

**CAMDEN COUNTY, GEORGIA
BOARD OF COUNTY COMMISSIONERS
REGULAR MEETING
DECEMBER 11, 2012, 6:00 PM**

A regular meeting of the Camden County Board of County Commissioners was held at 6:00 p.m. on Tuesday, December 11, 2012, 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 Willis R. Keene, Jr.; Commissioner Jimmy Starline; Commissioner Chuck Clark; County Attorney Brent Green; County Administrator Steve Howard and County Clerk Kathryn Bishop.

Commissioner Gary Blount was absent.

Agenda Amendments:

No amendments were offered.

Motion to Adopt the Agenda:

Commissioner Clark made a motion, seconded by Vice-Chair Keene to adopt the agenda as presented.

The motion carried unanimously.

Approval of Minutes

- November 13, 2012 Regular Meeting minutes

Vice-Chair Keene made a motion, seconded by Commissioner Clark to approve the November 13, 2012 regular meeting minutes.

The motion carried unanimously.

Public Comments

No comments from the public were offered during this time.

Consent Agenda

1. Approval of the 2013 meeting calendar and holiday schedule

2. Approval of Rental Agreement for space occupied by the Department of Corrections.
3. Consideration of re-appointment to the Camden County Board of Assessors.
4. 2013 Georgia Department of Transportation Local Maintenance and Improvement Grant Priority.
5. Agreement with Moreland Altobelli for Right-of-Way acquisition service on Phase I of the Kingsland By-pass
6. Old Woodbine School Committee Contract
7. Resolution to grant approval of a petition for de-annexation of lands fronting on Brazell Lane and shown as Tax Map 094 Parcel 019G (24.41 acres) & 019H (15.49 acres) from the City of Kingsland by the owner Mike Mounsey.
8. **Extension of County Administrator's Professional Services Contract**

Vice-Chair Keene made a motion, seconded by Commissioner Starline to approve the consent agenda items as presented.

The motion carried unanimously.

Regular Agenda

9. Performance Award for Employees

County Administrator Steve Howard stated that the performance award is a \$750.00 one time lump sum. This amount will be prorated for those employed less than one year and a 25 % deduction will be applied for each disciplinary action on file. Employees will receive the Performance Award on Thursday, December 20, 2012.

Vice-Chair Keene made a motion, seconded by Commissioner Starline to approve the Performance Award for Employees.

The motion carried unanimously.

Chair Rainer adjourned the Regular Meeting at 6:06 PM.

Chair Rainer convened the Public Hearing at 6:06 PM.

Public Hearing (1)

- Introduction of 2013 Alcohol License Renewals and Alcohol License transfer by Planning & Development Director John Peterson and receive public comments regarding this item.

Planning & Development Director John Peterson explained that last year there were twenty (20) total Alcohol Licenses for renewal. He stated that for the 2013 Alcohol Licenses fourteen (14) are renewals and six (6) are proposed transfers of the licenses

for your review.

ESTABLISHMENT & TYPE OF LICENSE RENEWAL:

Club Romero - Ella L. Waye - Retail consumption dealer of spirituous liquors, malt beverages, beer, and wine .

Crooked River Lounge - Michael & Anne Marie Ott - Retail Consumption dealers of spirituous liquors, malt beverages, beer and wine.

Friendly Express #78 - Daniel Smith - Retail dealer of malt beverages, beer and wine sold in the original packages only.

Green Cedar Store #6 - Nicholas Antar - Retail dealer of beer sold in the original packages only.

Green Cedar Store #1 - Nicholas Antar - Retail dealer of beer sold in the original packages only.

Greyfield Inn - Oliver R. Ferguson - Retail consumption dealers of spirituous liquors, malt beverages, beer and wine.

Reed Brothers Convenience Store - Gregory Reed - Retail dealer of malt beverages and wine sold in original packages only.

Reed Brothers Package Store - Gregory Reed - Retail dealer of malt beverages, beer, wine and Spirituous liquors sold in original packages only.

Reed's Place - Barry Reed - Retail dealer of spirituous liquors sold in original packages only.

Southstar, Inc. The Golf Club @ Sanctuary Cove - Scott Turner - Retail consumption dealers of spirituous liquors, malt beverages, beer, and wine.

Trolley Package Store - Ann P. Sweatt - Retail dealer of malt beverages, beer, wine and/or spirituous liquors sold in original packages only.

Waverly Minit Mart - Jay Thomas Hulslander - Retail dealer of malt beverages, beer and wine sold in the original packages only.

Whistle Lounge - Ann P. Sweatt - Retail Consumption dealers of spirituous liquors, malt beverages, beer and wine.

J. Felton Elders, III and Jennifer L.H. Elders - Retail Dealer of malt beverages, wine and spirituous liquors.

The Lodge @ Cabin Bluff - David Edwards, Jr. - Retail consumption dealers of spirituous liquors, malt beverages, beer, and wine.

The Pub @ Cabin Bluff - David Edwards, Jr. - Retail consumption dealers of spirituous liquors, malt beverages, beer, and wine.

The Lodge @ Cabin Bluff - David Edwards, Jr. - Retail consumption dealers of spirituous liquors, malt beverages, beer, and wine.

The Riverhouse @ Cabin Bluff - David Edwards, Jr. - Retail consumption dealers of spirituous liquors, malt beverages, beer, and wine.

Bluff Bistro and Tavern - David Sullivan - Retail consumption of malt beverages, beer and wine. (Spirituous Liquors added as a new License)

Flash Foods, Inc. #124 - Julie Renee May - Retail dealer of malt beverages, beer and wine sold in the original packages only.

Planning & Development Director John Peterson stated that the recommended motion is to approve the requested Alcohol License Renewals and Transfers for 2013 and he explained that all required information has been furnished, and there no questionable reports were received.

Public Comments:

Cole Fountain , Flashfoods

Mr. stated that the name listed for the Flashfoods license holder is listed as Gary Crumpton. He explained that Mr. Crumpton is no longer in this position and the correct license holder should be listed as Cole Fountain.

Mr. Peterson stated that a new application with the correct name needs to be submitted.

David Sullivan, Bluff Bistro and Tavern

Mr. Sullivan stated that the license is listed as malt beverages, beer and wine. He stated that spirituous liquor is not listed and asked if this would be on the new license for transfer.

Mr. Peterson stated that is it a clerical error and should reflect the license having malt beverages, beer, wine and spirituous liquor.

Felton Elders, Bluff Bistro and Tavern

Mr. Felders explained there was never a spirituous liquor license at the Bistro and that should be a new license.

Chair Rainer adjourned the Public Hearing at 6:08 PM.

Chair Rainer reconvened the Regular Meeting at 6:08 PM.

10. Request for Approval 2013 Alcohol Licenses: Fourteen (14) Renewals and six (6) Transfers

Vice-Chair Keene made a motion, seconded by Commissioner Starline to approve the requested Alcohol License Renewals and Transfers for 2013, all required information having been furnished, and there being no questionable reports.

The motion carried unanimously.

Chair Rainer adjourned the Regular Meeting at 6:10 PM.

Chair Rainer convened the Public Hearing at 6:13 PM.

Public Hearing (2)

- Introduction of amendments to Chapter 6, Alcoholic Beverages of the Official Code of Camden County, Georgia by Planning & Development Director John Peterson and receive public comments regarding this item.

Planning & Development Director John Peterson stated that at the Board of County Commissioners Regular Meeting of October 16, 2012 the Board unanimously voted to pass a Resolution allowing staff to move forward with amending Chapter 6, Alcoholic Beverages, Sections as shown and have previously held the 1st Reading and Public Hearing. He explained that this is the 2nd Public Hearing prior to consideration for adoption.

Said amendments shown in more detail below with ~~strike thru~~ used to show deleted text and underlining to indicate proposed verbiage:

Sec. 6-3 Definitions.

12. Eating establishment means any ~~public place,~~ including a place available for rental by the public, ~~selling prepared food for consumption by the public on the premises with a full service kitchen.~~ A full service kitchen pursuant to the standards, rules and regulations will consist of a three-compartment pot sink, a stove or grill permanently installed, and refrigerator, and all of which must be approved food service establishment as defined by State Rules and Regulations and approved by the health department and city county building official. An eating establishment shall be prepared to serve food every hour within which such establishment is open to the public, shall derive at least as much gross receipts annually from the sale of prepared meals or food as it derives from the sale of alcohol beverages, and shall have a seating capacity of at least ~~25~~ 15 people. Such establishment shall also have employed therein a sufficient number of employees to prepare, cook and serve suitable food for its guests with the serving of alcoholic beverages to be consumed on the premises as only incidental thereto.

Sec. 6-6 Sale of alcoholic beverages near churches, school buildings, or other sites.

1. No license for the retail sale of spirituous liquors, wine or malt beverages will be issued to any establishment in the county that is not located in an area zoned under the Camden County ~~zoning ordinance~~ Unified Development Code as follows:

(a) Neighborhood Commercial District;

(b) General Commercial District; or,

(c) Interchange Commercial District.

(d) Planned Development District - when Commercial, Bed & Breakfast Inns and Other Travel Accommodations, or Resort Uses are approve (as allowed and permitted in the Camden County Unified Development Code).

(e) General Agriculture-forestry District - Bed & Breakfast Inns and Other Travel Accommodations (as allowed and permitted in the Camden County Unified Development Code).

Sec. 6-10 Hours of sale.

2. Except as explicitly provided for in the immediately following paragraph, there shall be no ~~sell~~ sale on Sundays of any alcoholic beverages, malt beverages or wine for consumption on the premises. There shall be no ~~sell~~ sale of any alcoholic beverages, malt beverages or wine for consumption on the premises on any other day of the week between the hours of 2:01 a.m. and 8:00 a.m.

Sec. 6-20 Application for license; application for license renewal; wholesale dealer application.

2. Any person desiring to sell alcoholic beverages within the unincorporated areas of the county shall make application on form(s) prescribed by the Board and furnished through the office of the County Clerk for the Board of County Commissioners by the office of Planning & Development.

No comments from the public were offered during this time.

Chair Rainer adjourned the Public Hearing at 6:15 PM.

Chair Rainer reconvened the Regular Meeting at 6:15 PM.

11. Second reading and adoption of the amendments to Chapter 6, Alcoholic Beverages of the Official Code of Camden County, Georgia.

Commissioner Starline made a motion, seconded by Commissioner Clark to waive the second reading of the amendments to the Official Code of Camden County, Chapter 6, Alcoholic Beverages, Sec. 6-3; Sec. 6-6; Sec. 6-10 & Sec. 6-20, and to adopt said Amendments as shown.

The motion carried unanimously.

Chair Rainer adjourned the Regular Meeting at 6:16 PM.

Chair Rainer convened the Public Hearing at 6:16 PM.

Public Hearing (3)

- Introduction of new 2013 Alcohol License and Rezoning for Sea Island by Planning & Development Director John Peterson and receive public comments regarding this item.

Planning & Development Director John Peterson introduced the request by James B. Gilbert, Jr. of Sea Island Acquisition, LLC, representing Broadfield Holdings Co., LLC, for a rezoning from A-F, Agriculture Forestry to PD, Planned Development for 120 Acres of Tax Map 104 Parcel 002, that consists of 2,190.7 Acres, for a proposed private commercial hunting club. The Future Land Use is shown as Rural.

He explained the proposal is to rezone only 120 acres of the proposed approximate total lands of 5,710 acres of personal hunting lands by the previous owner, Bill Jones, III, to a corporate hunting club for the use of members and Sea Island Company Resort guests.

property holdings.

Planning and Development Director John Peterson introduced the next item, application for approval of the four new 2013 Alcohol licenses for Sea Island Acquisition, LLC, dba Broadfield Main House, 2800 Billyville Road, Woodbine, GA - James B. Gilbert, Jr. applicant. He explained that the license locations are in the Main House, the Pool House, the Skinning Shed and In-room Service; and the one addition of Consumption Spirituous Liquor to transfer of Beer and Wine license for Bluff Bistro & Tavern (granted as a transfer in Agenda Item 10 above.)

TYPE OF LICENSES

Retail Consumption dealers of spirituous liquors, malt beverages, beer and wine, Jim Gilbert Jr. applicant, 2800 Billyville Road, Woodbine , Ga. 31569

ESTABLISHMENTS/ LOCATIONS

- 1) Broadfield Main House
- 2) Broadfield /In-Room Service
- 3) Broadfield Pool House
- 4) Broadfield Skinning Shed,

TYPE OF LICENSES

Retail Consumption dealers of spirituous liquors being added to existing above Transfer of malt beverages, beer and wine, David Sullivan, applicant, 1979 Harriett's Bluff Road, Woodbine , Ga. 31569

ESTABLISHMENTS/ LOCATIONS

- 1) Bluff Bistro & Tavern

No comments from the public were offered during this time.

Chair Rainer adjourned the Public Hearing at 6:19 PM.

Chair Rainer reconvened the Regular Meeting at 6:19 PM.

12. Rezoning - #RZ2012-4 - James B. Gilbert, Jr. of Sea Island Acquisition, LLC, representing Broadfield Holdings Co., LLC, is requesting a rezoning from A-F, Agriculture Forestry to PD, Planned Development for 120 Acres of Tax Map 104 Parcel 002, that consists of 2,190.7 Acres, for a proposed private hunting club. The Future Land Use is shown as Rural.

Vice-Chair Keene made a motion, seconded by Commissioner Clark to approve Broadfield Holdings Co., LLC request to rezone from A-F to PD and the PD Text and Concept for 120 Acres of Tax Map 104 Parcel 002 for a proposed private hunting club.

The motion carried unanimously.

13. Application for approval of the four new 2013 Alcohol licenses for Sea Island Acquisition, LLC, dba Broadfield Main House, 2800 Billyville Road, Woodbine, GA - James B. Gilbert, Jr. applicant. License Locations are in the Main House, the Pool House, the Skinning Shed and In-room Service.

Vice-Chair Keene made a motion, seconded by Commissioner Clark to approve the requested four (4) new Alcohol licenses for Sea Island Acquisition, LLC, dba Broadfield Main House, 2800 Billyville Road, Woodbine, GA - James B. Gilbert, Jr. applicant; and one (1) addition of Consumption Spirituous Liquors to a transfer of Beer and Wine license for Bluff Bistro & Tavern (granted as a transfer in Agenda Item 10 above.)

The motion carried unanimously.

Chair Rainer adjourned the Regular Meeting at 6:30 PM.

Chair Rainer convened the Public Hearing at 6:30 PM.

Public Hearing (4)

- Introduction of items 14 - 15 by Planning & Development Director John Peterson and receive public comments regarding these items.

Mike Crews is requesting a Special Exception Variance for his **mother's** property located at 210 Burnt Fort Road, White Oak, GA for a reduction of the side yard setback from 20 feet to 5 feet, to allow the addition of a roof storage shelter for boat storage as an extension of an existing storage building, and for a reduction in the same side yard setback from 20 feet to 6 feet to allow the continued location of a chicken coop and enclosed chicken yard, located on 2.66 acres shown as Tax Map 063A Parcel 012, and shown as zoned A-R Residential Agriculture, with Future Land Use shown as Rural Residential.

Public Comments:

In Favor:

Mike Crews, Bunt Fort Road, Waverly

Mr. Crew stated that he is representing his mother, Margaret Crews, and asked the Board to approve the item as submitted to allow for the boat storage shelter and chicken coop.

In Opposition:

Hoyt Drury, Waverly

Mr. Drury stated that he has no problem with the boat storage shelter being placed on the property. He explained that the chicken coop that was erected on the property earlier this year emits a terrible smell. He asked the Board to deny the request to allow the chicken coop to remain.

Rebuttal (2 minutes):

Mike Crews, Burnt Fort Road, Waverly

Mr. Crews stated that to move the chicken coop would cost considerable dollars and he has done everything possible to make the chicken coop acceptable. He stated that the day when Mr. Peterson inspected the coop was after a torrential down pour of rain that lasted for several days. He explained that since that time, he has done considerable improvements to the coop and has gone above and beyond what is required. He stated that the coop is cleaned every week with fresh hay added and he has invested a considerable amount of money into the improvements of the coop. He assured the Board if approved it would not be an issue.

Chair Rainer adjourned the Public Hearing at 6:43 PM.

Chair Rainer reconvened the Regular Meeting at 6:43 PM.

14. Special Use - SU2012-6 - Verizon Wireless is requesting a Special Use approval to construct a 349' tall telecommunications tower and related ground equipment, on Tax Map 132 Parcel 007 owned by the Wesley Way Estate on a 35.97 acre undeveloped tract of land. The Zoning is A-F, general agriculture-forestry district, and the Future Land Use Map shown it as Residential.

Vice-Chair Keene made a motion, seconded by Commissioner Clark to table this item.

The motion to table carried unanimously.

15. Special Exception Variance request for property located at 210 Burnt Fort Road, White Oak, GA for a reduction of the side yard setback from 20 feet to 5 feet, to allow the addition of a roofed storage shelter for boat storage as an extension of an existing storage building, and for a reduction in the same side yard setback from 20 feet to 6 feet to allow the continued location of a chicken coop and enclosed chicken yard.

Vice-Chair Keene made a motion, seconded by Commissioner Clark to adopt the finding of fact listed by staff, and in consideration of the testimony received in the meeting and

to 5 feet.

So voted:

Chairman Rainer - Abstain
Vice-Chair Keene - Yes
Commissioner Clark - Yes
Commissioner Starline - Yes
Commissioner Blount - Yes

The motion carried 4-1; Chairman Rainer abstained.

Vice-Chair Keene made a motion, seconded by Commissioner Starline to adopt the finding of fact listed by staff, and in consideration of the testimony received in the meeting, to deny the requested side yard variance request to allow the chicken coop to remain as requested reducing the side-yard setback from 20' to the existing 16' and 11' from the closest part of the chicken coop corners and to 6' to the closest corner of the run.

So voted:

Chairman Rainer - Abstain
Vice-Chair Keene - Yes
Commissioner Clark - No
Commissioner Starline - Yes
Commissioner Blount - Yes

The motion carried 2-1.

16. Georgia Department of Transportation Off System Safety Striping Project.

Vice-Chair Keene made a motion, seconded by Commissioner Starline to approve the Memorandum of Understanding with the Cities for the Department of Transportation Off System Safety Striping Project.

The motion carried unanimously.

17. Acceptance of Right-of-Way Deed for CMG Place.

Vice-Chair Keene made a motion, seconded by Commissioner Starline to accept the Right-of-Way Deed for CMG Place and authorize the Chairman to execute all documents related to this item.

So voted:

Chairman Rainer - Yes
Vice-Chair Keene - Yes
Commissioner Clark - Abstain
Commissioner Starline - Yes
Commissioner Blount - Yes

The motion carried 4-1; Commissioner Clark abstained.

18. Georgia Emergency Management Agency “On behalf of purchases for locals” funding/agreement.

Commissioner Clark made a motion, seconded by Vice-Chair Keene to approve the Georgia Emergency Management Agency “On behalf of purchases for locals” funding/agreement.

The motion carried unanimously.

19. Emergency Medical Technician Ride Along Agreement

Vice-Chair Keene made a motion, seconded by Commissioner Clark to table this item.

The motion to table carried unanimously.

20. Georgia Emergency Management Agency - Homeland Security Georgia Search and Rescue Team (GSAR) Memorandum of Agreement

Commissioner Starline made a motion, seconded by Vice-Chair Keene to approve the Georgia Emergency Management Agency - Homeland Security Georgia Search and Rescue Team (GSAR) Memorandum of Agreement.

The motion carried unanimously.

21. Discussion concerning application to Annex Land into the City of Kingsland.

County Attorney Brent Green advised the Board that there was no valid legal reason to oppose the proposed annexation.

No action was taken regarding this item.

Reports

- **Calendar - Dec ember / January**

County Clerk Kathryn Bishop read the calendars for December 2012 and January 2013.

- **County Administrator’s Report**

County Administrator Steve Howard announced that the grand opening ceremony for the new Department of Labor office was a success and the Department of Labor Commissioner was in attendance at this event.

Additional Public Comments:

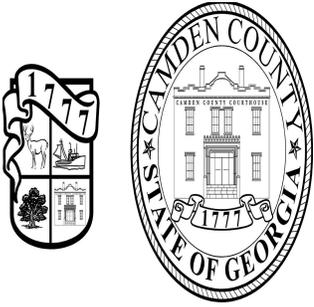
Norman Covert, Kingsland

Mr. Covert announced that the St. Marys Little Theater is having a Christmas show production Thursday, Friday and Saturday at 7:00 PM, as well as Sunday at 2:00 PM for all those interested in attending.

Vice-Chair Keene announced that this was Chairman **Rainer's** last official meeting. He honored Chairman Rainer with a plaque commemorating his service to Camden County Government.

Adjournment:

Commissioner Blount made a motion, seconded by Vice-Chair Keene to adjourn the December 11, 2012 meeting. The vote was unanimous to adjourn the meeting at 7:12 PM.



BY:
DAVID L. RAINER, CHAIRMAN
CAMDEN COUNTY BOARD OF COMMISSIONERS

ATTEST:
KATHRYN BISHOP, COUNTY CLERK