

November 3, 2015
Statesboro, GA

Regular Meeting

The Board of Commissioners met at 5:30 pm in the Community Room of the North Main Annex. Chairman Nevil welcomed guests and called the meeting to order. Commissioner Thompson gave the invocation and Pledge of Allegiance.

Mrs. Olympia Gaines, Clerk of the Board, performed the roll call of the commissioners and staff. The following commissioners were present: Chairman Nevil, Commissioner Simmons, Commissioner Mosley, Commissioner Thompson, Commissioner Gibson, and Commissioner Ethridge. Commissioner Rushing was absent. The following staff were present: County Manager Tom Couch, County Attorney Jeff Akins, Assistant County Manager Andy Welch, Zoning Administrator Randy Newman, Solid Waste Director Fred White, Management Analyst Cindy Steinmann, Transportation Director Dink Butler, 911 Director Kelly Barnard, EMS Director Doug Vickers, Tax Assessor John Scott, GIS Coordinator Paul Conner, and Statesboro-Bulloch Airport Director Kathy Boykin.

Chairman Nevil stated the first item of business was the approval of the Zoning Agenda. Commissioner Ethridge offered a motion to approve the Zoning Agenda as presented. Commissioner Simmons seconded the motion and it carried unanimously with Commissioner Gibson, Commissioner Thompson, Commissioner Mosley, Commissioner Simmons, and Commissioner Ethridge all voting in favor of the motion.

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 Katherine Kendrick for a conditional use to allow a manufactured home to be placed on the property. The property consists of 4.37 acres and is located at 158 BL Kendrick Road in Stilson, parcel number ST01000007 000. John Kendrick acted as agent. There was no one signed up to speak on this request (See Exhibit #2015-130). Mr. Kendrick informed the Board that they would like to place the home there to assist with the care of his ailing mother. Without further discussion, Commissioner Mosley offered a motion to approve the conditional use request to allow a manufactured home to be placed on the property. Commissioner Ethridge seconded the motion and it carried unanimously with Commissioner Gibson, Commissioner Thompson,

Commissioner Mosley, Commissioner Simmons, and Commissioner Ethridge all voting in favor of the motion.

Mr. Newman presented item # 2 which was an application submitted by Beatrice Lee Baker to rezone 4 parcels totaling 8.7 acres from R-80 to R-25. The property is located on Furman Road, parcel numbers MS22000007 000, MS22000010 000, MS22000011 000, and MS22000012 001. John Dotson acted as agent. There was no one signed up to speak on this request (See Exhibit #2015-131). Mr. Dotson stated the family would like to divide the parcels among the grandchildren. Without further discussion, Commissioner Simmons offered a motion to approve the rezone of 4 parcels totaling 8.7 acres from R-80 to R-25. Commissioner Mosley seconded the motion and it carried unanimously with Commissioner Gibson, Commissioner Thompson, Commissioner Mosley, Commissioner Simmons, and Commissioner Ethridge all voting in favor of the motion.

Mr. Newman presented item #3 which was an application submitted by Linda Brannen/Grace Community Church for a conditional use to allow a church to be placed on the property. The property consists of 64.09 acres and is located on Cypress Lake Road, parcel number MS22000005 000. John Dotson acted as agent. There were nine people signed up to speak on the request (See Exhibit # 2015-132). Mr. Dotson stated the sketch presented was only a concept of what the church could look like and referenced concerns addressed in the Planning and Zoning meeting on October 8, 2015. He stated these concerns would be addressed once the design is completed. Mr. John Cook, Assistant Minister of Grace Community Church, reiterated that the sketch was only a concept to see what they could build on the property. He stated the church is agreeable with conditions 1 and 3-11, but would like to have condition 2 removed from the list as this would limit future use of the land by the Church for storage of ground equipment and/or other similar uses; he provide a sketch to illustrate the area of the property in question (See Exhibit #2015-133). Dr. John Slater expressed his concerns with current traffic issues, the speed limit, and vehicle load limits on Cypress Lake Road. He asked about paving activities relating to the storm water management plan.

Mr. Newman stated the traffic impact study will be submitted along with the conceptual site plan application to the Planning and Zoning Commission; he also stated the storm water management plan will be submitted thirty (30) days prior to the submission of a building permit to the County. Mr. Couch stated the traffic impact study will be completed by a qualified and

professional engineer and issues relating to the traffic concerns and the storm water management plan should be addressed prior to development.

Mrs. Laura Marsh expressed concerns on behalf of the Irongate Homeowners Association. She stated they would like the setback for the church to be further than 150 feet, and to ensure that conditions 6 and 11 are included in the approval. Mrs. Marsh echoed similar concerns of Dr. Slater and asked the County to look at what needs to be done at the intersection of Veterans Memorial Highway and Cypress Lake Road.

Mr. Matthew Hart, Mr. Casey Brown, and Mr. Jason McGibony expressed support for the conditional use proposal.

Mr. Daniel Hagan, Vice-President of Hazelwood Homeowners Association, expressed his concerns with the intersection of Veterans Memorial Highway and Cypress Lake Road and the development of the remaining 50 acres. Mr. Bubba Hunt stated the plan was to purchase land so that the church would have enough room for development. He stated the land is strictly for church enjoyment. Mr. Bill Sellars expressed his concerns over the absence of lights and visibility at night at the intersection of Veterans Memorial Highway and Cypress Lake Road and would like for the County to take action on this intersection.

After some discussion, Commissioner Thompson offered a motion to approve the conditional use request to allow a church to be placed on the property with conditions (See Exhibit #2015-134). Commissioner Ethridge seconded the motion and it carried unanimously with Commissioner Gibson, Commissioner Thompson, Commissioner Mosley, Commissioner Simmons, and Commissioner Ethridge all voting in favor of the motion.

Commissioner Gibson asked what could be done to get GDOT to look into the concerns with the intersection. Mr. Couch stated the County could petition GDOT for a traffic signal warrant analysis to be completed; however, the County itself cannot undertake and complete the warrant analysis. Commissioner Simmons agreed this issue needs to be looked into and stated the Board will try to get GDOT to look into the intersection concerns.

Mr. Newman presented item #4 which was an application submitted by Jacking Rushing to rezone 100 acres from R-80 to R-25 and 26 acres from R-80 to R-3. The property is located at the intersection of Cypress Lake Road and Coley Boyd Road, parcel numbers 061 000013 000, 061 000013 002, and 061 000014 000. John Dotson acted as agent. There were three people signed up to speak on the request (See Exhibit #2015-135). Mr. Dotson stated Mr. Rushing

would like to build single-family and multi-family homes on the parcels. He stated Mr. Rushing has agreed to include as a condition the installation of a vegetative buffer and is open to moving the entrance down from Cassie Lee Road to Coley Boyd Road. Mrs. Laura Marsh expressed concerns on behalf of the Irongate Homeowners Association that they would prefer the parcel remain R-80; however, if the property is rezoned, she stated they would prefer that the rezone be beneficial to the surrounding area and not affect property values. Mrs. Marsh stated they would like to limit development to town homes with lots versus multi-family homes or duplexes. She stated that they would also like to ensure condition 9 is included in the approval. Mrs. Marsh also expressed concerns with heavy truck access on Cypress Lake Road and storm water drain-off.

Mr. Bruce Hope stated he would like to see the entrance moved down to Lot 81 or 80 near the Georgia Power substation to reduce the impact on the neighbors of car lights entering and exiting the subdivision. Mr. Jason McGibony expressed his concerns with visibility turning onto Coley Boyd Road.

After some discussion, Commissioner Ethridge offered a motion to approve the rezone of 100 acres from R-80 to R-25 and 26 acres from R-80 to R-3 with conditions (See Exhibit #2015-136). Commissioner Mosley seconded the motion and it carried unanimously with Commissioner Gibson, Commissioner Thompson, Commissioner Mosley, Commissioner Simmons, and Commissioner Ethridge all voting in favor of the motion.

Chairman Nevil asked for changes or modifications of the General Agenda. Hearing no amendments or modifications, Commissioner Gibson offered a motion to approve the General Agenda as presented. Commissioner Mosley seconded the motion and it carried unanimously with Commissioner Thompson, Commissioner Mosley, Commissioner Simmons, and Commissioner Ethridge all voting in favor of the motion.

Chairman Nevil asked for public comments from the audience at large or in writing. Mr. Ray Mckinney, Chairman of the Hospital Authority, provided a presentation on the annual tax relief contribution from the Hospital Authority. He stated that he has presented Chairman Nevil with the contribution check in the amount of \$863,469.95. He provided a brief overview of the 2015 annual report and informed the Board of amendments to the Hospital Authority's investment policy.

Mrs. Annie Bellinger expressed her concerns with the danger associated with the intersection of Veterans Memorial Highway and Cypress Lake Road. She stated that she was in a

serious accident at this intersection a year ago. Mrs. Bellinger also expressed her concerns with voting and representation in the Westside neighborhood, stating that she would like for the older residents/citizens to be treated fairly as it pertains to issues for that neighborhood.

Mrs. Marilyn Sellars spoke about the need for street lights at the intersection of Veterans Memorial Highway and Cypress Lake Road. Chairman Nevil thanked the audience for their comments and input.

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 and Executive Session held on October 20, 2015; (2) to approve the appointment of Jared Akins to the Department of Family and Children Services Board; (3) to approve the appointment of Ryan McNeal to the Bulloch Alcohol and Drug Council; (4) to approve the appointment of Tan Adams, Billy Allen, and Paul Roesel to the Development Authority of Bulloch County Board; (5) to authorize renewal of the E-911 phone system service and support yearly contract (See Exhibit #2015-137); (6) to approve Land Use Agreement for military exercise at the Airport (See Exhibit #2015-138); (7) to approve Inducement Agreement and PILOT Agreement (See Exhibit #2015-139 and Exhibit #2015-140); (8) to adopt a resolution for a public transportation grant (See Exhibit #2015-141). Commissioner Simmons offered a motion to approve the Consent Agenda as presented. Commissioner Ethridge seconded the motion and it carried unanimously with Commissioner Thompson, Commissioner Mosley, Commissioner Simmons, and Commissioner Ethridge all voting in favor of the motion.

Chairman Nevil stated the first item under New Business was for Discussion and/or Action to authorize a sole source contract and purchase order for change detection software. Chairman Nevil called on Chief Tax Appraiser John Scott to initiate discussion on the matter. Mr. Scott stated the Department of Revenue mandates that the tax assessors review all parcels every three years; however, the tax assessors' office is not staffed to handle this mandate and maintain the normal work load for the year. He is recommending that the Board authorize a purchase order for change detection software in which the current database would be converted to GIS format to assist in detecting parcels that do not match what is in the current database. Mr. Scott stated the cost would be a one-time fee of \$50,000; however, the project would support itself in the first year with a projected return of \$75,020 as well as generating recurring revenue. After some discussion, Commissioner Simmons offered a motion to authorize a sole source

contract and purchase order for change detection software (See Exhibit #2015-142). Commissioner Thompson seconded the motion and it carried unanimously with Commissioner Thompson, Commissioner Mosley, Commissioner Simmons, and Commissioner Ethridge all voting in favor of the motion.

Chairman Nevil stated the next item under New Business was for Discussion and/or Action to authorize a sole source contract and purchase order for lead monitors. Chairman Nevil called EMS Director Doug Vickers to initiate discussion on the matter. Mr. Vickers stated that the EMS Department is in need of additional lead monitors which transmit EKG's to the nearest appropriate hospital. He is recommending the purchase of 3 lead monitors for \$64,104.00 from Zoll to be paid for over two years in equal installments of \$32,052. EMS has \$29,000 budgeted for lead monitors this year and an equipment pool of \$30,000 for each of the next two years in the CIP. Without further discussion, Commissioner Gibson offered a motion to authorize a sole source contract and purchase order for lead monitors (See Exhibit #2015-143). Commissioner Mosley seconded the motion and it carried unanimously with Commissioner Thompson, Commissioner Mosley, Commissioner Simmons, and Commissioner Ethridge all voting in favor of the motion.

Chairman Nevil called for general comments or statements from the commissioners and staff. The commissioners thanked everyone for attending the meeting, for their hard work, and comments. The commissioners stated they would work on the issues associated with the intersection of Veterans Memorial Highway and Cypress Lake Road. Commissioner Gibson especially thanked Mr. Vickers and the Public Safety Department for all that they do. Chairman Nevil thanked everyone for their attendance and input.

Hearing no further comments from the Board or staff, Chairman Nevil 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 to discuss Personnel Matters. 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 County Attorney Jeff Akins, for the purpose of discussing and deliberating on Personnel Matters. Without further discussion, Commissioner Thompson offered a motion to adjourn and enter into Executive Session to discuss and deliberate on Personnel Matters (See Exhibit #2015-144). Commissioner Gibson seconded the motion and it carried unanimously with Commissioner

Ethridge, Commissioner Simmons, Commissioner Mosley, Commissioner Thompson and Commissioner Gibson voting in favor of the motion.

The meeting was reconvened, and Chairman Nevil asked if there were any further comments from the commissioners or staff. Hearing no further comments from the Commissioners or staff, Chairman Nevil asked for a motion to adjourn. Commissioner Simmons offered a motion to adjourn the meeting. Commissioner Mosley seconded the motion and it carried unanimously with Commissioner Ethridge, Commissioner Thompson, Commissioner Simmons, Commissioner Gibson, and Commissioner Mosley all voting in favor of the motion.

J. Garrett Nevil, Chairman

Attest: _____
Olympia Gaines, Clerk