

Bryan County Board of Commissioners - November 4, 2003

The regular meeting of the Bryan County Board of Commissioners was held on Tuesday, November 4, 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 1:28 p.m. The agenda items were discussed and the agenda was accepted as amended.

Chairman Warnell called the regular meeting to order at 1:30 p.m. Invocation was given by Reverend Spencer Moore of the Pembroke Christian Church. Everyone joined in the Pledge of Allegiance. Visitors were recognized.

A discussion was held on the *minutes* of the October 7, 2003 regular meeting. A motion was made by Al Dixon and seconded by Ed Bacon to approve the minutes of the October 7, 2003 regular meeting as presented. Motion carried unanimously.

A discussion was held on the *minutes* of the October 14, 2003 called meeting. A motion was made by Blondean Newman and seconded by Rick Gardner to approve the minutes of the October 14, 2003 called meeting as presented. Motion carried unanimously.

A discussion was held on the *consent agenda*. A motion was made by Al Dixon 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***
 - *Surface Systems of Georgia, LLC - Charles Thomas Bower
 - *The City Market - Shirley Geary
 - *Sailor Jack Enterprises - Jennifer Luckadoo Foley
 - *Southern Quality Home Inspection, Inc. - Lannie Richardson
 - *Walker Glass & Mirror - Christopher Walker

2. ***Approval of Tax Refunds***
 - *Randy Kicklighter - \$274.85
 - *Geoffrey Healey - \$100.04

Janet Thayer of Leadership Bryan met with the board to request funding of \$5,000 per year for three years for the Leadership Bryan Program. Ms. Thayer was told we would look into putting funds in the budget for next year. She was asked to meet with corporate sponsors about funding and come back to the board in January or February of 2004.

Tara Jennings of Family Connections met with the board to give an update on projects under the Family Connections. Ms. Jennings also requested a budget amendment to the Bryan County Drug & Alcohol Fund in the amount of \$8,976.00 to cover the overage on the cost of the bus. A motion was made by Toby Roberts and seconded by Al Dixon that we amend the 2003 Bryan County Drug & Alcohol Fund budget in the amount of \$8,976.00. Motion carried unanimously. Dahlia Davis and Wendy Sims also gave an update on the Juvenile Diversion Program.

Angie Pagan of the Bryan County 4-H Club gave a speech on the over use of televisions in homes today.

A discussion was held on the **tax digest and temporary collection**. A motion was made by Toby Roberts and seconded by Blondean Newman that as the State Revenue Commissioner has not approved the digest, and as cash flow is necessary to county, cities and school board operations, that the county attorney file a petition to temporarily collect taxes at the current millage rate and, at 100% of 2003 assessed values, with 85% of 2003 assessed values for property values on appeal and in dispute. This will be inclusive of Board of Education taxes, mobile home taxes, vehicle taxes, intangible taxes and real estate transfer tax. Motion carried unanimously.

Charles Brown, County Attorney, discussed the **Kelly property** adjacent to the Interstate Centre. Dr. Kelly owns a tract of land consisting of approximately 800 acres adjacent to the Development Authority Tract (Interstate Centre) and the development authority believes marketing of the development authority tract and the Dr. Kelly tract are enhanced if the two tracts are marketed together. Dr. Kelly is willing to convey to the development authority at no cost a 100 foot wide road right-of-way through the Dr. Kelly tract, the path of which will best access all portions of the property. The development authority will construct a paved road through the right-of-way. (We can realign the current road which has not been paved yet.) The development authority shall market the property in the Dr. Kelly Tract to prospective purchasers with the common goal of the development authority and Dr. Kelly being that both the development authority tract and the Dr. Kelly tract eventually will be fully occupied by industrial facilities, however, the development authority retains complete discretion as to when, how, and which acres of the respective tracts will be marketed. Such marketing will be driven by the desire of prospective purchasers, not the interests of the development authority or Dr. Kelly. This topic was tabled until later in the meeting.

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. ***Odell Bacon/Kenneth Darien Rezoning*** - No one present to speak on this rezoning.
2. ***Aaron and Tracy Thompson Rezoning*** - Two people were present to speak in favor of this rezoning.

Chairman Warnell declared the public hearings closed.

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

1. ***Odell Bacon/Kenneth Darien*** makes application to ***rezone*** approximately two acres fronting on Blige Road and proceeding back 266 feet and being a portion of tax map and parcel #056-025.01 and approximately two acres fronting on Blige Road and proceeding back 266 feet and being a portion of tax map and parcel #056-025. The property is located at tax parcel number 56-25 and 56-25.01 and is currently zoned A-5. The requested zoning is R-1. The adjacent zonings are A-5 on south and west. East of the property is AR-1.5, north of property is R-30 and AR-1. The proposed development is for four residential lots with road frontage on Blige Road. All lots will be accessed off a private road which Mr. Bacon and Mr. Darien intends to build. The planning department recommends approval. The planning commission recommends approval. A motion as made by Ed Bacon and seconded by Toby Roberts to approve the rezoning request of Odell Bacon/ Kenneth Darien from A-5 to R-1 with condition that all lots be accessed off the private road. Motion carried unanimously.
2. ***Aaron and Tracy Thompson*** makes application to ***rezone*** 1 acre located 500 ft. off Highway 280 and fronting Dillon Road. The property is tax parcel number 30-2.01 and is currently zoned C-1. The requesting zoning is B-1. The adjacent property is zoned C-1 on the north and east and A-5 on the south and west. The proposed development is for a day care center to be built behind the beauty shop which is already existing. The planning department recommends approval. The planning commission recommends denial. A motion was made by Blondean Newman and seconded by Toby Roberts to approve the rezoning request of Aaron and Tracy Thompson from C-1 to B-1. Motion carried unanimously.

A discussion was held on ***appointments to the Gateway Community Service Board***. A motion was made by Al Dixon and seconded by Blondean Newman to appoint Waverly P. Jones and Sally Shuman to the Gateway Community Service Board with a term to run 11/8/03 through 11/4/05. Motion carried unanimously.

Wayne Carney met with the board to discuss ***protecting the Ogeechee River*** from

pollution. He has concerns over Effingham County's plan to build a waste water treatment facility that would at some point start dumping treated waste water into the Ogeechee River. Mr. Carney's concerns were heard.

A discussion was held on the proclamation designating November 8, 2003 as **Community Planning Day**. A motion was made by Al Dixon and seconded by Toby Roberts to adopt the proclamation proclaiming November 8 as Community Planning Day. Motion carried unanimously.

“Copy Proclamation”

A discussion was held on concerns **Regina Curl** has on obtaining a **building permit and subdividing of property**. Her current mobile home has been on this property for 14 years and Ms. Curl would like to replace this mobile home with a new mobile home. The current lot has a home and mobile home on it. Under the ordinance, this is a non-conforming lot. There are provisions in our ordinance that allows two dwellings on one parcel that allows this to continue if it is already in place (grandfathered), but there is a section that states, however, that such non-conforming use of a lot shall not be in any way expanded or extended. Because the new mobile home is larger, this is not allowed. This property was of sufficient size to be subdivided and is being done. It was consensus of the board this needs to be discussed further at a workshop.

Paul Weinberger of the Richmond Hill Historical Society met with the board to request funding for the museum in Richmond Hill. The museum has been funded in the past through a state grant (\$5,000) and the Convention and Visitors Bureau (\$8,500). The Historical Society staffs the museum six hours per day, seven days per week at the cost of \$6.00 per hour. Mr. Weinberger was told that, at the current time, the board cannot assist him with funding.

Jean Bacon of the Bryan County-Pembroke Development Authority met with the board to discuss a **change order for Ellis Wood Contracting**. The change order includes new work, a left turn/deceleration lane, credit from the original deceleration lane. The total cost of the change order is \$138,903.26. Even with the change order, we should stay within our budget. It was the consensus of the board to proceed with paving (including the work order), starting at the beginning of the road and proceeding toward the rear until we have spent the budgeted amount. A motion was made by Al Dixon and seconded by Toby Roberts that we concur with the changes at the development park and authorize the Chairman to sign off on those changes. Motion carried unanimously.

Chris Canicatti and Danny Hebert met with the board to discuss the paving of **Hendrix Road** and to discuss **Old Mill Creek Road**. They were told to look into a special tax district for Old Mill Creek Road.

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

***Bridge Closures** - We have received notification from the Department of Transportation that the load carrying capacity has been reduced on the bridge on Pete Bacon Road over Otter Hole Branch and the bridge on Harris Trail over Sterling Creek. School buses should be re-routed from these structures immediately. The DOT is working on plans to replace the wood bridge on Pete Bacon Road with large culverts. The Department of Transportation has also notified us that the bridge on Bacontown Road over Otter Hole Branch has been closed due to deterioration of the timber piles. The cost to repair the two bridges is approximately \$12,500. It was the consensus of the board to proceed with receiving bids and repairing these bridges.

***Groover Hill Project** - The right-of-way acquisition phase of this project is complete. We are advertising for bids at this time and the bids will be opened on November 19, 2003 at 2:00 p.m.

***Jerico Subdivision** - The majority of the construction work has been completed on this project, however, a problem came up on the roadway section going into the George Waters property. This was not scheduled to be repaired at the time of construction. It is now going to be a part of the construction phase and require a survey and two signed right-of-way deeds. We should be ready to start paving next week.

***Street Lights** - Street lights have been installed at the intersection of Kilkenny Road and Highway 144 and at the intersection of Belfast Keller Road and Highway 144.

***Highway 144 Lighting** - The Department of Transportation is prepared to provide the funds for the lights.

Pratt Lockwood, Director of Public Services, met with the board to give an update on projects in his department.

***State Inspections** - Both parks were inspected by the state and we were commended on both parks.

***Ball Complex at Hendrix Park** - The estimated cost for construction is approximately \$460,000.

A discussion was held on proceeding with a **loan for the Special Purpose Local Option Sales Tax**. A motion was made by Toby Roberts and seconded by Ed Bacon that we appoint the Chairman and County Administrator to negotiate a loan for \$2,000,000 to be drawn down as needed to be paid back with SPLOST funds for no longer than the length of SPLOST to be used for SPLOST projects. Motion carried unanimously.

A discussion was held on a resolution from the **Department of Transportation**. The resolution is a **reclassification of the road system in South Bryan County**. A motion was made by Al Dixon and seconded by Toby Roberts to approve the highway resolution. Motion carried unanimously.

“Copy Resolution”

Commissioner Roberts left the meeting at 6:15 p.m.

A discussion was held on *appointments to the Coastal Georgia Regional Development Center Aging Services Advisory Council*. A motion was made by Ed Bacon and seconded by Blondean Newman to appoint *Annie Mae Golden and Eloise Kendricks* to the Coastal Georgia Regional Development Center Aging Services Advisory Council for a three year term to expire June 30, 2006. Motion carried unanimously.

A discussion was held on *appointments to the Bryan County Board of Assessors*. A motion was made by Al Dixon and seconded by Ed Bacon that we re-appoint *Thomas Haynes and Frederick Warnell* to the Bryan County Board of Assessors with a term to run from November 4, 2003 until November 4, 2009. Motion carried unanimously.

A discussion was held on *appointments to the Coastal Bryan Development Authority*. A motion was made by Rick Gardner and seconded by Blondean Newman to re-appoint *Van Hunter and Linda Barker* to the Coastal Bryan Development Authority for a four year term to expire October, 2007. Motion carried unanimously.

A discussion was held on *appointments to the Bryan County-Pembroke Development Authority*. A motion was made by Blondean Newman and seconded by Ed Bacon to re-appoint *Linda Bragg and Steve Nolan* to the Bryan County-Pembroke Development Authority for a four year term to expire October 2007. Motion carried unanimously.

A discussion was held on *curbside pick up*. A motion was made by Ed Bacon and seconded by Al Dixon to increase the annual cost of curbside pickup from \$20.00 per year to \$25.00 per year effective 2003 tax digest. Motion carried unanimously.

A motion was made by Blondean Newman and seconded by Ed Bacon that we accept the *marketing and development agreement* between the Development Authority of Bryan County and Dr. Julian Kelly and the Chairman be authorized to finalize the negotiations. Motion carried unanimously.

A motion was made by Al Dixon and seconded by Blondean Newman to adjourn. Motion carried unanimously.

The meeting adjourned at 6:30 p.m.