



# Bulloch County Board of Commissioners Regular Meeting

September 16, 2014  
Estimated Time: 1 Hour  
North Main Annex Community Room  
Statesboro, Georgia  
8:30 AM

Meeting Function: **Board of Commissioners**      Type of Meeting: **Regular Meeting**

Meeting Chair: **Chairman, Garrett Nevil  
(Presiding)**      Recorder: **Maggie Porter, HR Director**

Parliamentarian: **County Attorney, Jeff Akins**      Ex-Officio: **Tom Couch, County Manager; Harry Starling, Chief Financial Officer; Andy Welch, Development Services Director; and Bill Tyson, County Extension Coordinator.**

## General Agenda

ITEM	RESOURCE PERSON/FACILITATOR	TIME	REFER
Call to Order; Welcome Media and Visitors	Chairman Nevil	8:30 AM	
Invocation and Pledge of Allegiance	Commissioner Thompson	8:32 AM	
Roll Call	HR Director	8:34 AM	
Approval of General Agenda	Chairman Nevil	8:36 AM	
Public Comments	Audience	8:38 AM	
Presentation – New County Extension Coordinator	Bill Tyson	8:48 AM	
Consent Agenda		8:58 AM	
To approve the minutes of the Regular Meeting held on September 2, 2014.	County Manager		
New Business			
Discussion/Action: Application for a Special Event Alcohol Beverage Permit	Legal	9:00 AM	
Discussion/Action: Selection of a Voting Delegate for ACCG Fall Conference	County Manager	9:15 AM	
Commission and Staff Comments	Chairman Nevil, et al.	9:20 AM	
Adjourn	Chairman	9:30 AM	

### Additional Information

Background information in Board packets

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.

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J. Garrett Nevil, Chairman

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Attest: Thomas M. Couch, County Manager

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

DEPARTMENT MAKING REQUEST (Box 1)		MEETING DATE (Box 2) September 16, 2014				
Legal		RESOLUTION ATTACHED? (Box 3)		YES		
				NO	X	
REQUESTED MOTION OR ITEM TITLE (Box 4)						
Application for Special Event Alcohol Beverage Permit/Applicant: Benjamin Powell						
SUMMARY/BACKGROUND ATTACH DETAILED SUMMARY, IF NEEDED (Box 5)						
Benjamin Powell has submitted the attached application for a special event alcohol beverage permit for an alumni ball to be held at the National Guard Armory on October 11, 2014. The Georgia Department of Revenue rules and regulations allow for such permits (a copy of the State's application is attached for information only), but the applicant must first obtain approval of the local jurisdiction where the event is to be held.						
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)						
NEW BUSINESS (6d)						X
OLD BUSINESS (6e)						
OTHER (6f)						
APPROVED FOR AGENDA (Box 8)						
DEPARTMENT DIRECTOR		PURCHASING OFFICER		OTHER		
YES		YES		YES		
NO		NO		NO		
INITIAL		INITIAL		INITIAL		
DATE		DATE		DATE		
				DATE 9/9/14		
COMMISSION ACTION AND REFERRAL (Box 9)						
APPROVED		DATE TO BE RETURNED TO AGENDA				
DENIED						
DEFERRED		NOTES				
OTHER						

APPLICATION FOR ONE DAY OR SPECIAL EVENT ALCOHOL BEVERAGE PERMIT

Return to: Bulloch County Board of Commissioners' Office  
Clerk of the Board  
115 North Main Street  
P.O. Box 347  
Statesboro, GA 30459

PRODUCTS TO BE SOLD OR PROVIDED:  BEER  WINE  LIQUOR

PLEASE PRINT OR TYPE

Benjamin Powell  
Name of Applicant

2 Sagebrush Statesboro, GA 30458  
Address, City, State, Zip

912-481-2755  
Phone Number

Benjamin Powell  
Name of Organization/Person responsible for event (if different from Applicant)

2 Sagebrush Statesboro, GA 30458  
Address, City, State, Zip

912-481-2755  
Phone Number

What is the Event: Alumi Ball Hours of Serving: 10 pm ~~2 am~~ 12 Am RA

Day and Date of Event: 10/11/14

Location of the Event: Statesboro National Guard Armory  
18934 US Hwy 301 N Statesboro, GA 30461

What type of security (if any) will be provided: I'm required to use Armory Guards when alcohol is on the premises, I will also hire extra security to provide a safe environment.

Contact Person: Sgt. Deen Phone No. 678-569-9835

Application is made this 5 day of September, 2014 for a one day or special event alcoholic beverage permit as stated as above. I agree to abide by the laws, ordinances, and regulations pertaining thereto.

[Signature]  
Applicant Signature

(OFFICE USE ONLY)

Approved  
 Not Approved

Chairman, Bulloch County Board of Commissioners \_\_\_\_\_ Date

Approved  
 Not Approved

[Signature] 9-8-14  
Sheriff of Bulloch County \_\_\_\_\_ Date

Permit Fee: \$50.00 (to be paid after approval but prior to issuance of this permit)

Date Paid: \_\_\_\_\_, 20\_\_\_\_ Check No. \_\_\_\_\_



**Portal Heritage Society, Inc.**  
PO Box 539  
Portal, Georgia 30450  
portalheritagesociety@hotmail.com  
portalheritagesociety.org

September 5, 2014

Bulloch County Board of Commissioners  
PO Box 347  
Statesboro, GA 30459

Dear Commissioners:

The Town of Portal and Portal Heritage Society, Inc., will hold its 33rd Catface Turpentine Festival on Saturday, October 4, 2014. On behalf of our community, we extend an invitation to the Board of Commissioners to join with us again this year in celebrating our rural heritage, and we look forward to your participation in our annual Turpentine Parade.

Line-up of parade entrants starts at 9:00 a.m. across from Portal Middle/High School at the intersection of Old Portal Road and Highway 80, and the parade will kick off at 10:00 a.m.

If the Bulloch County Board of Commissioners will be able to participate, please have the enclosed application form completed and returned to the following address:

**Parade & Festival Committee  
Portal Heritage Society, Inc.  
PO Box 539  
Portal, GA 30450**

For additional information, call (912) 865-2810 or send an e-mail message to [janhaggins@hotmail.com](mailto:janhaggins@hotmail.com).

We look forward to a successful event and hope that you will be able to participate.

Parade & Festival Committee  
Portal Heritage Society, Inc.  
PO Box 539  
Portal, GA 30450