

**CAMDEN COUNTY, GEORGIA  
BOARD OF COUNTY COMMISSIONERS  
REGULAR MEETING  
SEPTEMBER 21, 2010, 6:00 PM**

**A regular meeting of the Camden County Board of County Commissioners was held at 6:00 p.m. on Tuesday, September 21, 2010, 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.

Finance & Budget Director Mike Fender delivered the invocation.

Chair Rainer led the Pledge of Allegiance.

**Present: Chair David L. Rainer; Vice-Chair Katherine Zell; Commissioner Willis R. Keene, Jr.; Commissioner Charlene Sears; Commissioner Jimmy Starline; County Administrator Steve Howard; County Attorney Brent Green, and County Clerk Kathryn Bishop.**

### **Agenda Amendments:**

#### **Removal of item under Regular Agenda:**

3. Consideration of Leave Time Reorganization.

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

***The motion carried unanimously.***

#### **Motion to Adopt the Agenda:**

Commissioner Keene made a motion, seconded by Vice-Chair Zell to approve the Agenda as amended.

***The motion carried unanimously.***

### **Approval of Minutes**

- August 31, 2010 Special Called Meeting Minutes & September 7, 2010 Regular Meeting minutes.

Commissioner Keene made a motion, seconded by Vice-Chair Zell to approve the August 31, 2010 Special Called Meeting & September 7, 2010 Regular Meeting minutes.

***The motion carried unanimously.***

### **Presentations**

- Emergency Preparedness (***Presented by EMA Director Mark Crews***)

Emergency Management Agency Director Mark Crews presented a presentation regarding the various stages of "OPCONS" the County goes through in the event of a disaster situation. He went through the County website and showed how citizens can sign up for emergency alerts through the "Code Red" system as well as access Emergency Preparedness materials such as the 2010 Hurricane Guide.

### **Public Comments**

No comments were offered at this time.

### **Regular Agenda**

1. Group Short Term Disability Program

Commissioner Keene made a motion, Vice-Chair Zell to approve the Group Short Term Disability Program.

***The motion carried unanimously.***

2. Consideration of approval of purchase of Mini-Excavator.

Commissioner Keene made a motion, seconded by Commissioner Sears to deny the request for approval of purchase of Mini-Excavator.

**So voted:**

**Chair Rainer - Yes**

Vice-Chair Zell - No

Commissioner Keene - Yes

Commissioner Sears - Yes

Commissioner Starline - No

***The motion to deny carried 3-2.***

3. Consideration of Leave Time Reorganization.

***This item was removed under agenda amendments.***

4. Budget Amendment for Fiscal Year 2010.

Commissioner Sears made a motion, seconded by Vice-Chair Zell to approve the Budget Amendment for Fiscal Year 2010.

***The motion carried unanimously.***

***Chair Rainer Adjourned the Regular Meeting at 6:25 PM.***

***Chair Rainer Convened the Public Hearing at 6:25 PM.***

- Introduction of Regular Agenda **Items 5** presented by Planning & Development Director John Peterson and receive public comments regarding these items.

Planning and Development Director John Peterson presented the following information concerning the request by Thomas L. Phillips for a Special Exception variance(#ZV2010-2) for maximum height from the Unified Development Code Sec. 212(c)(6) of 35' to 41' to build his home. This property is property located at 635 Hickory Bluff Drive, Waverly, GA. on Tax Map #125A, Map #017. This property is zoned Residential (R-2) and the Future Land Use shows the property as Residential:

ANALYSIS: The Parcel's upland is shown as zoned R-2, medium density residential, with C-P zoned marsh toward the river; the Future Land Use Map shows the property as Residential. The Site Plan submitted shows the lot to be just over 249' X 75' (18,675 sq. ft.) with just 183' X 75'(13,725 sq. ft.) of bulk-headed upland area. The house plan elevations show a 9' high garage /storage area from ground floor to top plate; a 9' two bedroom /media center second floor to top plate; and a 9' living dining & kitchen third Floor to top plate. Above that there is a 6:12 pitch roof measuring 9' 9" from the top plate of the third story. The floor joists and pre-engineered floor system account for the remaining 4+ feet to the requested 41' requested height; that is 6' above the allowed maximum of 35' for the R-2 Parcel.

Attorney Larry Phillips is the brother of the out-of-town owner and is representing him for this application. Larry has sent the email to staff (copy in BOC briefing information) outlining the history of the application compared to the 1-1-09 effective date of the UDC. The date of the architect's stamp and signature on the plans is 2-10-2009, and 6-28-10 is the Building permit application date.

Fire Marshall Chris Gobel has outlined the Camden County Fire Rescue position (see the packet memo) that if the applicant is not willing to change the design height from 41' pro-posed, to the 35' maximum, then a residential fire suppression system will have to

be installed for CFR to support the increase.

In the Planning Commission presentation, Attorney Phillips stated that his cost estimates for the system are considered to be too high to be considered, and therefore wishes to make his appeal for the Special Exception Variance from the maximum height requirement of 35' to 41' as designed, without the recommended residential fire suppression system and against the Fire Rescue recommendation.

Staff and Planning Commission recommend: A motion to deny the Special Exception variance request from a maximum height of 35' to 41' since approval would impair the purpose and intent of this Development Code by not complying with all fire safety and UDC code requirements, without the recommended/ county approved alternative residential fire suppression system being installed, or the planned height of the building, and third story window and access being altered from those proposed.

Recommended Motion: Motion to deny the Special Exception variance request from a maximum height of 35' to 41' since approval would impair the purpose and intent of this Development Code by not complying with all fire safety and UDC code requirements, without the recommended or County approved alternative residential fire suppression system being installed, or the planned height of building and third story window and access alternatives being altered from those shown on the plans submitted.

Public Comments:

Attorney Larry Phillips, speaking on behalf of Thomas Phillips

Attorney Phillips stated that this project has been in the planning process for two (2) years during which time the ordinance for Camden County had a height restriction of nothing over forty-five (45) feet. He explained the house is forty-one (41) feet in height. He stated that the material used to build the home is not traditional materials as used in stick built homes. He explained the material is called SIP paneling and is fire retardant as well as has a seventy percent (70%) reduction rating on utility bills over the life of the house. He further stated that while in the engineering and planning stages of this home the codes for Camden County changed unbeknownst to Thomas Phillips. He stated that that over the course of this time thirty thousand dollars has been spent on architect and building contractor fees.

Attorney Phillips passed out a copy of the layout/plan for this home to the Board, County Administrator and County Attorney. He explained that through conversations with Fire Marshall Chris Goebel and Planning Director John Peterson several options have been proposed to meet the height requirements and fire codes for Camden County. He stated that one proposal was to install a fire suppression system within the home. He explained that this is not possible due to the cost and private driven electric pump for the water supply not being able to meet the minimum PSA requirement. He further stated that in order to accomplish all of this a 300 - 1000 gallon water storage tank would need to be installed within the garage. He stated that all of this depends on if the electric is working at the time of the fire and power outages being common in this area too. He state that he feels the fire department has a little bit of responsibility in obtaining a bigger ladder as well.

**Chair Rainer Adjourned the Public Hearing at 7:01 PM.**

**Chair Rainer called for a five minute recess.**

**Chair Reconvene Regular Meeting**

Planning & Development - John Peterson

5. Consideration of request by Thomas L. Phillips for a Special Exception variance (#ZV2010-2) for maximum height from the Unified Development Code Sec. 212(c)(6) of 35' to 41' to build his home. This property is property located at 635 Hickory Bluff Drive, Waverly, GA. on Tax Map #125A, Map #017. This property is zoned Residential (R-2) and the Future Land Use shows the property as Residential.

Chair Rainer made a motion, seconded by Vice-Chair Zell to table this item until the

Attorney Phillips.

***The motion carried unanimously.***

## **Reports**

- Calendar -August & September 2010

County Clerk Kathryn Bishop read the calendars for September & October 2010.

Commissioner Sears stated that the Rock Shrimp Festival is this Saturday, September 25<sup>th</sup> and Christmas for Camden Kids will be selling raffle tickets for \$1 or 6 tickets for \$5 to win a filled themed basket, as well as tickets for Thanksgiving smoked turkeys and/or hams for \$25 a ticket to be picked up the day before Thanksgiving.

- County Administrator's Report

County Administrator Steve Howard reported the following:

- Mr. Howard stated that he had nothing to report at this time.

## **Additional Public Comments:**

No additional comments were offered at this time.

## **Adjournment:**

Commissioner Sears made a motion, seconded by Vic-Chair Zell to adjourn the September 21, 2010 meeting. The vote was unanimous to adjourn the meeting at 7:07 PM.

Respectfully submitted,

David L. Rainer, Chair

Kathryn A. Bishop, Acting County Clerk