

**CAMDEN COUNTY, GEORGIA
BOARD OF COUNTY COMMISSIONERS
REGULAR MEETING
OCTOBER 22, 2013, 6:00 PM**

A regular meeting of the Camden County Board of County Commissioners was held at 6:00 p.m. on Tuesday, October 22, 2013, in the Board of County Commissioners' Meeting Chambers of the Government Services Building, Woodbine, Georgia.

Chairman Keene called the meeting to order at 6:00 p.m.

Finance & Budget Director Mike Fender delivered the invocation.

Chairman Keene led the Pledge of Allegiance.

Present: Chair Willis R. Keene, Jr.; Vice-Chair Jimmy Starline.; Commissioner Tony Sheppard; Commissioner Gary Blount; Commissioner Chuck Clark; County Administrator Steve Howard; County Attorney Brent Green; and County Clerk Katie Bishop.

Agenda Amendments:

Commissioner Clark made a motion, seconded by Commissioner Sheppard to adopt the agenda amendments as presented.

The motion carried unanimously.

Motion to Adopt the Agenda:

Addition to Regular Agenda

4. Appointment of Code Enforcement Officer

Commissioner Clark made a motion, seconded by Commissioner Sheppard to adopt the agenda as amended.

The motion carried unanimously.

Approval of Minutes

- October 8, 2013 Regular Meeting minutes

Commissioner Sheppard made a motion, seconded by Commissioner Sheppard to approve the October 8, 2013 Regular Meeting minutes.

The motion carried unanimously.

Presentation

- Proclamation recognizing Retired Educators Day presented to Ceola Foreman.

County Clerk Katie Bishop read the Proclamation recognizing Retired Educators Day and Chairman Keene presented the Proclamation to Mrs. Ceola Foreman,

***WHEREAS**, the Governor of the State of Georgia has proclaimed the day of Sunday, November 3, 2013 as Retired Educators Day in Georgia; and*

***WHEREAS**, there are more than 103,000 retired educators in Georgia, 23,000 plus of whom are members of the Georgia Retired Educators Association; and*

***WHEREAS**, the Retired Educators of Georgia donate countless hours of time to volunteer service and make invaluable contributions to the welfare of their respective communities across the state; and*

***WHEREAS**, it is appropriate that a day be designated for citizens to express their appreciation for the contributions that retired educators have made and continue to make for the betterment of human lives and for our society; and*

***WHEREAS**, Local Churches will recognize those lasting contributions made by retired educators in this community; and*

***NOW, THEREFORE, BE IT RESOLVED** that the Camden County Board of Commissioners hereby proclaim Sunday, November 3, 2013 as*

"Retired Educators Day"

and urge our citizens to recognize the lasting contributions of our State's retired educators.

- Proclamation recognizing the heroic actions of Ronnie Moore and Shannon Gibson.

Chief Lowther read the Proclamation recognizing the heroic actions of Ronnie Moore and Shannon Gibson and then presented both with the Proclamation. He commended both of these men for their heroic actions which led to saving the life of a woman whose vehicle had left the roadway, struck a tree and caught fire.

***WHEREAS**, on the night of Thursday, October 10, 2013, Ronnie Moore and Shannon Gibson performed a selfless act of heroism by saving a woman who was trapped in a burning vehicle, and*

***WHEREAS**, Mr. Moore spotted a vehicle which had left the roadway, struck a tree and caught fire. Without hesitation, Mr. Moore immediately called for help and sprung into action, and*

WHEREAS, Mr. Moore was able to wave down a passerby, Mr. Shannon Gibson, who deployed a fire extinguisher, and the two fought past the flames towards the injured woman, and

WHEREAS, after freeing the woman from the vehicle Mr. Moore took additional actions to extinguish the flames from the victim's clothing, and

WHEREAS, the uncanny timing, quick thinking and the fearless act of bravery from these individuals saved a woman's life on this remote stretch of roadway in Camden County, and

NOW, THEREFORE, BE IT PROCLAIMED BY THE COMMISSIONERS OF CAMDEN COUNTY that the members of this body do hereby recognize Ronnie Moore and Shannon Gibson for their life saving actions, and the selfless acts of heroism shown on the 10th day of October, 2013.

- Quarterly Report for the 1st quarter of Fiscal Year 2014 presented by Finance & Budget Director Mike Fender

Finance & Budget Director Mike Fender presented the Board with an overview of the Quarterly Report for the 1st quarter of Fiscal Year 2014.

Public Comments

No comments from the public were offered during this time.

Regular Agenda

1. Letter of Support for the Section 319 Grant Proposal, entitled Improving Septic System Functionality and Maintenance in Camden County, Georgia, submitted by the University of Georgia's River Basin Center in partnership with the St. Marys River Management Committee.

Commissioner Sheppard made a motion, seconded by Commissioner Blount to approve the Letter of Support for the Section 319 Grant Proposal, entitled Improving Septic System Functionality and Maintenance in Camden County, Georgia, submitted by the University of Georgia's River Basin Center in partnership with the St. Marys River Management Committee.

The motion carried unanimously.

Dear Georgia EPD Sec. 319 Selection Committee:

Please accept this letter as a statement of support for the Section 319 Grant Proposal entitled: Improving Septic System Functionality and Maintenance in Camden County, Georgia submitted by the University of Georgia's River Basin Center in partnership with the St. Marys River Management Committee.

This project is a continuation of an existing 319 Grant project aimed at improving the septic system functionality and maintenance in the Horsepen Creek watershed in Camden County, which has already produced positive results for the community.

Expanding the outreach and education efforts to the rest of the County will raise awareness of the importance of septic system maintenance to protecting residents' health, and the financial assistance for the voluntary inspection and maintenance program will have a direct impact in reducing the number of failing septic systems and improving rates at which septic systems are inspected and maintained in our community.

The Camden County Board of Commissioners supports these efforts, and we look forward to hearing about UGA and the SMRMC's ongoing efforts to improve water quality in Camden County and protect the health of its residents.

Commissioner Blount made a motion, seconded by Commissioner Clark to adjourn the regular meeting at 6:24 PM.

Chairman Keene convened the public hearing at 6:24 PM.

Public Hearing

- Introduction of regular agenda items 2 – 3 by County Attorney Brent Green and receive public comments regarding this item.

County Attorney Brent Green presented the following power point presentation to the Board:

Rezoning - RZ2013-05 – Stephen & Donna Fortier are requesting a rezoning from A-R (Agricultural-Residential) to R-2 with 9.99 Acres of high ground shown as 6 lots in Fortier Estates Recorded Subdivision located on Courie Lane off the Old Still Road, Tax Map 94 Parcels 55, 13, 56, 57, 58, & 59. The Future Land Use Map is shows the lots as "Multi-Family Residential".

Background: The applicants wish to rezone the uplands in the 6 lot previous plated minor subdivision as Fortier Estates, recorded in Plat Drawer 20, Map 52 on June 9, 2006. Since the subdivision lots were greater than 3 acres they were allowed to be kept private, brought up to grade, and left unpaved. In order for the owner to subdivide the largest upland lot into another lot (with City of Kingsland water and septic service) the property owner is requesting that the subdivision be rezoned from A-R, residential agriculture to R-2, medium density residential. The request is consistent with the Future Land Use Map designation that is shown as "Multi-family" on the FLU Map. UDC Section 1213 (a) the 15 standards for consideration of a proposed rezoning (map amendment)

P.C. Recommended motion: The Planning Commission voted unanimously by a vote of 5-0 in favor of the motion to recommend approval of the re-zoning request from A-R, to R-2 as requested by the Fortier's for the 9.99 acres of high ground shown on the 6 lots in the Fortier Estates Plat and shown on Tax Map 94, as the upland portions of Parcels 55, 13, 56, 57, 58, & 59, and FLU shown as "Multi-family".

Public Comments:

Request by Stephen & Donna Fortier

In Favor:

Stephen Fortier addressed the Board and stated that the intent of this rezoning is to be able to subdivide the largest upland lot into another lot to meet the requirements for the City of Kingsland to obtain water and septic service on the property.

In Opposition:

No comments from the public were offered in opposition of this item.

Proposal to amend the Unified Development Code of Camden County (UDC) as follows:

- a) Proposal to amend UDC Sec. 205 and UDC Sec. 1505 by adding the definition of "Distillery, Micro and Distillery, Craft" to each section as attached [and shown in Proposed amendment a) below].
- b) Proposal to amend UDC Sec. 228 – Table 2.2 Allowed Land Uses by Zoning District by adding to PERMITTED LAND USES on NAICS CODE line 31214 "and Craft and Micro Distilleries" in the

A-F & C-G Zoning Districts by Special Use a approval.

- a) Proposal to amend UDC Sec. 205 and UDC Sec. 1505 by adding the definition of "Distillery, Craft" and "Distillery, Micro" as follows:

Distillery, Craft

The term "craft" brings to mind the idea of smaller batches of distilled liquors being made in a family setting starting with raw materials and creating distilled liquors with the same attention to detail aspect of the distillation of the spirit, from that was normal in the earlier history of the United States. A craft distiller is actively involved in every ingredient selection to bottling and labeling.

Distillery, Micro

A small, distillery established to produce beverage grade alcohol in relatively small quantities.

- b) Proposal to amend UDC Sec. 228 – Table 2.2 Allowed Land Uses by Zoning District by adding to PERMITTED LAND USES on NAICS CODE line 31214 "and Craft and Micro Distilleries" in the A-F & C-G Zoning Districts by Special Use approval [and summarized below]. A-F & C-G Zoning Districts by Special Use approval.

Background: This item comes as the result of some local interest in developing a local craft/micro distillery, and as the result of the growth of the craft or micro distilleries both within in Georgia and in the nation. Included in your handout is the criteria for approval of a Special Use that are summed up in the definition of Special Use found in UDC Definitions in both UDC Secs. 205 & 1505.[note underlining is by staff for emphasis].

"Special use: A special use is a use that would not be appropriate generally or without restriction throughout the zoning district, but which, if controlled as to number, area, location or relation to the neighborhood, would promote the

public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare. Such uses may be permitted in zoning districts as special uses, if specific provisions for such special uses are made in this zoning ordinance. Special use permits shall not be assignable or transferable. This is not to be confused with a variance.

Also included in your handout is the UDC Sec. 1213. (b) Standards for consideration of a special use. So the letter of intent and other written information furnished must meet all of this criteria contained in the "Special Use" definition, and also in the 10 criteria listed in your handout UDC Sec. 1213. (b), above, to be considered for any Special Use approval. Those are the controlling factor in approval of a Special Use. Not just a definition of a use.

Recommended Motion: The Planning Commission voted unanimously to recommend approval of both UDC text amendments as summarized in a) and b) above and as detailed in the definitions as presented and in the attachment shown as the proposed UDC Table 2.2 – Sec. 228 – NAICS Code (line number) 31214.

Public Comments:

No comments were offered in favor or opposition of this item during this time.

Commissioner Blount made a motion, seconded by Commissioner Sheppard to adjourn the public hearing at 6:30 PM

Chairman Keene reconvened the regular meeting at 6:30 PM.

Regular Meeting

2. Request by (RZ2013-05) Stephen & Donna Fortier for a rezoning from A-R (Agricultural-Residential) to R-2 with 9.99 Acres of high ground shown as 6 lots in Fortier Estates Recorded Subdivision located on Courie Lane off the Old Still Road, Tax Map 94 Parcels 55, 13, 56, 57, 58, & 59. The Future Land Use Map is shows the lots as "Multi-Family Residential".

Chairman Keene made a motion, seconded by Commissioner Clark to approve the request by Stephen and Donna Fortier for the re-zoning request from A-R, to R-2 as requested by the Fortier's for the 9.99 acres of high ground shown on the 6 lots in the Fortier Estates Plat and shown on Tax Map 94, as the upland portions of Parcels 55, 13, 56, 57, 58, & 59, and FLU shown as "Multi-family".

The motion carried unanimously.

3. Approval of Proposed Unified Development Code Amendments (UDC), Proposal to amend UDC Sec. 205 and UDC Sec. 1505 by adding the definition of "Distillery, Micro or Craft" to each section, and Proposal to amend UDC Sec. 228 – Table 2.2 Allowed Land Uses by Zoning District by

adding to PERMITTED LAND USES on NAICS CODE line 31214 "and Micro or Craft Distilleries" in the A-F Zoning District by Special Use approval.

Vice-Chairman Starline made a motion, seconded by Commissioner Clark to waive the first reading of both UDC text amendments as summarized in a) and b) above and as detailed in the definitions as presented and in the attachment shown as the proposed UDC Table 2.2 – Sec. 228 – NAICS Code (line number) 31214.

County Attorney Green explained that these amendments will come back for final approval and adoption at a later date.

The motion carried unanimously.

4. Appointment of Code Enforcement Officer

Vice-Chairman Starline made a motion, seconded by Chairman Keene to appoint Dennis Gailey to serve in the capacity of Code Enforcement Officer for Camden County, Georgia.

So voted:

Chairman Keene – Yes

Vice-Chair Starline – Yes

Commissioner Clark – No

Commissioner Sheppard – Yes

Commissioner Blount - Yes

The motion carried 4-1, Commissioner Clark opposed this motion.

*APPOINTMENT OF
Jerry D. Gailey, III*

*As Code Enforcement Officer for the Camden County Board of Commissioners
State of Georgia, County of Camden*

Under and by Virtue of the powers and authority vested in the Camden County Board of Commissioners of the County aforesaid, as authorized by the Constitution of the State of Georgia and the State Laws and the Official Code of Camden County, you are hereby appointed Code Enforcement Officer for the Camden County Board of Commissioners, a political subdivision of the State of Georgia. You are therefore, hereby authorized and required to do and perform all and singular the duties incumbent upon you as a County Code Enforcement Officer of Camden County, Georgia according to the law and the Official Code of Camden County, Georgia as may be amended from time to time and the now trust reposed in you. This appointment to continue in force from this date until you are removed by a manner as prescribed by law and the Official Code of Camden County, Resolution of the Camden County Board of Commissioners or through the Personnel Policy of Camden County, Georgia. This appointment shall terminate automatically upon the termination of your employment by the Camden County Board of Commissioners.

Reports

- ***Calendar – October / November***

County Clerk Katie Bishop read the calendars for October and November 2013.

- ***County Administrator's Report***

County Administrator Steve Howard announced that as a result of a recent reorganization under his administration, Adam Kabasakalian is the Director of Administrative Services and will oversee the Fleet Maintenance Department, Information Technology, Curbside Collection, and Facilities. He stated that with the resignation of the Fire Chief, and as part of the reorganization, Dennis Gailey has been reassigned to oversee the division of Animal Control, as well as, serve as needed, in the capacity of Code Enforcement Officer and Fire Marshall.

Additional Public Comments:

No additional comments from the public were offered during this time.

Adjournment:

Commissioner Blount made a motion, seconded by Commissioner Clark to adjourn the October 8, 2013 meeting. The vote was unanimous to adjourn the meeting at 6:38 PM.