

Bryan County Board of Commissioners - May 6, 2003

The regular meeting of the Bryan County Board of Commissioners was held on Tuesday, May 6, 2003. The following members were present: Chairman Brooks Warnell, Commissioner Toby Roberts, Commissioner Ed Bacon, Commissioner Al Dixon, Jr., Commissioner Blondean Newman, County Administrator David McCranie, County Clerk Donna Waters and County Attorney Charles Brown. Commissioner Rick Gardner was not in attendance.

Chairman Warnell called the pre-agenda meeting to order at 1:40 p.m. The agenda items were discussed and the agenda was approved as amended.

Chairman Warnell called the regular meeting to order at 1:42 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 April 1, 2003 regular meeting. A motion was made by Ed Bacon and seconded by Blondean Newman to approve the minutes of the April 1, 2003 regular meeting with one amendment. Motion carried unanimously.

A discussion was held on the *consent agenda*. A motion was made by Toby Roberts and seconded by Ed Bacon 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***
  - \*The Station - Ferra Jane Brown
  - \*Brian's Rolling' Bar-B-Q - Brian E. & Mary Gail Boucher
  - \*Computer Pros - Jack B. Emmick
  - \*C. A. Wimberly Construction, Inc. - Chris A. Wimberly
  - \*All Pro Painting - Chris A. Wimberly
  - \*Clifton Builders - Clifton A. Davis
  - \*R & W Painting - Lord Warner & Eric Ronnbeck
  - \*Futch's Auto Sales - Paris Futch
  
2. ***Approval of Alcoholic Beverage License***
  - \*The Station - Ferra Jane Brown
  
3. ***Approval of Tax Refunds***
  - \*Robert & Paula Massey - \$6,621.49
  - \*English RH I Ltd. Partnership - \$2,547.90
  - \*Sheffield Family Investments - \$35.17
  - \*Black Creek Golf Club, Inc. - \$7,691.23

\*Michael & Nancy Scott - \$1,860.68

\*Tidal Construction - \$164.67

4. ***Denial of Tax Refund***

\*Triton Marketing, Inc. - \$1,062.13

***Mike Melton of the City of Richmond Hill*** met with the board to request ***SPLOST funds*** in the amount of \$208,550 for a new ***fire truck***. They will need the funds in approximately six months. The board did not commit to allocating funds at this time. We would like to review the SPLOST projects, expenditures and revenues before committing to additional projects.

***Gerald Haymans*** met with the board to voice his ***complaints*** over procedures in the ***engineering and inspections department and planning and zoning department***. He questioned why he is required to take plans for anything with a roof pitch of over seven twelve to a structural engineer. He also expressed his concern over not having a building inspector in Richmond Hill on a full time basis and the two present inspectors riding together. Mr. Haymans also feels as though the inspectors should begin to work prior to 8:00 a.m. Another concern was over notices of changes not being sent to developers. Mr. Haymans was told these issues would be looked into.

***Owen Thayer and Kimberly Nott*** of the ***Coastal Bryan Development Authority*** met with the board to request \$40,000 funding for the ***Highway 144/I-95 lighting***. Commissioner Roberts abstained from this discussion. A motion was made by Ed Bacon that we fund \$40,000 from contingency for the lighting of the Highway 144/I-95 project. Motion died for lack of a second. Mr. Thayer and Ms. Nott were told to give us a month or two to try to identify funding sources.

***Doris Miller, Bill Gordon and Bill Shurling*** of the ***Lake Loraine Homeowners Association*** met with the board to discuss the ***paving of Pine Ridge Road***. This road will need to be a county project. We do not have funds available at this time for the paving of this road. Ms. Miller also discussed the need to have the ***speed limit*** on Blue Gill Road and Pine Ridge Road changed to 15 MPH. She was told we would check into this issue.

A discussion was held on the ***Superior Court Law Clerk's Budget***. A motion was made by Toby Roberts and seconded by Blondean Newman to approve the Superior Court Law Clerk's Budget for FY 2003-2004 with Bryan County's share being \$872.83. Motion carried unanimously.

A discussion was held on a request to have ***O. F. Lanier Road*** from Georgia Highway 119 to Fountain Road changed to E. S. Lanier Road. It was the consensus of the board to poll the neighborhood and see what they want before making any changes.

A discussion was held on a request from the *Coastal Georgia Regional Development Center* requesting contributions for a *Daimler-Chrysler Impact Analysis study*. This topic was tabled at this time to see what participation they are going to have and what the contribution from Bryan County will be.

David McCranie, County Administrator, met with the board to give an update on several projects.

\*An *appraisal* has been ordered on the land belonging to *Danny Bryant* that has been set aside for the South Bryan Sheriff's Complex/911 Center.

\*We are continuing work on the land at *Belfast Keller and Belfast Siding Road*. Rayonier has requested that we have a survey performed in order to determine exactly how much land is in question.

\*Work on the *South Bryan Animal Shelter* addition is basically completed, with only a little fine tuning to be done.

\*The closing of Georgia Highway 144 for the *reparation of the railroads* was a success. There were no formal complaints logged and the crossing repairs proceeded without incident. Charles Brown has facilitated the repairs of the crossings on Cartertown and Clarktown Roads and this work has been completed.

\**BRAC meetings* are being held on the prevention of the closure of Fort Stewart and Hunter Field.

\*County employees are requesting the *Christmas Holidays* be Christmas Day and the day after instead of Christmas Eve and Christmas Day due to Christmas being on a Thursday. No decision made.

\*The *Probate Judge* is requesting ten (10) more *voting machines* for the elections to be held next year. No decision made.

\*We are having problems with the *dumpster at Tivoli River*. It was the consensus of the board to remove the dumpster and put in a couple of rollout carts.

\*Repairs need to be made to the *Tivoli River fishing pier*. It was the consensus of the board to proceed with the necessary repairs immediately.

Chairman Warnell called the *planning & zoning public hearings* to order and stated the purpose of the public hearings was to receive public input on the following items:

1. *Richard & Alma Dukes Rezoning* - Several citizens spoke in opposition of this

request.

2. ***Darrel Hutcheson Rezoning*** - Several citizens spoke in favor of this request.

Chairman Warnell closed the public hearings.

Christine Stringer, Interim Planning Director, met with the board with planning & zoning issues.

1. ***Richard & Alma Dukes*** has put in a request to rezone 4.55 acres to a AR 2.5 zone so that he can continue to keep cows, goats and donkeys on the property. The animals were put there in violation of 1103(a)(ii) which does not allow large farm animals in an AR-1 zone. The property is located on the front by Bacontown Road, tax parcel number 08-19-01, zoned AR-1. Commissioner Bacon excused himself from the meeting during this discussion. A motion was made by Toby Roberts and seconded by Al Dixon to grant approval for Richard & Alma Dukes rezoning from AR-1 to AR-2.5 conditional upon complying with the space and housing guidelines for fully mature farm animals provided to us by the county agent. Motion carried unanimously.

“Copy Guidelines”

2. ***Darrel Hutcheson*** has put in a request to rezone 5 acres of property from an A-5 zoning district to an AR-2.5 zoning district for residential purposes. The property is located at 281 Edward Smith Road in Ellabell, tax parcel number 027-001.01. Commissioner Roberts excused himself from the meeting during this discussion. A motion was made by Ed Bacon and seconded by Blondean Newman to allow the rezoning request of Darrel Hutcheson from A-5 to AR-2.5. Voting for: Bacon and Newman. Voting against: Dixon. Motion carried.
3. ***PUD Ordinance*** - We will hold another workshop on this ordinance. This workshop will be May 12, 2003 at 7:00 p.m. at the Richmond Hill Courthouse.
4. DB & B, LLC has put in a request for approval of an Article XI-Preliminary Plat and Construction Plan approval for ***Sandy Springs Park***. The property is zoned R-1 and is located at Buckhead PUD - Crosswind Drive/Sandy Springs Road, tax parcel number 62-112. A motion was made by Al Dixon and seconded by Ed Bacon to approve Preliminary Plat and Construction Plan approval for Sandy Springs Park. Motion carried unanimously.
5. Tony Williams has put in a request for approval of an Article XI-Preliminary Plat and Construction Plan approval for ***Marsh View***. The property is zoned R-1 and

is 1.78 acres to be divided into three (3) lots along the south side of Georgia Highway 144 Spur approximately 120' east of Williamson Drive, tax parcel number 26-3-021. A motion was made by Ed Bacon and seconded by Al Dixon to deny the request for approval of an Article XI-Preliminary Plat and Construction Plan approval for Marsh View. Motion carried unanimously.

**Michele Henderson** met with the board to discuss a proposal by the **City of Pembroke** in regards to the **Service Delivery Strategy**. A motion was made by Toby Roberts that we agree that the water and sewer service delivery territory for the City of Pembroke be the City limits of Pembroke and as shown on the attached map, provided that Bryan County have access through the city over Sims Road from Ash Branch Road to Highway 67 for the future extension of water and sewer services by the county; and that we allocate 50,000 gallons of water per day to the City of Pembroke from our multiplier water; and that we agree to allocate an additional 50,000 gallons per day to the City of Pembroke if they issue 167 building permits with 2 years after receiving the initial 50,000 gallons; and that we agree that all future decisions as to water and service delivery issues in North Bryan be decided between Pembroke and the County and that all future decisions as to water and service delivery issues in South Bryan be decided between Richmond Hill and the County. Motion died for a lack of second.

**Neil Smiley, Director of Engineering & Inspections**, met with the board to give an update on projects in his department.

**\*Traffic Count at State Route 144 and Sterling Creek** - A traffic count was setup on State Route 144 in the vicinity of Sterling Creek. The daily count for a 24 hour period was 13,155. The traffic count for 2002 was approximately 12,020 per day.

**\*Carlos Cowart Road** - This project has been completed including grassing and striping. This turned out to be a very good project.

**\*Frank Hendry Road** - The title work on this road has been completed by the County Attorney. We will be working on acquiring right-of-way.

**\*Patching Project: Cartertown Road, Clarktown Road and Charles Shuman Road** - We have received the contract agreement from the Department of Transportation and it has been mailed back to the General Office. We should have notice to proceed by May 15, 2003. We will use county forces on this project.

**\*Groover Hill Road: CDBG Project** - We are in the process of acquiring right-of-way on this project. We will have several parcels to condemn due to being heir property.

**\*Oxford Subdivision: Walking Trail** - We are having problems with the completion of this project. We are working on a solution at this time.

\***Belfast Siding** - The surveyor is working on this project. All of the property involved does not belong to paper company. We will need to see what is going to be involved to determine if we want to continue with this project.

A motion was made by Toby Roberts and seconded by Ed Bacon to reconsider previous motion concerning **water and sewer services in the City of Pembroke**. Motion carried unanimously.

A motion was made by Toby Roberts and seconded by Ed Bacon that we agree that the **water and sewer service delivery territory for the City of Pembroke** be the City limits of Pembroke and as shown on the attached map, provided that Bryan County have access through the city over Sims Road from Ash Branch Road to Highway 67 for the future extension of water and sewer services by the county; and that we allocate 50,000 gallons of water per day to the City of Pembroke from our multiplier water; and that we agree to allocate an additional 50,000 gallons per day to the City of Pembroke if they issue 167 building permits with 2 years after receiving the initial 50,000 gallons; and that we agree that all future decisions as to water and service delivery issues in North Bryan be decided between Pembroke and the County and that all future decisions as to water and service delivery issues in South Bryan be decided between Richmond Hill and the County. Voting for: Bacon, Newman and Roberts. Voting against: Dixon. Motion carried.

A motion was made by Toby Roberts and seconded by Ed Bacon to go into **closed session** for the purpose of consultation with the county attorney to discuss **litigation**. Motion carried unanimously. The board went into closed session at 6:20 p.m.

A motion was made by Toby Roberts and seconded by Al Dixon to go back into **regular session**. Motion carried unanimously. The board went back into regular session at 6:30 p.m.

A motion was made by Al Dixon and seconded by Toby Roberts to go into **closed session** to discuss **personnel compensation**. Motion carried unanimously. The board went into closed session at 6:35 p.m.

A motion was made by Toby Roberts and seconded by Al Dixon to go back into **regular session**. Motion carried unanimously. The board went back into regular session at 6:52 p.m.

A motion was made by Al Dixon and seconded by Toby Roberts to extend an offer to **Frank Ethridge** of Camden County for **Planning and Zoning Director** with a starting salary of \$47,000 per year. Voting for: Roberts, Dixon and Newman. Voting against: Bacon. Motion carried.

Commissioner Roberts reported receiving a letter of **resignation** from the Coastal Bryan Development Authority from **Barry McElveen**.

A discussion was held on a *service delivery area for water and sewer for the Bryan County Pembroke Development Authority*. A motion was made by Ed Bacon that we approve the water/sewer area of the Bryan County Pembroke Development Authority as presented with the Development Authority handling only commercial and industrial. Motion withdrew. It was the consensus of the board to review the service delivery area before making a decision.

A motion was made by Toby Roberts and seconded by Al Dixon to adjourn. Motion carried unanimously.

The meeting adjourned at 7:30 p.m.