs to citizens.

After some further discussion, Chairman Nevil asked for comments from the staff. County Manager Thomas Couch discussed travel arrangements for the upcoming ACCG Fall Leadership Conference. County Attorney Jeff Akins stated that former Clerk of the Board Christy Strickland's appeal hearing needed to be scheduled. Mr. Akins proposed that the appeal hearing be held on September 15, 2014, at 5:30 p.m., and with no objection from any Commissioners, Mr. Akins stated he would inform that parties that the hearing had been scheduled for that time and date. Public Safety Director Ted Wynn thanked Chief Gram for his presentation and stated that there is great cooperation

between the City of Statesboro and Bulloch County. Hearing no further comments from the Board or Staff, Chairman Nevil asked for a motion to adjourn. Commissioner Rushing offered a motion to adjourn. Commissioner Ethridge seconded the motion and it carried unanimously with Commissioner Thompson, Commissioner Rushing, Commissioner Mosley, Commissioner Ethridge, and Vice-Chairman Simmons voting in favor of the motion.

J. Garrett Nevil, Chairman

Attest: Thomas M. Couch, County Manager