

**CAMDEN COUNTY, GEORGIA
BOARD OF COUNTY COMMISSIONERS
REGULAR MEETING
MAY 27, 2014, 6:00 PM**

A regular meeting of the Camden County Board of County Commissioners was held at 6:00 p.m. on Tuesday, May 27, 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 Starline led the Pledge of Allegiance.

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

Agenda Amendments:

No amendments were offered during this time.

Motion to Adopt the Agenda:

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

The motion carried unanimously

Approval of Minutes

- May 6, 2014 regular meeting minutes

Vice-Chairman Clark made a motion, seconded by Commissioner Sheppard to approve the May 6, 2014 regular meeting minutes.

The motion carried unanimously.

Public Comments

Wendi Toth, Mush Bluff

Mrs. Toth expressed her concerns over the speed limit near her residence located on Mush Bluff Road. She explained that drivers are speeding on this stretch of roadway and residents fear that this will cause an accident to occur

with walkers, bicyclists, golf carts, children playing and other cars. She stated that the speed limit is currently 35 mph, and the Sheriff's Office is inclined to not pull over a driver unless the driver is going 10 mph over the posted speed limit, which would consequently be 46 mph in this residential area. She explained that 46 mph is too high for this populated area and drivers are going over this already. She stated that once a driver comes off of the straight away, Spur 40, going in upwards of 50 - 60 mph, they are continuing to accelerate while traveling Mush Bluff Road. She stressed to the Board that this is a grave concern for her family, as well as other residents listed on the petition she provided to the Board prior to tonight's meeting. She urged the Board to work to lower the speed limit in this area to be consistent with the posted 25 mph on Mush Bluff Road.

We, the people at Mush Bluff area of St. Mary's would like to see the speed limit changed from 35 miles per hour to 25 miles per hour on the straight side of Mush Bluff Rd. (which is not being driven as a normal in that area). We would also like to see speed bumps or something to help slow down the drivers coming off Charlie Smith Hwy going over 55 miles per hour which is the posted speed limit (which is not being driven as a normal in that area as well). 35 miles per hour is way too fast in this area, it is residential there are several children at play, many people walk and walk their dogs, riding golf carts for these drivers who do NOT obey the speed limit which is too fast to begin with and no speed limit is consistent in the area of Mush Bluff Rd. We are under the impression that it is not zoned a residential area according to some of the people we have talked too about how to deal with this problem. This is a residential area, there are several homes on the straight side and several children. This entire road is walked and rode with people on foot or golf carts every day. This is a county road and the county has to enforce and be responsible for this road not the Georgia Department of Transportation, whom I have had talks with several of their departments. We are asking for the Board and the Sheriff's office to please do something with the speed and a way to slow drivers down before there are any more deaths in this area. I believe that one young individual losing his life and one other individual who will be going to jail and having to live with what he for the rest of his life is more than enough to do something about this ongoing issue BEFORE someone else gets hurt or dies on this small stretch of road.

THANK YOU IN ADVANCE FOR YOUR HELP WITH OUR PROBLEM.

| NAME: | ADDRESS: | PHONE NUMBER: |
|---------------------------------|---|------------------|
| ① Jettis R. Johnson | 904 MUSH BLUFF RD ST. MARYS, GA. 31556 | call 912/4676204 |
| ② Wendi John | 580 MUSH BLUFF RD. | 673-9915 |
| ③ JH | 43 MUSH BLUFF RD | 729-3094 |
| ④ Janet Barnes | 542 MUSH BLUFF RD. | 576-3608 |
| ⑤ Tina Goulet | 652 MUSH BLUFF RD. | 673-7578 |
| ⑥ DOUGLAS GRAY | 614 MUSH BLUFF RD | 673-27-15 |
| ⑦ BRENDA TOTH Brenda G. Toth | 1316 MUSH BLUFF RD | 882-6666 |
| ⑧ Kitty Morgan | 315 Foxwood Cir | 673-7161 |
| ⑨ Linda K Smith | 223 Foxwood Bluff Crestle | 673-7811 |

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THANK YOU IN ADVANCE FOR YOUR HELP WITH OUR PROBLEM.

NAME: ADDRESS: PHONE NUMBER:

- ⑩ PAT MCLAUGHLIN 78 FOXWOOD CIRCLE 912-576-1904
- ⑪ Patrice Jackson 383 Mush Bluff 912-882-3972
- ⑫ Elizabeth Myers 31 Mush Bluff 912-882-3368
- ⑬ J. V. Davis 275 Mush Bluff Rd. 912-577-2514
- ⑭ Deborah Corby 241 Mush Bluff Rd 912 882-326:
- ⑮ Preston ~~Wade~~ 299 Mush Bluff Rd 912-882-5289
- ⑯ Mechele ~~Stevens~~ 335 Mush Bluff 770 335 8091
- ⑰ Donna Pickering 457 Mush Bluff 912-882-3713
- ⑱ SCOTT PICKERING 457 MUSH BLUFF RD 912 882 3713

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THANK YOU IN ADVANCE FOR YOUR HELP WITH OUR PROBLEM.

| | NAME: | ADDRESS: | PHONE NUMBER: |
|----|-------------|--------------------------------|---------------|
| 19 | [Signature] | 6602 WILSON / 67 MUSH BLUFF RD | 912-5618 |
| 20 | [Signature] | 745 MUSH BLUFF RD | 912-750-2886 |
| 21 | [Signature] | 745 MUSH BLUFF RD | 912-467-7555 |
| 22 | [Signature] | 769 MUSH BLUFF RD | 912-673-6608 |
| 23 | [Signature] | 404 FOXWOOD CIRCLE | 912-882-8830 |
| 24 | [Signature] | 372 FOXWOOD CIR | 912-409-0701 |
| 25 | [Signature] | 372 FOXWOOD CIR | 904-225-326 |
| | [Signature] | 1046 MUSH BLUFF RD | 912-882-2366 |
| | [Signature] | 562 " " " | 912-882-2366 |
| | [Signature] | 815 MUSH BLUFF RD. | 912-576-4960 |

Chairman Starline asked Mrs. Toth to speak with the Board after the meeting adjourns to discuss this matter further.

Commissioner Keene made a motion, seconded by Vice-Chairman Clark to adjourn the regular meeting and convene the public hearing at 6:07 PM.

The motion carried unanimously.

Chairman Starline convened the public hearing at 6:07 PM.

Public Hearing

- Introduction of regular agenda items 1 - 4 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:

Item 1:

Resolution: To adopt the Capital Improvement Element (CIE) Transmittal Resolution, and forward the Annual Impact Fee Report and 2014 Short Term Work Program to the CRC and DCA for review and comment. No changes have been made to the project descriptions, or to the costs of the projects in the Short Term Work Program. After the Public Hearing and Resolution adoption, the Draft STWP, Financial Report and Resolution will be forwarded to the Coastal Regional Commission (CRC) for them to certify that the CIE is complete, forwarding to DCA, and for a regional Public Hearing to be held. The County will then be notified by the Georgia Department of Community Affairs after a 60 day review period has passed; that the document submitted "adequately addresses applicable requirements" and the Camden County Board of Commissioners may then adopt the Draft report as a Final 2014 STWP to the Camden County Comprehensive Plan.

Impact Fees Collected through 6-30-13

2008 CIE Impact Fees: \$ 16,184.02 (6 mos.)
2009 CIE Impact Fees: \$ 49,014.51 (12 mos.)
2011 CIE Impact Fees: \$ 55,004.66
2012 CIE Impact Fees: \$ 14,736.25
2013 CIE Impact Fees: \$ 11,929.75

Accrued Interest FY 2013 \$ 140.48
End Balance of FY 2013 \$ 149,856.81

RECOMMENDED MOTION: Motion to adopt the Capital Improvement Element Transmittal Resolution, and forward the Annual Impact Fee Report and 2014 Annual Short Term Work Program update to the CRC and DCA for review and comment.

Public Hearing Comments -

No comments were offered during this time.

Item 2:

Proposal to amend UDC Sec. 228 –Table 2.2 under NAICS Codes 4411-44132 to be shown as allowed uses by right in the I-R and in the I-G zoning Districts for consistency with the other similar uses in the same UDC Section and NAICS Codes 81111-81131. The adopted Unified Development Code in Sec. 228 – Table 2.2 under NAICS Codes 4411-44132 does not list said numbered Principal Land Uses as *Allowed by Right* in the I-R or I-G Zoning Districts, as it does for similar sales service/repair and office/outside storage elsewhere in Sec. 228 – Table 2.2. But it does list most as Special Uses and some as a *Land Use Allowed by Right*. In this same Table 2.2 [and in you hand out] similar retail/service establishments are listed as NAICS Codes 81111- 811198 and are shown as *Allowed by Right* in both the I-R and in the I-G Zoning Districts. Staff has recommended the UDC amendments to add consistency to these uses as allowed in the I-R and I-G Zoning Districts as *Allowed by Right*. This item is being acted upon by the Board before the following Future Land Use Amendment and Rezoning items as it will expand the options for uses once those Agenda Items are also acted upon.

RECOMMENDED ACTION: The Planning Commission, by a 4-0 vote, recommends approval of the proposed amendment to UDC Sec. 228 – Table 2.2 under NAICS Codes 4411-44132, to be shown as allowed uses by right in the I-R and in the I-G Zoning Districts.

Public Hearing Comments -

No comments were offered during this time.

Item 3:

Future Land Use Map Amendment – FLU2014-2 - Denise & Kevin Dalton are requesting a Future Land Use Map Amendment from “Commercial” to “Industrial” on 1.99 Ac. at 5573 Hwy. 17, Kingsland, Ga. The property is located on Tax Map #081 Parcel #078, with the Zoning shown as C-G, General Commercial District, with the Future Land Use shown as “Commercial”. The owners seek to change their present zoning from C-G, Commercial General to I-G, Industrial General, so that you can attract a wider range of potential tenants including auto repair and similar business as stated in the attached lending institution authorization letter. As you all know the rezone request is the next agenda item, and this application is a requested Future Land Use Map amendment from “Commercial” to “Industrial” that is needed in order to create consistency between the Future Land Use Map and either of the proposed Industrial Zoning Districts. The consistency requirement is found in your attachment in UDC Sec. 1202. (a)(2) and Sec. 1206. (b)(1) [Shown in the attached *Excerpts from the Unified Development Code of Camden County*] UDC Section 1224 Standards for consideration of a Future Land Use Map amendment, states that the following shall be considered in evaluation of a proposed Map amendment.

Recommended Action: Having determined that the requirements of *UDC Section 1224 Standards for consideration of a Future Land Use Map amendment will be met* by the proposal, the Planning Commission, by a 4-0 vote, recommends approval of the requested Future Land Use Map Amendment from "Commercial" to "Industrial" on 1.99 Ac. at 5573 Hwy. 17, Kingsland, GA located on Tax Map #081 Parcel #078.

Public Hearing Comments -

No comments were offered during this time.

Item 4:

Rezoning–RZ2014-2 – Denise and Kevin Dalton are requesting a rezoning from C-G (general commercial district) I-G (general industrial district) on 1.99 Ac. at 5573 Hwy. 17, Kingsland, GA located on Tax Map #081, Parcel #078. The Future Land Use Map is shown as "Commercial". Three out of four of the closest residential property owners signed affidavits that are in your packet, that were furnished by Mr. Dalton, as a part of this item.

RECOMMENDED ACTION: Having determined that Items A. thru N. in the requirements of *UDC Section 1213(a) Standards for consideration of a proposed rezoning* will be met by the proposal, the Planning Commission, by a 4-0 vote, recommends approval of the Zoning Map Amendment from C-G (General – Commercial District) to I-G (General Industrial District) of the requested on 1.99 Ac. at 5573 Hwy. 17, Kingsland, GA located on Tax Map #081 Parcel #078.

Public Hearing Comments -

No comments were offered during this time.

Commissioner Blount made a motion, seconded by Commissioner Keene to adjourn the public hearing and reconvene the regular meeting at 6:17 PM.

The motion carried unanimously.

Chairman Starline reconvened the regular meeting at 6:17 PM.

Regular Meeting

1. **Adoption of the 2014 Capital Improvement Element Transmittal Resolution**, and forward the Annual Impact Fee Report and 2014 Short Term Work Program to the Coastal Regional Commission and Department of Community Affairs for review.

Commissioner Keene made a motion, seconded by Commissioner Blount to adopt the Capital Improvement Element Transmittal Resolution, and forward the Annual Impact Fee Report and 2014 Annual Short Term Work Program update to the CRC and DCA for review and comment.

The motion carried unanimously.

2. **Proposal to amend UDC Sec. 228** –Table 2.2 under NAICS Codes 4411-44132 to be shown as allowed uses by right in the I-R and in the I-G zoning Districts for consistency with the other similar uses in the same UDC Section and NAICS Codes 81111-81131.

Commissioner Keene made a motion, seconded by Commissioner Sheppard to approve the proposed amendment to UDC Sec. 228 – Table 2.2 under NAICS Codes 4411-44132, to be shown as allowed uses by right in the I-R and in the I-G Zoning Districts, with said amendments to become effective upon passage.

The motion carried unanimously.

3. **Request by Denise & Kevin Dalton for a Future Land Use Map Amendment (FLU2014-2)** from “Commercial” to “ Industrial” on 1.99 Ac. at 5573 Hwy. 17, Kingsland, Ga. The property is located on Tax Map #0111, Parcel #078, with the Zoning shown as C-G, and the Future Land Use shown as “Commercial”.

Commissioner Keene made a motion, seconded by Commissioner Sheppard to approve the requested Future Land Use Map Amendment from “Commercial” to “Industrial” on 1.99 Ac. at 5573 Hwy. 17, Kingsland, GA located on Tax Map #081 Parcel #078, upon finding that that the requirements of *UDC Section 1224 Standards for consideration of a Future Land Use Map amendment* will be met by the proposal.

The motion carried unanimously.

4. **Request by Denise & Kevin Dalton for a Rezoning (RZ2014-2)** from C-G (General –Commercial District) to I-G (General Industrial District) on 1.99 Ac. at 5573 Hwy. 17, Kingsland, Ga. located on Tax Map #081, Parcel #078. The Future Land Use Map is shown as “Commercial”.

Commissioner Keene made a motion, seconded by Commissioner Sheppard to approve the requested Zoning Map Amendment, from C-G (General – Commercial District) to I-G (General Industrial District) on 1.99 Ac. at 5573 Hwy. 17, Kingsland, GA located on Tax Map #081 Parcel #078, upon finding that Items A. thru N. in the requirements of *UDC Section 1213(a) Standards for consideration of a proposed rezoning* will be met by the proposal.

The motion carried unanimously.

5. Approval to apply for Georgia Association of Emergency Medical Services non-competitive grant.

Commissioner Sheppard made a motion, seconded by Commissioner Keene to approve to apply for Georgia Association of Emergency Medical Services non-competitive grant.

The motion carried unanimously.

6. Approval of SPLOST Road Paving List.

Commissioner Keene made a motion, seconded by Commissioner Sheppard to approve the SPLOST Road Paving List as presented.

The motion carried unanimously.

1. ***CR. 338 – Powell Road, Jody Lane, Kayla Street; Total of 0.5 miles***

District #5 Commissioner Sheppard

- *Property Parcels = 31*
- *Homes along project = 30*
- *Paving will begin at the intersection of Powell Road and Clarks Bluff, continuing 0.5 miles to its end at the cul-de-sac of Kayla Street.*
- *Cost = \$316,800*
- *Project time = 8 months*

2. ***CR. 117 – Fisher Massey Road; Total of .05 miles***

District #1 Commissioner Keene

- *Property Parcels = 7*
- *Homes along project = 10*
- *Paving from beginning at intersection with Springbluff Road .5 miles to end*
- *Cost = \$600,000*
- *Project time = 1 year*

3. ***CR.135 – Satilla Bluff West; Total of 1 mile***

District # 1 Commissioner Keene

- *Property Parcels 9 plus adjoining subdivision*
- *Homes along project =*
- *Paving from beginning at intersection with Spur 25 1 mile to end.*
- *Cost = \$1,000,000*
- *Project time = 1 year*

4. ***CR. 25 – Incachee Road; Total of 1.75 miles***

District #1 Commissioner Keene

- *Property Parcels = 27*
- *Homes along project = 13*
- *Incachee Road paving will be from its intersection at New Post Road, south to Annandale Subdivision (Aberdeen Drive)*
- *Cost = \$1,750,000*
- *Project time 14 months*

5. CR. 13 – Haynor Road; Total of 1.61 miles

District #1 Commissioner Keene

- *Property Parcels = 28*
- *Homes along project = 21*
- *Haynor Road paving will start at its intersection of Hwy 110 and end at Keene Road.*
- *Cost = \$1,610,000*
- *Project time = 14 months*

6. CR. 51 – Springhill Road (ends only); Total of 2.87 miles

District #5 Commissioner Sheppard

- *Property Parcels = 46*
- *Homes along project = 31*
- *Springhill Road paving will be from its intersections at Hwy 40, north to Bailey Rd and Hwy 110, south to Springhill Baptist Church.*
- *Cost = \$2,870,00*
- *Project time = 18 months*

7. CR. 135 – Satilla Bluff Road West, CR. 152 – Halifax Road; Total of 1.65 miles collectively

District #1 Commissioner Keene

- *Property Parcels = 16*
- *Homes along project =*
- *Paving will be a collective project to include all both roads*
- *Cost = \$1,012,750*
- *Project time = 14 months*

8. CR. 53 – Marr Road, CR. 34 – Jack Small Road,; Total of 1.96 miles collectively

District #5 Commissioner Sheppard & District #1 Commissioner Keene (Jack Small Rd)

- *Property Parcels = 27*
- *Homes along project = 17*
- *Paving will be a collective project to include all three roads*
- *Cost = \$2,400,000*
- *Project time = 1 year*

9. CR. 346 – Hickory Bluff Drive East, CR. 347 – Field Creek Circle; Total of 1.1 miles

District #1 Commissioner Keene

- *Property Parcels = 81*
- *Homes along project = 60*
- *Paving will be a collective project to include entire unimproved sections of both roads*
- *Cost = \$650,000*
- *Project time = 1 year*

10. CR. 64 – Oakwell Road, CR. 63 – Clarks Bluff Rd; Total of 2.4 miles (Plan design P&A)

District #5 Commissioner Sheppard

- *Property Parcels = 52*
- *Homes along project = 36*
- *Paving will be a collective project to include entire unimproved sections of both roads*

- Cost = \$2,440,000
- Project time = 1 year

11. CR. 91 – Old Jefferson Highway; Total of 2.79 miles

District #1 Commissioner Keene

- Property Parcels = 45
- Homes along project = 14
- Old Jefferson Highway paving will start at its intersection of US 17 to the end of the unimproved section and match up to the existing paving.
- Cost = \$4,370,000
- Project time = 2 years

7. Approval of Surplus Item List.

Commissioner Sheppard made a motion, seconded by Vice-Chairman Clark to approve the Surplus Item List.

The motion carried unanimously.

- 2002 International Dump Truck (VIN# 1HTGLATT72H21659) to be used as a trade-in towards a new 2015 Caterpillar Dump Truck.

8. Approval to apply for the Federal Emergency Management Association (FEMA) Hazard Mitigation Assistance (HMA) Grant.

Commissioner Keene made a motion, seconded by Commissioner Sheppard to approve to apply for the Federal Emergency Management Association (FEMA) Hazard Mitigation Assistance (HMA) Grant.

The motion carried unanimously.

9. Appointment to the Camden County Department of Family and Children Services Board.

Commissioner Blount made a motion, seconded by Commissioner Keene to reappoint Reverend Rick Douylliez to serve a term of five (5) years to the Camden County Department of Family and Children Services Board.

The motion carried unanimously.

10. Appointments to the Gateway Behavioral Health Services Board of Governance.

Commissioner Keene made a motion, seconded by Commissioner Blount to appoint Clark W. Heath, Jr., M.D. and County Administrator Steve Howard to serve a term of one (1) year to the Gateway Behavioral Health Services Board of Governance.

The motion carried unanimously.

Reports

Calendar – June & July 2014

County Clerk Kathryn Bishop read the calendars for June & July 2014.

County Administrator's Report

County Administrator Steve Howard announced that staff and the consultant are work aggressively on the ISO with hopes that it will go down a class.

He encouraged the media, public and staff to attend the open house, scheduled for Thursday, May 29th from 5:00 – 7:00 PM at the Living Well Onsite Clinic to welcome the City of Kingsland.

Additional Public Comments:

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

Adjournment:

Vice-Chairman Clark made a motion, seconded by Commissioner Blount to adjourn the May 27, 2014 meeting. The vote was unanimous to adjourn the meeting at 6:29 PM.