

Bryan County Board of Commissioners - June 6, 2006

The regular meeting of the Bryan County Board of Commissioners was held on Tuesday, June 6, 2006. The following members were present: Chairman Jimmy Burnsed, Commissioner Ed Bacon, Commissioner Blondean Newman, Commissioner Rick Gardner, Commissioner Toby Roberts and Commissioner Glen Willard. Also present: County Administrator Phillip Jones, County Clerk Donna Waters and County Attorney Jay Stewart.

Chairman Burnsed called the pre-agenda meeting to order at 1:25 p.m. Commissioner Bacon requested the Environmental Ordinance amendments (River Corridor Protection; Wetlands Protection; and Aquifer Recharge Groundwater Protection) be removed from the agenda for future study.

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

A discussion was held on the *minutes* of the May 2, 2006 regular meeting. A motion was made by Toby Roberts and seconded by Rick Gardner to approve the minutes of the May 2, 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 Glen Willard to accept the consent agenda as presented. Motion carried unanimously. Commissioner Roberts abstained from the discussion and voting of the consent agenda.

The following items were listed on the consent agenda:

1. ***Approval of New Occupational Tax Certificates***
 - *Ft. McAllister Marina - James Toby Roberts, Sr.
 - *The Peach Pit - Helen C. Holton
 - *Buckhead Storage - Albert Hatcher
 - *M. Holcombe & Sons Painting/WP & Construction - Michael Holcombe, Sr.
 - *Jamika - Susan Richardson
 - *O'Neal & Dixon Fence, Inc. - Henry O'Neal, Jr.
 - *Alpha Painting - Lanae Wimberly
 - *Old Mill Homes, LLC - William Reynolds, Jr.
 - *BTS Billards - Brian Sadowski
 - *The Sand Bar - Jeffrey Talley
 - *Donald Lowrimore Construction - Donald Lowrimore
 - *B & B Properties, LLC - Michael Byrd
 - *R & C Masonry - Kenneth Reynolds

2. ***Approval of Alcoholic Beverage License***
*Ft. McAllister Marina - James Robert Massey

3. ***Approval of Tax Refunds***
*Vickie A. Hill - \$70.20
*E. B. Miles - 0251-078 - \$175.00
*Melissa Noakes - \$178.36
*Mark B. Baker - \$126.75
*Herron J. & Terry L. Lee - \$47.58

4. ***Denial of Tax Refund***
*Cynthia Wallace - 054A-186 - \$233.24

5. ***Approval of Bryan County Board of Health's Budget for FY 2007***
Amount of Budget - \$139,700

Gene Brogdon met with the board to make a presentation on a ***tree ordinance*** the Coastal Bryan Tree Foundation has been working on in concern with the county and two cities. The proposed ordinance has been briefed to developers and home builders with their remarks and concerns being incorporated in this ordinance. This presentation was for comments and concerns only with a first reading being planned for the July 11, 2006 meeting.

Stewart Smith of the Proman Hill Subdivision met with the board with concerns about ***setback requirements*** and consideration in the installation of a 24 x 50 foot building on his property. Mr. Smith was initially told he could install the building without a permit (pole building). Complaints were received that Mr. Smith was building a building without a permit and building did not meet the setback requirements. The County Administrator told Mr. Smith to stop construction until all issues are resolved, which Mr. Smith complied. The primary problem is that a foundation was poured to construct the building on and it did not meet the minimum required setbacks for the zone. The foundation is approximately 3 feet off the rear setback and 5 feet off the side setback. This is a non-conforming lot and the minimum setbacks is 10 feet side and rear. A motion was made by Toby Roberts and seconded by Ed Bacon to ask Mr. Smith to work with Planning & Zoning, re-pouring an extension on his slab 7 feet toward the street and 5 feet toward his house in order to become close to compliance to meet the 10 foot setback on his building. Voting for: Roberts, Willard, Newman and Gardner. Voting against: Bacon. Motion carried.

Jean Bacon of the Bryan County Development Authority met with the board to discuss a ***public/private partnership*** between Bryan County, the Development Authority and Technology Park/Atlanta. Technology Park is proposing to work with the county/development authority in the acquisition and development of a 502 acre tract adjacent to Interstate 16 and Highway 280. Several commissioners and development authority members made trips to visit two development authorities that have and are doing business with Technology Park/Atlanta. The report of these

visits was very positive. Due to Bryan County not having any large tracts available for development, a motion was made by Blondean Newman and seconded by Rick Gardner that the Bryan County Board of Commissioners, having authorized the creation of the Bryan County Development Authority by resolution; and having charged the development authority with encouraging economic development and job growth; and having confidence in the development membership; and being aware of the opportunity of the development authority to acquire additional land at the I-16/280 intersection near the existing industrial park; therefore the county commissioners declares their support for the negotiations of the land acquisition, while understanding the development authority will obtain the best terms possible; and therefore further declares the intent of the county commissioners to provide substantive support for the consummation of the purchase under terms arranged by the development authority. Motion carried unanimously.

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

1. **Case # Z-308-06 - Judith and Isaac Mock** makes application to rezone property consisting of 1.08 acres on Highway 80 in Blitchton from AR-1 to B-1 Conditional. No one present to speak on this public hearing.

Chairman Burnsed declared the public hearing closed.

Christine Stringer met with the board to present planning & zoning issues.

1. **Case # Z-308-06 - Judith & Isaac Mock** makes application to rezone property consisting of 1.08 acres on Highway 80 in Blitchton from AR-1 to B-1 Conditional. The property is located at tax parcel number 034-1-178. The applicant is seeking to operate an antique business and marble-sculpture studio while maintaining an “associated living unit”. A motion was made by Blondean Newman and seconded by Rick Gardner to approve the rezoning request of Judith & Isaac Mock from AR-1 to B-1 Conditional with conditions that the hours of operation be limited to 8 a.m. to 9 p.m.; and that the applicants provide paved off-street parking adequate to the proposed use. Motion carried unanimously.
2. **Amendment to Chapter 12, Article XI, Section 1107(c):** Lot and Building Requirements. This was a first reading with no action being taken at this time.
3. **Amendments to Chapter 13, Section 514:** Buffers. This was the second reading for these amendments. A motion was made by Ed Bacon and seconded by Glen Willard that we approve the proposed amendments to Chapter 13, Section 514 as presented with the exception of striking section 514.01 and changing section 514.04 to Width of Buffers within Subdivision: The outer perimeter buffers around subdivisions shall be at least thirty (30) feet in depth. Such buffers may be platted as part of the lot/parcel. Motion carried unanimously.

4. **Amendments to Chapter 12, Section 1103:** “AR-1” Agricultural Residential Districts (Large Farm Animals). This was a second reading for these amendments. A motion was made by Ed Bacon and seconded by that we allow the changes to Section 1103 but change the 2.5 acres or larger to 5 acres or larger with October 1, 2006 as the effective date. Voting for: Bacon, Roberts, Newman and Willard. Voting against: Gardner. Motion carried.
5. **Amendment to Chapter 19, Section 701:** Planning & Submission Requirements. This was a second reading for these amendments. It was the consensus of the board to approve the amendments as presented.
6. **Amendment to PUD Ordinance** - This was a second reading for these amendments. It was the consensus of the board to instruct the planning & zoning department to make changes and bring back before the board before approval.
7. **Amendment to Chapter 11, Building Codes**, Sections 401, 402, 403 and 405. This was a second reading for these amendments. It was the consensus of the board to approve the amendments as presented with the addition of “similarly associated organizations” to Section 404.

A discussion was held on the **July 2006 regular meeting**. The meeting date is July 4. A motion was made by Rick Gardner and seconded by Toby Roberts to change the July 4, 2006 meeting to July 11, 2006. Motion carried unanimously.

A discussion was held on a **Bryan County Bicycle and Pedestrian Plan**. The Coastal Georgia Regional Development Center made a proposal to the Georgia Department of Transportation to develop a bicycle and pedestrian plan for the county that would include the cities of Pembroke and Richmond Hill. The cost for the plan is \$30,000. Georgia DOT has agreed to fund 80% of the project cost (\$24,000) with the remaining \$6,000 required cash match to be paid by the county and cities. The county portion would be \$3,600. A motion was made by Glen Willard and seconded by Blondean Newman to authorize \$3,600 cash match be allocated from contingency for the Bryan County Bicycle and Pedestrian Plan. Voting for: Willard, Roberts, Newman and Gardner. Voting against: Bacon. Motion carried.

County Administrator, Phillip Jones, reported on several issues.

*Rayonier Timberland will be closing a portion of **Jake Brown Road**. This is a private road and it is their right to close it.

***Appointment of Magistrate Judge** - Interviews have been conducted and we are currently waiting on a recommendation from the Superior Court Judges before an appointment can be made.

Jay Stewart, County Attorney, updated the commissioners on the Daley Brown cases. One case has been dismissed and one case is pending.

Commissioner Roberts reported the committee appointed for finding property in Richmond Hill for the **administrative complex** will be making a recommendation at the next meeting.

Chairman Burnsed reported on a **wastewater treatment system** which he and Commissioner Bacon visited in Alabama. This system basically does away with drainage fields in yards as we know them, which is the biggest problem for development in areas that do not have a central sewage treatment facility. This system is very cost effective and something we can look into in the future.

The meeting adjourned at 4:40 p.m.