

**CAMDEN COUNTY BOARD OF COMMISSIONERS MEETING  
TUESDAY, SEPTEMBER 4, 2007 - 6:00 PM  
COUNTY ANNEX  
KINGSLAND, GEORGIA**

**A regular meeting of the Camden County Board of Commissioners was held at 6:00pm on Tuesday, September 4, 2007 at the County Annex in Kingsland, Georgia.**

**Present: Chair Preston Rhodes; Vice-Chair Katherine Nisi-Zell; Commissioner David Rainer; Commissioner Stephen L. Berry; Commissioner Charlene Sears; County Administrator Steve L. Howard and County Attorney Brent Green.**

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

**Chairman Rhodes delivered the invocation and then led the Pledge of Allegiance.**

**The roll call indicated that all Commissioners were present.**

**Chairman Rhodes introduced County Administrator Steve Howard to the audience and stated that he would like to welcome Mr. Howard to Camden County. Chairman Rhodes stated that Mr. Howard would be presenting the Agenda Amendments to the Board of Commissioners.**

**AGENDA AMENDMENTS:**

County Administrator Steve Howard recommended the following agenda amendments:

Removal under Presentation:

DNR Captain Adams – No wake Zone Designations

Removal of New Business Items:

- E. Consideration of Request by Scott Chalout for Consumption on Premises of Malt Beverages and Wine License for the Tarboro Country Store located at 4730 Burnt Fort Road in White Oak.
- I. Consideration of Request by Bluegreen Communities LLC, Sanctuary River Club Phase III (#S-038-06) for Final Plat for 101 single family lots and 3 tracts located at the NW quadrant of I-95 and Dover Bluff Road. This property is identified on Tax Map 111-0-079 (formerly 125-010).

Addition under New Business:

- K. Consideration of Motor Grader Lease Renewal for Road Department.

Addition under Executive Session: Real Estate

**MOTION TO ADOPT THE AGENDA:**

Vice-Chair Zell made a motion, seconded by Commissioner Sears to adopt the agenda as amended.

**The motion carried unanimously.**

**APPROVAL OF MINUTES:**

Commissioner Sears made a motion, seconded by Vice-Chair Zell to approve the regular meeting minutes of August 21, 2007.

**The motion carried unanimously.**

**PRESENTATIONS:**

➤ **Proclamation – Vernon Martin’s of the RDC Retirement**

Commissioner Sears read the Proclamation honoring the retirement of Vernon Martin of the Coastal Georgia Regional Development Center.

➤ **DNR Captain Adams – No Wake Zone Designations**

This item was removed during agenda amendments.

**REPORTS:**

**A. Calendar**

The September/October calendar was read.

**B. County Manager’s Report:**

County Administrator Steve Howard stated that a Community Development Block Grant in the amount of five hundred thousand dollars (\$500, 000.00) was awarded to Camden County. He stated that this grant will be utilized to fund the renovation project at the Ralph J. Bunche Developmental Service Center and on Friday, August 7, 2007 he will be traveling to Atlanta to attend a presentation where the Governor will award this money to Camden County.

**PUBLIC COMMENTS:**

Janet Heath

Mrs. Heath stated that she would like to congratulate Chairman Rhodes on working so hard to secure the Community Development Block Grant for the Ralph Bunche Complex. She asked the Chairman would there be any money in the current SPLOST to match the five hundred thousand dollars (\$500,000.00).

Chairman Rhodes stated that he would need more time to research that question. He explained that the CDBG granted to renovate Ralph Bunche building required that the Gateway Center portion of the building be separated from the rest of the project. He stated that Phase II includes the Gateway Center. He stated that he would have the County Administrator Steve Howard research this further.

County Administrator Steve Howard stated that the 2006 SPLOST did provide one million one hundred thousand dollars (\$1,100,000.00) towards the renovations of the Ralph Bunche Complex.

Mrs. Heath stated that she was interested in the current SPLOST and if funds were allocated for renovations for portions of this building.

Commissioner Rainer stated that the 2008 SPLOST was not categorized in projects. He explained that the 2008 SPLOST has several projects that must be completed before the Board of Commissioners can utilize funds from the SPLOST money for other projects such as the Ralph Bunche Complex and the Gateway Community Center. He stated that there could be approximately six million (\$6,000,000.00) dollars available from the SPLOST fund after other projects have been completed.

Mrs. Heath stated that the new Community Development Block Grant has a starting date and usually the renovations begin fairly quickly. She stated that someone should be looking in to what additional monies will be needed to complete these projects.

Chairman Rhodes stated that the County plans to have someone look in to that and he thanked Mr. Rainer for the insight in helping to understand the funding of these projects.

Commissioner Rainer stated that there should be ample money available for the renovations on the Ralph Bunche Complex and the Gateway Community Center after the current projects have been completed.

Mrs. Heath stated that the project is very promising and she looks forward to watching the project progress.

County Administrator Steve Howard assured Mrs. Heath that he would meet with her to explain funding available for this project.

**OLD BUSINESS**

**None.**

**NEW BUSINESS**

**A. Consideration of Approval of Tax Release Applications.**

Commissioner Rainer made a motion, seconded by Vice-Chair Zell to approve the Tax Release Applications.

**The motion carried unanimously.**

**B. Consideration of Tax Anticipation Note.**

Finance Director Mike Fender stated that the Tax Anticipation Note is for four million dollars and will carry the County from September until December. He stated that he anticipates that the Tax Anticipation Note should be able to be paid off around the middle of December. He stated that the Tax Anticipation Note is used just like a line of credit.

Vice-Chair Zell made a motion, seconded by Commissioner Rainer to approve the Tax Anticipation Note.

Commissioner Berry stated that he would be voting against the approval of the Tax Anticipation Note because if the fund balance had not been drained there would be no need for the Tax Anticipation Note. He stated that this is the first time the County has had to do this in four (4) or five (5) years and the taxpayers will have to pay interest on the line of credit for the next few months. He explained that he voted no on all the budgetary issues and he would be voting against the Tax Anticipation Note. He stated that he understands the County needs the Tax Anticipation Note to carry over for the next few months, but at the same time he does not want to be a hypocrite.

**So Voted:**

**Chairman Rhodes- Aye**

**Vice-Chair Zell- Aye**

**Commissioner Rainer- Aye**

**Commissioner Berry- Nay**

**Commissioner Sears- Aye**

**The motion carried 4-1.**

**C. Consideration of Approval Budget Amendment(s) for FY 06-07.**

Vice-Chair Zell made a motion, seconded by Commissioner Rainer to approve the Budget Amendment(s) for FY 06-07.

**The motion carried unanimously.**

**D. Second Reading and Adoption of Amendment to the Soil Erosion and Sedimentation Control Ordinance in Chapter 30, Article IV of the Official Code for Camden County, Georgia.**

Commissioner Sears made a motion, seconded by Vice-Chair Zell to Waive the Second Reading and Adopt the Amendment to the Soil Erosion and Sedimentation Control Ordinance in Chapter 30, Article IV of the Official Code for Camden County, Georgia.

**The motion carried unanimously.**

**E. Consideration of Request by Scott Chaloult for Consumption on Premises of Malt Beverages and Wine License for the Tarboro Country Store located at 4730 Burnt Fort Road in White Oak.**

This item was removed during Agenda Amendments.

**The motion carried unanimously.**

**F. Consideration of by Satish & Idnra Tiwari (#R-005-07) for Rezoning of approximately 23.43 acres from Agricultural Forestry (A-F) to Agricultural Residential (A-R) located North on State Hwy 259. This property is identified on Tax Map 013, Parcel #003.**

Commissioner Sears made a motion, seconded by Vice-Chair Zell to approve the Request by Satish & Idnra Tiwari for Rezoning of approximately 23.43 acres from A-F to A-R located North on State Hwy 259 identified on Tax Map 013, Parcel #003.

**The motion carried unanimously.**

**G. Consideration of Request by Jean D. Owens-Cannon (#R-006-07) for Rezoning of approximately 4.27 acres from Agricultural Forestry (A-F) to Low Density Multi-Family (R-2) located between Old Dixie Hwy and U.S. Hwy 17 North. This property is identified on Tax Map 078, Parcel 006C.**

Commissioner Sears made a motion, seconded by Vice-Chair Zell to approve the Request by Jean D. Owens-Cannon for Rezoning of approximately 4.27 acres from A-F to R-2 located between Old Dixie Hwy and U.S. Hwy 17 North. This property is identified on Tax Map 078, Parcel 006C.

**The motion carried unanimously.**

**H. Consideration of Request by Freddie L. Adkins (#R-007-07) for Rezoning of approximately .45 acres from Agricultural Forestry (A-F) to Residential (R-1). This property is identified on Tax Map 030A, Parcel # 005B.**

Commissioner Sears made a motion, seconded by Chairman Rhodes to approve the Request by Freddie L. Adkins for Rezoning of approximately .45 acres from A-F to R-1 identified on Tax Map 030A, Parcel # 005B.

**The motion carried unanimously.**

**I. Consideration of Request by Bluegreen Communities LLC, Sanctuary River Club Phase III (#S-038-06) for Final Plat for 101 single family lots and 3 tracts located at the NW quadrant of I-95 and Dover Bluff Road. This property is identified on Tax Map 111-0-079 (formerly 125-010).**

This item was removed during Agenda Amendments.

**J. Consideration of Request by Milner S. Carnes of Old Post Plantation Phase I (#S-012-07) for Re-Plat of approximately 400 acres to change design of road and allow less lots than previously approved located west of Old Post Road. This property is identified on Tax Map/Parcel 015-11 & 11A.**

Commissioner Sears made a motion, seconded by Commissioner Rainer to approve the Request by Milner S. Carnes of Old Post Plantation Phase I for Re-Plat of approximately 400 acres to change design of road and allow less lots than previously approved located west of Old Post Road identified on Tax Map/Parcel 015-11 & 11A.

**The motion carried unanimously.**

**K. Consideration of Motor Grader Lease Renewal for Road Department.**

Commissioner Rainer made a motion, seconded by Vice-Chair Zell to approve the Motor Grader Lease for Road Department.

**The motion carried unanimously.**

**EXECUTIVE SESSION: Real Estate**

Vice-Chair Zell made a motion, seconded by Commissioner Sears, and voted unanimously that this Board enter into closed session as allowed by O.C.G.A. § 50-15-4 at 6:23p.m., and pursuant to the advice by the County Attorney, for the purpose of discussing Real Estate.

That upon conclusion of the discussion or deliberation in the closed session portion of the meeting that this body enter back into open session, open to the public, at which point an announcement will be made in the County Annex Meeting Room that this Board is back in session.

**RECONVENE:**

Commissioner Sears made a motion, seconded by Chairman Rhodes. The vote was unanimous to reconvene the meeting at 6:32p.m.

Chairman Rhodes signed the affidavit as required by O.C.G.A. § 50-15-4(b). The original copy of the affidavit immediately follows these minutes and a copy is on file in the Executive Assistant's office.

Vice Chair Zell made a motion, seconded by Commissioner Sears to purchase Lots 4 and 5 and a portion of Lot 3 Block 4 of Satilla Terrace for the purpose of parking for the new Central Offices.

**The motion carried.**

**RESOLUTION OF THE CAMDEN COUNTY  
BOARD OF COMMISSIONERS**

**BE IT RESOLVED** by the Camden County Board of Commissioners as follows: At the meeting held on the 4 day of September, 2007, with the following Commissioners being present: Chair Preston Rhodes; Vice-Chair Katherine Nisi-Zell; Commissioner David L. Rainer; Commissioner Stephen L. Berry; Commissioner Charlene Sears, the Board of Commissioners entered into closed session for the purpose of discussing Real Estate. At the close of the discussions on this subject, the Board did agree to reconvene into open session and herewith takes the following action in open session:

- (1) The actions of the Board and the discussion of the same regarding the mater set forth for closed session purposes are hereby ratified.
- (2) Each member of this body does hereby confirm to the best of their knowledge, based upon the advice of the County Attorney, who was present during said closed session portion was devoted to matters within the exceptions provided by law and the specific relevant exception is the subject matter as set forth above.

- (3) The Chairman of this Board, or the presiding officer, is hereby authorized and directed and pursuant to the Resolution shall execute an affidavit, in full support of the members of this Board, in order to comply with O.C.G.A. § 50-14-4(b).
- (4) The affidavit shall be included and filed with the official minutes of the meeting and shall be in a form as required by the statute, which shall be substantially as follows:

**AFFIDAVIT AS REQUIRED UNDER O.C.G.A. § 50-14-4(b)**

Personally appeared before the undersigned attesting officer duly authorized to administer oaths, Preston Rhodes, who, after being duly sworn, deposes and on oath states the following:

- (1) I was the chairperson/presiding officer of a meeting of the Camden County Board of Commissioners held on the 4 day of September, 2007.
- (2) The subject matter of the closed portion of the meeting which was closed for the purposes of discussing Real Estate as allowed by the O.C.G.A. § 50-14-2 and § 50-14-3 was devoted to matters within those exceptions and as provided by law.
- (3) This affidavit is being executed for the purpose of complying with the mandate of O.C.G.A. § 50-14-4-(b) that such an affidavit be executed.

This 4 day of September, 2007.

\_\_\_\_\_  
Chairperson/Presiding Officer

Sworn to and subscribed before me  
This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public

Those voting in favor of the Resolution:

Commissioners: Chair Preston Rhodes; Vice-Chair Katherine Nisi-Zell; Commissioner David L. Rainer; Commissioner Stephen L. Berry; Commissioner Charlene Sears

**ADDITIONAL PUBLIC COMMENTS:**

**None.**

**ADJOURNMENT:**

Commissioner Sears made a motion, seconded by Vice-Chair Zell to adjourn the September 4, 2007 meeting. The vote was unanimous to adjourn the meeting at 6:33p.m.

Respectfully submitted,

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Preston Rhodes, Chairman

\_\_\_\_\_  
Diana Smith, Executive Assistant/Clerk