

Bryan County Board of Commissioners - November 7, 2006

The regular meeting of the Bryan County Board of Commissioners was held on Tuesday, November 7, 2006. The following members were present: Chairman Jimmy Burnsed, Commissioner Blondean Newman, Commissioner Rick Gardner, Commissioner Ed Bacon, Commissioner Toby Roberts and Commissioner Glen Willard. 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. Additions were made to the agenda and the agenda was accepted.

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

A discussion was held on the *minutes* of the October 3, 2006 regular meeting. A motion was made by Toby Roberts and seconded by Blondean Newman to approve the minutes of the October 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 Rick Gardner to approve the consent agenda with item 2 being removed and placed on the regular agenda. Motion carried unanimously.

**Jake Mullins** met with the board to discuss the dangerous curve on the **Mill Hill Landing Road Causeway**. Mr. Mullins was told the county is already in the process of looking into this problem. It was the consensus of the board to repair the pothole and install a guard rail on the outside of this curve.

**Kathy Hicks, Coordinator of 911 Services**, met with the board to discuss a **resolution** imposing a \$1.00 charge for cell phone lines. This resolution is necessary in order to begin Phase I of an enhanced 911 system. A motion was made by Rick Gardner and seconded by Toby Roberts to approve the resolution presented to us by our 911 Coordinator. Motion carried unanimously.

“Copy Resolution”

**Jim Anderson, EMA Director**, met with the board to discuss the **construction of a fire station** on Highway 204. Bids have been received with the low bidder being Hagan Construction Company in the amount of \$166,300. A discussion was held on enhancing the front of the building. We will work with the contractor on this, the cost should be minimal. Funds have been allocated in SPLOST IV for this project. A motion was made by Blondean Newman and seconded by Rick Gardner that we award the bid for the construction of a fire station on Highway

204 to Hagan Construction Company in the amount of \$170,000. Motion carried unanimously.

**Skip Youmans, Bryan County Environmentalist**, met with the board to introduce Ms. Gina Allen. Ms. Allen is the new environmentalist that has been hired to assist Mr. Youmans. Ms. Allen was welcomed by the commissioners.

Commissioner Gardner gave a report on the **All Hazard Council**. This council covers Area 5, which are the twelve coastal counties, running from Florida up to South Carolina. Commissioner Gardner is the Vice-Chairman of this council. This council works closely with GEMA and FEMA.

It was the consensus of the board to go into **closed session** to discuss **pending litigation**. The board went into closed session at 2:12 p.m. A motion was made by Rick Gardner and seconded by Toby Roberts to go back into regular session. Motion carried unanimously. The board went back into regular session at 2:55 p.m.

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

1. **Case CUP#0323-06 - William Mock Rezoning** of .90 acres located at 1125 Highway 280 East. No one other than the applicant was present to speak on this rezoning.

Chairman Burnsed declared to public hearing closed.

**Brian Harvey, Zoning Administrator**, met with the board to present planning & zoning issues.

2. **Case SD#592-06 - Richmond Hill Development Company** makes application for preliminary plat and construction plan approval for **Hampton Phase V**. The property is approximately 32.35 acres located off Rathlin Road in Richmond Hill. The tax parcel number is 062-115 and the current zone is R-1. This phase will consist of 41 lots. A motion was made by Ed Bacon and seconded by Glen Willard that we approve the preliminary plat and construction plan for Hampton Phase V. Motion carried unanimously.
3. **Case SD#605-06 - Matthew Young** makes application for preliminary plat and construction plan approve for **Brewton Acres**. The property is approximately 72.6 acres located off Wilma Edwards Road in Ellabell. The tax parcel number is 024-030 & 024-031 and the current zone is R-1. This phase consist of 93 lots. A motion was made by Ed Bacon and seconded by Glen Willard that we approve the preliminary plat and construction plan for Case SD#605-06, Brewton Acres as presented with the stipulation that we still have some water/sewer issues to be resolved and brought back before us. Motion carried unanimously.

4. **Text Amendment to Chapter 12 Section 1114(a)** of the Bryan County Code of Ordinances. The amendment will read “I-1” General Industrial Districts: “Office buildings for business, governmental, professional or general purposes.”. A motion was made by Blondean Newman and seconded by Rick Gardner that we allow “Office buildings and offices for governmental, business, professional or general purposes” be permitted uses in I-1 General Industrial Districts. Motion carried unanimously.
  
1. **Case CUP#0323-06 - William B. Mock** makes application to rezone a parcel consisting approximately .90 acre (out of a 30.38 acre tract) tract at 1125 Highway 280 East, Ellabell. The tax parcel number is 030-001 and the current zone is C-1. The requested zone is C-1CD and the proposed development is for parking overnight for 3 or 4 diesel tank trucks. A motion was made by Blondean Newman and seconded by Toby Roberts that we allow approval of rezoning of Case CUP#0323-06, William B. Mock from C-1 to C-1CD conditional upon that the parking of vehicles be limited to four for a period of 18 months and the drive will be removed at the end of 18 months. Voting for: Roberts, Willard, Newman and Gardner. Voting against: Bacon.

A discussion was held on a request from the City of Richmond Hill for the proposed **annexation** of 1,100 acres known as the **Sparkman Tract**. The City of Richmond Hill have agreed to allow us a 30 day extension (or until the next commissioners meeting) to respond to their annexation request. We need time to discuss planning & zoning, density, and water/sewer to this area. A committee of Toby Roberts, Rick Gardner, Jimmy Burnsed and Phillip Jones was formed to work on this issue.

A discussion was held on a request from the City of Richmond for the proposed **annexation** of 3,054 acres known as the **Jimmy Hiers Tract**. This property abuts property previously annexed into the City of Richmond Hill on the north and east, and is in the cities service delivery area. A motion was made by Toby Roberts and seconded by Blondean Newman to allow the proposed annexation of 3.054 acres known as the Jimmy Hiers Tract, and instruct the County Administrator and County Attorney to draw up the necessary paperwork dealing with the annexation to the city. Motion carried unanimously.

A discussion was held on the adoption of the **Henderson Park Master Plan**. After a discussion, a motion was made by Glen Willard and seconded by Toby Roberts to adopt the Henderson Park Master Plan as presented with the addition of two football fields. Motion carried unanimously.

**Phillip Jones, County Administrator**, reported on several issues.

**\*Public Defender Refund** - The FY06 budget for the public defenders office was projected to more than actual. The excess funding was refunded to the counties. Bryan County received their pro-rata refund in the amount of \$17,609.85.

**\*EPD Reimbursement Hazardous Waste Trust Fund** - Several months ago EPD provided a letter stating that the Hazardous Waste Trust Funds had been reinstated. Bryan County had submitted a request for funds based on work done on county landfills. Bryan County was due a refund of \$52,799.87. In a previous meeting, these funds were to be allocated to build a new trash loading ramp at the Spur 144 landfill. This check has been received.

**\*Comprehensive Plan Recertification Schedule** - The Bryan County Comprehensive Land Use Plan was scheduled for completion on or about July 2008. Effective October 31, 2006, the Department of Community Affairs (DCA) developed and published a new schedule for Georgia counties. The new recertification date for Bryan County is June 30, 2013. We are working with the cities of Richmond Hill and Pembroke to develop a consolidated comprehensive land use plan. DCA has indicated that we could complete a new comprehensive plan during FY 08 and not be required to redo the plan in 2013.

**\*Collaborative Land Use Planning Workshop** - A working meeting has been scheduled for December 11 and 12 at the Fort Stewart Officers Club. Everyone is invited to attend.

A discussion was held on the location for the **County Administrative Complex** in Richmond Hill. After much discussion, a motion was made by Toby Roberts and seconded by Glen Willard that we locate the county administrative complex at Highway 144 recreational site on at least 10 acres of land. Voting for: Roberts, Willard and Newman. Voting against: Bacon and Gardner. Motion carried.

A discussion was held on the **architectural firm for the County Administrative Complex**. Several firms submitted applications to do the design build. A motion was made by Glen Willard and seconded by Ed Bacon to use Hussey, Gay, Bell & DeYoung as the architectural firm for the County Administrative Complex. Motion carried unanimously.

A discussion was held on the **January 2007 meeting**. The regular meeting date is scheduled for January 2. It was the consensus of the board to move the January meeting to January 9, 2007.

Phillip Jones gave a report on the trip he and Commissioner Bacon made to Bulloch County to look at **alternative sewerage systems**. These system could be very beneficial for the new subdivision being constructed in Bryan County.

**Sam Davis, Probate Judge**, met with the board to give an update of **elections**. The elections have being running very well with few problems and a good turnout of voters.

*Charles Brown, County Attorney*, met with the board to give an update of several issues.

**\*Firing of Weapons in Residential Areas and on County Property Ordinance** - We need to proceed with the adoption this ordinance. We have a potentially dangerous situation in a residential area which our ordinance does not address. This new ordinance will address this problem.

**\*Daley Brown Case** - Mr. Brown has re-filed his same suit against Bryan County.

A discussion was held on the approval of *alcoholic beverage licenses*. A motion was made by Ed Bacon and seconded by Rick Gardner to approve the alcoholic beverage licenses for the four applicants on consent agenda item two. Motion carried unanimously. The four applications were: Peter Anders Nilsson - Tapas, Inc.; Patsy Hart - Hart's Tavern, Inc.; Suren Suresh Patel - Zip-N-Food Store; Suren Suresh Patel - E-Z Liquor.

The meeting adjourned at 4:50 p.m.