

**CAMDEN COUNTY, GEORGIA  
BOARD OF COUNTY COMMISSIONERS  
REGULAR MEETING  
NOVEMBER 17, 2009, 6:00 PM**

**A regular meeting of the Camden County Board of County Commissioners was held at 6:00 p.m. on Tuesday, November 17, 2009, in the Board of County Commissioners' Meeting Chambers of the Government Services Building, Woodbine, Georgia.**

Chair Rainer called the meeting to order at 6:00 p.m.

Director of Planning & Development John Peterson delivered the invocation.

Chair Rainer led the Pledge of Allegiance.

**Present: Chair David L. Rainer; Commissioner Willis R. Keene, Jr.; Commissioner Charlene Sears; Commissioner Stephen L. Berry; County Administrator Steve Howard; County Attorney Brent Green, and Interim County Clerk Kathryn Bishop.**

**Agenda Amendments:**

Deletion of Item under Presentations:

Presentation by Steve Williams, MIROBA, LLC regarding Bridge Pointe

Addition of Item under Public Hearing & renumber agenda accordingly:

Correction of Scribner's Error as presented by Planning & Development Director John Peterson.

Addition of Item under Regular Agenda:

Termination of Agreement between Camden County Board of County Commissioners and Pinnacle Towers, LLC for Communications Tower.

Vice-Chair Zell made a motion, seconded by Commissioner Keene to approve the agenda amendments as presented.

***The motion carried unanimously.***

**Motion to Adopt the Agenda:**

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

***The motion carried unanimously.***

**Approval of Minutes**

- November 3, 2009 Work Session minutes & November 3, 2009 Regular Meeting minutes

Commissioner Sears made a motion, seconded by Vice-Chair Zell to approve the November 3, 2009 Work Session minutes & November 3, 2009 Regular Meeting Minutes.

***The motion carried unanimously.***

**Presentations:**

- Presentation by Steve Williams, MIROBA, LLC regarding Bridge Pointe

***This item was removed during Agenda Amendments.***

**Public Comments:**

Libby Jordan, Woodbine

Mrs. Jordan urged the Board to look at another site for the Jail to be built on rather than expanding the existing jail in a residential neighborhood. She stated that she had concerns with the trees that would need to be removed and the mess that would be made in downtown Woodbine. She asked the Board to take this opportunity to utilize SPLOST funds to build the new jail at another location.

Mike Jordan, Woodbine

Mr. Jordan stated that his comments would be a follow-up to what his wife, Libby, had just stated. He stated that he was insulted by the cost for expansion compared to constructing a new jail at an alternate site.

Reverend James Hamm, St. Marys

Reverend Hamm approached the Board and distributed a letter of support for U.S. Congressman, 1<sup>st</sup> District, Georgia, Jack Kingston regarding the Department of Housing & Urban Development mailing utility subsidy checks directly to the resident in need. He explained that some residents do not use this money to pay utility bills. Therefore, they come to organizations such as his for help in paying utilities. He stated that he believes that families would be better served, and thousands of dollars could be used appropriately if those monies were mailed directly to the utility companies providing the service. He urged the Board to support this concept and send a letter of support to the Honorable Jack Kingston.

***Convene Public Hearing***

***Amendments to the Unified Development Code***

- ***Public Comments***

Everett Burch, Woodbine

Mr. Burch stated that he owns a mobile home park on Harriett's Bluff and has been working with tenants to get their dilapidated homes up to code and cleaned up. He stated that one tenant would not work with him, so in turn he called Planning & Development. He explained that after Code Enforcement came out the tenant agreed to work with him to get the mobile home cleaned up and to code.

Jay Moreno, St. Marys

Mr. Moreno explained, hypothetically, that if criteria are established and a mobile home has been deemed dilapidated, needing to be fixed up, and the owner says okay. He continued explaining that the owner says "I will haul it off" and it cannot be moved for structural dilapidation. He asked what the Board would do if the owner moved the mobile home in that condition and it fell apart on the road being hauled off.

Everett Burch, Woodbine

Mr. Burch stated that he believes you dispose of a mobile home you are required to obtain a permit and haul it to a dumpster on site.

***Adjourn Public Hearing at 6:37 PM.***

**Regular Agenda**

1. First Reading of Amendments to the Unified Development Code (UDC).

Commissioner Keene made a motion, seconded by Vice-Chair Zell to waive the first reading of the Amendments to the Unified Development Code.

**So voted:**

Chair Rainer - Yea

Vice-Chair Zell - Yea  
Commissioner Keene - Yea  
Commissioner Sears - Yea  
Commissioner Berry - Nay

***The motion carried 4-1.***

2. Request by Applicant, James Lewis, for a Variance (#V-007-09) to reduce the right side setback of property from 40' to 15' for the construction of a cabin in the wooded area of the property verses the open field. This property is located at 11442 Burnt Fort Road, White Oak, GA as identified on Tax Map #017, Parcel #011.

Commissioner Keene made a motion, seconded by Vice-Chair Zell to approve the Request by Applicant, James Lewis, for a Variance (#V-007-09) to reduce the right side setback of property from 40' to 15' for the construction of a cabin in the wooded area of the property verses the open field.

***The motion carried unanimously.***

3. Request by Applicant, Greg King, for a Variance (#V-008-09) to reduce the County's minimum width of a manufactured home from 16' to 14'. Mr. King desires to place a 14' wide manufactured home on the property located at 174 Sam Miller Road, White Oak, GA. This property is zoned Agricultural Forestry (A -F) and identified on Tax Map #003, Parcel #002C.

Commissioner Keene made a motion, seconded by Chair Rainer to approve the Request by Applicant, Greg King, for a Variance (#V-008-09) to reduce the County's minimum width of a manufactured home from 16' to 14'. Mr. King desires to place a 14' wide manufactured home on the property located at 174 Sam Miller Road, White Oak, GA.

***The motion carried unanimously.***

4. Request by Applicant, Everett Burch, for a Variance (#V-009-09) to reduce the County's minimum width of a manufactured home from 16' to 14'. Mr. Burch desires to place a 14' manufactured home on the property located at 7470 Harrietts Bluff Road, Woodbine, Georgia. This property is zoned Mobile Home Park (MHP) and identified on Tax Map #131B, Parcel #002.

Vice-Chair Zell made a motion, seconded by Commissioner Keene to approve the Request by Applicant, Everett Burch, for a Variance (#V-009-09) to reduce the County's minimum width of a manufactured home from 16' to 14'. Mr. Burch desires to place a 14' manufactured home on the property located at 7470 Harrietts Bluff Road, Woodbine, Georgia.

***The motion carried unanimously.***

5. Correction of Scribner's Error as presented by Planning & Development Director John Peterson.

Vice-Chair Zell made a motion, seconded by Commissioner Keene to approve the Correction of Scribner's Error as presented by Planning & Development Director John Peterson.

***The motion carried unanimously.***

**Consent Agenda**

6. Contract transferring 5311 Vehicles to the Coastal Regional Commission.
7. Warranty Deed for Baker Avenue.
8. Tax Release Applications

Commissioner Sears made a motion, seconded by Vice-Chair Zell to approve the Consent Agenda as presented.

***The motion carried unanimously.***

## **Regular Agenda**

9. Regular Meeting Calendar and Holiday Schedule for 2010.

Commissioner Sears made a motion, seconded by Vice-Chair Zell to approve the Regular Meeting Calendar and Holiday Schedule for 2010 with the changes presented by the Board.

***The motion carried unanimously.***

10. Southeastern Bank Agreement (website).

Commissioner Sears made a motion, seconded by Vice-Chair Zell to approve the Southeastern Bank Agreement.

***The motion carried unanimously.***

11. Budget Amendments for Fiscal Year 2009.

Commissioner Sears made a motion, seconded by Vice-Chair Zell to approve the Budget Amendments for Fiscal Year 2009.

***The motion carried unanimously.***

12. Termination of Agreement between Camden County Board of County Commissioners and Pinnacle Towers, LLC for Communications Tower.

Vice-Chair Zell made a motion, seconded by Commissioner Keene to approve the Termination of Agreement between Camden County Board of County Commissioners and Pinnacle Towers, LLC for Communications Tower.

***The motion carried unanimously.***

## **Reports**

- Calendar -October / November

Interim County Clerk Kathryn Bishop read the calendars for November & December.

- County Administrator's Report

County Administrator Steve Howard reported the following:

- He gave the Board an update on the Jail Project.

## **Additional Public Comments:**

Chief Dennis Gailey

Chief Gailey announced that the Fire Wise Event will be held in Woodbine on Friday, November 20, 2009 and will feature a fish fry and bond fire. He urged everyone to come out and enjoy the event.

Finance & Budget Director Mike Fender

Mr. Fender stated that he will draft and present a budget amendment regarding the

prior work session discussion. He stated that he will bring this item back at the next regular meeting for approval.

Department of Health Director Janet Duffield

Mrs. Duffield stated that the Gateway Building will hold an Open House on December 20, 2009 and urged everyone to attend.

**Adjournment:**

Commissioner Keene made a motion, seconded by Chair Rainer to adjourn the November 17, 2009 meeting. The vote was unanimous to adjourn the meeting at 7:53PM.

Respectfully submitted,

*David L. Rainer*

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David L. Rainer, Chair

*Kathryn A. Bishop*

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Kathryn A. Bishop, Acting County Clerk