

Bryan County Board of Commissioners - January 9, 2007

The regular meeting of the Bryan County Board of Commissioners was held on Tuesday, January 9, 2007. The following members were present: Chairman Jimmy Burnsed, Commissioner Blondean Newman, Commissioner Glen Willard, Commissioners Rick Gardner, Commissioner Toby Roberts, and Commissioner Ed Bacon. Also present: County Administrator Phillip Jones, County Clerk Donna Waters, and County Attorney Charles Brown.

A discussion was held on the agenda. A motion was made by Toby Roberts and seconded by Blondean Newman to accept the agenda as amended. Motion carried unanimously.

Chairman Burnsed called the meeting to order at 1:35 p.m. Invocation was given by Chairman Burnsed. Everyone joined in the Pledge of Allegiance. Visitors were recognized.

A discussion was held on the *minutes* of the December 5, 2006 regular meeting. A motion was made by Blondean Newman and seconded by Rick Gardner to accept the minutes of the December 5, 2006 regular meeting as presented. Motion carried unanimously.

A discussion was held on the *minutes* of the January 3, 2007 called meeting. A motion was made by Toby Roberts and seconded by Ed Bacon to approve the minutes of the January 3, 2007 called meeting as presented. Motion carried unanimously.

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

The following items were listed on the *consent agenda*:

1. ***Approval of ACCG - Third Restated Defined Benefit Plan Changes***
“Copy Changes”
2. ***Donation of Old County Computers***
(Donate excess, inoperative computers to the Olive Branch Baptist Church to be reconditioned and donated to Teen Challenge in Columbus, Georgia)
3. ***Approval of Tax Refund***
*Judity & Phillip Dixon - \$234.92
4. ***Approval of Alcoholic Beverage Licenses***
*Magnolia Grill, Inc. d/b/a Outriggers - Bruce Ford, Jr.
*The Station - Joseph Franklin Kendrick (Change in Ownership)

5. ***Approval of New Occupational Tax Certificates***
 - *Gladys Ingram - The Clean Team for Post Construction Cleaning, LLC
 - *Ted Milko - Extreme Striping & Auto Accessories
 - *Gary Boles - Micropioneers
 - *Craig Brent Holcombe - Craig Holcombe Wallcovering & Painting
 - *Tia Thompson - Mrs. T's Catering
 - *Suren Patel - E-Z Liquors (Change in Ownership)
 - *Suren Patel - Zip-N-Food Store #5 (Change in Ownership)

6. ***Change February Meeting Date***
(From February 6, 2007 to February 13, 2007)

A discussion was held on ***annual appointments***. A motion was made by Toby Roberts and seconded by Ed Bacon to appoint Glen Willard as Vice-Chairman for 2007, appoint Donna Waters as County Clerk for 2007, appoint Charles Brown as County Attorney for 2007, appoint First Bank of Coastal Georgia as County Depository and appoint Bryan County News as County Legal Organ. Motion carried unanimously.

Tim Beaty & Rick Olson provided a briefing on the ***Fort Stewart Joint Land Use Study*** that was prepared by EDAW under contract with Coastal Georgia RDC. The briefing provided information that showed the need for better cooperation and land use in and around the Fort Stewart/Hunter bases. Fort Stewart is a major economic force in the region generating in excess of 3 billion dollars annually. The encroachment on the military installation boundaries can and does have a negative effect on the mission and training. When the Department of Defense is looking to close military installations, one of the factors is support for the base and its mission and training by local governments.

Reverend Dan Bryant met with the board to discuss setback requirements. The ***Beulah Baptist Church*** wants to build a new sanctuary and connect it to the existing social hall. If the sanctuary is built according to their plans, it will not meet the setback requirements of the zoning ordinance. Due to potential upgrades on this road in the future which will require the road to be moved slightly, a motion was made by Ed Bacon and seconded by Blondean Newman to instruct the County Administrator to administratively work out this situation. Motion carried unanimously.

Pratt Lockwood, Recreation Director, met with the board to discuss the ***soccer complex*** at the Henderson Park in South Bryan County. A discussion was held on the use of synthetic cover material for the two soccer/football fields in Henderson Park. There was also discussion on the paving of the road, water, multi-purpose building, lights, bleachers and other associated equipment to make the fields playable. Mr. Lockwood was directed to get with Hussey, Gay, Bell & DeYoung and Thomas & Hutton Engineering on engineering services for the park. A motion was made by Rick Gardner and seconded by Toby Roberts to approve the two interior soccer fields for construction with synthetic turf as well as surrounding buildings as proposed

with funds to come from SPLOST V. Motion carried unanimously. Mr. Lockwood and the County Administrator were directed to get cost estimates for tennis courts, baseball fields, softball fields, roads and parking lots (everything to the left of the entrance way) and bring back to the next meeting. The County Administrator is presently working on financing options, he has submitted an application to ACCG for 6.3 million dollars with funds to be paid back with SPLOST V funds. Other areas of income to explore are USDA grant funds and T-grants. There has also been some interest from private citizens of making donations and having fields named after them.

A discussion was held on the **2007 budget** for the general fund as well as various other funds. A motion was made by Toby Roberts and seconded by Glen Willard that we adopt the resolutions adopting the budgets for the general fund and other funds for 2007. Motion carried unanimously.

“Copy Resolutions”

A discussion was held on an **ordinance revision** to Chapter 18 on **firearms**. It was the consensus of the board to include turkey shoots in the ordinance with a permit be required through the Planning & Zoning Department for a fee of \$25.00. A motion was made by Toby Roberts and seconded by Blondean Newman that we adopt the Firing of Firearms in Residential and County-Owned Property; Firing of Firearms at Night Ordinance with the addition of allowing turkey shoots if a permit is issued. Motion carried unanimously.

“Copy Ordinance”

A discussion was held on a petition to change the name of **Dunham Swamp Trail Road** to Dunham Marsh Trail Road. A motion was made by Glen Willard and seconded by Ed Bacon to change the name from Dunham Swamp Trail Road to Dunham Marsh Trail Road. Voting for: Roberts, Willard, Newman and Bacon. Voting against: Gardner. Motion carried.

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

1. **Case CUP #0326-06 - James and Rosa Smith Rezoning** of 4.73 acres on Wade Carter Road in Ellabell. One person present to speak in favor of this request.
2. **Case Z #0328-06 - Glenn Wilson Rezoning** of 10 acres on Blige Road in Richmond Hill. No one present to speak on this request.
3. **Case Z #0329-06 - Wilton Thomson Rezoning** of 12 acres on Otter Hole Branch Road and Pete Bacon Road in Pembroke. One person present to speak in opposition on this request.

4. **Case Z #0331-06 - Russell-Right/Jason Edenfield Rezoning** of 4.44 acres on Highway 17 in Richmond Hill. One person present to speak in favor of this request.
5. **Case Z #0332-06 - Development Authority/Jean Bacon** - 509 acres on Highway 280 & I-16 in Ellabell. No one present to speak on this request.

Chairman Burnsed declared the public hearings closed.

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

1. **Case CUP #0326-06 - James A. Smith/Rosa Brinson Smith** makes application to rezone a parcel consisting of approximately 4.73 acres at 220 Wade Carter Road in Ellabell from AR-1 to AR-1 CD. The property is tax parcel number 026-02-041 and the proposed development is for a church and cemetery. A motion was made by Blondean Newman and seconded by Glen Willard to allow the rezoning of case CUP #0326-06, James A. Smith/Rose Brinson Smith from AR-1 to AR-1 CD for a church and cemetery conditional upon submission of clear property lines and clearly defined cemetery lines and clearly defined proposed expansion of cemetery. Motion carried unanimously.
2. **Case Z #0328-06 - Glenn Wilson** makes application to rezone 10 acres off Blige Road in Richmond Hill from AR-5 to AR-1.5. The property is tax parcel number 062-124 and the proposed development is to subdivide the parcel into two lots. A motion was made by Glen Willard and seconded by Toby Roberts to approve the rezoning of case Z#0328-06, Glenn Wilson from A-5 to AR-1.5 for two lots. Motion carried unanimously.
3. **Case Z #0329-06 - Wilton S. Thomson, Jr.** makes application to rezone a parcel consisting of 12 acres located on Otter Hole Branch Road in Pembroke from A-5 to AR-1.5. The property is tax parcel number 009-015 and the proposed development is to rezone for 4 lots. A motion was made by Toby Roberts and seconded by Rick Gardner to deny the request for Case Z #0329-06, Wilton S. Thomson, Jr. to rezone 12 acres. Voting for: Roberts, Newman & Gardner. Voting against: Willard. Motion carried. Commissioner Bacon abstained on this issue.
4. **Case Z #0331-06 - Jason Edenfield for Russell-Right, Inc.** makes application to rezone property consisting of 4.44 acres off Highway 17 in South Bryan County from AR-1 to I-L. The property is tax parcel number 042-043 and the proposed development is the applicant would like a storage building for his business. A motion was made by Rick Gardner and seconded by Glen Willard to approve the

rezoning of Case Z #0331-06, Jason Edenfield for Russell-Right, Inc. from AR-1 to I-L. Motion carried unanimously.

5. **Case Z #0332-06 - Development Authority of Bryan County** makes application to rezone 505.90 acres located on the NE corner of I-16 and US 280 in Ellabell from A-5 to I-1. The property is tax parcel number 029-025 and the proposed development is industrial/business/office park. A motion was made by Toby Roberts and seconded by Blondean Newman to approve the rezoning request of Case Z #0332-06, Development Authority of Bryan County from A-5 Agricultural to I-1 General Industrial. Motion carried unanimously.

6. **Case SD # 614-06 - HRB Developers/Matthew Young (Brewton Place)** request approval of preliminary plat and construction plans. The property is approximately 64.9 acres located on Wilma Edwards Road in Ellabell. The property is tax parcel number 019-046.03 and is zoned R-1. This phase of the proposed development consists of 93 lots. A motion was made by Ed Bacon and seconded by Blondean Newman to approve preliminary plat for Case SD # 614-06 (Brewton Place) with condition that the actual right-of-way for Mill Creek Watershed that is recorded in the courthouse be applied to this plat (instead of a 40' right of way it is actually more) and be removed as part of an individual lot and limit the number of lots inside the right-of-way and it be administratively handled with staff. Motion carried unanimously.

A motion was made by Toby Roberts and seconded by Ed Bacon to go into **closed session** to discuss potential litigation. Motion carried unanimously. The board went into closed session at 4:10 p.m.

The board went back into regular session at 4:40 p.m.

Charles Brown, County Attorney, met with the board to discuss several issues.

***Water Contract for Hayden Lakes** - McReelson Development Group, LLC is requesting the county modify the water contract with Hayden Lakes to extend the period of turning over the system after 1 year to turning the system over after 5 years or 50 houses, whichever ever first occurs to give them longer to recapture the significant investment they are making. The County Attorney was directed to write a letter to McReelson Development Group stating the Commissioners are not opposed to taking out the 50 houses and give them an election at 5 years with another option at 7 years, 9 years and so on to the point where the county concludes the developer has recaptured his investment and the county also concludes that it can financially and beneficially operate this system. The contract was also changed in regards to pipe size, etc. A motion was made by Rick Gardner to authorize the County Administrator and County Attorney to get this contract into place and authorize the Chairman to sign it. Motion was withdrawn. The County Attorney was instructed to reply to McReelson Development Group in a letter that the

county will commit to the 5 year election with another option at 7 years and 9 years.

***Deed of Dedication** - It was the consensus of the board to accept a deed of dedication from McReelson Development Group, LLC for 5+ acres that would create an 80 foot right of way on Page Road.

***Board of Elections** - The County Attorney presented data that indicated the Board would need to seek Local Legislation of create a Board of Elections. The commissioners tabled the discussion on this time.

***Zoning Ordinance and Board of Education** - The County Attorney presented data that indicated the Board of Education was not required to seek rezoning of any tract of land for the construction of a school. A motion was made by Rick Gardner and seconded by Toby Roberts that we send a letter to the Board of Education requesting they reconsider this site and request a meeting with the Board of Education and copy this letter to the Commander at Fort Stewart. Motion carried unanimously.

Commissioner Roberts left the meeting at 5:25 p.m.

***County Surveyor** - The County Attorney was advised to move forward with local legislation on making the county surveyor an appointed position instead of elected position.

A discussion was held on **appointments to various county boards**. It was the consensus of the board that advertisements be placed in the local newspapers to solicit persons interesting in serving on county boards. The Administrator will maintain the file and as vacancies occur, bring the list of applicants to the Commissioners for consideration.

A discussion was held on a request from the **Department of Transportation** to extend the **water lines** from the Interstate Centre to the DOT fence (weight station site). This is approximately 800 feet. The lines would be 2" lines and would serve as a temporary water source until the water system is upgraded. The cost should be less than \$5,000 and our own workforce should be able to perform the work. Funds for this project could come from funds that the Development Authority has generated for water & sewer. A motion was made by Glen Willard and seconded by Blondean Newman to extend a 2" line to service the DOT site with funds to come from the Development Authority Sewer & Water Funds at no cost to DOT. Motion carried unanimously.

A discussion was held on vacancies of at-large seat on the **ACCG Board of Managers**. Commissioner Gardner is interested and request the Chairman prepare a letter of endorsement.

The County Administrator stated the **Board of Equalization** only has two (2) trained members. Other are slated for training in March. We need three (3) trained members before appeals can be heard.

Sheriff Clyde Smith met with the board to discuss *dental coverage* for the Larson family. He is requesting the family be allowed to retain the dental coverage for a period of one year at no cost to the family. The County Administrator was directed to work out details on supplemental insurance coverage for families of employees killed in the line of duty and bring back before the board.

Sheriff Smith also stated several county employees would like to *donate lost leave time* and convert to cash to the deceased deputy's family. The leave policy is a use or lose policy and will not allow the conversion of leave time to cash. No action taken.

The meeting adjourned at 6:00 p.m.