

**CAMDEN COUNTY, GEORGIA  
BOARD OF COUNTY COMMISSIONERS  
REGULAR MEETING  
JANUARY 7, 2014, 6:00 PM**

**A regular meeting of the Camden County Board of County Commissioners was held at 6:00 p.m. on Tuesday, January 7, 2014, in the Board of County Commissioners' Meeting Chambers of the Government Services Building, Woodbine, Georgia.**

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

Finance & Budget Director Mike Fender delivered the invocation.

Chairman Jimmy Starline led the Pledge of Allegiance.

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

**Agenda Amendments:**

**Removal of item 9:**

**Support Services - Staci Bowick**

9. Memorandum of Understanding for Professional Services in the Living Well Onsite Clinic

**Added item to Regular Agenda:**

**Administrative Services - Adam Kabasakalian**

12. Amendments to the Information Technology Policy and Procedure Manual

**County Attorney Brent Green**

13. Resignation of County Attorney

Commissioner Keene made a motion, seconded by Vice-Chairman Clark to adopt the agenda amendments as presented.

**The motion carried unanimously.**

**Motion to Adopt the Agenda:**

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

**The motion carried unanimously**

## Approval of Minutes

- December 10, 2013 regular meeting minutes

Commissioner Keene made a motion, seconded by Commissioner Sheppard to approve the December 10, 2013 regular meeting minutes.

**The motion carried unanimously.**

## Public Comments

Mark Crews, Interim Fire Chief

Chief Crews presented a Stork Award to Lieutenant Jason Milton and Firefighter Blake Stephens for delivering a baby in the line of duty.

Sheila McNeil, President, Camden Partnership

Mrs. McNeil presented the Board with an update of Camden Partnership initiatives within our community.

## Regular Meeting

1. Approval of establishment of Camden County Enterprise Zone. (County Administrator Steve Howard & Coastal Regional Commission Economic Development Director Lauren Robesky)

Commissioner Keene made a motion, seconded by Commissioner Blount to approve Resolution for the establishment of Camden County Enterprise Zone.

**The motion carried unanimously.**

2. Agreement for Automatic Aid and Mutual Aid Response Areas between City of Kingsland, St. Marys and Camden County Board of Commissioners (County Administrator Steve Howard & Interim Fire Chief Mark Crews)

Commissioner Blount made a motion, seconded by Commissioner Keene to approve the Agreement for Automatic Aid and Mutual Aid Response Areas between City of Kingsland, St. Marys and Camden County Board of Commissioners

**The motion carried unanimously.**

3. Appointment to the Joint Development Authority

Commissioner Keene made a motion, seconded by Commissioner Clark to appoint Charles C. Smith, Jr. to the Joint Development Authority. This term will expire June 30, 2016.

**The motion carried unanimously.**

Commissioner Blount made a motion, seconded by Commissioner Keene to adjourn the regular meeting at 6:21PM.

Chairman Starline convened the public hearing at 6:21PM.

## Public Hearing

- Introduction of regular agenda items 4 - 8 by Planning & Development Director John Peterson and receive public comments regarding this item.

Planning & Development Director John Peterson presented a power point presentation regarding regular agenda items 4 - 8.

**Rezoning - RZ2013-08 - Elvis & Alberta Randolph,** are requesting a rezoning from A-F (general agriculture-forestry district) to R-1 (single-family residential district) on 4.82 Ac. at 2289 Spring Bluff Rd., Waverly, Ga. located as a portion of Tax Map 111, Parcel 078. The Future Land Use Map is shown as "Residential".

**Background:** The Randolph's wish to rezone property as shown, in order to allow development upon a lot that is too narrow to meet the minimum lot width requirements. The Future Land Use is shown as "Residential" that is consistent with the Proposed R-1 Zoning Map Amendment, and with that of the Camden Close Subdivision adjacent to the lot on the South side and along Douglas Drive.

### Public Comments opposed of item 4:

Kenya Ports, Waverly

Ms. Ports stated that the signage at the location was misleading with the use of acronyms for A-F meaning Agricultural Forestry. She stated that she was under the impression that the A-F stood for lot numbers, in which hers would be included if that was the case.

### Public Comments in favor of item 4:

Alberta Randolph, Waverly

Mrs. Randolph stated that she was in favor of the rezoning.

**Proposed Special Exception Variance - ZV2013-04 - by W.H. Gross Construction Co., representing the owner Albert Konetzni, Jr.** is requesting a Special Exception variance of 5 feet from the requirements of UDC Sec 211.(c) (6) maximum building height: 35 feet, to allow 40 feet. Located at 562 W. London Hill Road shown as Tax Map 119, Parcel 011 . Zoned R-1 with a FLU "Residential."

**Background:** This variance request of 5 feet above the maximum allowed in the UDC comes as the result of the applicant's desire to replace his house that burned at the same 562 W. London Hill Road location. The lot is located in Phase I of the London Hill Bluff Subdivision and was Zoned R-1 in October of 1977 and required a 35' maximum height then as it does now.

**A 6th finding of fact was added to those in the Planning Commission Report that is now a part of your packet; it reads as follows:** "6. During the Planning Commission

discussion, after a motion to Deny failed due to the lack of a second, Mr. Bill Gross, representing the owner, offered to sprinkle the entire house (to the Fire Standards) if that would satisfy all Fire and Planning Commission concerns.” Conditioned upon this offer, the Planning Commission felt that all of the requirements of UDC 1303 (c) had been met.

**Public Comments in favor / opposed of item 5:**

No comments were offered during this time.

**Unified Development Code Amendments, items 6-8**

**Public Comments in favor / opposed of items 6 - 8:**

No comments were offered during this time.

Vice-Chairman Clark made a motion, seconded by Commissioner Keene to adjourn the public hearing at 6:41 PM.

Chairman Keene reconvened the regular meeting at 6:41 PM.

**Regular Meeting**

4. **Consideration** of request by Randolph, Elvis & Alberta (RZ2013-08) for a rezoning from A-F (Agricultural-Forestry) to R-1 (Residential) on 4.82 Ac. at Spring Bluff Rd., Waverly, Ga. The Future Land Use Map shows “Residential.” The property is located on Tax Map #0111, Parcel #078.

Commissioner Keene made a motion, seconded by Vice-Chairman Clark to approve the Randolph rezoning request from A-F (general agriculture-forestry district) to R-1 (single-family residential district) of 4.82 Ac. at 2289 Spring Bluff Rd., Waverly, Ga. located as a portion of Tax Map #0111, Parcel #078. The Future Land Use Map shown as “Residential” being consistent with the R-1 Zoning District.

**The motion carried unanimously.**

5. Special Exception Variance - ZV2013-04 - W.H. Gross Construction, representing Albert Konetzni, Jr. is requesting a Special Exception variance from the requirements of Unified Development Code of Camden County (UDC) Sec 211. (c) (6) maximum building height: 35 feet, to 40 feet, a variance of 5 feet above the maximum allowed. The request being made to allow replacement of his house that burned at that location. The property is located at 562 W. London Hill Road shown as Tax Map 119, Parcel 011. The property is zoned R-1, single-family residential district with the Future Land Use shown as “Residential.”

Vice-Chairman Clark made a motion, seconded by Commissioner Sheppard to approve the request by W.H. Gross Construction, representing Albert Konetzni, Jr. and adoption of the findings of fact, for a Variance of 5’ to the requirements of UDC Sec 211. (c) (6) maximum building height: 35 feet, to a Maximum roof height of 40’, conditioned upon the entire house having a residential fire sprinkler system installed in accordance with NFPA 13D - Standards.

**The motion carried unanimously.**

6. Proposal to amend The Unified Development Code of Camden County (UDC) Article 3. Sec.303. Standards for single-family and two-family dwellings, (e) Minimum floor area, to change from 800 sq. ft. to 320 sq. ft. minimum, and meeting all other related UDC requirements.
7. Proposal to amend UDC Article 15. Sec. 1505 and UDC Article 2. Sec. 205, by deleting the definition to Manufactured home in its entirety, and adding to those same UDC Sections, the new definitions to Manufactured home; Manufactured home, Length and Width of a Manufactured home.
8. Proposal to amend the existing UDC Article 2 Sec. 212(c) (1) b. to reduce the minimum lot area required from a 1 acre to a ½ acre minimum in the R-2 Zoning District for a single-family residence, when community water or community sewerage is supplied, by deleting it in its entirety and amending UDC Article 2 Sec. 212(c)(1) b. by replacing it with a new Sec. 212(c) (1) b. 1. 2. and 3.

Commissioner Keene made a motion, seconded by Vice-Chairman Clark to waive the First Reading of regular agenda items 6 - 8 as presented.

**The motion carried unanimously.**

- ~~9. Memorandum of Understanding for Professional Services in the Living Well Onsite Clinic~~

This item was removed during agenda amendments.

10. Approval of purchase of Safety Mobile Camera System.

Commissioner Blount made a motion, seconded by Commissioner Keene to approve the purchase of Safety Mobile Camera System and the budget amendment associated with this request.

**The motion carried unanimously.**

11. Approval of Chair to execute tax release applications.

Commissioner Keene made a motion, seconded by Vice-Chairman Clark to approve the Chair to execute tax release applications.

**The motion carried unanimously.**

12. Amendments to the Information Technology Policy and Procedure Manual

Commissioner Keene made a motion, seconded by Commissioner Blount to approve the amendments to the Information Technology Policy and Procedure Manual as presented.

**The motion carried unanimously.**

### 13. Resignation of County Attorney

Commissioner Blount made a motion, seconded by Commissioner Keene to accept the resignation of the County Attorney and announce and receive applicants willing to serve in this capacity by January 28, 2014.

**The motion carried unanimously.**

## **Reports**

### **Calendar - January & February 2014**

County Clerk Katie Bishop read the calendars for January & February 2014.

- **County Administrator 's Report**

County Administrator Steve Howard announced that the release of the annual report is approaching.

He thanked County Attorney Brent Green for his years of service to Camden County and said it was a pleasure working with him.

### **Additional Public Comments:**

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

### **Adjournment:**

Commissioner Keene made a motion, seconded by Commissioner Blount to adjourn the January 7, 2014 meeting. The vote was unanimous to adjourn the meeting at 7:02 PM.