

Bryan County Board of Commissioners - August 2, 2005

The regular meeting of the Bryan County Board of Commissioners was held on Tuesday, August 2, 2005. The following members were present: Chairman Jimmy Burnsed, Commissioner Ed Bacon, Commissioner Rick Gardner, Commissioner Toby Roberts, Commissioner Glen Willard and Commissioner Blondean Newman. Also present: County Administrator Phillip Jones, County Clerk Donna Waters and County Attorney Charles Brown.

Chairman Burnsed called the pre-agenda meeting to order at 1:25 p.m. The agenda items were discussed and the agenda was accepted as presented.

Chairman Burnsed called the regular meeting to order at 1:30 p.m. Invocation was given by Commissioner Willard. Everyone joined in the Pledge of Allegiance. Visitors were recognized.

A discussion was held on the *minutes* of the July 12, 2005 regular meeting. A motion was made by Toby Roberts and seconded by Glen Willard to approve the minutes of the July 12, 2005 regular meeting as presented. Motion carried unanimously.

A discussion was held on the *consent agenda*. A motion was made by Toby Roberts and seconded by Ed Bacon to approve the consent agenda striking item 4, increase to county attorney's hourly rate. Motion carried unanimously.

The following items were listing on the consent agenda:

1. ***Approval of New Occupational Tax Certificates***
 - *Dogs 'N' All Pet Sitting - Nancy Baker
 - *Down Memory Lane Photography - Brenda Sue Cannon
 - *Elizabeth's Fancy - Henry Ingleby
 - *Home Detail - Virginia Long
 - *Sunrise Flat Development, Inc. - Wilbur T. Peer, Sr.

2. ***Approval of Tax Refunds***

*Sarah & William Hembree	Map & Parcel # 065-033	\$25.99
*Greg & Virgie Peed	Map & Parcel # 025-020	\$54.17
*Denise Martin	Map & Parcel # 0631-099	\$457.13

3. ***Approval of Correction to November 2, 2004 Minutes***

Case Number Z#250-04 - Robert E. Shuman, Jr. Rezoning - Motion should have read: A motion was made by Al Dixon and seconded by Ed Bacon to approve the rezoning with conditions that security lighting does not spill over on adjacent properties and that the entrance way be of some paved surface.

Gus Bell of Hussey, Gay, Bell & DeYoung, Inc. met with the board to give a proposal for developing a *county wide master plan/study for water and sewer services* for Bryan County. They are recommending this project be performed in two parts, Parts A & B. Part A will determine the densities and areas to be serviced water and sewer which would project demands and timing. The cost for Part A is \$32,300. Part B will provide the Water and Sewer Master Plans and phasing based on completion of Part A. The cost of Part B will be \$39,300, for a total cost of \$71,600. If SPLOST V goes through, funds have been allocated for water/sewer which county be used to fund this project. Mr. Bell is willing to defer payments at this time. A motion was made by Glen Willard and seconded by Ed Bacon to go ahead with Part A with Hussey, Gay, Bell & DeYoung, Inc. as presented for a county wide water and sewer master plan and we defer the payment. Motion carried unanimously.

Terry Coleman of Kern-Coleman & Company met with the board to discuss a potential subdivision known as *Belfast-Lake Subdivision*. Mr. Coleman is designing this subdivision for Palmetto Point Developers, LLC. Also present were **Jarrell and Jeremy Jones**. The proposed subdivision will front the Belfast Keller Road (aka Park Hill Road). The proposed subdivision will have 180 lots on 116.8 gross acres. The land is currently zoned A-5 and will require rezoning to R-1. The rezoning request will come to the board at a later date. This is a preliminary review to let the board know what the developer wants to build and to seek any further guidance from the board on changes that might need to be made.

Terry Coleman of Kern-Coleman & Company met with the board to discuss a potential subdivision known as *Hidden Creek*. Mr. Coleman is designing this subdivision for Developer **Mike Jones**. Mr. Mikes Jones was also present. The proposed subdivision will front Wilma Edwards Road. The proposed subdivision will have 142 lots on 124 gross acres. The land is currently zoned A-5 and will require rezoning to R-1. The rezoning request will come to the board at a later date. This presentation is a preview of what the developer is planning and to seek any further guidance the board may have.

Chairman Burnsed called the *planning & zoning public hearings* to order.

1. **Joseph Heath/Mack Shuman Rezoning** - No one present to speak on this rezoning other than the applicant.
2. **National Wireless/Elizabeth Martin Rezoning** - No one present to speak on this rezoning other than the applicant.
3. **Luther Hill Rezoning** - No one present to speak on this rezoning other than the applicant.

Chairman Burnsed closed the public hearings.

John Butler, Zoning Administrator, met with the board to present planning & zoning issues.

1. Case Number Z # 279-05 - **Joseph Heath and Mack Shuman** makes application to rezone a parcel consisting of 1.32 acres on Highway 280 east of Toni Branch Road. The property is tax parcel number 026-1-15.02 and is currently zoned AR-1. The requested B-2 zone would allow the continued use of the parcel for commercial purposes. The parcel has been in use as a non-conforming commercial purpose for many years. The non-conforming use closed two year ago and the non-conforming “grandfathered” status lapsed. The applicants seek to use the structure for a powder-coating business. The planning department recommends approval with conditions. A motion was made by Blondean Newman and seconded by Ed Bacon to allow the rezoning for Joseph Heath and Mack Shuman from AR-1 to B-2 conditional with the conditions that the applicant be required to bring the property into code compliance; particularly in regards to the derelict vehicles scattered around the lot; that the applicant be required to provide a paved access ramp to the edge of the pavement of Highway 280; and that the applicant be required to provide a paved parking and turn around area sufficient to meet the needs of the proposed business (minimum four spaces). Motion carried unanimously.
2. Case Number CUP # 284-05 - **National Wireless and Beth Martin** makes application to rezone a parcel consisting of a 100' x 100' site on a 551 acre tract on Highway 204 near the power substation east of the Central of Georgia RR tracks. The property is tax parcel number 037-006 and is currently zoned A-5 and is the site of a former microwave transmission tower. The requested zoning is A-5CD (Cell Tower) and the proposed development is a 300' cell tower. The applicant seeks to install a 300 foot cellular communications tower (guyed monopole) on the large agricultural tract. The planning department recommends approval with conditions. A motion was made by Blondean Newman and seconded by Toby Roberts to approve the rezoning to allow a 300' tower to go on parcel # 037-006 and it have a condition to include a large visibility light to guide aircraft and it have the orange balls attached to the guide wires. Motion carried unanimously.
3. Case Number Z # 285-05 - **Luther Hill** makes application to rezone a parcel consisting of 1.5 acres on Charles Shuman Road near Cypress Bay Loop. The property is tax parcel number 22-02 and is currently zoned B-2 CD (Daycare). It was rezoned from residential zoning to B-2 CD in 2003 in order to permit the operation of a daycare business. The business was never started and the applicant wishes to return the property to residential zoning. The requested zoning is AR-1.5. A motion was made by Ed Bacon and seconded by Glen Willard that we approve the rezoning on parcel #22-02 and reclassify it to an AR-1.5 zone. Motion carried unanimously.

4. **Ordinance Amendments** - A second reading was held on several ordinance amendments. A motion was made by Ed Bacon and seconded by Glen Willard to approve the amendments and revisions to the Bryan County Code of Ordinances as presented. Motion carried unanimously.

‘Copy Amendments’

Stephen Patch of Waterfront Group Georgia is designing a subdivision for **Casey Development Partners, LLC** (potential subdivision has no name yet - maybe Tivoli River Estates). The proposed subdivision fronts on Belfast Keller Road and Tivoli Trail Road. The proposed subdivision will have 144 lots on 265.2 acres. The land is currently zoned A-5 and will require rezoning to R-1. The rezoning request will come to the board at a later date. This is a preliminary review to let the board know what the developer wants to build and to seek any further guidance from the board.

Jim Anderson, Emergency Management Director, met with the board to discuss increasing **EMS billing rates**. The recommendation is to increase ALS 1 Services to \$510 and ALS 2 Services to \$562 and increase the milage rate to \$9.25 per mile. A motion was made by Toby Roberts and seconded by Glen Willard to increase the EMS fees as recommended, that being \$510 for ALS 1 Services; \$562 for ALS 2 Services and \$9.25 per mile. Voting for: Willard, Roberts, Newman and Gardner. Voting against: Bacon. Motion carried.

Neil Smiley, Director of Engineering & Inspections, met with the board to give an update on activities in his department.

***Harris Trail Road** - A ribbon cutting for this project will be held on August 9, 2005 at 1:15 p.m. on-site. A luncheon will be held on this same date at 12:00 noon with DOT Commissioner Linnenkohl.

***Highway 144 Darieng Dedication** - Signs are currently being prepared. Our state representative should be the person to coordinate this dedication.

***Pembroke Connector Road** - A meeting will be held on August 10, 2005 on this project.

***Bridge Replacements** - This project is scheduled to begin on August 29, 2005.

***Pine Ridge Road** - The contractor is currently hauling stone to the project.

***Deep Patching on Harris Trail and Port Royal Road** - This project was advertised and one bid was received. Due to the one bid being high, it was the consensus of the board to re-bid this project.

Phillip Jones, County Administrator, met with the board to given an update on several projects.

***EPD Presentation of Scientific Results on Coastal Water Study** - The EPD has just concluded a seven year study of water for the 24 counties along Coastal Georgia. They will be presenting the results of that study at several locations. Water is an extremely important issue to the coastal region of Georgia. The result of this study will dictate water utilization and constraints that will impact Bryan County. The commissioners should make plans to attend on of these meetings.

***County Operational Budget for FY 2006** - We will hold meetings on August 23, 2005 and August 24, 2005 at 8:30 a.m. to meet with the various department heads to review their budget requests.

***DCA Commissioner Mike Beatty** will be visiting the coast on August 10-11, 2005. He will be attending a meeting at the Mighty Eighth on August 10 and he will be touring Bryan County on the morning of August 11 and will be making at presentation to the Rotary Club at 12:00. The commissioners are invited to attend any of these functions.

***Tour of Fort Stewart** - The Coastal Georgia RDC has been working with the Public Affairs Office of Fort Stewart to arrant a staff tour. The tour will include a briefing and lunch (dutch treat). The tour is scheduled for Tuesday, October 18, 2005. This tour would be beneficial if you have not toured the post or gone through on of their briefing. The commissioners are invited to attend this tour.

Charles Brown, County Attorney, met with the board to discuss issues regarding the **Development Authority**.

***Change in the Code of Ordinances** in regards to the development authority. Chapter 4, Section 300 addresses the duties and responsibilities of the Development Authority. Since the Board of Commissioners have recombined into one authority and made other changes, this section of the Code of Ordinances needs to be updated to reflect what has already been approved. Section 303 addresses the number of directors on the board. A motion was made by Toby Roberts and seconded by Blondean Newman to change Chapter 4, Sections 301 and 303 of the Bryan County Code of Ordinances as printed. Motion carried unanimously.

‘Copy Amendments’

***Intergovernmental Agreement** between the County and the Development Authority of Bryan County. The agreement covers the relationship, assets and funding for the Authority. The commissioners were asked to review this agreement and make comments to the attorney prior to the September meeting, at which time it will be presented for approval.

Dan Rollf, Chief Tax Assessor, met with the board to give an update on the tax digest.

A discussion was held on the *conceptual plans for the Dee Henderson Memorial Park*. A motion was made by Toby Roberts and seconded by Blondean Newman to approve the Dee Henderson Memorial Park conceptual plans as depicted to include the recommendations of the Recreational Board where feasible and we appoint Johnny Murphy to chair a planning committee for the upcoming SPLOST Referendum. Motion carried unanimously

The meeting adjourned at 5:10 p.m.