

Bryan County Board of Commissioners - January 3, 2006

The regular meeting of the Bryan County Board of Commissioners was held on Tuesday, January 3, 2006. The following members were present: Chairman Jimmy Burnsed, Commissioner Ed Bacon, Commissioner Toby Roberts, Commissioner Glen Willard, Commissioner Rick Gardner 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 1:28 p.m. The agenda items were discussed and the agenda was accepted with additions.

Chairman Burnsed called the 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 *minutes* of the December 6, 2005 regular meeting. A motion was made by Glen Willard and seconded by Rick Gardner to approve the minutes of the December 6, 2005 regular meeting as printed. Motion carried unanimously.

A discussion was held on the *consent agenda*. A motion was made by Toby Roberts and seconded by Blondean Newman to adopt the consent agenda as presented. Motion carried unanimously.

The following items were listed on the consent agenda:

1. ***Approval of New Occupational Tax Certificates***
  - \*Ashley Hawkins - Monogram Construction, Inc.
  - \*Lenton Williams - Will & Will Trucking
  - \*Christopher Roach - Coastal Sunrooms
  - \*James Smith - Holland's Handyman Service
  - \*Gregory Purcell - Purcell Enterprises
  - \*Yvonne Benton - Contract Aide
  - \*Charles Murchison - Murchison's Lawn Care
  
2. ***Approval of Alcoholic Beverage License***
  - \*William J. Haray - Liquid Sunshine \*Name changed to Stewart's Spirits
  
3. ***Approval of Tax Refunds***
  - \*Thomas Fisk - Map & Parcel 0291-019 - \$507.80
  - \*Miner's Service Station - Map & Parcel 0531-002 - \$134.05

A discussion was held on the *appointment of the Vice-Chairman, County Clerk, County Attorney and County Depository*. The recommendation is to appoint Rick Gardner as Vice-Chairman for fiscal year 2006; appoint Donna Waters as County Clerk for fiscal year 2006; appoint Charles Brown as County Attorney for fiscal year 2006 with an increase in his rate structure from \$135 per hour to \$150 per hour effective January 1, 2006; and appoint First Bank of Coastal Georgia as the County Depository for fiscal year 2006. A motion was made by Toby Roberts and seconded by Ed Bacon to accept the four recommendation for appointments of the Vice-Chairman, County Clerk, County Attorney and County Depository. Motion carried unanimously.

*Gus Bell* of Hussey, Gay, Bell & DeYoung, Inc. and *Jim Woods* of J M Woods, Inc. met with the board to give a presentation of Part A (Land Use) of the *Bryan County Water and Sewer Master Plan*. This phase outlined the general methodology of the study; established the number of equivalent residential units per service district; outlined the geographical characteristics of the county; and provided maps that outlined the general service delivery districts of the county. They are now ready to proceed with Part B (Master Plan) of the Bryan County Water and Sewer Master Plan. The cost of Part B will be \$39,300. A motion was made by Ed Bacon and seconded by Glen Willard to continue with Part B of the Bryan County Water and Sewer Plan with funds to come from SPLOST IV. Motion carried unanimously.

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

*\*Interchange Lighting at State Route 144 and I-95* - This project was approved by the Federal Highway Authority (FHWA) on November 9, 2005. This will allow Bryan County to enter into a contract agreement with the DOT and move forward with this project. The projected start date is April 1, 2006.

*\*Bridge Replacement* - Batir Bridge Company moved in and completed the bridge work on Bacontown Road. They are now working on the bridge between Brisbon Road and Port Royal Road. They should complete this work by January 14, 2006. They will then move to the bridge between Timber Trail and Brisbon Road. All bridge work should be completed by March 1, 2006. The commissioners expressed concern on advanced notification of road closure before repair work starts on the Timber Trail/Brisbon Road Bridge. The repairs will mean the closure of Brisbon Road, Port Royal Road and Harris Trail Road to through traffic.

*\*Deep Patching and Overlay: Harris Trail/Port Royal Road* - This contract was signed by the contractor and by Chairman Burnsed. A notice to proceed letter has been issued. Work should begin on this project within 10 days and be completed within 30 days.

*\*Otterhole Branch Road* - Six of eight property owners have donated the right of way needed for paving this road to a point short of the old bridge site. The Board authorized Neil Smiley to make an offer to purchase the two remaining parcels based on the tax value of the

property. A discussion was held on what to do if the property owners do not accept the offer. A motion was made by Ed Bacon and seconded by Toby Roberts to condemn the remaining parcels that we don't have easements signed effective seven (7) days from tomorrow. Motion carried unanimously.

**\*Flashing Lights for School Zone at Harris Trail Road** - The lights have been installed and we are waiting to get power for operation. Savannah Electric and Coastal Electric stated they are working on this and should be completed soon.

**\*Road Priority List** - The Board was asked to discuss their road priority list with Neil Smiley within the next two weeks.

**Derrell Newman, Director of Public Works**, met with the board to discuss **road resurfacing projects** for 2006. He presented a list which includes 18.6 miles of roads. DOT will contribute approximately \$200,000 to the projects and the County will provide \$400,000. Mr. Newman feels as though the county will be caught up on resurfacing projects by the end of 2007 if all goes well. A motion was made by Ed Bacon and seconded by Glen Willard to accept the list presented by the Public Works Director for road resurfacing for 2006. Motion carried unanimously.

“Copy List”

**John Butler and Christine Stringer, Zoning Administrators**, met with the board on planning & zoning issues.

1. Chairman Burnsed called the public hearing on Case # Z-298-05, (**McReelsen Subdivision**) Blake **McMillan**, General Partner, Glisson Family Partnership, Virginia Bailey, rezoning of 352 acres from A-5 to R-1. Several citizens spoke in opposition of this rezoning. Commissioner Newman abstained from the public hearing. Chairman Burnsed declared the public hearing closed.

**\*Case Z-298-05**, Blake **McMillan**, General Partner, **Glisson Family Partnership**, Virginia Bailey makes application to rezone 352 acres (**McReelsen Subdivision**) on Page Road and Georges Branch Road in Black Creek from A-5 to R-1. The tax parcel number is 019-00-004. The applicant is seeking to develop the property as a phased residential subdivision of around 400 lots. The Planning Commission were deadlocked and did not make a recommendation. The Planning & Zoning Department recommends approval with conditions. Commissioner Bacon discussed several concerns he had with this project. He is concerned with 1) future septic tank problems; 2) the lake not holding waters; 3) one entrance unto Page Road with the entrance being as close to Bill Futch Road as possible and leaving an unimproved service entrance on the other end and an unimproved service entrance unto George's Bluff Road; 4) need for a larger right-of-way than sixty (60') foot on Page Road; 5) need for a sewer treatment facility at some point; on the southern and western boundaries of the property facing the Page

family residence, the detention pond be shifted into a lagoon that borders the boundary with a sixteen (16') foot berm being established on the property line - the lagoon would have a 1 to 1 side slope on the berm side, this being a vegetative berm and a ten (10') foot bottom with 4 to 1 or 5 to 1 slopes; and 6) need for monitoring wells upstream and downstream on the Mill Creek Watershed prior to construction to set parameters. Mr. Coleman addressed Commissioner Bacon's concerns and stated they would provide a stub out off of each sewer system that would terminate at the right-of-way line; they would do a drainage upgrade at Georges Branch Road and at Wilma Edwards Road, if one is needed; they will go with an 80' right-of-way; they will do what is needed with the second access road; they will be setting up the monitoring wells upstream and downstream to monitor the movement of affluent underground; they would be willing to go 12' on the berm, but they would like to keep the lagoon where it is; and they would be willing to change the sewer system over to a gravity system if Bryan County does provide sewer in this area. A motion was made by Ed Bacon to approve the rezoning of Case # Z-298-05, from A-5 to R-1 with conditions: 1) berm of sufficient height, not less than 12' in height be established; 2) the retention pond be shifted to the boundary line and built as discussed; 3) Page Road right-of way through this property to be an 80' right-of-way; 4) the permanent entrance to be limited to one on each side of Page Road with a service entrance to be determined; 5) monitoring wells be established upstream and downstream to monitor affluent movement; and 6) at the completion of Phase I, the developer establish some type of sewer treatment other than septic tanks. Commissioner Bacon withdrew his motion. A motion was made by Glen Willard and seconded by Toby Roberts to approve the rezoning of Case # Z-298-05 from A-5 to R-1 with conditions: 1) berm of sufficient height, not less than 12' in height be established; 2) the retention pond be shifted to the boundary line and built as discussed; 3) Page Road right-of-way through this property to be an 80' right-of-way; 4) the permanent entrance to be limited to one on each side of Page Road with a service entrance to be determined; and 5) monitoring wells be established upstream and downstream to monitor affluent movement. Voting for: Roberts, Willard and Gardner. Voting against: Bacon. Motion carried. Commissioner Blondean Newman abstained from the meeting and voting during this discussion.

2. ***Case # SD-560-05, Richmond Hill Land Company, Sandy Springs Cottages*** makes a request for preliminary plat approval. The property is 6.11 acres off Crosswind Drive, tax parcel number 062-112, current zoning PUD, proposed development is for 10 lots. A motion was made by Toby Roberts and seconded by Ed Bacon to approve Case # SD-560-05, Preliminary Plat Approval for Richmond Hill Land Company, Sandy Springs Cottages, current zoning PUD, for 10 lots. Motion carried unanimously.
3. ***Case # SD-558-05, Mulberry Company, LLC, The Sanctuary*** makes a request for preliminary plat approval. The property is 23.87 acres on Oak Level Road, tax parcel number 068-010, zoned R-1, proposed development is for 31 lots. A motion was made by Rick Gardner and seconded by Ed Bacon to approve Case # SD-558-05, Preliminary Plat Approval for Mulberry Company, LLC, The Sanctuary, with condition that the recordable plat expressly disclose by margin

reference, 30 foot, only 30 foot buffer requirement of the Subdivision Regulation, Section 514 and for explicit the same. Motion carried unanimously.

4. ***First Reading of Ordinance Revisions:***

\*Zoning Ordinance, Section 1113, I-L, Light Industrial District - Definition Revision

\*Proposed Small Subdivision Well Standards (under 10 lots)

\*Subdivision Ordinance, Section 517 - Recreational Elements

\*Zoning Ordinance, Section 1103, AR-1 Agricultural Residential District - Permit Large Farm Animals (ie horses) as conditional use - This revision was withdrawn at this time.

\*Environmental Ordinance, Section 518 - Flood Plane-Minimum Elevation

\*Engineering Design Standards, Section 701 - Planning and Zoning Submission Requirements - Drainage within new subdivisions. This revision was withdrawn at this time.

***Charles Brown, County Attorney***, presented the status of several pending cases and his review of the IJR (Interstate Justification Report) Contract with Terra Pointe.

A discussion was held on the ***Republic Waste Contract***. A motion was made by Toby Roberts and seconded by Glen Willard to authorize Phillip Jones and/or Jimmy Burnsed to negotiate with Republic Waste with a cap of 3% annual employment cost index increases, start negotiating with 2.4% annual employment cost index increase. Motion carried unanimously.

The ***Bryan County Board of Education*** made a decision to deny additional missed days for ***children of military families***. We have a large military presence in this area with a significant number of soldiers returning for Iraq. Most of these soldiers have been deployed for a year and upon their return, would like to spend time with their families. To do this, many of the school age children would miss more days of school than is allowed. Several counties in this area have elected to allow their children to miss additional days. It was the consensus of the board to send a letter to the Board of Education asking them to reconsider this decision and allow a more relaxed policy as have other school districts.

A discussion was held on holding ***joint meetings with the cities and the school board*** on a regular basis. One meeting has already been held and seemed to be beneficial to all entities. It was the consensus of the board to continue holding these meetings.

A discussion was held on holding a *workshop*. It was the consensus of the board to meet on February 22, 2006 at noon at Holton's Seafood in Midway. Commissioners were asked to provide topics of discussion to the County Administrator. Some topics for discussion include SPLOST projects, debt servicing, road projects and ordinance revisions.

*Interviews* for the position of *Engineer* will be held on Thursday at 5:00 p.m. at the Richmond Hill Library.

The meeting adjourned at 6:15 p.m.