

**CAMDEN COUNTY BOARD OF COMMISSIONERS MEETING
TUESDAY, MARCH 13, 2007 - 6:00 PM
COUNTY ANNEX
KINGSLAND, GEORGIA**

A regular meeting of the Camden County Board of Commissioners was held on Tuesday, March 13, 2007 at the County Annex in Kingsland, Georgia.

Present: Chair Preston Rhodes; Vice-Chair Katherine Nisi-Zell; Commissioner David Rainer; Commissioner Stephen L. Berry; Commissioner Charlene Sears; and County Attorney Brent Green.

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

Commissioner Rhodes delivered the invocation and then led the Pledge of Allegiance.

The roll call indicated that all Commissioners were present.

AGENDA AMENDMENTS:

Chairman Rhodes recommended the following agenda amendments:
Addition of the following items under New Business:

- L. Consideration of Adoption of Resolution to Restore Funding to the Department of Human Resources.
- M. Consideration of Lease Agreement with Head Start and Senior Center for the Ralph Bunche Center.

MOTION TO ADOPT THE AGENDA:

Vice-Chair Zell made a motion, seconded by Commissioner Sears to adopt the agenda as amended.

The motion carried unanimously.

APPROVAL OF MINUTES:

Chairman Rhodes asked that under Presentations to add that the four African American womend were all over one hundred (100) years of age.

Commissioner Rainer made a motion, seconded by Vice-Chair Zell to approve the minutes of February 27, 2007 as amended.

The vote was unanimous to approve the minutes of February 27, 2007 as amended.

PRESENTATIONS:

Interim Chief Appraiser Jimmy Galaviz – Senate Bill 496 & 497

Mr. Galaviz stated that he would like to clarify a few things regarding Senate Bill 496 & 497. He explained that the freeze year or prior to December 31, 2006 is the value that determines what an individual's homestead is frozen. He stated that if an addition to the home is added such as a pool, a building permit is issued, or an addition or subtraction of land that property would be revalued and this only affects County and School Board taxes. He stated that the Tax Assessor's office will still continue to reevaluate properties according to the Department of Revenue regulations that must be included in the assessment notices sent out to the taxpayers.

Commissioner Berry stated that if reevaluations were shown without the freeze values people would have questions about their notices.

Mr. Galaviz explained that the Department of Revenue has certain requirements that must be maintained. He stated that Glynn County assessment notices state this is not a tax bill, but a reevaluation and homestead exemption may effect the value.

Commissioner Berry stated that the assessment notices should reflect the freeze values.

County Attorney Brent Green asked Mr. Galaviz if he could draft proposals of assessment notices for the Board to look at it.

Mr. Galaviz stated he would contact the Tax Management Association and other counties with this freeze in effect to get more input on how to handle the assessment notices.

Attorney Brent Green stated that he had spoken with the Tax Commissioners office regarding the software updates.

Mr. Galaviz stated that the software is automated through the Georgia Appraisal program and he will figure all the information to send to the Tax Commissioners office.

Road Superintendent Scott Brazell – Update Regarding Ella Park Church Road

Mr. Brazell stated that Ella Park Church Road would not go through the small community tied in with the Horse Stamp Church Interchange. He explained that the road would cut off of Horse Stamp Church Road before the aforementioned Community and would come out on Dover Bluff approximately one and two tenths (1 2/10) of a mile from Ella Park.

WORK SESSION:

Appointing an Advisory Committee regarding Subdivision and Zoning Ordinances (Commissioner Sears)

Commissioner Sears stated that she had previously asked about forming an advisory committee regarding the ordinance updates. She stated that this committee would be strictly advisory and she recommended one 1 - 2 people from the community and a member of the Board of Commissioners.

Commissioner Rainer stated that he had no problems with that as long as the sole purpose was to make recommendations.

Vice-Chair Zell stated she had no problem with forming an advisory committee.

Chairman Rhodes stated that he did not have any issues in appointing an advisory committee to have direct input from the citizens regarding the ordinance updates.

Commissioner Sears stated that the builders and engineers have a stake in the county and should be represented. She explained that a focus group could see what a general citizen would not and there are builders that care in the county.

Chairman Rhodes stated that he agreed with the concept of an advisory committee but he disagreed on the approach. He stated that the developers could voice their opinion during a public hearing.

Commissioner Berry stated that an appointed committee takes up staff time and it is a good idea but it doesn't work in practice. He explained that everyone could be allowed to speak during a public hearing.

Commissioner Rainer stated that a meeting should be held to get the public's opinion on an advisory committee.

Attorney Brent Green stated that having a proposed ordinance is something to go by for review and gathering input.

Planning Director Loretta Hylton stated that Ross & Associates, the company contracted by the county to rewrite ordinances, could give proposed ordinances all at once or in bits to be reviewed. She explained that it has been a long time since the ordinances were updated and there are new laws.

REPORTS:

A. Calendar

The March/April calendar was read.

B. County Manager's Report:

None.

PUBLIC COMMENTS:

Attorney Taylor Hanson

Ms. Hanson stated that she is representing Debbie and Michael Jones regarding the property her client purchased, which was thought to be zoned commercial and later found out that that was done in error. She asked the board if they would like to respond before the case is in litigation.

County Attorney Brent Green stated that the Ante litem notice has been sent to the county's insurance company.

Commissioner Berry stated that the insurance company makes the call regarding this issue.

Ms. Hanson explained that if the county does not want to face litigation they need to talk to the insurer regarding the way this issue is handled.

Mr. Green stated that the first demand was received and forwarded to the insurance provider.

Ms. Hanson stated that his clients feel like they have been passed along and they will not go away.

Commissioner Berry stated that the Board cannot just write a check to his clients and this issue must be turned over to the insurance company.

Ms. Hanson stated that no response has been given from the insurance company.

Commissioner Berry asked if a dollar demand had been made from his clients.

Ms. Hanson stated that the county had offered a property swap and one property on the list provided to his clients was no longer suitable for the county. She explained that a second list was provided and the same conclusion was determined. She stated that her clients would provide a dollar amount if that is what is necessary to resolve this issue.

Commissioner Berry stated that no formal demand had been made.

Ms. Hanson stated that his client would like a formal offer.

Commissioner Berry stated that the county is waiting on a formal demand.

Ms. Hanson stated that her client had come back with a property swap option and that was no longer suitable.

Chairman Rhodes stated that the discussion had gone beyond the scope of public comments.

Mr. Green stated that he would provide Ms. Hanson with the information from the insurance company.

Clark Heath

Mr. Heath stated that affordable housing in the county should be looked into and some time ago the county along with the cities formed the Georgia Initiative Housing Team. He explained he attended some meetings and from discussions gathered that statewide teams had provided information regarding affordable housing that would be useful to the county and the three (3) cities. He stated that the Department of Community Affairs approached the housing team and provided information that would assess the needs of Camden County regarding affordable housing.

Chairman Rhodes stated that there would be a presentation to tie in with Mr. Heath's comments at an upcoming regular Board of Commissioners meeting.

Mitch McCue

Mr. McCue stated he wanted the terms of an advisory committee clarified and that it would be difficult for a developer to leave the jobsite to attend these meetings. He explained that with computers the developers could post comments via the internet regarding the ordinance updates.

Commissioner Sears stated that anyone can comment in that way if needed.

County Attorney Brent Green stated that he would like to remind the public of the upcoming special election regarding SPLOST. He explained that early voting takes place this week at the Registrars office in Woodbine and then Election Day, which is March 20, 2007.

OLD BUSINESS

County Attorney Brent Green stated that he responded to paperwork by Ms. Stevens in the court system and he cannot step beyond legal bounds to interfere with Superior Court.

NEW BUSINESS

A. Consideration of Appointment to the Solid Waste Authority.

Commissioner Rainer made a motion, seconded by Commissioner Berry to Appoint Commissioner Zell to the Solid Waste Authority.

The motion carried unanimously.

B. Consideration of Approval of Tax Release Applications.

- Frazier Construction Co., Digest Year 2006 , Bill No. 7506, \$124.85;
- Timothy B. Klein, Digest Year 2004, Bill No. 010915, \$98.45;
- Curtis M. Tanner, Digest Year 2002, Bill No. 019282, \$79.62;
- James F. Bailey, Digest Year 2006, Bill No. 849, \$782.73;
- Francis Shea & Christie Anne Mooney, Digest Year 2006, Bill No. 20631, \$180.36;
- Jay Lassiter, Digest Year 2006, Bill No. 13057, \$92.99;
- St. Marys Therapeutic Massage, Digest Year 2000 & 2001, Bill No. 017920 & 018325, \$26.20 & \$29.10

Commissioner Sears made a motion, seconded by Vice-Chair Zell to Approve the Tax Release Applications.

The motion carried unanimously.

C. Consideration of Requests by Thomas P. Klein, Audrey A. Statham, Joseph Reilly, Robert Morrish, Randolph Cardoza and Maiden Creek Landing for Refund of Penalties Paid on Taxes.

- **Consideration of Request by Thomas P. Klein for Refund of Penalties Paid on Taxes.**

Commissioner Sears made a motion, seconded by Vice-Chair Zell to deny the request by Thomas P. Klein for refund of penalties paid on taxes.

The motion carried unanimously.

- **Consideration of Request by Audrey A. Stratham for Refund of Penalties Paid on Taxes.**

Commissioner Rainer made a motion, seconded by Commissioner Sears to deny the request by Audrey A. Stratham for refund of penalties paid on taxes.

The motion carried unanimously.

- **Consideration of Request by Joseph Reilly for Refund of Penalties Paid on Taxes.**

Commissioner Sears made a motion, seconded by Vice-Chair Zell to deny the request by Joseph Reilly for refund of penalties paid on taxes.

The motion carried unanimously.

- **Consideration of Request by Robert E. and Sandra M Morrish for Refund of Penalties Paid on Taxes.**

Commissioner Sears made a motion, seconded by Vice-Chair Zell to deny the request by Robert E. and Sandra M. Morrish for refund of penalties paid on taxes.

The motion carried unanimously.

- **Consideration of Request by Randolph B. Cardoza for Refund of Penalties Paid on Taxes**

Commissioner Rainer made a motion, seconded by Vice-Chair Zell to deny the request by Randolph B. Cardoza for refund of penalties paid on taxes.

The motion carried unanimously.

- **Consideration of Request by Maiden Creek Landing for Refund of Penalties Paid on Taxes.**

Vice-Chair Zell made a motion, seconded by Chairman Rhodes to deny the request by Maiden Creek Landing for refund of penalties paid on taxes.

The motion carried unanimously.

- D. Consideration of Appointing Members to an Advisory Committee regarding Subdivision and Zoning Ordinances.**

Commissioner Sears made a motion, seconded by Commissioner Rainer to table this item.

The motion carried unanimously.

E. Consideration of Approval of the Retiree Health Benefit.

Commissioner Rainer made a motion, seconded by Commissioner Berry to Adopt the Retiree Health Benefit which will take effect July 1, 2007.

So Voted:

Chairman Rhodes – Aye

Vice-Chair Zell – Aye

Commissioner Rainer – Aye

Commissioner Berry – Aye

Commissioner Sears - Abstain

The motion carried.

F. Consideration of Approval of Changes to Personnel Policy.

Commissioner Rainer made a motion, seconded by Vice-Chair Zell to Approve the changes to the Personnel Policy which will take effect immediately.

The motion carried unanimously.

G. Consideration of Reappointment of Jimmy Lucree to the Camden County Board of Assessors

Chairman Rainer made a motion, seconded by Vice-Chair Zell to Reappoint Jimmy Lucree to the Camden County Board of Assessors.

The motion carried unanimously.

H. Consideration of Approval of Budget Amendments.

Commissioner Sears made a motion, seconded by Vice-Chair Zell to Approve the Budget Amendments.

The motion carried unanimously.

- I. Consideration of Request by Condry Higginbotham (#R-003-07) for Rezoning of approximately 38.12 acres from Agricultural – Forestry (A-F) to Agricultural – Residential (A-R) to develop for resale purposes and is located off Highway 17 in White Oak off of Chaney Road (aka McKinnon Road). This property is identified on tax/zoning map #51, parcels # 04, 05, 08, and 08C.**

Vice-Chair Zell made a motion, seconded by Chairman Rhodes to approve the Request by Condry Higginbotham for Rezoning of approximately 38.12 acres from A-F to A-R to develop for resale purposes and is located off Highway 17 in White Oak off of Chaney Road (aka McKinnon Road). This property is identified on tax/zoning map #51, parcels #04, 05, 08, and 08C.

The motion carried unanimously.

- J. Consideration of Request by Mitch McCue/Terry Wirth (#S-002-07 RP) for Re-plat for lot line adjustments for Lots 12, 13, 14, 15, 16, and 17 located East of Highway 17 and North of Old Red Bluff Road. This property is identified on tax map/parcel #075 – 011.**

Commissioner Rainer made a motion, seconded by Commissioner Sears to approve the Request by Mitch McCue/Terry Wirth (#S-002-07 RP) for Re-plat for lot line adjustments for Lots 12, 13, 14, 15, 16, and 17 located East of Highway 17 and North of Old Red Bluff Road. This property is identified on tax map/parcel #075 – 011.

The motion carried unanimously.

- K. Consideration of Acceptance of Deed for EOC.**

Vice-Chair Zell made a motion, seconded by Commissioner Sears to Accept the Deed for the EOC and Resolution.

So voted:

Chairman Rhodes – Aye

Vice-Chair Zell – Aye

Commissioner Rainer – Aye

Commissioner Berry – Abstain

Commissioner Sears - Aye

The motion carried.

L. Consideration of Adoption of Resolution to Restore Funding to the Department of Human Resources.

Commissioner Rainer made a motion, seconded by Commissioner Berry to Adopt the Resolution to restore funding to the Department of Human Resources.

The motion carried unanimously.

M. Consideration of Lease Agreement with Head Start and Senior Center for the Ralph Bunche Center.

Commissioner Rainer made a motion, seconded by Vice-Chair Zell to Approve the Lease Agreement with Head Start and Senior Center for the Ralph Bunche Center for a term of 20 years.

The motion carried unanimously.

PUBLIC COMMENTS:

None.

ADJOURNMENT:

Commissioner Sears made a motion, seconded by Vice-Chair Zell to adjourn the March 13, 2007 meeting. The vote was unanimous to adjourn the meeting at 7:41 p.m.

Respectfully submitted,

Preston Rhodes, Chairman

Diana Smith, Executive Assistant/Clerk