

**CAMDEN COUNTY BOARD OF COMMISSIONERS MEETING
TUESDAY, OCTOBER 17, 2006 - 6:00 PM
COUNTY ANNEX
KINGSLAND, GEORGIA**

A regular meeting of the Camden County Board of Commissioners was held on Tuesday, October 17, 2006 at the County Annex in Kingsland, Georgia.

Present: Chairman David L. Rainer; Vice-Chairman E.B. Herrin, Jr.; Commissioner Preston Rhodes; Commissioner Sanford Feller; Commissioner Stephen L. Berry; 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 that all Commissioners were present.

AGENDA AMENDMENTS:

Chairman Rainer recommended the following agenda amendments:
Addition of the following items under Presentations:

Consideration of Approval of Contract with Architect for Construction of New Jail.

Vice-Chairman Herrin made a motion, seconded by Commissioner Rhodes to approve the Agenda Amendments.

The vote was unanimous to approve the agenda amendments.

MOTION TO ADOPT THE AGENDA:

Commissioner Feller made a motion, seconded by Vice-Chairman Herrin and voted on 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 regular meeting minutes of October 3, 2006.

Commissioner Feller stated that he voted no to the minutes regarding the new positions for the Sheriff's office and asked that the minutes be amended to reflect his vote.

The vote was unanimous to approve the regular minutes of October 3, 2006 as amended.

PROCLAMATIONS:

Students Against Destructive Behavior- Red Ribbon Week

Chairman Rainer read the Proclamation for Red Ribbon Week and presented it to students of Students Against Destructive Behavior.

PRESENTATIONS:

- Greg Hoyt and Dr. Warren- Establishing a Psychiatrist in Camden County

Dr. Warren explained to the Board that recently the Department of Human Resources held a Public Forum attended by residents of Camden County in support of relocating a licensed psychiatrist to Camden County. He stated that the State of Georgia has agreed to provide \$30,000 to the chosen psychiatrist to start up a practice in Camden County.

Mr. Greg Hoyt, Director of Regional Operations Division of Mental Health, stated that this money would be allocated through the County for the psychiatrist to use as start up money for a local practice. He explained that the deliverables had not been developed yet and that the Board would need to choose someone to conduct the guidelines of this seed money.

Chairman Rainer stated to Mr. Hoyt that Mrs. Penny Woodard would need to be his point of contact in researching the guidelines of bringing a psychiatrist to Camden County and that after this is discussed, they could place this on the agenda for the November 14, 2006 meeting.

- Captain Wesley Walker- Jail Construction Contract

Captain Walker addressed the Board and stated at the last meeting the Board approved McCall & Associates as the architect to draw up a contract for the new jail construction. He stated that McCall & Associates has provided the Board with a contract and introduced Rusty McCall to explain the services.

Rusty McCall, President of McCall & Associates, explained the services that would be obtained through this contract. He stated that there is a schematic design phase in which they would look at all the potential sites for the jail and then recommend to the Board the most desirable site for the particular design of the jail. He stated that they would then implement a program into the schematic design phase for the Commissioners to review. Mr. McCall then explained that after this took place the Design and Development phase would begin to further develop the plans and the final step would be to submit all of this information for all authorities involved to approve in writing and then go through the bidding process for construction. He stated that the final step in this process would be to teach the staff how to operate all functions of the new jail and then it would take approximately 3 to 4 months to move in and begin operations at this facility.

Commissioner Rhodes made a motion, seconded by Vice-Chairman Rainer to approve the contract with McCall & Associates for construction of the jail.

The motion carried unanimously.

REPORTS:

A. Calendar

The October/November 2006 calendar was read.

B. County Manager's Report:

Chief Gailey stated that during the upcoming weekend, of October 21 and 22, the Camden County Fire Department will be hosting a Fire Safety Blitz in an effort to give back to the community. He explained that the blitz would be held at the Harriett's Bluff Fire Station and they would be taking calls for home inspections and installation of fire detectors that were acquired through grant money for this purpose. Chief Gailey encouraged the public to come out and take the opportunity to learn how to prevent fires in their homes.

Michael Fender, Finance Director, gave the Board the First Quarter Financial Report.

Chairman Rainer stated that the advertisement for the construction project at Ralph Bunche should appear in the local paper this month and that the bidding process should begin sometime in November.

PUBLIC COMMENTS:

Ruben Gomez

Mr. Gomez addressed the Board on his concerns with the Comprehensive Land Use Plan. He stated that in his view the plan does not meet the needs of Camden County.

May Millon

Mrs. Millon stated that she had some concerns with the development going up on Highway 40 and Vacuna Road. She explained that she had many questions concerning this development. Ms. Millon asked the Board several questions concerning this property pertaining to the entrance to the development, the type of homes, the square footage of the homes, and number of homes that would be built. She stated that the development would disturb the natural environment and this could cause drainage issues in the future for this area.

Jeff Hoffman

Mr. Hoffman stated that he was concerned with the new jail being built at the potential site of Highway 110 and Godley Road. He explained that the *Tribune and Georgian* misinformed the community about the site of the new jail with the article only focusing on this particular site when the County was researching other potential sites. Mr. Hoffman asked the Board if they would hold Public Hearings to address this matter in the future.

Chairman Rainer responded to Mr. Hoffman stating that in the future there would be several Public Hearings to discuss this matter.

Juanita Johnson

Mrs. Johnson addressed the Board about the potential site of the new jail at Highway 110 and Godley Road. She addressed the Board on her concerns that the land was too narrow and located in the heart of a residential community. She stated that she was concerned with the amount of families in this area and the children catching the bus near this facility. She suggested to the Board that land near the landfill would be a more appropriate site for the new jail to be built.

Gary Knappenberger

Mr. Knappenberger stated to the Board that he was in the process of relocating his industrial business to Camden County, off of Highway 17 North, from Jacksonville, Florida. He explained that his business requires a zoning of General Industrial and the Planning and Zoning Board recommended Restricted Industrial but he explained that his business does not comply with that zoning. He stated that he is concerned that down the road he would find out his business was not operating under the correct zoning.

Chairman Rainer explained that they could not respond to this matter until the Planning and Zoning Commission made their recommendations regarding this matter.

Josh Moody

Mr. Moody stated that he was concerned with the proposed location of the new jail and the effects on property values of homes surrounding it. He asked the Board, if constructed, would the homes surrounding it be entitled to property tax adjustments. He stated that he recommended that the architect submit a study of the new jail's effects on surrounding property values.

Commissioner Feller explained to Mr. Moody that this issue would be up to the Board of Assessors.

Janet Heath

Mrs. Heath stated that she resides in Plantation Point near the potential site of the new jail and she was concerned with the effects on the high end real estate that exists in this area of Camden County. She explained that she was also bothered by the fact that there are no at-large members from the City of Woodbine on the Jail Committee.

Chairman Rainer stated that the Mayor of Woodbine is on the Jail Committee.

Jack Gross

Mr. Gross stated he was involved with the issue regarding the development on Highway 40 and Vacuna Road and he and his brothers had owned that 42 acres of land for some time. He explained that the development will consist of approximately 46 lots and these starter homes will range in the price of \$150,000 to \$175,000. He stated that there is a piece of property on the north side of this that consists of 48 acres which has been zoned R-1 for approximately 20 years. He stated that all the developer was asking for was a rezoning from A-R to R-1 and the other issues would be addressed during the engineering phase of the development.

Bertha Scott

Mrs. Scott stated that she was here on behalf of her 3 acres which her husband left to her and she wished to divide this land among her 3 children.

Chairman Rainer stated that this item was on the Agenda and had been recommended by the Planning and Zoning Board for Approval and would be voted on shortly.

Mr. Cooper

Mr. Cooper stated that he was representing his wife, Barbara Cooper, who is requesting a permit to place a mobile home on their property and tear the existing house down.

Chairman Rainer stated that the request was an item on the agenda and they would be taking action in a few minutes.

OLD BUSINESS

None.

NEW BUSINESS

A. Consideration of Tax Release Applications.

Commissioner Rhodes made a motion, seconded by Vice-Chairman Herrin to approve the Tax Release Applications.

The motion carried unanimously.

B. Consideration of Lease Agreement for Approved Budget Equipment.

Commissioner Rhodes made a motion, seconded by Chairman Rainer to approve the Lease Agreement for the approved budget equipment.

The motion carried unanimously.

C. Consideration of Quit Claim Deed a Portion of Turkey Run to be Deeded back to Joseph and Lois Chaney from Camden County.

Commissioner Rhodes made a motion, seconded by Vice-Chairman Herrin to approve the Quit Claim Deed for a portion of Turkey Run to be deeded back to Joseph and Lois Chaney.

The motion carried unanimously.

D. Consideration of a Moratorium on Subdivision Plats until Impact Fee Ordinance is in place.

Commissioner Berry made a motion, seconded by Chairman Rainer to approve the Moratorium on Subdivision Plats until Impact Fee Ordinance is in place.

Discussion:

Commissioner Feller asked if there were other contingencies behind this Moratorium besides the lack of impact fees.

Chairman Rainer explained that the purpose of the Moratorium is to enable the Commissioners to have time to implement the Impact Fees Ordinance and then, they would lift the Moratorium.

Commissioner Berry stated that there are no Ordinances in place regarding Impact Fees and, that contrary to what people are saying, there is a Land Use Plan even though it may be out of date. He explained that building permits can still be approved and that the Moratorium does not take effect until 12:01 tonight and all the items on the agenda will still be voted on tonight.

Commissioner Rhodes asked if Mr. Green had reviewed the Moratorium.

Mr. Green explained that there were some changes to the wording of the Moratorium and asked Mrs. Smith to read the correct version of the Moratorium.

Mrs. Smith read the corrected version of the Moratorium on Subdivision Plats.

**RESOLUTION ESTABLISHING A MORATORIUM ON
NEW SUBDIVISION PLATS IN THE UNINCORPORATED AREAS OF
CAMDEN COUNTY, GEORGIA**

WHEREAS, Camden County, Georgia is a political subdivision of the State of Georgia;

WHEREAS, Camden County, Georgia has an elected Board of County Commissioners as established by law;

WHEREAS, the Board of Commissioners of Camden County is responsible for the growth and development in the unincorporated areas of Camden County, Georgia;

WHEREAS, the Board of Commissioners of Camden County has determined that Camden County is experiencing a great amount of new subdivision permits.

WHEREAS, the Planning and Zoning staff has recommended to the Camden County Board of Commissioners that the current subdivision ordinances are in need of being updated and amended and development impact fees should be adopted or rejected by the Board prior to accepting and approving any further new subdivision plats which shall include both preliminary and final plats for minor and major subdivisions.

NOW, THEREFORE, BE IT RESOLVED, the Camden County Board of Commissioners by majority vote, does hereby approve and adopt this Resolution establishing a moratorium on new subdivision plats including, but not limited to, both preliminary and final plats for minor and major subdivisions in the unincorporated areas of Camden County, Georgia becoming effective at 12:01 a.m. Wednesday, October 18, 2006 and shall remain in effect until February 6, 2007 unless revoked or extended by the Camden County Board of Commissioners.

BE IT FURTHER RESOLVED, that this Resolution shall be spread upon the official minutes of the Camden County Board of Commissioners.

THIS RESOLUTION IS HEREBY APPROVED AND ADOPTED IN A LAWFUL ASSEMBLY BY THE CAMDEN COUNTY BOARD OF COMMISSIONERS THIS 17TH DAY OF OCTOBER, 2006.

The motion carried unanimously.

E. Consideration of Middle Plantation, Phase II for Continuation of a Bond.

Commissioner Rhodes made a motion, seconded by Vice-Chairman Herrin to accept the continuation of the bond for Middleton Plantation (Phase II).

The motion carried unanimously.

F. Consideration of Approval of Resolution inviting Admiral Michael G. Mullen to visit Camden County.

Commissioner Feller made a motion, seconded by Chairman Rainer to approve the Resolution inviting Admiral Michael G. Mullen to visit Camden County.

The motion carried unanimously.

G. Consideration of Acceptance of Juvenile Court Accountability Block Grant.

Commissioner Rhodes made a motion, seconded by Chairman Rainer to accept the Juvenile Court Accountability Block Grant.

The motion carried unanimously.

H. First Reading of Ordinance to Amend Chapter 54, Article II Occupational Tax.

Commissioner Feller made a motion, seconded by Vice-Chairman Herrin to waive the first reading of the Ordinance to Amend Chapter 54, Article II Occupational Tax.

The motion carried unanimously.

I. Consideration of Request by Bridge Point At Jekyll Sound, LLC – (#S-016-06(F) Phase II - Application is made for final plat approval for 146 single family lots. Property is identified on Tax Map 139, Parcel 54 (portion of) and is located off of Dover Bluff Road.

Commissioner Rhodes made a motion, seconded by Vice-Chairman Herrin to approve the request by Bridge Point at Jekyll Sound, LLC Phase II for Final Plat approval on 146 Single Family Lots on zoning/tax map #139, and a portion of Parcel #54.

The motion carried unanimously.

- J. Consideration of Request by Bridge Point At Jekyll Sound, LLC (#S-017-06 (RP) Phase I - Application is made for re-plat approval. Property is identified on Tax Map 139, Parcel 058 and is located off of Dover Bluff Road.**

Commissioner Rhodes made a motion, seconded by Vice-Chairman Herrin to approve the request by Bridge Point at Jekyll Sound, LLC Phase I for Re-Plat approval on zoning/tax map #139, Parcel # 058.

The motion carried unanimously.

- K. Consideration of Request by Synergy Holdings – (#S014-06(F) – Timberland Estates, Phase III, IV, V, VI - Application is made for final plat approval. Property is identified on Tax Map 14, Parcel 003 and is located off of Hwy 110 between Kings Bay Road and Notta Road.**

No action taken due to the item being tabled by the Planning Commission.

- L. Consideration of Gizmo, LLC-(#R-025-06) for Rezoning of approximately 1329.0 acres from (A-F) Agricultural-Forestry to (R-1) Single Family Residential to build a single family residence. Property is identified on Tax Map 119, Parcel 004 (portion of) and is located off of Simmons Bluff Road.**

Planning Director Loretta Riggins-Hylton addressed the Board and stated that they had made a typographical error in that Gizmo, LLC is requesting a rezoning to R-1 Development.

Commissioner Rhodes made a motion, seconded by Vice-Chairman Herrin to approve the request by Gizmo, LLC for Rezoning of approximately 452.50 acres from A-F to R-1 development, on zoning/tax map # 119, and a portion of parcel # 004.

Discussion:

Commissioner Berry stated that he represented Mr. Sheffield in a court case involving this land. He stated that when the land was deeded to them both Mr. and Mrs. Sheffield swore under oath that this land would not be sold or used for developing and due to that fact he could not vote in favor of this item.

Commissioner Feller stated that he could not find a DRI on this property.

Planning Director Loretta Riggins-Hylton explained that they were not required to obtain a DRI on this property because it did not exceed 125 lots.

So Voted:

Chairman Rainer- aye
Vice-Chairman Herrin- aye
Commissioner Rhodes- aye
Commissioner Berry- nay
Commissioner Feller- aye

- M. Consideration of Julius and Roulinda Kennedy-(#R-026-06) for Rezoning of approximately 4.79 acres from (R-1) Single Family Residential to (A-R) Agricultural-Residential to move a mobile home onto property. Property is identified on Tax Map #083, Parcel 009R and is located on Clarks Bluff Road and Josephs Way.**

Commissioner Rhodes made a motion, seconded by Vice-Chairman Herrin to approve the request by Julius and Roulinda Kennedy for rezoning of approximately 4.79 acres from R-1 to A-R on zoning/tax map # 083, Parcel # 009R.

The motion carried unanimously.

- N. Consideration of Barbara Habersham Cooper-(#R-027-06) for Rezoning of approximately 1 acre from (R-2) Multifamily Residential to (A-R) Agricultural-Residential to tear down existing structure and replace with a manufactured home. Property is identified on Tax Map # 073, Parcel # 031. Property is located off of Hwy 17 N.**

Commissioner Rhodes made a motion, seconded by Chairman Rainer to approve the request by Barbara Habersham Cooper for rezoning of approximately 1 acre from R-2 to A-R on zoning/tax map # 073, Parcel # 031.

The motion carried unanimously.

- O. Consideration of Bertha Scott-(#R-029-06) for Rezoning of approximately 3 acres from (A-R) Agricultural-Residential to (R-1) Single Family Residential to subdivide into three one acre lots to divide among children. Property is identified on Tax Map # 041, Parcel. Property is located off of Springhill Road N.**

Commissioner Rhodes made a motion, seconded by Vice-Chairman Herrin to approve the request by Bertha Scott for rezoning of approximately 3 acres from A-R to R-1 on zoning/tax map # 041, and a portion of Parcel # 20G.

The motion carried unanimously.

- P. Consideration of Mark Walling-(#R030-06) for Rezoning of approximately 42 acres from (A-F) Agricultural-Forestry to (R-1) Single Family Residential to develop approximately 69 lots. Property is identified on Tax Map 070, Parcel 43. The property is located off of Hwy 40 and Vacuna-Ruhama Road.**

Chairman Rainer made a motion, seconded by Commissioner Rhodes to approve the request by Mark Walling for rezoning of approximately 42 acres from A-F to R-1 on tax/zoning map # 070, parcel # 43.

The motion carried unanimously.

- Q. Consideration of Mark Genova-(#R-032-06) for Rezoning of approximately .90 acres from (A-F) Agricultural-Forestry to (C-G) General Commercial to open an automobile dealership and custom truck accessories business. Property is identified on Tax Map 082D, Parcel 005A. The property is located off of Hwy 17 N.**

Commissioner Rhodes made a motion, seconded by Vice-Chairman Herrin to approve the request by Mark Genova for rezoning of approximately .90 acres from A-F to C-G for an automobile dealership and custom truck accessories business on zoning/tax map #082D, parcel #005A.

The motion carried unanimously.

- R. Consideration of Gerard Williams-(#R-034-06) for Rezoning from (A-F) Agricultural-Forestry to (R-1) Single Family Residential to build single family home. Property is identified on Tax Map 054, Parcel 23 (portion of) and is located off of Old Jefferson Highway.**

Commissioner Rhodes made a motion, seconded by Vice-Chairman Herrin to approve the request by Gerard Williams for rezoning from A-F to R-1 to build a single family home on zoning/tax map # 054, and a portion of parcel # 23.

The motion carried unanimously.

- S. Consideration of Jennifer Andino-(#SU-002-06) for a Special Use Permit to operate a family home daycare with up to 6 children. Property is a total of .48 acres located off Duckblind Way and is in an R-1, single-family zoning district. Tax Map 118D, parcel # 061.**

Vice-Chairman Herrin made a motion, seconded by Commissioner Rhodes to issue a Special Use Permit to Jennifer Andino to operate a family home daycare with up to six (6) children on approximately .48 acres on zoning/tax map #118D, parcel #061.

The motion carried unanimously.

- T. Consideration of Rezoning Nancy Karrer-(#SU-003-06) for a Special Use Permit to operate a family home daycare with up to six (6) children. Property is a total of .75 acres and is located off of Village Drive in an R-1, single-family district.**

No action taken due to the item being tabled by the Planning Commission.

- U. Consideration of The Landings at Catfish Creek-(#S020-06) for Replat to add 9 lots to an existing subdivision off of Clarks Bluff Road and owned by Royal Oaks Development.**

Chairman Rainer made a motion, seconded by Commissioner Rhodes to approve the request by The Landings at Catfish Creek for a Re-Plat to add 9 lots to an existing subdivision off of Clark's Bluff Road.

The motion carried unanimously.

- V. Consideration of Resolution Prohibiting through Truck Traffic on Escott and Vacuna- Ruhama Roads.**

Chairman Rainer made a motion, seconded by Commissioner Rhodes to approve the Resolution Prohibiting through Truck Traffic on Escott and Vacuna-Ruhama Roads.

The motion carried unanimously.

ADJOURNMENT:

Motion made by Commissioner Rhodes, seconded by Vice-Chairman Herrin to adjourn the October 17, 2006 meeting. The vote was unanimous to adjourn the meeting 7:19 p.m.

Respectfully submitted,

David L. Rainer, Chairman

Diana Smith, Executive Assistant/Clerk