

**CAMDEN COUNTY, GEORGIA
BOARD OF COUNTY COMMISSIONERS
REGULAR MEETING
APRIL 15, 2014, 6:00 PM**

A regular meeting of the Camden County Board of County Commissioners was held at 6:00 p.m. on Tuesday, April 15, 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.

Administrative Services Director Adam Kabasakalian delivered the invocation.

Chairman James H. Starline led the Pledge of Allegiance.

Present: Chairman James H. Starline; Vice-Chairman Chuck Clark; Commissioner Willis R. Keene, Jr.; Commissioner Tony Sheppard; County Administrator Steve Howard; County Attorney John S. Myers and County Clerk Kathryn A. Bishop.

Commissioner Gary Blount was absent.

Agenda Amendments:

Amendment to item 4 to include the following wording:

Finance & Budget – Mike Fender

4. Approval of request to apply for Governor's Office of Family & Children (GOFC) Fiscal Year 2015 grant and approval of Fiscal Year 2014 Vendor Contract for services.

Renumber the agenda accordingly to reflect the following items as 7 & 8 on the agenda:

7. **Future Land Use Map Amendment –FLU-2014-01 - David & Noel Brimmond** are requesting a Future Land Use Map Amendment from "Residential" to "Rural" shown as 99 Acres of land, proposed for a farming use, located at the Western end of West Elizabeth Street, Kingsland, Ga. The Property is located on Tax Map #082, Parcel #26, with the Zoning shown as R-1, single-family residential on the Zoning Map.
8. **Rezoning –RZ-2014-01 - David & Noel Brimmond** are requesting a rezoning from R-1 Residential to A-F (Agricultural – Forestry) of 99 Acres of land, proposed for a farming use, located at the Western end of West Elizabeth Street, Kingsland, Ga. The Future Land Use Map shows the

property as "Residential". The Property is located on Tax Map #082, Parcel #26.

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

The motion carried unanimously

Motion to Adopt the Agenda:

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

The motion carried unanimously

Approval of Minutes

- April 1, 2014 regular meeting minutes

Commissioner Keene made a motion, seconded by Vice-Chairman Clark to approve the April 1, 2014 regular meeting minutes.

The motion carried unanimously.

Presentations

- Coastal Georgia Film Alliance Activity Report presented by Doug Vaught

Doug Vaught, Camden Film Alliance

Mr. Vaught thanked the board for their continued support of the Camden Film Alliance and projects associated with the alliance. He passed out a copy of the recently completed film, The Prisoner, filmed in the county.

- Fiscal Year 2014 Quarterly Report presented by Finance & Budget Assistant Finance Director Nancy Gonzalez

Assistant Finance Director Nancy Gonzalez presented a power point presentation to the board regarding an overview of the Fiscal Year 2014 Quarterly Report.

Public Comments

Ashby Nix, Satilla River Keeper

Ms. Nix announced the upcoming fishing tournament; open to adults and children, along the Satilla River scheduled for May10, 2014. She stated the final weigh in will take place in Blackshear, GA.

Charles Massey, North Camden Action Board

Mr. Massey stated that he has concerns with the road paving lists and SPLOST road projects. He mentioned Jack Small Road, Fischer Road, Massey Road, and a road in District 5, Commissioner Sheppard. He asked the board to provide him information regarding how a road is selected for paving.

Chairman Starline asked Mr. Massey to stay till after the close of the meeting and the board will try to answer his questions.

Karen Edwards, Woodbine

Ms. Edwards stated that she has concerns with item 6, New Alcohol License for Lucretia Roberts for retail consumption of spirituous liquor, malt beverages, beer and wine for The Brown Derby Lounge located at 13363 U.S. Highway 17. She explained that the community in this area is private homes and she doesn't have a problem with it being approved but it needs to be monitored and insured that the business will be closed down at 2:00 AM. She stated that she hopes that if it is approved and there are problems they can come back and request the license be revoked.

Old Business

1. Consideration of requests regarding ad valorem taxes by Pam and Harry Browntree, BHT6502.

Vice-Chairman Clark made a motion, seconded by Commissioner Sheppard to approve the request for refund regarding ad valorem taxes by Pam and Harry Browntree, BHT6502 in the amount of \$1,293.47.

The motion carried unanimously.

Regular Meeting

2. Memorandum of Understanding with the City of Kingsland for Clinic Services

Commissioner Sheppard made a motion, seconded by Commissioner Keene to approve the Memorandum of Understanding with the City of Kingsland for Clinic Services.

The motion carried unanimously.

This Memorandum of Understanding (herein after the "MOU") between the Camden County Board of Commissioners (herein after the "CCBC") and the City of Kingsland, Georgia (herein after the "CITY"); entered into this the 15th day of April, 2014 for providing of clinical medical services by Camden County for the employees of the City of Kingsland for the period starting May 5, 2014 and continuing through June 30, 2014 as defined and as agreed to as set forth herein:

1. WHEREAS the CCBC and the CITY are lawful governments as envisioned by Georgia Law.

2. *WHEREAS the CCBC is a self-insured body for the purposes of providing health insurance benefits to CCBC's employees; and the CITY has purchased a health insurance policy for the purposes of providing health insurance benefits to CITY's employees.*
3. *WHEREAS both CCBC and CITY desires to manage their employer provided health insurance costs in the most economical manner.*
4. *WHEREAS CCBC has an established onsite medical clinic to provide a wellness program for employees in an attempt to reduce health insurance costs for CCBC. The clinic is at 701 Charles Gilman Jr. Avenue, Suite B, Kingsland, Georgia.*
5. *WHEREAS CCBC has contracted with a local Georgia licensed physician along with two (2) Georgia licensed registered nurses to oversee and provide medical services for CCBC's employees at the afore-stated clinics in an effort to reduce costs associated with the self-insured program.*
6. *WHEREAS CCBC and CITY have entered into discussions that have led to the CITY and CCBC entering into this MOU which creates a cooperative partnership so as to allow CITY's employees to utilize the afore-stated clinic whereby the physician, physician's assistant, nurse practitioner and the registered nurses will provide an onsite medical clinical treatment program to CITY's employees while performing the onsite medical clinical treatment program for CCBC.*
7. *NOW THEREFORE BE IT RESOLVED the CCBC and CITY hereby enters into this MOU which establishes a cooperative partnership between the parties hereto for the providing of onsite medical clinical services to the employees of the City of Kingsland pursuant to the following terms.*
 - a. *This MOU shall be effective upon the final approval by the CCBC (Camden County Board of Commissioners) and CITY (the Council for the City of Kingsland, Georgia) and entered upon the lawful minutes of each political body.*
 - b. *Operational dates of this MOU shall start upon final approval by CCBC and CITY and shall terminate on June 30, 2014 unless extended by a written agreement between the CCBC and CITY. Either CCBC or the CITY may terminate this MOU at any time by informing the other party in writing 30 days prior to the termination of the agreement which shall be delivered instanter to the County Administrator for CCBC or the City Manger for the CITY.*
 - c. *CCBC shall establish the medical clinics hours of operation as stated herein below; and shall have sole authority for the retaining of the afore-said professional medical services for this MOU and the clinic; the location and hours of operations shall be:*
 - i. *Nurse(s) will be available Monday through Friday 8:00 a.m. – 5:00 p.m.*
 - ii. *Physician/Physician's Assistant/Nurse Practitioner will be available a minimum of eight hours a week.*
 - d. *In the forming of this cooperative partnership the CCBC and the CITY shall each be responsible for the total clinic operations cost on a pro-rata basis pursuant to the following formula.*

CCBC has determined the estimated budgeted operating cost for CCBC's Fiscal Year 2013-2014 is \$251,864.00. This budgeted amount is to cover any and all expenses associated with the onsite clinic (physician, physician's assistant, registered nursing staff, malpractice liability insurance premiums, non-medical staff, medical supplies, medications, and the utility and maintenance costs to operate the clinic).

It has further been determined that the CITY utilized the onsite medical clinics for CCBC's Fiscal year 2012-2013 for a pro-rated use percentage of 14.06% of the total operating costs for the afore-stated fiscal budget year.

It is hereby agreed and consented to by the parties hereto that the CITY shall pay to CCBC 14.06% of the afore-stated \$251,864.00 conditioned on the CITY use of the clinical services not exceeding the 14.06% projected use of the clinic for 2013-2014 Fiscal Budget Year.

CITY shall pay to CCBC the total annual amount of \$35,412.00 for medical services provided by the CCBC's onsite clinic to the CITY. Said annual amount shall be paid in 12 monthly installments of \$2,951.00. CCBC shall invoice the CITY for the monthly installment payment by the 25th day of each month in which the clinical services are provided starting with May 2014 and invoice the CITY each and every month thereafter pursuant to the terms of this MEMORANDUM OF UNDERSTANDING. CITY shall pay to CCBC the monthly installment by the 10th day of the following month for the services performed in the previous month.

The aforesaid formula for payment of clinical services provided to the CITY shall be reviewed by CCBC on a quarterly basis in an effort to keep the CITY informed of the percentage of clinical services provided and costs so associated with the provided services in comparison to the funding so allocated for the onsite clinic operations. Upon review of the quarterly reports, the CITY shall be notified by the CCBC of the actual costs and utilization as well as any differential in pay.

The quarterly reviews are for the periods of July 1, 2013 to September 30, 2013; October 1, 2013 to December 31, 2013; January 1, 2014 to March 31, 2014; and April 1, 2014 to June 30, 2014. The completed quarterly review shall be presented by the CCBC to CITY on or before the 20th day of the month following the quarter just completed.

- e. CITY will be notified by CCBC in a timely manner of a change in clinic's hour of operation so that the CITY's employees may schedule their time to meet with the health care providers. Representatives of the CCBC's Human Resources Department and the CITY's Human Resources Department shall meet as needed to work out clinic schedules as necessary.*
- f. This MOU does not establish an employer/employee relationship between CITY's employees and CCBC.*
- g. CITY agrees to hold harmless and indemnify CCBC from any damages, liability, actions, claims, or demands that may arise within the scope of this MOU in regards to CITY's agents, servants, employees, invitees, or licenses arising out of this MOU during the term of this MOU.*
- h. The services as defined herein shall only be provided to those CITY employees that are currently enrolled in the CITY's employer provided health insurance program. City shall provide to CCBC a list of currently enrolled employees in CITY's employer provided health insurance program as may be amended from time to time.*

3. Approval of Liason Benefits, Inc. - Bright Choices Private Exchange Agreement for benefits marketplace

Commissioner Keene made a motion, seconded by Vice-Chairman Clark to approve the Liason Benefits, Inc. - Bright Choices Private Exchange Agreement for benefits marketplace.

The motion carried unanimously.

Liazon must:

- *Provide you with our Solution, which includes: 1) working with you and your insurance broker/consultant to select benefit plans and set a defined contribution funding strategy, 2) maintaining an online exchange with benefits plans that manages enrollment, eligibility, and carrier data transmissions, 3) providing you and your employees with information on how to use the exchange correctly, 4) providing ongoing service, standard reports and premium invoices, and 5) maintaining records in accordance with this agreement and the law*
- *Keep your confidential information (anything you mark as "confidential" and all employee information) private. We will only use your confidential information to perform the services we need to perform, and we won't share it with anyone else*

You must:

- *Give us the authority and information necessary to administer your benefits, including, but not limited to, an employee census, carrier paperwork and timely updates about new hires and employee terminations*
- *Give us the information necessary to configure your Bright Choices portal. To make sure we have it right, you will need to sign off on all your portal details before we go and build it. Any changes you would like us to make to your portal after that will be charged at \$200/hour*
- *Distribute educational information that we provide to your employees so they can enroll in their benefits*
- *Comply with standard reporting, notice, disclosure and filing requirements under all applicable state and federal laws, just as you must with any insurance program. You are ultimately responsible for the operation of your employee benefits program, and for complying with all laws, including but not limited to ERISA, COBRA, HIPAA and the IRC*
- *Keep our confidential information (anything we mark as "confidential" or which should reasonably be understood to be confidential) private and not share it with anyone else or use it for anything other than your employee benefits program. You must also exchange data with us securely to protect your information and ours*
- *Pay your bills in full and on time. Please review your bills and let us know if there are any mistakes within 45 days. If you wait more than 45 days, you waive the right to dispute the fees*

About our agreement:

- *You must indemnify (this means to secure against future loss, damage, or liability; to insure), hold harmless and defend Liazon and our employees and officers from liabilities, damages, and suits which may result from our performance under this agreement, unless we do something wrong that results from our gross negligence or willful misconduct. We will not be liable to you or any of your partners for things we do in carrying out our responsibilities under this contract, unless they are a result of our gross negligence or willful misconduct. We will not, however, be liable for any special, indirect, incidental, consequential or other damages, and in no event will our liability for direct damages exceed the compensation received from you for the applicable services. We both agree that what is contained in this paragraph is valid even after this overall agreement ends*
- *If something horrible or outside of our control, such as a catastrophic natural event, happens that keeps you or us from doing what we are supposed to do to fulfill this agreement, we will not be required to perform during this time*

- *If we do end up having a dispute, the dispute and the interpretation of this agreement will be governed by the laws of Georgia*
- *If it is later determined that any part of this agreement is invalid or illegal, that part will be altered so it becomes valid, and the rest of the agreement will still remain valid. If either of us chooses to waive (that means resign, renounce or surrender) certain of our rights under this agreement, it doesn't mean we are agreeing to waive any of our other rights under this agreement*
- *The term of our agreement will last from date of the last signatory below through the end of your next 12-month Benefits Plan Year, and will automatically renew for one (1) year terms after that, unless either of us terminates this agreement by giving at least sixty (60) days notice to the other Party.*

We know you and your employees will have an excellent experience with Liazon. If you have any problems, give us a chance to fix them. If you do decide to leave, after you've given us notice, we'll invoice you for the balance of any implementation fees and the monthly administrative fees payable through the end of the contract term. But that's an unlikely scenario; the majority of our clients stay for the long-term.

If you don't provide what you need to provide us with according to this agreement, we will notify you in writing, and if you still don't fix it within 20 days, we have the right to end our working relationship.

We're proud to be working with you and we will be telling others about it in our press and promotional materials unless you tell us not to.

By signing this form, we both acknowledge that we read and understand this agreement, including the fee schedule. This agreement is the full agreement between us and replaces any previous communication we have had about anything related to this agreement. Any changes to this agreement must be in writing and signed by us both.

FEE SCHEDULE

Base Service Fees

The following fees fund Liazon's core services, including the Bright Choices portal, standard educational materials, and benefits administration.

- *Administrative fees:*
 - *\$8.00 per enrolled employee per month*
- *Implementation fees (see Client Cost Calculator for detailed estimate):*
 - *Base implementation fee:*
 - \$2,000*
 - Waived (Only for Standard Store installations)*
 - *Additional EDI/HRIS/Payroll feed fees: \$_____*

Note: The fees above are subject to change if you make any changes or customizations to your group's marketplace after you sign this agreement. The administrative fees may be subject to an annual increase, to be determined at the time of your renewal.

Fees for Optional Services

If you want us to help you with the optional services noted below, that will cost extra. You will not be charged for these without your approval.

- *Payroll reporting:*

- *Standard reports are free. This is what most of our customers need*
 - *\$2,000 (minimum) one-time setup fee for us to develop an automated payroll data exchange. The exact fee will depend on your payroll vendor and its ability to work with Liazon to establish a data exchange.*
- o *Data transmission:*
 - *Streamlined reports for non-medical coverage through paper-free billing are free. If you require paper statements, they are \$25.00/month*
 - *Medical insurance is billed directly through the insurance company unless otherwise noted in your proposal*
 - *FSA's are billed directly through the FSA administrator*

If you elect to receive any of these optional services, you will be required to pay us, either by check or electronic funds transfer (EFT), within 25 days of the date billed. These prices are valid for one year. We may need to adjust them after one year, but we will try our best to notify you in advance of any changes. In some cases, you will hear about price adjustments directly from our partners.

4. Approval of request to apply for Governor's Office of Family & Children (GOFC) Fiscal Year 2015 grant and approval of Fiscal Year 2014 Vendor Contract for services.

Commissioner Keene made a motion, seconded by Vice-Chairman Clark to approve the request to apply for Governor's Office of Family & Children (GOFC) Fiscal Year 2015 grant and approval of Fiscal Year 2014 Vendor Contract for services.

The motion carried unanimously.

5. Consideration of approval to move forward with acceptance of donation of land.

Vice-Chairman Clark made a motion, seconded by Commissioner Sheppard to approve the request to move forward with the acceptance of a donation of land and waive the ad valorem taxes for said donation of land to be used as a future public park / greenspace.

The motion carried unanimously.

6. Consideration of approval of a New Alcohol License for Lucretia Roberts for retail consumption of spirituous liquor, malt beverages, beer and wine for The Brown Derby Lounge located at 13363 U.S. Highway 17, Woodbine, GA.

Planning & Development Director John Peterson presented the following PowerPoint presentation to the board:

Background: This is an Application made by Lucretia Roberts of the Brown Derby Lounge for an Alcohol License for Retail Consumption on the premises of Liquor, Malt Beverages, Beer & Wine located at 13363 U.S. Hwy. 17, Woodbine, GA. Since the last meeting Lucretia Roberts has submitted a signed letter containing the following the following information:

"My intentions at the start of business will consist of the following hours:

Thursday: 5 P.M. – 11:00 P.M.

Friday: 5 P.M. - 2 A.M.

Saturday: 9 A.M. – 1:45 A.M. on Sunday.

Sunday: Closed.

I would look to extend these hours, once the business and patrons increased. I would abide by the county and state ordinances of rules, regulations, days and hours. I will contact the office of Planning and Development if I should increase days and hours of operation."

The public Hearing was held at the March 25, 2014 BOC Meeting.

Recommendation Motion: Motion to approve the Alcohol License to Lucretia Roberts of the Brown Derby Lounge applicant having met all requirements as personally verified to me by the Sheriff when we met on Thursday, April 10, 2014, and through an affidavit by Faye Chauncey of the Sheriff's office.

Commissioner Keene made a motion, seconded by Vice-Chairman Clark to deny the request for a New Alcohol License for Lucretia Roberts for retail consumption of spirituous liquor, malt beverages, beer and wine for The Brown Derby Lounge located at 13363 U.S. Highway 17, Woodbine, GA.

The motion carried unanimously.

So voted to deny this request:

Chairman Starline – yes

Vice-Chairman Clark – yes

Commissioner Keene – yes

Commissioner Sheppard – yes

The motion carried 4-0 to deny this item. Commissioner Blount was absent.

Commissioner Keene made a motion, seconded by Commissioner Sheppard to adjourn the regular meeting at 6:55 PM.

Chairman Starline convened the public hearing at 6:55 PM.

Public Hearing

- Introduction of regular agenda items 7 - 12 by Planning & Development Director John Peterson and receive public comments regarding these items.

Planning & Development Director John Peterson presented the following PowerPoint presentation to the board:

7. Future Land Use Map Amendment - FLU-2014-01 - David & Noel Brigmond

Future Land Use Map Amendment - FLU-2014-01 - David & Noel Brigmond are requesting a Future Land Use Map amendment from "Residential" to "Rural" for 105.02 acres of land shown as Tax Map #082, Parcel 026, located at 600 West Elizabeth Street, Kingsland GA. The present Zoning is R-1, (single-family residential district) and the reason for the proposed Future Land Use (FLU) Map amendment request is to allow consistency with the next proposed rezoning request from R-1 to A-F. Although the Future Land Use (FLU) is showing "residential" on the attached FLU Map, their land, with a combination of poorly drained soils present on the 105 acres, the land also being split by both a GA Power Transmission line, and also split by a major drainage way, creating a situation that is not suitable for "Residential" development. Much of the surrounded property, with more suitable soils has developed as Single family residential and some multifamily to the South of the site. Mrs. Brigmond has stated that they wish to continue to replant trees for harvesting and establish plant, and produce farm on the remainder. They also may in the future raise some farm animals.

Recommended Motion: The Planning Commission unanimously approved a motion to recommend approval of the Future Land Use Map amendment from "Residential" to "Rural" for 105.02 acres of land shown as Tax Map #082, Parcel 026 as stated in the agenda ITEM TITLE.

8. RZ-2014-01 - David & Noel Brigmond

Rezoning - RZ-2014-01 - David & Noel Brigmond are requesting a rezoning from R-1 (single-family residential district) to A-F (agricultural- forestry district) of 105.02 Acres of land proposed for a farming use; located at the Western end of West Elizabeth Street, Kingsland, GA. The Future Land Use Map shows the property as "Residential". The Property is located on Tax Map #082 Parcel #026.

Recommended Motion: The Planning Commission approved a motion by a 4-0 vote to recommend approval of the rezoning from R-1 (single-family residential district) to A-F (agricultural- forestry district) of 105.02 acres of land, proposed for a farming use as stated in the agenda ITEM TITLE.

Public Hearing Comments -

In favor of the Proposal - 10 minutes

David & Noel Brigmond, Kingsland
Mr. & Mrs. Brigmond expressed to the board their intentions for the property to have a farm which they can share with family in the future.

Opposed to the Proposal - 10 minutes

No comments were offered in opposition of this item.

Applicant Rebuttal – 2 minutes

No rebuttal

Commissioner Keene made a motion, seconded by Vice-Chairman Clark to adjourn the public hearing and reconvene the regular meeting for board action at 7:05 PM.

Chairman Starline reconvened the regular meeting at 7:05 PM.

7. **Future Land Use Map Amendment –FLU-2014-01 - David & Noel Brigmond** are requesting a Future Land Use Map Amendment from “Residential” to “Rural” shown as 99 Acres of land, proposed for a farming use, located at the Western end of West Elizabeth Street, Kingsland, Ga. The Property is located on Tax Map #082, Parcel #26, with the Zoning shown as R-1, single-family residential on the Zoning Map.

Commissioner Keene made motion, seconded by Commissioner Sheppard to approve the request by David & Noel Brigmond Future Land Use Map amendment from “Residential” to “Rural” for shown as 99 Acres of land, proposed for a farming use, located at the Western end of West Elizabeth Street, Kingsland, Ga. The Property is located on Tax Map #082, Parcel #26,

The motion carried unanimously.

8. **Rezoning –RZ-2014-01 - David & Noel Brigmond** are requesting a rezoning from R-1 Residential to A-F (Agricultural – Forestry) of 99 Acres of land, proposed for a farming use, located at the Western end of West Elizabeth Street, Kingsland, Ga. The Future Land Use Map shows the property as “Residential”. The Property is located on Tax Map #082, Parcel #26.

Commissioner Sheppard made a motion, seconded by Vice-Chairman Clark to approve the request by David & Noel Brigmond for the rezoning from R-1 (single-family residential district) to A-F (agricultural- forestry district) of 105.02 acres of land, proposed for a farming use , located at the Western end of West Elizabeth Street, Kingsland, Ga. The Future Land Use Map shows the property as “Residential”. The Property is located on Tax Map #082, Parcel #26.

The motion carried unanimously.

Commissioner Keene made a motion, seconded by Vice-Chairman Clark to adjourn the regular meeting and reconvene the public hearing at 7:07 PM.

Chairman Starline reconvened the public hearing at 7:07 PM.

Public Hearing

- Introduction of regular agenda items 9 - 12 by Planning & Development Director John Peterson and receive public comments regarding these items.

Planning & Development Director John Peterson presented the following PowerPoint presentation to the board:

9. Special Exception Variance ZV2014-1 - Preston & Karen Holliday

The Holiday's were not present at the Planning Commission Meeting with the additional information and options for a lessened setback requested when the PC tabled this item at their previous Planning Commission meeting.

Preston & Karen Holliday are requesting a Special Exception Variance from 20' minimum side yard setback to 5' as required in UDC Sec. 210 (c) (4) respectively, in order to construct a proposed 22' X 22' enclosed metal building at 1404 Colerain Road, Kingsland, Ga., shown as Tax Map #069, Parcel #005D, Zoned A-R (Agricultural-Residential), with the Future Land Use Map shown as Residential.

The Holidays'' propose to locate the storage building at 5' setback from their side property line, and neighbor's fence, as stated in their attached application, they wish to locate it at the end of the existing driveway.

The Finding of Facts that are required to be adopted as a part of the motion by the Board of Commissioners [*UDC Sec. 1307 (b) (5)*] as a part of the motion were read by staff as well as five criteria for granting a Special Exception Variance contained in UDC Sec. 1303(c) and on the Planning Commission Agenda Report. The Holidays were not present at the Planning Commission Meeting with the additional information requested showing different options for a reduced setback from the 15' setback requested when the PC tabled this item at their previous PC meeting.

RECOMMENDATION: The Planning Commission, by a vote of 3 to 1, recommended adoption of the Finding of facts and recommends a motion to deny the request for the Special Exception Variance from 20' minimum side yard setback to 5' as requested.

Public Hearing Comments –

No comments were offered in favor or opposed to this item during this time. No rebuttal was offered.

10. Special Exception Variance ZV2014-2 - Matt Jordan

Special Exception Variance – ZV-2014-2 Matt Jordan representing RLF Kingsland Properties, LLC, is requesting variances from UDC Sec. 1303.(b)(5) Public Street

Frontage, to allow a 2 lot Minor Subdivision "Ten-lot Split", and a recombination of *RLF Kingsland Estate Subdivision* Lots # 12 & 16, as proposed. RLF Kingsland Estate Subdivision Lots # 12 & 16 are shown on Tax Map 070C Parcels 012 and 016, Zoned A-F (General agricultural – forestry district), with the Future Land Use Map shown as "Residential".

BACKGROUND: See the Planning Commission report for the two proposed Variance requests with the two separate findings of fact. The applicant also provided two submittals at the Planning Commission Meeting that are attached to both items ZV2014-2 & ZV2014-3. A letter from Roger Weaver came in the day before the meeting and was handed out at the meeting and is also relative mostly to items ZV2014-2 & ZV2014-3.

Background:

The following are the Finding of Facts that are required (UDC Sec. 1307 (b) (5) to be adopted as a part of the motion:

1. through 13. listed in the Planning Commission Agenda Report for the additional driveway.
1. through 7. listed in the Planning Commission Agenda Report for the driveway access from the unpaved road.

RECOMMENDATION: The Planning Commission voted to recommend approval of the finding of fact and to recommend approval by a vote of 3-1 of both variance requests under this item, to allow the Staff to sign the Minor Plats for the single curb-cut onto the Colerain Road as shown, and a Variance to allow the other lot to have unpaved private road driveway access.

11. Special Exception Variance ZV2014-3 - Matt Jordan

Special Exception Variance – ZV-2014-3 Matt Jordan representing RLF Kingsland Properties, LLC, is requesting variances from UDC Sec. 1303.(b)(5) Public Street Frontage, to allow a 4 lot Minor Subdivision "Ten-lot Split", and a recombination of *RLF Kingsland Estate Subdivision* Lots # 3 & 6, as proposed. RLF Kingsland Estate Subdivision Lots # 3 & 6 are shown on Tax Map 070C Parcels 003 and 006, Zoned A-F (General agricultural – forestry district), with the Future Land Use Map shown as "Residential".

BACKGROUND: See the Planning Commission report for the two proposed Variance requests with the two separate findings of fact. The applicant also provided two submittals at the Planning Commission Meeting that are attached to both items ZV2014-2 & ZV2014-3. A letter from Roger Weaver came in the day before the meeting and was handed out at the meeting and is also relative only to items ZV2014-2 & ZV2014-3.

Background:

The following are the Finding of Facts that are required (UDC Sec. 1307 (b) (5) to be adopted as a part of the motion:

1. through 13. listed in the Planning Commission Agenda Report for the additional driveway.
1. through 7. listed in the Planning Commission Agenda Report for the driveway access from the unpaved road.

RECOMMENDATION: The Planning Commission voted to recommend approval of the finding of fact and to recommend approval of both variance requests, by a vote of 3-1, to allow the Staff to sign the Minor Plats for the single curb-cut onto the Colerain Road as shown, and a Variance to allow the other lot to have unpaved private road driveway access shown.

12. Special Exception Variance ZV2014-4 - Matt Jordan

Matt Jordan representing RLF Kingsland Properties, LLC is requesting variances from UDC Sec. 1303.(b)(5) Public Street Frontage, to allow a 6 lot "Ten-lot Split" Minor Subdivision with no recombination of *RLF Kingsland Estate Subdivision Lot # 1*, as proposed. RLF Kingsland Estate Subdivision Lots # 1 is shown on Tax Map 070C Parcels 001, Zoned A-F (General agricultural – forestry district), with the Future Land Use Map shown as "Residential".

BACKGROUND: See the Planning Commission report for the one proposed Variance request with the findings of fact. The applicant two submittals at the Planning Commission Meeting that are attached to both items ZV2014-2 & ZV2014-3 and the letter from Roger Weaver came in the day before the meeting and was handed out at the meeting.

The following are the Finding of Facts that are required (UDC Sec. 1307 (b) (5) to be adopted as a part of the motion:

1. through 6. listed in the Planning Commission Agenda Report for the driveway access from the unpaved road.

RECOMMENDATION: The Planning Commission voted to recommend approval of the finding of fact and to recommend approval of the variance request, by a vote of 3-1, to allow lot *TR."F"* to gain its driveway access from the adjacent private street.

Public Hearing Comments -

In favor of the Proposal - 10 minutes

Matt Jordan, Woodbine

Mr. Jordan provided the board with additional information regarding the 3 special exception variances.

Terrell Brazell, St. Marys

Mr. Brazell provided further information regarding the special exception variances.

Opposed to the Proposal - 10 minutes

No comments were offered in opposition of this item.

Applicant Rebuttal – 2 minutes

No rebuttal was offered during this time.

13. Proposal to Amend UDC Sec. 501(b) (3)a & Sec. 501(b)(5)e. for Consistency with other UDC Sections - Tabled 3-25-2014 after Public Hearing.

Proposal to amend UDC Article 5. Sec. 501(b)(3)a. as shown below;

- a. Each lot shall front on an existing paved public or existing paved private road and meet the minimum requirements of ~~the zoning district~~ this Code.

Proposal to amend UDC Article 5. Sec. 501(b)(5)e. as shown below;

- e. Each lot or tract, thus created, may be re-subdivided into lots of no less than five acres as a minor ten-lot split subdivision meeting all requirements of Sec. 501(b)(3), provided that each such lot shall meet all requirements of this Code (including minimum lot width and frontage) and shall have frontage on an existing paved public or existing paved private road. Such lots may not be further re-subdivided as a four-lot rural Minor subdivision under Sec. 501(b) (4).

Provided that each such lot shall meet all requirements of this Code (including minimum lot width and frontage) and shall have frontage on an existing paved public or existing paved private road. Such lots may not be further re-subdivided as a four-lot rural Minor subdivision under Sec. 501(b) (4).

Sec. 1002. General design standards

- (a) Paved road access.

No ten-lot split minor subdivision...shall be approved for construction or development unless the street providing access to the subdivision or development site entrance contains a roadway Paved... such that the subdivision or development site shall have continuous paved road access to the County road system.

Sec. 1007. Streets

- (a) Access

(1) A publicly approved paved street meeting the requirements of this Article shall serve every development and every lot within a subdivision. ..Private streets must meet all public street standards unless modification is approved by the Board of Commissioners as part of a Concept Plan for a PUD pursuant to Sec. 1002(m).

The Summary Comparison of Minor Subdivisions Table found in the UDC at the end of the Sec. 501. Minor subdivisions – that for a Ten-Lot Split to occur Road Frontage must have “Lots front on an existing paved road”; and in the footnote that the subdivision must have “continuous paved road” access to the County road system”. The Summary Comparison of Minor Subdivisions-ions Table found in the UDC at the end of the Sec. 501. Minor subdivisions - requires that Further Subdividing of New Lots in Estate Subdivisions are “Allowed as a minor Ten-Lot Split subdivision if lots front on an existing paved road”. UDC Sec. 501. (b)(5)c. further requires the following statement to be on Estate Subdivision Plats written in bold: No further division of any lot or tract shown on this plat shall be allowed unless and until the street or road providing access to the lot or tract shall have been improved to a “paved road standard” to the nearest paved public street or road. Such improvement shall meet the requirements for a public street contained in the Camden County Unified Development Code.

RECOMMENDATION: Motion to approve the proposed amendments as read to the Camden County Unified Development Code Sections 501.(b)(3)a. and also to Section 501(b) (5)e. for consistency with the other sections of the UDC, and for clarity in meaning with those other UDC Sections cited, to become effective upon passage.

Commissioner Keene made a motion, seconded by Vice-Chairman Clark to adjourn the public hearing and reconvene the regular meeting for board action at 7:35 PM.

Chairman Starline reconvened the regular meeting at 7:35 PM.

9. **Special Exception Variance - ZV2014-1 Preston & Karen Holliday** are requesting a Special Exception Variance from 20’ minimum side yard setback to 5’ as required in UDC Sec. 210 (c) (4) respectively, in order to construct a proposed 22’ X 22’ enclosed metal building at 1404 Colerain Road, Kingsland, Ga., shown as Tax Map #069, Parcel #005D, Zoned A-R (Agricultural-Residential), with the Future Land Use Map shown as Residential.

Commissioner Sheppard made a motion, seconded by Vice-Chairman Clark to deny the request by Preston & Karen Holliday for a Special Exception Variance from 20’ minimum side yard setback to 5’ as required in UDC Sec. 210 (c) (4) respectively, in order to construct a proposed 22’ X 22’ enclosed metal building at 1404 Colerain Road, Kingsland, Ga., shown as Tax Map #069, Parcel #005D, Zoned A-R (Agricultural-Residential), with the Future Land Use Map shown as Residential.

So voted to deny this request:
Chairman Starline – yes
Vice-Chairman Clark – yes
Commissioner Keene – yes
Commissioner Sheppard – yes

The motion carried 4-0 to deny this item. Commissioner Blount was absent.

10. **Special Exception Variance – ZV-2014-2 Matt Jordan representing RLF Kingsland Properties, LLC**, is requesting variances from UDC Sec. 1303.(b)(5) Public Street Frontage, to allow a 2 lot Minor Subdivision “Ten-lot Split”, and a recombination of *RLF Kingsland Estate Subdivision* Lots # 12 & 16, as proposed. RLF Kingsland Estate Subdivision Lots # 12 & 16 are shown on Tax Map 070C Parcels 012 and 016, Zoned A-F (General agricultural – forestry district), with the Future Land Use Map shown as “Residential”.
11. **Special Exception Variance – ZV-2014-3 – Matt Jordan representing RLF Kingsland Properties, LLC**, is requesting variances from UDC Sec. 1303.(b) (5) Public Street Frontage, to allow a 4 lot Minor Subdivision “Ten-lot Split”, and a recombination of RLF Kingsland Estate Subdivision Lots # 3 & 6 into 2 smaller Estate Subdivision lots as proposed. *RLF Kingsland Estate Subdivision* Lots # 3 & 6 are shown on Tax Map 070C Parcels 003 and 006, Zoned A-F (General agricultural – forestry district), with the Future Land Use Map shown as “Residential”.
12. **Special Exception Variance – ZV-2014-4 – Matt Jordan, representing RLF Kingsland Properties, LLC**, is requesting a variance from UDC Sec. 1303. (b) (5) Public Street Frontage, to allow a 6 lot Minor Subdivision “Ten-lot Split” of *RLF Kingsland Estate Subdivision* of Lot #1, as proposed. *RLF Kingsland Estate Subdivision* Lot # 1 is shown on Tax Map 070C Parcels 001, Zoned A-F (General agricultural –forestry district), with the Future Land Use Map shown as Residential”.

Commissioner Sheppard made a motion, seconded by Vice-Chairman Clark to approve items 10, 11 & 12, adopt the Findings of Fact for the request for the single curb-cut onto the Colerain Road as shown, and a variance to allow the other lot to have unpaved private road driveway access based upon the warrants to grant a SEV found in UDC Sec. 1303 c. being met by the variance(s) requested; to adopt the Findings of Fact and to approve the request for the single curb-cut onto the Colerain Road as shown, and a Variance to allow the other lot to have unpaved private road driveway access based upon the warrants to grant a SEV found in UDC Sec. 1303 c. being met by the variance(s) requested; approve the request for a Variance to allow lot *TR. “F”* to gain its driveway access from the adjacent private street, based upon the warrants to grant a SEV found in UDC Sec. 1303 c. being met by the variance requested.

Commissioner Sheppard made a motion, seconded by Vice-Chairman Clark to rescind the previous motion.

Commissioner Keene made a motion, seconded by Commissioner Sheppard to table items 10, 11 & 12 until further information can be provided to the board regarding these items and presented again for action during the regular meeting held on May 6, 2014 at 6:00 PM.

The motion carried unanimously.

13. Waive second reading and adopt amendments to UDC Sec. 501(b) (3)a and Sec. 501(b)(5)e. for Clarity and Consistency with Other UDC Verbiage and Meaning

Commissioner Sheppard made a motion, seconded by Vice-Chairman Clark to waive the second reading and adopt the amendments to UDC Sec. 501(b) (3)a and Sec. 501(b)(5)e. for Clarity and Consistency with Other UDC Verbiage and Meaning.

The motion carried unanimously.

Reports

Calendar – April & May 2014

County Clerk Kathryn Bishop read the calendars for April & May 2014.

County Administrator's Report

County Administrator Steve Howard presented the board an overview of costs associated with repairs to four (4) county roads.

The consensus of the board was to proceed with the repairs to the four (4) county roads.

County Administrator Steve Howard gave board a handout regarding the Fiscal Year 2014/2015 budget strategy.

County Administrator Steve Howard announced on Friday, April 11, 2014, the Association County Commissioners of Georgia (ACCG) formally recognized Camden County at the 2014 Annual Conference held at the Savannah International Trade & Convention Center as County of the Year for the submission of the ACCG Public-Private Partnership of the Year Award. He explained that Camden County partnered with the University of Florida Health at Jacksonville for an innovative life-or-death public-private partnership providing advanced cardiac services on county ambulances.

Additional Public Comments:

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

Adjournment:

Vice-Chairman Clark made a motion, seconded by Commissioner Keene to adjourn the April 15, 2014 meeting. The vote was unanimous to adjourn the meeting at 8:24 PM.