

Minutes
Liberty County Board of Commissioners
February 7, 2023
Regular Meeting

1. The meeting was opened by Chairman Lovette with all commissioners in attendance except Commissioner Frasier.
2. The county administrator certified compliance the Georgia Open Meetings Act.
3. The prayer was offered by Henry Frasier Jr. followed by the Pledge of Allegiance.
4. Board considered minutes of their January meetings. A motion was made to approve the minutes by Commissioner Thrift, seconded by Commissioner Gilliard, and approved by all commissioners in attendance.
5. Departmental reports received:
 - A. The LCPC report was presented by Mr. Jeff Ricketson.

Commissioner Frasier joined the meeting.

- (1) The board considered action related to rezoning petition 2022-075-LC a petition by Blue Scope Properties Group LLC on behalf of CMJ investments to rezone 154.58 acres of land from A-1 to I1 for a warehouse distribution complex on Islands Highway as previously heard in public hearing. Following questions from board a motion was made by Commissioner Stevens to approve the rezoning request subject to LCPC standard conditions and recommended special conditions including Execution of a development agreement prior to commencement of site improvements (other than clearing and grading) regarding public roadway access and improvements including funding which is mutually acceptable to the owner and the Board of Commissioners in addition to other approvals required by ordinance, whether or not located within the Liberty Gateway Overlay District, approval by the Board of Commissioners for all site plans (to also include landscaping, buffer and setback, lighting, and architectural plans) which, among other traditional objectives, are designed to minimize visual and noise impacts for the proposed project. Such approval may be withheld, approved, or further conditioned by the Board of Commissioners in its sole and absolute discretion. The above conditions shall be in addition to standard rezoning and other conditions imposed. It is further noted that exhibits and other materials whether generated by or on behalf of the County or provided by the applicant or others in connection with the rezoning application or otherwise, depicting building layouts, design elements, or other development information is not binding on the Board of Commissioners and does not guarantee favorable consideration or other future approval of any kind. The motion was seconded by Commissioner Thrift with commissioners Stevens, Frasier, Thrift, Lovette, Gilliard, and Walden voting in favor, Commissioner Jones opposed.

Motion was made by Commissioner Frasier to adjourn to public hearing for rezoning purposes seconded by Commissioner Gilliard and approved unanimously.

- (2) The board considered rezoning petition 2023-003-LC as submitted by Samuel Turner to rezone 1.62 acres from R-2 and R-4 to R2A to replace a mobile home currently on the property. Property is located at 150 South Bypass Rd. further described as LCTM 102 – 037. Following the presentation of staff reports Mr. Turner appeared before the board to highlight planned improvements for the area. No one from the public appeared to speak. A motion was made by Commissioner Stevens to approve the request subject to standard conditions, seconded by Commissioner Frasier, and approved unanimously.
- (3) The board considered conditional use request 2023-004-LC a request by Biddeford Preserve LLC, Mr. Jody Pittman, to create a pond through a surface mine. The property is further described as LCTM 237-032. Following the presentation of staff reports Mr. Trent Long spoke on behalf of the petitioner to discuss the drainage proposed for the area and protective measures put in the place due to concerns over water availability. An adjoining property owner appeared to express concern over stormwater leaving the site and well water availability. Following discussion, a motion was made by Commissioner Jones to approve the request subject to LCPC standard conditions and special conditions including; access to site by Highway 17 only, no adverse effects to local wells (if adverse effects are noted during permitted operations at the site construction and removal shall cease until such time as a determination is made that the site is not the cause of the adverse effects), must provide an easement for correction of local drainage issues. The motion was seconded by

Commissioner Stevens and approved unanimously.

A motion was made by Commissioner Frasier to adjourn public hearing and return to regular session, seconded by Commissioner Gilliard, and approved unanimously.

B. Recreation director Mr. Raymond Gross appeared before the board to distribute a draft of proposed adjustments to facility usage fees. Mr. Gross pointed out that the fees had not been adjusted since 2020 and that cost of operations and maintenance had increased during that time. Following questions from the board the commission asked that staff meet with Mr. Gross to consider comments expressed and revise the proposal for resubmission.

6. The board considered new business:

A. Chief Al Hagan of the Liberty County sheriff's department appeared before the board to present a proposed memorandum of agreement between the Liberty County Board of Commissioners, Liberty County sheriff's office, and the Liberty County Board of Education. Chief Hagan explained details of the agreement for the board and answered questions. A motion was made by Commissioner Stevens to approve the agreement, seconded by Commissioner Thrift, and approved unanimously.

B. The board considered an agreement with Coastal Pines Technical College to provide interns for EMS. A motion was made by Commissioner Gilliard to approve the agreement, seconded by Commissioner Thrift, and approved unanimously.

C. Dr. Steve Condrey and team of Condrey and Associates appeared virtually before the board to present a proposed classification and compensation plan update. The team reviewed plan details and answer questions. The board was advised that Condrey and Associates what update salary differentials following disbursement of County merit pay and would present an updated schedule for Board consideration.

D. The board considered appointments to the southeast Georgia regional radio network board. A motion was made by Commissioner Walden to appoint Mr. Clint Stanley, seconded by Commissioner Thrift, and approved unanimously.

7. A motion was made by Commissioner Stevens to adjourn regular meeting, seconded by Commissioner Gilliard, and approved unanimously.

Liberty County Board of Commissioners

SIGNED:

Donald L. Lovette, Chairman

Connie Thrift, Vice-Chairman

Marion Stevens, Sr., Commissioner

Justin Frasier, Commissioner

Maxie R. Jones, IV, Commissioner

Gary Gilliard, Commissioner

Eddie J. Walden, Commissioner

Attest:

Joseph W. Brown, County Administrator