

**CAMDEN COUNTY BOARD OF COMMISSIONERS MEETING
TUESDAY, OCTOBER 19, 2004 6:00 PM
WOODBINE, GEORGIA**

A regular meeting of the Camden County Board of Commissioners was held on Tuesday, October 19, 2004, at 6:00 p.m. in the Courtroom of the Historic Camden County Courthouse, Woodbine, Georgia.

Present: Chairman David L. Rainer; Vice-Chairman E.B. Herrin, Jr.; Commissioner Preston Rhodes; Commissioner Stephen L. Berry; Commissioner Sanford S. Feller; Charles Akridge and County Attorney Brent Green.

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

Commissioner Rhodes delivered the invocation.

Chairman Rainer led the Pledge of Allegiance.

The roll call indicated all Commissioners were present.

AGENDA AMENDMENTS:

Chairman Rainer proposed adding the following amendments to the agenda:

- Addition of 12N regarding a right-of-way for Jack Prescott
- Addition of 12O regarding the approval of the PSA Contract

Commissioner Feller made a motion, seconded by Commissioner Rhodes and voted unanimously to amend the agenda.

The motion carried unanimously.

WORK SESSION:

Aerial Photography – Mr. Ron Howard – Board of Tax Assessors

Ron Howard with the Tax Assessors Office addressed the Board and stated that the cost for aerial photography would be \$90,000.00. He has approached the School Board, City of St. Marys and City of Kingsland to help finance this project. The School Board has agreed to pay \$22,500.00, City of St. Marys will contribute \$14,600.00 and City of Kingsland will contribute \$7,500.00. Mr. Howard has asked the Camden County Board of Commissioners to contribute \$22,500.00 to this project. This would leave an outstanding balance of \$22,500.00. Mr. Howard has approached TDS, Okefenokee and Kings Bay Naval Base about contributing to this project. The aerial photography would help plan water and sewer lines, bus routes, improve the GIS service, replace the blue

maps with colored maps at the Tax Assessors Office and would put the County, City of St. Marys, City of Kingsland, School Board and anyone else who contributes on “the same page”. Everyone would be working from the same maps. Mr. Howard indicated that all monies would need to be in by mid-November in order for the aerial photography project to go forward this year. Mr. Howard also stated that Camden County would be the collection agency so before any contract would be signed, all the entities would need to have the monies to the County. County Manager Charles Akridge stated that Camden County would be the curator of the information and actually integrate it into our GIS system. Mr. Howard stated that Paul Budge would be the go to person for everyone. If anyone wanted to change anything, it would have to go through the County so there is one entity changing information on the maps. The web page can be updated monthly. Mr. Akridge stated that this was a very important aspect in that the information will always be current and can be used as a management tool for all involved. Mr. Howard stated that if we did not go ahead with the aerial photography this year that we would lose the City of St. Marys because they have a water and sewer plant that is being designed so it is necessary for them to do the aerial photography this year.

MOTION TO ADOPT THE AGENDA:

Commissioner Rhodes made a motion, seconded by Commissioner Feller and voted unanimously to adopt the agenda as amended.

The motion carried unanimously.

APPROVAL OF MINUTES:

Commissioner Rhodes made a motion to approve the minutes of October 5, 2004, Commissioner Feller seconded the motion and it was voted unanimously to approve the minutes of October 5, 2004.

The motion carried unanimously.

REPORTS:

A. Calendar

The October/November 2004 calendar was read.

B. County Manager’s Report

County Manager Charles Akridge stated that the he had Quarterly Budget Review Meetings with all Dept. Heads - 25% standard of allocated expenditures/ 22.20 %

Mr. Akridge stated that the 2004 Tax Digest has been approved by the Dept. of Revenue – Tax Bills will be mailed beginning October 20, 2004.

Mr. Akridge stated that the State Insurance Commissioner has transferred \$749,856.45 to the County. This amount represents the County's share of the 2003 Local Insurance Premium Tax. This amount is \$11,756.45 over our projected revenue estimates for the year.

Mr. Akridge informed the Board of the Statistics for Coastal Georgia Transportation

Mr. Akridge recognized Drew Hyatt- Drew is working towards his Communications Badge for a Scout project for Scout Troop #222 – St. Marys United Methodist Church which is the second oldest troop in Georgia. Appreciate his interest in local government.

Mr. Akridge recognized Commissioner Rhodes, stating that he has been named Chairman of the RDC Board of Directors.

Mr. Akridge recognized Fire Rescue Chief Danny Daniels for meeting with Congressman Jack Kingston and looking out for the County's interests as it relates to homeland security and public safety issues. Mr. Akridge then introduced Chief Daniels to speak about a grant proposal.

Chief Daniels informed the Board of Commissioners that in the Fall of 2003 GEMA awarded Fire and Rescue \$237,000.00 for an ODP Grant. It will take about a year to get the equipment ready for purchase. Chief Daniels requested permission to utilize monies from the fire district to receive the equipment, invoice GEMA and then redeposit the monies into the account upon receipt of the funds. Vice-Chairman Herrin made a motion to allow Chief Daniels to utilize monies from the fire district to receive the equipment, invoice GEMA and then redeposit the monies into the account upon receipt of the funds, seconded by Commissioner Rhodes. The vote was unanimous to allow Chief Daniels to utilize monies from the fire district to receive the equipment, invoice GEMA and then redeposit the monies into the account upon receipt of the funds.

Mr. Akridge recognized Don Gardner, with the University of Georgia, who had a presentation for Sanctuary Cove.

Mr. Gardner thanked the Board for the opportunity to recognize excellence in land development in Camden County. He stated that he was making a presentation on behalf of the Coastal Resource and Development Council. Mr. Gardner stated that Camden County is represented on the council by Lucinda Stevens and Stuart Stevens of the Environmental Health Department. He stated that the Coastal Georgia RDC has long recognized that good land stewardship makes both economic and environmental sense. The Tree Friendly Developer Award recognizes developers and builders along the Georgia Coast who lead their industry in respecting the land, protecting water quality, wetlands and trees. Mr. Gardner expressed that only two developments were receiving this award this year, Hampton Plantation in Liberty County and Sanctuary Cove in Camden County. He stated that Sanctuary Cove at St. Andrews Sound and its developer Blue Green Gulf was the only development/developer this year to receive a unanimous favorable vote of the committee.

PUBLIC COMMENTS

Vernan Copeland addressed the Board and stated that the ISO rating for the area where he lives is a 10 and that there is no fire protection. Mr. Copeland stated that he did not feel that he was getting the same services as other parts of the county and that he did not think that he should have to pay the same taxes as other areas of the County. He also stated that he thought that districts should be charged millage according to services. Mr. Copeland also stated that he gets three Curbside bills but he only lives at one address and that no one lives at the other two properties.

Lawton Teston addressed the Board and stated that he addressed the Board at the last meeting and that no one has called him with the answers to his questions, but he did speak with Attorney Green. Mr. Teston stated that he called Mr. Akridge for a document and that he had not yet gone to pick it up.

Chairman Rainer told Mr. Teston that he should call and make an appointment with Mr. Akridge or himself. Commissioner Berry told Mr. Teston that he is welcome to come to his home or his office and he would be glad to answer his questions.

This concluded the Public Comments.

OLD BUSINESS

None.

NEW BUSINESS

A. Approval to cancel 11/02/04 Board of Commissioner Meeting due to elections.

Commissioner Feller made a motion to cancel the meeting on 11/02/04 because this is Election Day. Vice-Chairman Herrin seconded the motion. The vote was unanimous to cancel the meeting on 11/02/04 because this is Election Day.

The motion carried unanimously.

B. Nomination of three (3) candidates of Camden County to serve on the Coastal Area District Development Authority Board of Directors

Commissioner Feller made a motion, seconded by Commissioner Rhodes. The vote was unanimous to nominate Ed Andrews, David Rainer and Charles Akridge to serve on the Coastal Area District Development Authority Board of Directors.

The motion carried unanimously.

C. Appointment of Leatha Massey to fill the seat of Michael Wooden on the Camden County Public Library Board of Trustees.

Commissioner Feller made a motion, seconded by Commissioner Rhodes. The vote was unanimous to appoint Leatha Massey to fill the seat of Michael Wooden on the Camden County Public Library Board of Trustees.

The motion carried unanimously.

D. Consideration of Aerial Photography funding

Commissioner Feller made a motion to provide \$22,500.00 toward the funding of Aerial Photography, seconded by Commissioner Rhodes. The vote was unanimous to provide \$22,500.00 toward the funding of aerial photography.

The motion carried unanimously.

E. Request by TDS for Right-of-Way Easement

Commissioner Rhodes made a motion to give TDS a Right-of-Way easement along the old CSX railroad that runs parallel with and adjacent to S.R. 17 between Woodbine and Waverly for a cost of \$2,812.32 with the condition that it will not interfere with any use by the County for use by Greenspace or bicycle paths and that if TDS has to perform any work TDS would need to restore that area to its previous condition. The motion was seconded by Commissioner Feller. The vote was unanimous to give TDS a Right-of-Way easement along the old CSX railroad that runs parallel with and adjacent to S.R. 17 between Woodbine and Waverly for a cost of \$2,812.32 with the condition that it will not interfere with any use by the County for use by Greenspace or bicycle paths and that if TDS has to perform any work TDS would need to restore that area to its previous condition.

The motion carried unanimously.

F. Declaration of unsafe property – 4163 Harrietts Bluff Road

Vice-Chairman Herrin made a motion to declare the property at 4163 Harrietts Bluff Road unsafe, seconded by Commissioner Feller. The vote was unanimous to declare the property at 4163 Harrietts Bluff Road unsafe.

The motion carried unanimously.

G. Gross, W.A. – (#R-020-04) – Approval of rezoning from Agriculture-Forestry (A-F) to Agriculture-Residential (A-R) of 325 acres located on Clarks Bluff Road. The property is identified as parcel 38 on zoning/tax map 71. Plat available for inspection in County Manager’s office.

Commissioner Feller made a motion, seconded by Chairman Rainer to approve the rezoning from Agriculture-Forestry (A-F) to Agriculture-Residential (A-R) of 325 acres located on Clarks Bluff Road. The property is identified as parcel 38 on zoning/tax map 71. The vote was unanimous to approve the rezoning from Agriculture-Forestry (A-F) to Agriculture-Residential (A-R) of 325 acres located on Clarks Bluff Road. The property is identified as parcel 38 on zoning/tax map 71.

The motion carried unanimously.

- H. Gowen, T.C. – (#R-024-04) – Approval of rezoning from Agriculture-Forestry (A-F) to Residential-1 (R-1) of 4 acres located on Gowen Drive at Harrietts Bluff. The property is identified as parcel 24 on zoning/tax map 131-C. Plat available for inspection in County Manager’s office.**

Vice-Chairman Herrin made a motion, seconded by Commissioner Feller to approve the rezoning from Agriculture-Forestry (A-F) to Residential-1 (R-1) of 4 acres located on Gowen Drive at Harrietts Bluff. The property is identified as parcel 24 on zoning/tax map 131-C. The vote was unanimous to approve the rezoning from Agriculture-Forestry (A-F) to Residential-1 (R-1) of 4 acres located on Gowen Drive at Harrietts Bluff. The property is identified as parcel 24 on zoning/tax map 131-C.

The motion carried unanimously.

- I. Tobin, John – (#R-025-04) – Approval of rezoning from Agriculture-Forestry (A-F) to Agriculture-Residential (A-R) of one (1) acre located on Mush Bluff Road. The property is identified as parcel 69-B on zoning/tax map 132-A. Plat is available for inspection in County Manager’s office.**

Commissioner Feller made a motion, seconded by Commissioner Berry to approve rezoning from Agriculture-Forestry (A-F) to Agriculture-Residential (A-R) of one (1) acre located on Mush Bluff Road. The property is identified as parcel 69-B on zoning/tax map 132-A. The vote was unanimous to approve rezoning from Agriculture-Forestry (A-F) to Agriculture-Residential (A-R) of one (1) acre located on Mush Bluff Road. The property is identified as parcel 69-B on zoning/tax map 132-A.

The motion carried unanimously.

- J. Clark, Joseph E. – (#R-026-04) – Approval of rezoning from Commercial-General (C-G) to Industrial-Restricted (I-R) of 1.6 acres located at 433 Greenville Road. The property is identified as parcel 86 on zoning/tax map 45-A. Plat is available for inspection in County Manager’s office.**

Chairman Rainer made a motion, seconded by Commissioner Rhodes to table this agenda item to the November 16, 2004 meeting in order to ensure that the landowners in the area are aware that this would be approving a garage in a residential area. The vote was unanimous to table this agenda item to the November 16, 2004 meeting in order to ensure that the landowners in the area are aware that this would be approving a garage in a residential area.

The motion carried unanimously.

- K. McArthur, William H. – (#R-027-04) – Approval of rezoning from Residential-2 (R-2) to Agriculture-Residential (A-R) of 2 acres located at 1535 Vacuna Road. The property is identified as parcel 21 on zoning/tax map 70. Plat is available for inspection in County Manager’s office.**

Commissioner Feller made a motion, seconded by Commissioner Rhodes to approve the rezoning from Residential-2 (R-2) to Agriculture-Residential (A-R) of 2 acres located at 1535 Vacuna Road.

Discussion – Commissioner Berry offered an amendment to this motion. Commissioner Berry stated that he understood that Mr. McArthur wanted these chickens to raise for his own consumption, but he was concerned that it could end up with hundreds of chickens on the property.

Commissioner Berry proposed amending the motion to say that the Board approve the rezoning from Residential-2 (R-2) to Agriculture-Residential (A-R) of 2 acres located at 1535 Vacuna Road, but that Mr. McArthur was only permitted to have up to 2 dozen chickens on the property, seconded by Commissioner Feller. The vote was unanimous to amend the motion to approve the rezoning from Residential-2 (R-2) to Agriculture-Residential (A-R) of 2 acres located at 1535 Vacuna Road, but that Mr. McArthur was only permitted to have up to 2 dozen chickens on the property.

The vote was unanimous to approve the amended motion stating that the Board approved the rezoning from Residential-2 (R-2) to Agriculture-Residential (A-R) of 2 acres located at 1535 Vacuna Road, but that Mr. McArthur was only permitted to have up to 2 dozen chickens on the property.

The motion carried unanimously.

- L. Tuscan Landing – (#S-031-04 F) – Final plat approval for 164 lots and 3 tracts in the PD district. The property is located as parcel 5 on zoning/tax map 85. Plat is available for inspection in County Manager’s office.**

Commissioner Rhodes made a motion, seconded by Vice-Chairman Herrin to approve the final plat for Tuscan Landing (#S-031-04 F) of 164 lots and 3 tracts in the PD district. The property is located as parcel 5 on zoning/tax map 85.

So voted 4-1

Chairman Rainer – yea
Vice-Chairman Herrin – yea
Commissioner Rhodes – yea
Commissioner Berry – yea
Commissioner Feller – nay

The motion carried.

- M. Sanctuary Cove at St. Andrews Sound – Phase VI – (#S-032-04 F) – Final plat approval for 28 lots in the PD district. The property is identified as a portion of parcel 10 on zoning/tax map 125. Plat is available for inspection in the County Manager’s office.**

Commissioner Rhodes made a motion, seconded by Commissioner Feller to approve the final plat for Sanctuary Cove at St. Andrews Sound’s – Phase VI – (#S-032-04 F) 1 for 28 lots in the PD district. The property is identified as a portion of parcel 10 on zoning/tax map 125. The vote was unanimous to approve the final plat for Sanctuary Cove at St. Andrews Sound’s – Phase VI – (#S-032-04 F) 1 for 28 lots in the PD district. The property is identified as a portion of parcel 10 on zoning/tax map 125.

The motion carried unanimously.

- N. Great Satilla Preserve – (#S-034-04 P/F) – Preliminary and final plat approval for 45 lots on 425 acres in the A-F district. The property is identified as a portion of parcel 4 on zoning/tax map 5. Plat is available for inspection in County Manager’s office.**

Commissioner Rhodes made a motion, seconded by Commissioner Feller to approve the Preliminary and final plat approval for Great Satilla Preserve for 45 lots on 425 acres in the A-F district. The property is identified as a portion of parcel 4 on zoning/tax map 5. The vote was unanimous to approve the Preliminary and final plat approval for Great Satilla Preserve for 45 lots on 425 acres in the A-F district. The property is identified as a portion of parcel 4 on zoning/tax map 5.

The motion carried unanimously.

- O. Jack Prescott – Right-of-Way**

Chairman Rainer made a motion, seconded by Commissioner Rhodes to approve the right-of-way deed for Manning Lane.

So voted 4-1

Chairman Rainer – yea

Vice-Chairman Herrin – yea

Commissioner Rhodes – yea

Commissioner Berry – yea

Commissioner Feller – nay

The motion carried.

P. Approval of PSA Contract

Commissioner Feller made a motion, seconded by Commissioner Rhodes to approve the PSA Contract. The vote was unanimous to approve the PSA Contract.

The motion carried unanimously.

ADJOURNMENT:

Motion made by Commissioner Rhodes, seconded by Commissioner Feller. The vote was unanimous to adjourn the meeting at 7:00 p.m.

Respectfully submitted,

David L. Rainer
Chairman

Diana Smith
Executive Assistant/Clerk