

The Brooks County Board of Commissioners met for its Monthly Workshop and Regular Monthly Meeting on Monday, December 1, 2014 at 5:00 p.m. in the Commissioners Meeting Room located at the Brooks County Office Building. Commissioners present were: Mr. S. L. Jones, Chairman; Ms. Myra Exum, Vice Chairman; Mr. James Maxwell; Mr. Willie Cody, and Mr. Joe Wingate. Others present were: Mr. Justin DeVane, County Administrator; Ms. Patricia Williams, County Clerk; Mr. Vann Parrott, County Attorney; and various residents.

**PUBLIC HEARING** – SIGN-IN SHEET PROVIDED

**A. Special Exception Request – Duy Nguyen – Presented by Todd Miller, Planner, Southern Georgia Regional Commission.** During the November 3, 2014 regular Meeting, the Board tabled this item for a Petition by Duy Nguyen for a Special Exception to allow the development of 24 poultry broiler houses on a 289.3 acre parcel of property located on the south side of Lone Church Road between Hester Road and Tallokas Road near Pavo, Georgia. Upon initial review by Staff of Southern Georgia Regional Commission, it became apparent several issues needed to be addressed in order for Staff to be able to make a professional recommendation to the Planning and Zoning Commission and the Board of Commissioners. Therefore, Staff recommended the application be tabled for no less than one month.

During the November 18, 2014 Brooks County Planning and Zoning Commission meeting, the Commission voted to recommend denial of the petition. The SGRC approved the request based upon the information submitted and the efforts of Mr. Nguyen to make his request acceptable. SGRC approved the petition subject to the following conditions: 1) Limit number of broiler houses to 4; 2) limit number of manure sheds to 1; 3) limit number of compost sheds to 1; 4) limit number of mobile homes to 1; and 5) provide minimum setback of 175 feet between any broiler house, manure shed or compost shed and stream bed.

Chairman asked for those to speak in favor of the petition, there were none present. Chairman called upon those against the petition.

Lee Larko, property owner, expressed concerns of the impact of the odor, flies, and other insects. He feels the major impact will be on property value.

Robert Moore, retired property owner, stated he has been ill, and have allergies that he feels will be affected by environment chicken houses will establish in the community. He further stated the community is nice, quiet, and peaceful environment; and feels the chicken houses will set an emotional setting if approved.

Jean Cooper, property owner, expressed concerns regarding the noise of traffic with trucks coming in and out, machinery, creation of flies, stench, slime and odor. Ms. Cooper asked Board for consideration in their decision.

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**B. Special Exception Request – Daniel Champion – Presented by Todd Miller, Planner, Southern Georgia Regional Commission** - The Brooks County Planning and Zoning Commission received a request for a special exception on parcel 07, map 28 on Cannon Road. The petitioner is requesting permission to construct 3 chicken houses on 50 acres in north Brooks County. The request was submitted to the Planning Commission and was denied during their meeting held November 18, 2014. The SGRC approved the request based upon the information submitted and found the request was in compliance with the Brooks County Ordinance; and subject to the following conditions: 1) Limit number of manure sheds to 1; 2) limit number of compost sheds to 1; 3) provide a minimum setback of 175 feet between any broiler houses, manure shed or compost shed and stream bed. Petitioner, Daniel Champion, was not present.

Property owners present spoke against the petition. Lee Larko further emphasized the same concerns in previous hearing regarding stench, flies, traffic, and that it would be more present with this location.

Robert Moore, stated he hopes the Board will find favor with residents for a healthy lifestyle.

Jean Cooper, further expressed her concerns on previous case also.

On motion by Mr. Wingate, seconded by Mr. Maxwell, Board closed public hearing at 5:36 p.m. to go into the work session.

#### **WORK SESSION – 5:36 p.m.**

Chairman called workshop to order.

#### **Reports from Committees/Departments**

**A. Public Works** – Glenn Walker, Road Superintendent, reported on work completed for month of November:

- 12 work orders received, sand and fixed ruts in roads.
- Blading roads, hope to have entire County completed by Christmas. Asked to hang in with him, he will get it done.

**B. Ben DeVane – County Engineer**

- 2014 LMIG is out for bid. Will extend submission of bids and opening from December 11<sup>th</sup> to December 22, 2014 at 3:30 p.m.
- Started preparation of 2015 LMIG, should be complete by next week to submit before end of year.

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**C. Tom Fields – Brooks County Fire Department** – Barney Fire Station is complete. Rain has delayed landscaping; and fire truck should be in by the end of the week, then

calls will start. The next station will probably be Hickory Head, but will get in touch with RC to do housing study to serve area of greatest need. Also waiting on ISO review of station 1100 and come back hoping for an 8 and some areas 7.

**D. Stephanie Hollifield – Extension Office** – Provided copy of newsletter, UGA Extension, Brooks County Ag, & 4-H Clover Connection, to the Board. Georgia Clean Day was successful with over 40,000 pounds of pesticide collected. The newsletter provided a glance of activities for month of December.

Chairman closed work session to go into the Regular Meeting at 5:53 p.m.

**1. Call to Order**

**A. Prayer & Pledge** – Mr. Cody led all in attendance in prayer and pledge of allegiance.

**2. Approval of Agenda**

**A.** December 1, 2014 Regular Monthly Meeting – Ms. Exum made the motion to approve the agenda as presented, Mr. Wingate seconded. Vote was unanimous.

**3. Approval of Minutes**

On a motion by Mr. Cody, seconded by Mr. Wingate; the Board unanimously approved the following minutes as presented:

Regular Monthly Meeting	November 3, 2014
Special Called Meeting	November 10, 2014

**4. Appearances**

**A. Suzanne S. Lastinger – Road Closure Request – Artis Road** - Administrator received a request from Bill Holland, representing Ms. Lastinger, regarding a request for the County to formally begin the road closure process on a portion of Artis Road. Mr. Holland's client owns the land on both sides of the road in regards to the section being requested and is requesting the closure since the road is traveled little and requires little maintenance from the County. The request is to close the section of the road that runs south, between her two pieces of property, approximately 350 feet. The portion of Artis Road that runs East to West will remain open.

Attorney, Tim Tanner, appeared on behalf of Attorney Bill Holland, and stated the road serves no public purpose; and will not have to be maintained by the County. Mr. Wingate made the motion authorizing Administrator to begin proceeding for abandonment of Artis Road, Ms. Exum seconded. Vote was unanimous.

**5. New Business**

**A. Special Exception Request – Duy Nguyen** – On a motion by Mr. Maxwell, seconded by Mr. Cody, Board unanimously denied the Special Exception request of Petitioner Duy Nguyen to allow the development of 24 poultry broiler houses on a 289.3 acre parcel of property located on the south side of Lone Church Road between Hester Road and Tallokas Road near Pavo, GA.

**B. Special Exception Request – Daniel Champion** – Mr. Wingate made the motion to deny Special Exception request of Petitioner Daniel Champion to allow development of three poultry broiler houses on 50 acre parcel of property located on both sides of Cannon Road between Marso Road and Hester Road near Pavo, GA. Vote was unanimous.

**C. Application for Retail Sale of Beer & Wine – Sandhill Grocery – Ullah Irshad**  
Administration received a request from Ullah Irshad, owner of the Sandhill Grocery, to permit a retail beer & wine license for the Sandhill Grocery. The store previously held a license, however, it was held by another tenant that was leasing the building. Mr. Irshad is now running the store himself and wishes to obtain a license personally. The advertisement is complete; and background check done. After review of background check, County Attorney advised Mr. Irshad that his criminal history prevents eligibility for a Beer & Wine license. He suggested the item be tabled for better clarification to give an opportunity to get corrected; and show it has been resolved. Mr. Maxwell made the motion to table the issue for more information and clarification, Mr. Wingate seconded. Vote was unanimous.

**D. Lease Agreement Extension for USDA NRCS Office** - Administration received a request from the USDA NRCS office in Phoenix to renew the facility lease between Brooks County and the USDA for the NRCS office space. The current lease expired in April 2011. This extension would be from April 2011 until April 2017. The space is 2,395 square feet and is for \$275.00 per month. Ms. Exum made a motion to table this item until January 1, 2015 for additional information, Mr. Wingate seconded. Vote was unanimous.

**E. Road Closing – Giddens Road – FY 2014 LMIG Project** - Administration is requesting consideration from the Board to begin the road closure process on Giddens Road. The road was included in the 2014 LMIG projects list to be partial paved with a cul-de-sac and to have the northern end from Madison Highway down to the area near Dewey Road abandoned. The northern section floods almost every time it rains. The property is owned by the same property owner on both sides, and the County would like to swap the parcels to the owner in exchange for right-of-way around the cul-de-sac. County Attorney has all parcel maps and recording documents. Mr. Wingate made the motion authorizing Administrator to begin proceedings for road abandonment of Giddens Road, seconded by Mr. Maxwell. Vote was unanimous.

**F. FY 2015 LMIG Application Submission** - County Engineer, Ben DeVane, has prepared a list of roads to be submitted for the 2015 LMIG application. The LMIG grant is

typically used for resurfacing projects, as funds from DOT require a minimum of 30% match. Typically, the County uses SPLOST funds to match the DOT funds one to one. Board will review the list at the special called meeting scheduled for December 15, 2014.

**G. Re-appointment to Board of Elections** – Elections Supervisor, Ken Collins, submitted a request to Administration for re-appointment of Karen Murray to the Board of Elections. Ms. Murray filled the vacated seat of Nancy Duncan, which expires December 31, 2014. On the motion by Mr. Cody, seconded by Ms. Exum, Board unanimously re-appointed Karen Murray to the Board of Elections for a 3-year term, expiring December 31, 2018.

**H. Re-appointment to the Brooks, Colquitt, Grady, Mitchell, and Thomas County Joint Development Authority** – Brooks County Economic Developer submitted a request to Administration to appoint three members to the Brooks Colquitt, Grady, Mitchell, and Thomas County Joint Development Authority (JDA). The JDA meets every quarter and each position is to have a staggered term. The term for County Administrator has expired. The following is proposed:

Justin DeVane – ending December 31, 2017 (re-appointment)  
Current: Buddy Holwell – ending December 31, 2015  
Tina Herring – ending December 31, 2016

Mr. Wingate made the motion to re-appoint Justin DeVane to the Brooks Colquitt, Grady, Mitchell, and Thomas County Joint Development Authority, seconded by Ms. Exum. Term will be for three years, expiring December 31, 2017. Vote was unanimous.

**6. Unfinished Business – None**

**7. County Administrator Notes/Comments**

**A. Seven Rivers RC&D Membership** – Administration visited with Eugene Dyal of the Seven Rivers RC & D Commission. The RC&D provides support for resource conservation through various programs and opportunities. Brooks County has been invited to join the RC&D. Yearly fees are \$750 and many communities across South Georgia to the coast currently participate. Some examples of their programs have been provided. Two of the more popular programs are the residential water well loan program and the wheels to work program. After discussion, on a motion by Mr. Wingate, seconded by Mr. Cody, Board approved/authorized membership in amount of \$750 to the Seven Rivers RC&D Council. Funds will come from contingency. Vote was unanimous.

**B. New Use of County Facilities Policy** – Administration provided the Board a copy of a proposed “Use of County Buildings” policy in November for the Board’s review and **Monthly Workshop & Regular Monthly Meeting (December 1, 2014)**

consideration. Administration would like to make the new policy official starting January 1, 2015. Board discussed including a clause for “tobacco free”. After discussion, Mr. Wingate made the motion to adopt/approve the Use of County Facilities Policy as

written; include tobacco free clause; and effective January 1, 2015, Mr. Maxwell seconded. Vote was unanimous.

**C. Employee Longevity Payments** – Administration is requesting approval for the Employee Longevity Pay to be paid with Contingency Funds. The total amount is \$15,450 as figured at the traditional pay scale (based upon years of service). On a motion by Mr. Maxwell, the Board unanimously approved \$15,450 to come from contingency fund for employee longevity payments, Mr. Cody seconded. Vote was unanimous.

**D. FY 2015 County Appointments** – Administrator reminded Board of upcoming County appointments for FY 2015.

**8. Commissioners Notes/Comments**

**A. Joe Wingate - District 1** – Commented on importance of purchasing from reputable dealers for items for Brooks County.

**B. S. L. Jones, District 2** – Commented on Ochawilla and Garrett Road regarding an offer made by Manager of River Bend Plantation to pay for and to clear and place rock on clay hill.

**C. Willie Cody, District 3** – Emphasized need for repairs/improvements on Son Wright Road and Hamm City Road.

**D. Myra Exum, District 4** – Requested a list of issues that come before the Board from citizens be prepared and updated until resolved. Asked County Engineer to look at Pauline Church Road and Studstill Road for LMIG.

**E. James Maxwell, District 5** – Asked County Engineer to take a look at Pidcock and Dodge Road. He also inquired about guard rails project.

**9. Executive Session – None**

**10. Adjournment**

Mr. Maxwell made the motion to adjourn regular meeting at 6:52 p.m.; Mr. Wingate seconded.

Ms. Sanford L. Jones, Jr., Chairman

Mr. Justin DeVane, Administrator

Ms. Patricia A. Williams, Clerk