

Bryan County Board of Commissioners - October 7, 2003

The regular meeting of the Bryan County Board of Commissioners was held on Tuesday, October 7, 2003. The following members were present: Chairman Brooks Warnell, Commissioner Blondean Newman, Commissioner Ed Bacon, Commissioner Al Dixon, Jr., Commissioner Toby Roberts, Commissioner Rick Gardner, County Administrator Phil Jones, County Clerk Donna Waters and County Attorney Charles Brown.

Chairman Warnell called the pre-agenda meeting to order at 1:30 p.m. The agenda items were discussed and the agenda was accepted as amended.

Chairman Warnell called the regular meeting to order at 1:32 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 September 2, 2003 regular meeting. A motion was made by Al Dixon and seconded by Ed Bacon to approve the minutes of the September 2, 2003 regular meeting as presented. Motion carried unanimously.

A discussion was held on the *minutes* of the September 18, 2003 called meeting. A motion was made by Toby Roberts and seconded by Rick Gardner to approve the minutes of the September 18, 2003 called meeting as presented. Motion carried unanimously.

A discussion was held on the *minutes* of the September 21, 2003 called meeting. A motion was made by Al Dixon and seconded by Ed Bacon to approve the minutes of the September 21, 2003 called meeting as presented. 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 conditionally in all regard, charging the County Administrator and County Attorney with being sure the conditional approvals are made condition on compliance on county ordinances and state laws for insurance to be in place. Motion carried unanimously.

The following items were listed on the consent agenda:

1. ***Approval of New Occupational Tax Certificates***
 - *Matt Newton Contracting
 - *American Contractors
 - *Clean Sweep Pressure Washing
 - *Diamond Shoal, Inc.
 - *Cindy's Stained Glass, Crafts, and More
 - *Coursey's Tree Service
 - *The Pet Nanny

*Dart Enterprise, Inc.
*Coastal Accessories

2. ***Approval of Tax Refund***
*Sharon A. Buchholz - \$111.40

3. ***Denial of Tax Refund***
*Rashan Mobley - \$88.93

Ken Driggers of Coleman American met with the board to request the waiver of penalties and interest amounting to \$8,302.03 for the tax years 1992 through 2000. After discussion, it was the consensus of the board that these penalties and interest cannot be waived.

Katrina Polhamus of Coastal Georgia Greenway Steering Committee met with the board to discuss the need for funding for the construction of the Bryan-Richmond Hill Trail. A grant is being applied for in the amount of \$517,220.00 which requires a local match of 20% (\$103,445). There is a possibility we can use a previous \$70,000 grant as part of this local match. A motion was made by Al Dixon and seconded by toby Roberts that we authorize Jo Hickson to apply for a transportation enhancement grant for Phase II, realizing that the local match of 20% (\$103,445) would be required from local government. Voting for: Dixon, Roberts, Newman and Gardner. Voting against: Bacon. Motion carried.

Danny Swain of the Claxton-Evans County Chamber of Commerce Board of Directors met with the board to seek the boards endorsement of their annual ***Cruisin' in the Country Century Weekend Bike Ride*** which will take place on November 7, 8 & 9, 2003. A portion of the ride will go down the Groveland-Nevils Road in Bryan County. A motion was made by Al Dixon and seconded by Ed Bacon that we endorse the Claxton-Evans County Chamber of Commerce Annual Cruisin' in the Country Century Bike Ride for the weekend of November 7, 8, & 9, 2003. Motion carried unanimously.

Jim Wilson of English Development Group, LLC met with the board to request the county consider putting a bond in place in the subdivision regulations which will allow more than one model home to be built during the subdivision construction period. Mr. Wilson was told this issue will need to be discussed with the Planning Commission at a workshop.

Jean Bacon of the Bryan County-Pembroke Development Authority and Mark Mobley of EMC Engineering Services, Inc. met with the board to discuss the Interstate Centre Wastewater Treatment Facility. Five (5) bids were received with the low bidder being Douglas Electric & Plumbing in the amount of \$690,623.00. This project is to be paid out of the GEFA

loan. A motion was made by Al Dixon and seconded by Blondean Newman that we award the bid to Douglas Electric & Plumbing in the amount of \$690,623 for the construction of a water /

wastewater treatment facility at the I-16 Interstate Centre with funds to come from the GEFA loan. Motion carried unanimously.

A discussion was held on a **request for payment** in the amount of \$50,583.16 for a change order at the **Interstate Centre** for work performed on water/sewer utilities and storm water piping. It was the consensus of the board that the county administrator schedule a meeting with Ellis Wood, Phil Jones, Brooks Warnell, Jean Bacon and Mark Mobley to discuss this.

A discussion was held on **appointments** to the two **development authorities**. This topic was tabled until the November meeting.

A discussion was held on the approval of a **resolution** urging the General Assembly of Georgia to pass and fund comprehensive statewide **water planning** and oppose the marketing of **water rights** or **water withdrawal permits** and oppose any **interbasin transfers** without full protection of the basin of origin. A motion was made by Toby Roberts and seconded by Blondean Newman to adopt the resolution on the sale of water. Motion carried unanimously.

‘Copy Resolution’

A discussion was held on the **Jerico Subdivision**. When the special tax district was created for Jerico it included the properties of George & Beverly Waters. However, the road improvement project stops prior to one of their lots and the lot where their home is located. It was the consensus of the board to proceed with contacting George & Beverly Waters and ask them to donate the right-of-way to the homeowners association or the county. If conveyed to the home owners association, it must in turn be conveyed to the county. There appears to be sufficient funds in the bond to cover the additional costs. Commissioner Dixon abstained and left the meeting during this discussion.

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

1. **Paris Futch Rezoning** - No one present to speak.
2. **Genesis Point PUD Rezoning** - No one present to speak.

Chairman Warnell declared the public hearings closed.

Ron Thomasson, Planning & Zoning Director, met with the board with planning & zoning issues.

1. **Paris Futch** requests a **zoning change** from AR-1 to B-2. The property consists of .71 of an acres (30,847 sq. ft.) bounded on the southeast by Highway 17 and the northeast by Daniel Siding Road, tax parcel numbers are 47-1-103 and 47-1-

104. The properties on the west are zoned B-1, property on the east is zoned B-2 and property to the north and north east is zoned A-1. Applicant intends to have a vehicular sales lot. Office will be established in an existing structure on the property. The planning and zoning staff recommends approval, the planning commission recommends approval only with the consensus of the county attorney. A motion was made by Rick Gardner and seconded by Blondean Newman to approve the rezoning request of Paris Futch from AR-1 to B-2. Motion carried unanimously.

2. ***Fountainhead Development Corp., Inc.*** makes application to rezone from existing A-5 zoning classification to a ***PUD zoning classification***. The property is a 2,230.04 ± acres, zoning map parcel number 75 / 1, located in south Bryan county at the end of Oak Level Road east of the intersection of State Route 144. A motion was made by Toby Roberts and seconded by Al Dixon that the Bryan County Board of Commissioners hereby conditionally approves the rezoning request of Fountainhead Development Corp., Inc. from A-5 to PUD. This is a conceptual zoning change; any specific development shall first be subject to separate applications under the PUD Ordinance; no development is authorized by this conceptual action. The following conditions are required as part of the approval: 1. That a second access via Red Bird Creek Road shall be provided; the county may request financial assistance in road development outside the PUD. 2. A semi private golf course and marina for public/private use will be available for a fee to the general public. 3. A 16.11 acre tract will be dedicated for fire, EMS and police protection, voting precincts and a wastewater treatment plant. A single voting precinct is inadequate; development of future phases shall provide handicap accessible additional precincts, as the county deems needed. 4. Landscaping in the public right of way will not be maintained by the county but by the owner and their assigns. 5. No building higher than 35' shall be constructed unless developer first purchases a ladder fire truck at county specifications, truck to be owned and operated by the county. 6. Residents shall be provided marsh access per sketch attached. 7. Developer shall provide a 30' right of way to access to the adjacent WMAS. 8. The county may institute an impact fee structure, if so, the PUD shall be subject to such impact fee ordinance. 9. Developer shall provide a museum to preserve antiquities indigenous to the area. 10. All conditions bind all successors in title. Voting for: Dixon, Roberts, Newman and Gardner. Voting against: Bacon. Motion carried.

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

****Oxford Subdivision*** - This project has been standing by for the final grading and paving. The sub-grade and base have been inspected and approved for completion. The paving crew is prepared to move in.

***Jerico Subdivision** - The majority of the construction has been completed at this time. Pot holes have been patched in the existing pavement and the project should turn out very good. The paving crew is prepared to move in.

***Blige, Otterhole, Fancy Court and Power Circle Roads** - The surveyor has been working on these roads for the past two to three weeks. Right-of-way acquisition will be necessary on all of these projects except Fancy Court.

***Seascape Road** - Approximately two years ago we started talking with Rayonier about this project. We now have the signed right-of-way deed in hand and could, at any time, begin the construction clearing and upgrading on this road.

***Lighting at Highway 144 & I-95** - The Department of Transportation stated we need to make a formal request to the DOT Commissioner and send a copy to Allen Walker in the Atlanta office to get this started back up.

***Groover Hill Project** - At this time, we have sixteen signed right-of-way deeds in hand. This will leave nine to condemn. This is necessary for estate parcels or parcels of land left to family members that we cannot make contact with. We should be able to certify right-of-way prior to October 15, 2003. We were able to negotiate 67% of these parcels.

Dan Rollf, Chief Appraiser, met with the board to give an **update on the tax digest**. Revaluations will be mailed out prior to the end of the week. We hope to be able to send tax bills out by the first of December.

A motion was made by Toby Roberts and seconded by Ed Bacon to go into **closed session** to discuss personnel matters. Motion carried unanimously. The board went into closed session at 6:05 p.m.

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

A discussion was held on a **skate park** at the **Richmond Hill Recreation Park**. Harold Fowler and Mike Melton of the City of Richmond Hill is requesting the county allow them to build a skate park at the Richmond Hill Recreation Park. Through private donations and city donations, the city would construct this park. Access to the skate park would be through the county recreation park. The county attorney was asked to research the liability of having a skate park at a county recreation park and draw up a draft for the City of Richmond Hill giving them a twenty year lease, stipulating they are responsible for all operations, they indemnify and hold Bryan County harmless from any liability, they provide insurance and name Bryan County as additional insured. Also, have a reversion that it is authorized for the specific use as a skate park and at such time that it is no longer operated, it reverts to the county and the lease terminates. In the event, users of the skate park present cleanliness or security issues, the person using adjacent land, the county in its sole discretion can terminate this lease on 30 day notice.

A discussion was held on the need for a **street light** at the intersection of Kilkenny Road and Highway 144. Other areas to be reviewed included Belfast Keller Road and Highway 144 and Beautiful Zion Church Road and Highway 280. The County Administrator and Director of Engineering & Inspections was asked to review this site and future sites on safety needed basis and only when a county road intersects a state road.

A discussion was held on the advertising of an **EMA Director**. It was the consensus of the board to proceed with advertising this position by posting it on the ACCG web site and Savannah jobs web site.

Commissioner Rick Gardner left the meeting at this time.

Phil Jones, County Administrator, gave an **update on projects** he is currently working on including financial review; projects/contracts review; establishing spread sheets for reporting purposes; cell phone review; ordinance review and building change to move planning and zoning office.

A discussion was held holding a **workshop to discuss the Special Purpose Local Option Sales Tax IV**. This meeting will be Tuesday, October 14, 2003 at 6:00 p.m. at the Richmond Hill Courthouse.

A discussion was held on **appointments to the Coastal Georgia Regional Development Center Aging Council**. This topic was tabled until the November meeting.

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

The meeting adjourned at 7:10 p.m.