

Bryan County Board of Commissioners - February 14, 2006

The regular meeting of the Bryan County Board of Commissioners was held on Tuesday, February 14, 2006. The following members were present: Chairman Jimmy Burnsed, Commissioner Ed Bacon, Commissioner Blondean Newman, and Commissioner Glen Willard. Also present: County Administrator Phillip Jones and County Clerk Donna Waters. County Attorney Charles Brown arrived at 2:15 p.m. and Commissioner Toby Roberts arrived at 2:20 p.m.

Chairman Burnsed called the pre-agenda meeting to order at 1:20 p.m. The agenda items were discussed and the agenda was accepted as amended.

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 January 3, 2006 regular meeting. A motion was made by Ed Bacon and seconded by Glen Willard to approve the minutes of the January 3, 2006 regular meeting as presented. Motion carried unanimously.

A discussion was held on the *consent agenda*. A motion was made by Ed Bacon and seconded by Blondean Newman to approve the consent agenda as presented. Motion carried unanimously.

The following items were listed on the consent agenda:

1. ***Approval of New Occupational Tax Certificates***
 - *Gareth Collins - "G" Spot Apparel
 - *William J. Haray - Stewart's Spirits
 - *Manzy Brown - Coastal Fire Protection
 - *Christopher Hurst - Christopher Hurst Construction
 - *Julie Spates - Spates Services, LLC
 - *Michael Rogers - Westsid Fence Co.
 - *Rhonda Lanigan - R. L. Cleaning Service
 - *Walter T. Bailey, Jr. - A W & B, LLC
 - *Robert M. Stafford, Sr. - Mickey Stafford Enterprises, LLC
 - *Campbell W. Jackson - CWJ Construction Co. Inc.
 - *Stacy Martinez - A & S Jewelry
 - *Patricia Warner - Dollar Bills
 - *Jeremy Purvis - Purvis Salvage (Change in Ownership)
 - *Pansy Jarrell - Ogeechee Bait & Tackle

2. ***Approval of Tax Refunds***
 - *J.M. & J.F. Sommers - Map & Parcel # 047-015 - \$1,022.89
 - *Harold Dove - Map & Parcel # 0601-143 - \$400.02
 - *Kelly Williams - Map & Parcel # 030-033 - \$93.67
 - *James Myers - Late Fees - \$8.00
 - *Joan Bacot - Map & Parcel # 042-026 - \$474.77

3. ***Release Bills on Mobile Homes*** that are Non-livable; burned or out-of-county

4. ***Approval of FY 2005 Budget Amendments***
 - *General Fund - \$410,600.82
 - *SPLOST IV - \$640,426
 - *Emergency Telephone Fund - \$5,800
 - *Fire Protection Fund - \$25,252
 - *Juvenile Court Budget - \$8,235

5. ***Approval of FY 2006 Budget Amendments - General Fund***
 - *Roads Department - \$187,084
 - *State Court - \$11,000
 - *County Government - \$22,155

6. ***Approval of FY 2006 Budget Amendments - Fire Fund***
 - *Grant Funds - \$99,800

Phillip Jones, County Administrator, gave an update on road activities.

****Harris Trail/Port Royal Deep Patch and Overlay*** - The contractor is on-site working. More problems are being created as repairs are being made. A meeting is being held tomorrow with the Department of Transportation to discuss the problems.

****Otter Hole Branch Road*** - All right-of-ways have been acquired and the county attorney is currently certifying these.

****Sadie's Kitchen Road*** - Currently acquiring the right-of-ways on this road.

****Bridge Replacement*** - Batir Bridge has completed two of the bridges and are currently working on the small bridge at Brisbon Road. This work should be completed by March 31, 2006.

A discussion was held on the hiring of a ***County Engineer***. A motion was made by Ed Bacon and seconded by Glen Willard to confirm the hiring of Dale Dudley as the County Engineer with an annual salary of \$85,000. Motion carried unanimously.

A discussion was held on the **Republic Waste Contract**. A motion was made by Glen Willard and seconded by Blondean Newman to authorize the Chairman to sign the contract with Republic Waste. Motion carried unanimously.

“Copy Contract”

A discussion was held on an **amendments to the personnel policy**. A motion was made by Glen Willard and seconded by Blondean Newman to approve the changes in the personnel policy in regard to Section 5-408 & 5-410 as presented. Motion carried unanimously.

“Copy Amendments”

A discussion was held on **utility service fees**. A motion was made by Ed Bacon and seconded by Blondean Newman that we accept the recommendation for water/sewer rate schedule as presented minus Section E and all other changes included as discussed. Motion carried unanimously.

“Copy Rate Schedule”

A discussion was held on a request by the **Canoochee Riverkeepers** for the use of the Jerry Bacon Park as a termination point of the 4th Annual Canoochee River Race. A motion was made by Glen Willard and seconded by Blondean Newman that we approve the use of the Jerry Bacon Park as a termination point of the 4th Annual Canoochee River Race. Motion carried unanimously.

A discussion was held on an **appointment to the Bryan County Development Authority**. A motion was made by Ed Bacon and seconded by Blondean Newman to appoint **Ms. Bea Betsworth** to fill the unexpired term of Mr. Danny Warnell, who submitted a letter of resignation in January, with a term to expire in July 2007. Motion carried unanimously.

Charles Brown, County Attorney, met with the board to give an update on the status of several pending cases.

A motion was made by Toby Roberts and seconded by Ed Bacon to go into **closed session** to discussion personnel matters. Motion carried unanimously.

The board went into closed session at 2:35 p.m.

Chairman Burnsed called the regular session back to order at 2:55 p.m.

A second reading was held on an *amendment to Section 1113*. I-L, Light Industrial District of the zoning ordinance. A motion was made by Ed Bacon and seconded by Glen Willard to adopt the amendment to Section 1113. I-L, Light Industrial District of the Zoning Ordinance, as presented. Motion carried unanimously.

“Copy Amendment”

A second reading was held on a proposed *small subdivision well standards*. A motion was made by Ed Bacon and seconded by Glen Willard to accept the minimum standards for small system groundwater wells as prepared by our Planning and Zoning Department. Motion carried unanimously.

“Copy Proposed Standards”

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

1. **Case # Z-0299-06 - Richard & Mary Lee Thompson** rezoning of 6.63 acres off Jake Brown Road from A-5 to AR-2.5. No one other than applicant was present to speak on this public hearing.
2. Case # Z-0300-06 - Richmond Hill Land Company rezoning of Lots C-1 and C-2 on the corner of Highway 144 and the Spur from BN to B-1. No one other than representative was present to speak on this public hearing.
3. Community Participation Program Comprehensive Plan - No one present to speak on this public hearing.

The public hearing was declared closed.

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

1. **Case # Z-0299-06 - Richard & Mary Lee Thompson** makes application to rezone 6.63 acres off Jake Brown Road in South Bryan County from A-5 to AR-2.5. The property is tax parcel number 068-23. The applicant wishes to subdivide the property into two lots. The Planning Commission recommends approval with recommendation that Mr. Thompson bring the road up to 60' standards. A motion was made by Toby Roberts and seconded by Glen Willard to approve the rezoning request of Richard & Mary Lee Thompson, Case # Z-0299-06, from A-5 to AR-2.5 in accordance with the recommendations of the Planning Commission. Motion carried unanimously.

2. **Case # Z-0300-06 - Richmond Hill Land Company** makes application to rezone Lots C-1 and C-2 on a survey done by Engineering Consultants in September of 1995 and filed with the clerks office in Plat book 422 page 2 from BN to B-1. The property is tax parcel number 061-3-31.01 and 061-3-31.02. The rezoning will help to bring the lots into conformance with the current ordinance. The proposed use is for an office park. The Planning Commission recommends approval with conditions. A motion was made by Ed Bacon and seconded by Blondean Newman to approve the request of Richmond Hill Land Company, Case # Z-300-06, to recombine lots C-1 and C-2 and rezone from BN to B-1 in accordance with Planning Commission recommendation that they limit the number of buildings on the two acre tract to ten. Motion carried unanimously. Commissioner Roberts abstained.
3. Kern Coleman & Company makes a request for preliminary plat approval of a 139 lot subdivision which will be built in two phases. The proposed subdivision is **Hidden Creek Subdivision** and is 124 acres off Wilma Edwards Road 1 mile east of Bill Futch Road. The property is tax parcel number 025-00-017 and is zoned R-1. A motion was made by Ed Bacon and seconded by Glen Willard that we accept the Hidden Creek Subdivision Preliminary Plat as presented to us with changes noted on the water having taps provided at the entrance and sewer outlets provided to the street for separation of future sewer expansion in the area. Motion carried unanimously.
4. **Case # SD-566-06 - Waterfront Group of Georgia, LLC** makes a request for preliminary plat approval of a 145 lot subdivision. The proposed subdivision is **The Bluff Subdivision** and is 265 acres on the east side of Belfast Keller Road between Tivoli Trail and Marsh Harbor Subdivision. The property is tax parcel number 063-075 and is zoned R-1. A motion was made by Glen Willard and seconded by Toby Roberts that case # SD-566-06 - Waterfront Group of Georgia, LLC - preliminary plat approval for The Bluffs at Richmond Hill be approved. Motion carried unanimously.

A second reading was held on an **amendment to Section 517** of the subdivision ordinance. A motion was made by Toby Roberts and seconded by Blondean Newman to approve the amendment to Section 517 of the subdivision ordinance. Motion carried unanimously.

“Copy Amendment”

A second reading was held on *proposed flood elevation standards to Section 6-518* of the environmental ordinance. A motion was made by Toby Roberts and seconded by Blondean Newman to approve the proposed flood elevation standards to Section 6-518 of the environmental ordinance. Motion carried unanimously.

“Copy Proposed Standards”

A discussion was held on approval of the *Bryan County Zoning Maps*. Our zoning maps were last adopted in October of 2005. Since that time, numerous changes have been made to the zoning maps. The approval of the zoning maps will bring our maps up to date as they are today. The original maps will be maintained in the Clerk of Courts office with working copies in the two planning and zoning offices. A motion was made by Toby Roberts and seconded by Glen Willard to approve the zoning maps as presented before us today which will bring our zoning maps up to current standards and we put a legend on the maps which states ‘this map is adopted as of February 14, 2006, for subsequent modifications you should consult with Planning and Zoning. Voting for: Roberts, Willard, Newman and Gardner. Voting against: Bacon. Motion carried.

Dr. Jerry Weitz met with the board to give a presentation on the overview of the comprehensive planning process for the Bryan County Comprehensive Plan.

A discussion was held on a *resolution* authorizing the *transmittal of the community participation strategy* and community assessment to the regional development and state department of community affairs. A motion was made by Ed Bacon and seconded by Glen Willard to approve the resolution of transmittal to the Coastal Georgia Regional Development Center. Motion carried unanimously.

The meeting adjourned at 5:30 p.m.