

**CAMDEN COUNTY BOARD OF COMMISSIONERS MEETING
TUESDAY, FEBRUARY 17, 2004 6:00 PM
WOODBINE, GEORGIA**

A regular meeting of the Camden County Board of Commissioners was held on Tuesday, February 17, 2004, at 6:00 p.m. in the Commissioners' Meeting Room of the 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; County Manager Charles D. Akridge; and County Attorney Brent Green.

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

Reverend Eddie Rawl, Friendship Baptist Church, delivered the invocation.

Chairman Rainer led the Pledge of Allegiance.

The roll call indicated all Commissioners were present.

AGENDA AMENDMENTS:

Commissioner Feller made a motion, seconded by Commissioner Rhodes and voted unanimously to amend the agenda by adding Item 12E, *Resolution: "Spay Day USA"*

The motion carried unanimously.

WORK SESSION:

A. Tidewater Plantations, Inc.

Chip Drury, President, and Eric Ohlhausen, Vice-President of Tidewater Plantations, Inc., along with representatives of their engineering firm, Seamon, Whiteside & Associates, Inc., presented a video and slide presentation regarding the development on Laurel Island and Laurel Bluff. Mr. Ohlhausen said this development would bring an atmosphere of community and charm in a natural setting. Key areas for common areas, walking trails and community docks would be provided not just for the residents, but also for the public. The proposed development would be environmentally sensitive.

Charles Height, architect, showed slides of the Nantucket, Ion Village in Mount Pleasant, Rockville and Isle of Hope communities explaining Laurel Island would be similar to these communities.

Chip Drury addressed the issue of the density of the community. Mr. Drury stated Laurel Island was a return to a village setting with a "walk to town" feel. In keeping with that, public space has been created around the entire island. Mr. Drury said the houses were around the edge of the island and most homes will have a view of the water and that a great effort has been made to preserve the trees on the island. Mr. Drury indicated the lot sizes are similar to those in downtown Kingsland, Woodbine, St. Marys and Fernandina. Mr. Drury stated that water and sewer was not an issue for rezoning, and any issues regarding water and sewer would be addressed with EPD. Additionally, Mr. Drury said the covenants on the bluff area had lapsed. Mr. Drury asked the Commissioners to approve those items approved by the Planning Commission. Mr. Drury also stated this development would create jobs for Camden County.

After extensive discussion between the Commissioners and the Tidewater Plantations representatives, it was determined that if EPD did not approve a water and sewer system, Tidewater would seek annexation into the City of Kingsland; the density of the development would have a 7 unit per acre average over the entire property; and the greenways in and around the development would not be dedicated to the County, but remain privately owned.

MOTION TO ADOPT THE AGENDA:

Commissioner Feller made a motion, seconded by Vice-Chairman Herrin and voted unanimously to adopt the agenda as amended.

The motion carried unanimously.

APPROVAL OF MINUTES:

Commissioner Rhodes made a motion, seconded by Vice-Chairman Herrin to approve the February 5, 2004, regular meeting minutes.

Commissioner Rhodes requested the motion and the second entering into the Executive Session be corrected to accurately reflect who made the motion and who seconded the motion.

So voted unanimously to approve the February 5, 2004, regular meeting minutes as corrected.

The motion carried unanimously.

REPORTS:

A. Calendar

The February/March 2004 calendar was read.

B. County Manager's Report

Mr. Akridge reported the following:

- As of January, appropriations are at 52.76%, which is 5.7% under budget, and revenues are at 73.4%, which is approximately 15% over budget.
- A Health Care Public Hearing has been scheduled for Monday, March 22, 2004, at 6:00 P.M., at the Kingsland Annex.
- A zoning map has been developed.
- Several inquires have been made regarding substandard housing, and Mr. Akridge would like to know if the Commissioners would like to pursue an ordinance regarding the same.
- The Facilities Maintenance Facility bid opens March 24, 2004, at 2:00 P.M.

Chairman Rainer stated he anticipated the new Courthouse to be ready for occupancy by early April.

PUBLIC COMMENTS

- Ruben Gomez commended Commissioner Feller for doing a good job.
- Stan Fowler stated he represented Laurel Bluff property owners, and he and the other property owners were against the development of the Bluff as proposed by Tidewater Plantations, Inc. Mr. Fowler also stated the proposed development was contrary to the covenants, and Mr. Drury would not suffer if the property was developed in accordance with the covenants.
- Bill Strickland stated he was not opposed to the Tidewater Plantations development, but he does object to the high density area being placed in his neighborhood.

- Don Drury, provided a letter to the Commissioners from one of the land owners.

RECESS

Chairman Rainer called for a five (5) minute recess, and at 7:20 p.m. he called the meeting back to order.

OLD BUSINESS

Chairman Rainer made a motion, seconded by Vice-Chairman Herrin and voted unanimously that the application of Tidewater Plantations, Inc., to rezone 174.8 acres from A-R to P-D only apply to the island and reject the rezoning of the bluff area.

The motion carried unanimously.

A. Appeal of variances for Tidewater Plantations, Inc.

1. *Request that Planning Staff be authorized to review and approve both preliminary and final plats.*

Commissioner Feller made a motion, seconded by Commissioner Berry and voted unanimously to deny Applicant's request to authorize Staff to review and approve preliminary and final plats.

The motion carried unanimously.

2. *Request the ability to submit both the preliminary and final plats simultaneously for simultaneous approval.*

Commissioner Feller made a motion, seconded by Commissioner Berry to deny Applicant's request to submit both the preliminary and final plats simultaneously for simultaneous approval.

So voted, 3 to 2

Chairman Rainer – Nay
Vice Chairman Herrin – Nay
Commissioner Rhodes – Yea
Commissioner Berry – Yea
Commissioner Feller – Yea

The motion carried.

3. *Request modifications to provision of the road code with respect to the road and right of way widths.*

Commissioner Rhodes made a motion, seconded by Commissioner Feller and voted unanimously to table this variance.

The motion carried unanimously.

4. *Request total relief from the requirement that a final plat submitted for review for any new phase of a previously platted subdivision shall not be accepted until such time as building permits have been issued on a minimum of 60% of the previously platted subdivision lots.*

Mr. Akridge advised this item was approved by the Planning Commission and no action was needed.

5. *Request a reduction in minimum acreage lot size to 3,000 square feet in single family detached housing.*

Commissioner Feller made a motion, seconded by Commissioner Berry to deny the request to reduce the minimum acreage lot size to 3,000 square feet in single family detached housing.

After discussion, it was the consensus of the Commissioners to table this matter until an action was taken on item number 6.

Vice-Chairman Herrin made a motion, seconded by Commissioner Feller and voted unanimously to table request number 5 until request number 6 is considered.

The motion to table carried unanimously.

6. *Request an overall density of 7 units per acre as opposed to the 5.4 units per acre allowed under the County's R-2 zoning.*

Vice-Chairman Herrin made a motion, seconded by Chairman Rainer to approve the request for an overall density of 7 units per acre.

Commissioner Berry stated he did not have a problem with approving the 7 units per acre density, however, he did have concerns with the lack of plans for water and sewer and could not support this item.

So voted, 3 to 2

Chairman Rainer – Yea
Vice Chairman Herrin – Yea
Commissioner Rhodes – Yea
Commissioner Berry – Nay
Commissioner Feller – Nay

The motion carried.

Chairman Rainer called for a vote on the original motion of item number 5, which was to deny the request to reduce the minimum acreage lot size to 3,000 square feet in single family detached housing.

So voted, 3 to 2

Chairman Rainer – Nay
Vice Chairman Herrin – Nay
Commissioner Rhodes – Nay
Commissioner Berry – Yea
Commissioner Feller – Yea

The motion was defeated.

Vice-Chairman Herrin made a motion, seconded by Chairman Rainer, to allow a reduction in the minimum acreage lot size to 3,000 square feet in single family detached housing.

So voted, 3 to 2

Chairman Rainer – Yea
Vice Chairman Herrin – Yea
Commissioner Rhodes – Yea
Commissioner Berry – Nay
Commissioner Feller – Nay

The motion carried.

7. *Request that the maximum building height in residential areas be 65 feet.*

Mr. Akridge advised, as verified by Fire Chief Danny Daniels, a mutual aid agreement had been entered into with the City of Kingsland that allowed for the capability for fire-rescue equipment to accommodate the 65 feet height.

Vice-Chairman Herrin made a motion, seconded by Commissioner Rhodes to grant the request for a maximum building height in residential areas be 65 feet.

So voted, 3 to 2

Chairman Rainer – Yea

Vice Chairman Herrin – Yea

Commissioner Rhodes – Yea

Commissioner Berry – Nay

Commissioner Feller – Nay

The motion carried.

B. Application of Tidewater Plantations, Inc., to rezone 174.8 acres from A-R to P-D

Vice-Chairman Herrin made a motion, seconded by Chairman Rainer to approve the application of Tidewater Plantations, Inc. to rezone 163.5 acres from A-R to P-D.

Commissioner Feller expressed his concern over the lack of a sewer plan and suggested Tidewater Plantations, Inc., provide a two (2) million dollar performance bond in connection with the sewer service to protect prospective buyers should complications with water and sewer create undo problems.

Commissioner Berry stated he was not opposed to the development. However, he could not ignore the fact that Tidewater has made no provisions for sewer.

So voted, 3 to 2

Chairman Rainer – Yea

Vice Chairman Herrin – Yea

Commissioner Rhodes – Yea

Commissioner Berry – Nay

Commissioner Feller – Nay

The motion carried.

NEW BUSINESS

A. Approval of purchase for repeater for Harriett's Bluff communications tower

Commissioner Rhodes made a motion, seconded by Vice-Chairman Herrin and voted unanimously to purchase a radio repeater for the I-95 & Harriett's Bluff tower in the amount of \$16,975.00 from the contingency fund.

The motion carried unanimously.

C. Application of John Adams for preliminary and final plat approval for a one (1) lot subdivision located west of Waverly and south of Georgia Highway 110

Commissioner Rhodes made a motion, seconded by Vice-Chairman Herrin and voted unanimously to approve the application of John Adams for preliminary and final plat approval for a one (1) lot subdivision located west of Waverly and south of Georgia Highway 110.

The motion carried unanimously.

D. Approval of two (2) borrow pit leases from Mike Griffin on Sadie Jackson Road

Commissioner Rhodes made a motion, seconded by Vice-Chairman Herrin and voted unanimously to approve the acceptance of two (2) borrow pit leases from Mike Griffin of Sadie Jackson Road.

The motion carried unanimously.

E. Approval of drainage easement from Ronald A. and Tammy Sue Siemering for Berry Street

Commissioner Rhodes made a motion, seconded by Vice-Chairman Herrin and voted unanimously to approve the acceptance a drainage easement from Ronald A. and Tammy Sue Siemering for Berry Street.

The motion carried unanimously.

E. Resolution in Support of “Spay Day USA”

Vice-Chairman Herrin made a motion, seconded by Commissioner Rhodes and voted unanimously to adopt the Resolution designating February 24, 2004, as “Spay Day USA,” which by this reference is incorporated into these minutes.

The motion carried unanimously.

ADJOURNMENT:

Motion made by Vice-Chairman Herrin, seconded by Commissioner Rhodes and voted unanimously to adjourn the meeting at 7:59 p.m.

Respectfully submitted,

David L. Rainer
Chairman

Jodi M. Galloway
Executive Assistant