

Bryan County Board of Commissioners - May 2, 2006

The regular meeting of the Bryan County Board of Commissioners was held on Tuesday, May 2, 2006. The following members were present: Vice-Chairman Rick Gardner, Commissioner Glen Willard, Commissioner Blondean Newman, Commissioner Ed Bacon, and Commissioner Toby Roberts. Chairman Jimmy Burnsed was not in attendance. Also present: County Administrator Phillip Jones, County Clerk Donna Waters and County Attorney Charles Brown.

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

Vice-Chairman Gardner 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 April 4, 2006 regular meeting. A motion was made by Toby Roberts and seconded by Blondean Newman to accept the minutes as presented. Motion carried unanimously.

A discussion was held on the *consent agenda*. A motion was made by Toby Roberts and seconded by Glen Willard to accept the consent agenda as printed. Motion carried unanimously.

The following items were listed on the consent agenda:

1. ***Approval of New Occupational Tax Certificates***
 - *Heating & Air Conditional Consultants of the Southeast, Inc. - Charlie Watson
 - *The Bailey Lakes Company - Lord Warner & Eric Ronnbeck
 - *Gemini Home Development - Brinson Smith
 - *Norris Dreggors & Son's, Inc. - Daniel Dreggors
 - *M & S Janitorial Services - Mercoe and Shamika Smith
 - *Veteran Sales and Services, LLP - Andrew Nieto
 - *Livingston's Backhoe Services - Chris Livingston
 - *Cole's United Publication - Tanya Cole
 - *McMillan Golf, Inc. - Alysia McMillan
 - *Flags 4 Fun - Kenneth Hibbs
 - *J & S Home Improvement - Justin Piridy
 - *Steele Green Medical Enterprises, LLC - Dr. Daniel Joseph Green
 - *Mike Howard Homes, Inc. - Michael Howard
 - *Wilson's Property Management - Michael Brooks Wilson
 - *Inside Out - Ronald Dean Boyd
 - *Kuntumi's E-bay Store - Victoria Gray
 - *Ground Effects - Marcus Wonderlie

2. *Denial of Waiving Late Fees and Penalties* for Map & Parcel 015-037
3. *Approval of Proposed Budget Calendar* for FY 2007
4. *Approval of Governor's Proclamation for County Clerks Week*
"Copy Proclamation"
5. *Reappointment of Mr. Donald Singleton to the Bryan County DFCS Board*
Term to begin July 1, 2006 and expire June 30, 2011

Ms. Mitzy Lutz met with the board to discuss the enforcement of speed, lack of slowing down near docks, etc. on the Ogeechee River. She has spoken with DNR and they will provide enforcement around permanent homes and docks along the area rivers. Ms. Lutz is asking for assistance from the board in helping with this problem. It was the feelings of everyone that the public needs to be educated. It was the consensus of the board to post information and brochures at the public boat landings and put articles in the newspaper on water safety. It was also suggested we contact DNR to see if they will schedule a class on boating rules and safety for local residents. The Recreation Director will work with DNR to see what can be done to promote boat awareness.

Mr. Steve Messinger of the *Public Defenders office* met with the board to discuss the Public Defenders Budget for FY 2007. A motion was made by Glen Willard and seconded by Blondean Newman to approve Bryan County's share of the Public Defenders Budget for FY 2007 in the amount of \$163,967.32 and authorize the Chairman or Vice-Chairman to sign the extension of agreement. Motion carried unanimously.

Ms. Joy Wilkins of Georgia Tech met with the board to give a presentation on a proposal for an *Economic Diversification Plan*. This proposal results from a grant Bryan County and Liberty County were awarded from an application made by the Coastal Georgia Regional Development Center on behalf of the counties. Bryan County's share of the grant is \$45,000 with Bryan County providing \$5,000 matching funds. Ms. Wilkins is the representative from Georgia Tech that will be conducting the study for Bryan County. The study is a strategic assessment to explore the county's potential for economic diversification. Ms. Wilkins is requesting the board form a steering committee to work with Georgia Tech on this project. The commissioners agreed to participate.

Jean Bacon introduced *Mr. Mark Mallard of Technology Park/Atlanta*. Mr. Mallard discussed a public/private partnership to purchase and develop a 502 acre tract adjacent to I-16. It was the consensus of the board to hold a joint workshop with the Development Authority to discuss the partnership further before making any decisions. The workshop will be held on Tuesday, May 9, 2006 at 6:00 p.m. at the Richmond Hill Courthouse.

Vice-Chairman Gardner called the *planning & zoning public hearings* to order.

1. **Case # Z-0306-06 - J. B. Loop Holdings, LLC** makes application to rezone 2.88 acres on Daniel Siding Loop Road in Richmond Hill - No one present to speak on this public hearing.
2. **Case # Z-0307-06 - Kilkenny Waterfront Properties** makes application to rezone 22.67 acres at the end of Bryan Fishermen's Co-Op Road in Richmond Hill - No one present to speak on this public hearing.

Vice-Chairman Gardner declared the public hearings closed.

Christine Stringer, Zoning Administrator, met with the board with planning & zoning issues.

1. **Case # Z-0306-06 - J. B. Loop Holdings, LLC** makes application to rezone 2.88 acres off Daniel Siding Loop Road, tax parcel # 0471-125, from AR-1 to R-1. The proposed use is for single family residential. A motion was made by Glen Willard and seconded by Toby Roberts that Case # Z-0306-06, J. B. Loop Holdings, LLC go from the current zone of AR-1 to the requested zone of R-1. Motion carried unanimously.
2. **Case # Z-0307-06 - Kilkenny Waterfront Properties** makes application to rezone 22.67 acres on Bryan Fishermen's Co-Op Road, tax parcel # 076-001, from A-5 to WB-3 and R-3. The proposed use is residential, marina, marina store, dry stack storage and restaurant. A motion was made by Toby Roberts and seconded by Glen Willard that case # Z-0307-06, Kilkenny Waterfront Properties be rezoned from the current zone of A-5 to WB-3 (6.76 acres) and R-3 (15.91 acres), this being two tracts. Motion carried unanimously.
3. **Ordinance Amendments** - A first reading was held on several ordinance amendments. Those amendments included Section 1103 of the Zoning Ordinance; Sections 701, 702 & 707 of the Engineering & Design Standards; Section 401, 402, 403, 404 and 405 of the Bryan County Building Codes; Planned Unit Development; and Section 514 of the Subdivision Ordinance.

A discussion was held on *sewer and water service to Palmetto Development* (116.74 acres) and *Bryan Land & Timber* (350 acres). The commissioners discussed the request for the City of Richmond Hill to provide services outside of their designated service delivery area, as specified in the Service Delivery Strategy Agreement (HB 489). The commissioners have no big problem with authorizing the city to provide services to both of these project sites but feel

the service restriction placed on the sewer and water services for the Genesis Point area should also be removed. It was the consensus of the board to authorize the Chairman and Administrator to continue negotiations.

A discussion was held on a ***CDBG application for water and sewer for the Groover Hill*** area. It was agreed to seek to services of Sara Davis (ALGA) to make a determination of the viability of a grant for this purpose and area.

A discussion was held on a ***water contract with Laurel Grove Developers, LLC***. The Laurel Grove developers are requesting an agreement with the county for water. They have a 32 lot subdivision (The Sanctuary) located on Oak Level Road just a short distance from Genesis Point. They will sign a contract with the county to provide water for their project. They will install the well and other required infrastructure according to the contract (with a change in the tie-in pipe size). A motion was made by Toby Roberts and seconded by Blondean Newman that we allow the Chairman to sign an agreement with Laurel Grove Developers, LLC and provide a letter allocating water to 32 lots, 8,320 gallons per day with the adjustment in the pipe size, agreed upon by our county engineer. Motion carried unanimously.

A discussion was held on ***Fancy Hall Drive***. The Fancy Hall Community Association, Inc. are requesting the Fancy Hall Drive be declared excess and of no value to the county and further that the road be given to the Association for care, maintenance and upkeep. A motion was made by Ed Bacon to deny the request. Motion was withdrawn. A motion was made by Toby Roberts and seconded by Glen Willard to move forward with advertising in the legal organ a public hearing to declare Fancy Hall Drive abandoned. Motion carried unanimously.

A discussion was held on ***contract labor*** in the public works department. It was the consensus of the board to reconsider looking into the option of contract labor to help with our roads.

Phillip Jones, County Administrator, gave an update on a letter to ***Genesis Partners, LLC***. The developer has stated he is in the process of buying out existing partners and that he was aware of the issues surrounding the PUD rezoning. Gus Bess also sent a letter updating us on the WWTP, the Design Development Report and the Savannah Well site.

Charles Brown, County Attorney, gave an update on several issues.

****Update on the Development Authority*** - Commissioners must provide certification for the Development Authority to run sewerage lines under I-16 and Highway 280. A motion was made by Ed Bacon and seconded by Blondean Newman to allow the Development Authority to proceed with their plans to jack and bore I-16 to provide water and sewer to the south side of I-16. The Commission by this motion certifies the sewer infrastructure as necessary for industrial development and authorizes the Development Authority to proceed with putting same in place.

Motion carried unanimously.

***Update on Daley Brown Case** - Mr. Brown has submitted a motion to dismiss this case and he will notify the board when the judge makes a decision.

***Open Meeting on real estate acquisitions** - Mr. Brown reaffirmed that his opinion is that discussions on real estate acquisitions can be held in closed session, but voting must be done in open meeting.

Vice-Chairman Gardner declared the meeting adjourned at 4:20 p.m.