

Bryan County Board of Commissioners - September 2, 2003

The regular meeting of the Bryan County Board of Commissioners was held on Tuesday, September 2, 2003. The following members were present: Chairman Brooks Warnell, Commissioner Toby Roberts, Commissioner Blondean Newman, Commissioner Ed Bacon, and County Clerk Donna Waters. Commissioner Al Dixon, Jr. arrived at 2:15 p.m. and Commissioner Rick Gardner was not present.

Chairman Warnell called the pre-agenda meeting to order at 1:35 p.m. The agenda items were discussed and the agenda was accepted as amended.

Chairman Warnell called the regular meeting to order at 1:36 p.m. Invocation was given by Sam Davis. Everyone joined in the Pledge of Allegiance. Visitors were recognized.

A discussion was held on the *minutes* of the August 5, 2003 regular meeting. A motion was made by Ed Bacon and seconded by Toby Roberts to approve the minutes of the August 5, 2003 regular meeting as presented. Motion carried unanimously.

A discussion was held on the *minutes* of the August 20, 2003 called meeting. A motion was made by Blondean Newman and seconded by Ed Bacon to approve the minutes of the August 20, 2003 called meeting as presented. Motion carried unanimously.

A discussion was held on the *minutes* of the August 21, 2003 called meeting. A motion was made by Toby Roberts and seconded by Blondean Newman to approve the minutes of the August 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 Blondean Newman 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***
 - *Cynthia B. Wilson, CPA
 - *Empire Construction - Stephen Charles Zentiska
 - *Best Heating and A.C. - Paul D. Best
 - *Wenellown Construction - Wendell L. Jarrell
 - *Turf Services Unlimited, Inc. - Judy L. Oglesby
 - *Avery Braddy Concrete, Inc. - Betty Braddy
 - *Anderson Chimney Sweeps - Timothy Donald Anderson
 - *Waterford Golf Associates, LLC - Brett Turner
 - *Oglesby's Muffler & Brake - William Oglesby

2. Approval of Tax Refunds
*Charlotte Herring - \$106.19
*John Flowers - \$646.67
3. Denial of Tax Refunds
*John W. Weiss - \$57.44

Sam Davis, Probate Judge, met with the board to review his *proposed 2004 budget* for the probate court.

Lisa Campbell met with the board to discuss *traffic problems in Strathy Hall*. She is requesting posted speed signs and speed bumps on *Kelsall Drive*. Ms. Campbell was advised we would get some speed signs put in place.

Vernon Rushing, EMA Director, met with the board of review his *proposed 2004 budget* for civil defense. Mr. Rushing also discussed the need to proceed with the *EOC Building* during the same time as the Sheriff complex is being built. These two buildings will be connected and it will be less expensive to construct the two at the same time. The cost for construction of the EOC should be approximately \$100,000. Mr. Rushing was asked to meet with the Sheriff in regards to this project.

Charles Brown, County Attorney, met with the board to discuss a *building permit issue at Waterford Landing*. An elevation certificate was furnished to the Bryan County Building Inspector identifying a lot as being in an A16 flood zone. Relying on that certificate, a building permit was issued. A second elevation certificate was later furnished the Bryan County Building Inspector showing this lot being in a V12 "high velocity" flood zone. The house being built does not comply as it is constructed on a reinforced concrete foundation, with fill and a slab. Mr. Brown was asked to send a letter to the home owner advising him to stop constructing at this time. The Planning & Zoning staff were asked to contact the Georgia Department of Natural Resources to determine if there is some method by which construction can proceed. Mr. Brown will keep the commissioners informed of the findings.

Ken Driggers of Coleman American met with the board to request the *waiver of interest & penalties* dating back to 1992 in the amount of \$8,302.03. The county attorney advised the board cannot waive interest & penalties.

A motion was made by Toby Roberts and seconded by Blondean Newman to go into *executive session* to discuss a personnel matter. Motion carried unanimously. The board went into executive session at 2:45 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 3:00 p.m.

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

1. **Michael Casey Rezoning** - No one present to speak in regards to this rezoning.
2. **National Wireless Tower Construction Conditional Use Permit** - Milton Dowd was present with concerns on this matter.

Chairman Warnell declared the public hearings closed.

Christine Stringer, County Planner, met with the board with *planning & zoning issues*.

1. **Michael Casey** makes application to **rezone** 41.88 acres on Belfast Keller Road from A-5 to AR-1.5 zoning district. The property is tax parcel number 56-029. The adjacent zonings is A-5 on all sides. The applicant want to develop a subdivision consisting of approximately 22 lots. The land use plan shows the area as open land, sparsely settled agricultural uses. The department recommends rezoning at an AR-1.5. The planning commission recommends approval. A motion was made by Al Dixon and seconded by Toby Roberts to approve the rezoning request of Michael Casey from A-5 to AR-1.5. Motion carried unanimously.
2. **National Wireless Tower** requests a **variance** of section 503(c) from the maximum height limit of 180 feet to build a tower to 300 ft. Applicant request waiver of section 404 which requires co-location if possible because existing tower is too far west and too short to meet design criteria. The Verizon tower is 180 ft. The applicant requests a setback variance of 300' from the nearest residential structure belonging to Mr. Dowd. The tower will be 600' instead of 900' from his home. This property is located at 600 Dowd Road, Ellabell, Georgia and is zoned A-5. The property owner is Derrell & Debbie Newman and is approximately 53 acres at the intersection of US 280 and Dowd Road. The planning department recommends approval and the planning commission recommends approval. A motion was made by Ed Bacon and seconded by Blondean Newman to allow conditional use permit with stipulations as set forth on setback and height. This being a setback of 300' from the nearest residential structure and a height of 300'. Motion carried unanimously.
3. **Paris Futch Rezoning** - Applicant has requested this be postponed until further notice from her.

Paul Bragg and **Laura Bragg** met with the board to discuss a **complaint with the planning & zoning department**. They stated it took them three months to get their plat approved, they had to pay four times what it should have cost and had to make numerous trips. They also complained about getting assistance from the planning & zoning department.

Chairman Warnell apologized to the Braggs for their problems and stated we have hired additional personnel in the planning department which should help eliminate some of these problems.

After a discussion on the *county administrator position*, a motion was made by Toby Roberts and seconded by Ed Bacon that *Waverly Phillip Jones* be appointed County Administrator at an annual salary of \$80,000 with a three year contract effective September 3, 2003. Motion carried unanimously.

A discussion was held on an *appointment to the Bryan County Family & Children Services Board*. A motion was made by Blondean Newman and seconded by Toby Roberts to appoint *Emily Edwards* to replace Jesse Newman on the Bryan County Family & Children Services Board with a term to begin immediately and expire June 30, 2007. Motion carried unanimously.

A discussion was held on setting some *meeting dates*. It was the consensus of the board to meeting on September 18, 2003 at 8:00 a.m. in Pembroke to complete all unfinished items on the present agenda. The board will meet on September 21, 2003 at 6:00 p.m. in Richmond Hill to discuss SPLOST and the upcoming budget.

A discussion was held on a *resolution approving various budgets for 2003*. A motion was made by Al Dixon and seconded by Toby Roberts to adopt the resolution to adopt various budgets for fiscal year 2003. Motion carried unanimously.

‘Copy Resolution’

A discussion was held on an *appointment to the Georgia Department of Natural Resources Coastal Advisory Council*. A motion was made by Ed Bacon and seconded by Blondean Newman to nominate *Ben Brewton* to serve on the Coastal Advisory Council. Motion carried unanimously. Commissioner Dixon is going to check with Angus McLeod to see if he would be interested in serving as alternate for this council.

Derrell Newman, Director of Public Works, met with the board to discuss the need for work to be done on the *Richmond Hill Courthouse*. Mr. Newman was asked to discuss this issue with the new county administrator.

Pratt Lockwood-Director of Public Services, *Butch Broome*-President of the Richmond Hill Recreation Association and *Scott Howe*-President of the Hendrix Park Recreation Association met with the board to give an *update on the recreation parks and programs*. Mr. Broome also discussed his concern on problems with fields at the new complex and his concern over the property for a new recreation park not being purchased yet.

Mr. Lockwood discussed the need to have the *old floors at the Richmond Hill gym*

refinished. The gym expansion is nearing completion and now would be a good time to have the old floors sanded and refinished while the new gym is being done. The cost should be approximately \$9,000 to \$11,000. Mr. Lockwood was asked to see if he could work this out in his current budget.

A motion was made by Ed Bacon and seconded by Toby Roberts to adjourn. Motion carried unanimously.

The meeting adjourned at 5:40 p.m.