

Bryan County Board of Commissioners - May 1, 2007

The regular meeting of the Bryan County Board of Commissioners was held on Tuesday, May 1, 2007. The following members were present: Vice-Chairman Glen Willard, Commissioner Ed Bacon, Commissioner Toby Roberts, Commissioner Rick Gardner and Commissioner Blondean Newman. Also present: County Administrator Phillip Jones, County Clerk Donna Waters and County Attorney Charles Brown. Chairman Jimmy Burnsed was not present for the meeting.

Vice-Chairman Willard called the meeting to order at 1:30 p.m. The agenda was reviewed and accepted as presented. 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 3, 2007 regular meeting. A motion was made by Toby Roberts and seconded by Ed Bacon to approve the minutes of the April 3, 2007 regular meeting as presented. Motion carried unanimously.

A discussion was held on the *consent agenda*. A motion was made by Ed Bacon 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 Tax Refund*** to George and Julia Joyner in the amount of \$234.92
2. ***Approval of Tax Refund*** to Blake Clukey in the amount of \$155.00
3. ***Approval of New Occupational Tax Certificates***
 - *Michael Hager - Hager Enterprises, LLC
 - *Katina Whittier - Tybee Massage
 - *Christina Soley - Chris' Tack Repairs
 - *Laurie Wetzstein - Healthy Senses
 - *Heather Cordero - Heather's Cleaning
 - *Roy Hubbard - Lok Enterprises, Inc. d/b/a Salty Dog Adventures
 - *Jerry Hendrix - Tidelands Lawn Care, LLC
 - *Heathe Tillman - Tillman Repairs, Inc.
 - *Kevin Jonhs - Southern Home Services
4. ***Approval of Alcoholic Beverage License*** for Hager Enterprises, LLC

Jim Anderson, Director of Emergency Management, met with the board to discuss several issues.

***National EMS Week** - The week of May 20-26, 2007 is designated as Emergency Medical Services Week. A motion was made by Rick Gardner and seconded by Toby Roberts to approve the Emergency Medical Services Week Proclamation designating May 20-26, 2007 as Emergency Services Week and authorize the Chairman to affix his signature to the proclamation. Motion carried unanimously.

“Copy Proclamation”

***CodeRED** (High Speed Outbound Notification System) - Jennifer Lecantes of Emergency Communications Network gave an overview to the board on a High Speed Outbound Notification System known as Code RED. The CodeRED is a high speed telephone communication service available for community notification. CodeRED employs a one-of-a-kind internet mapping capability for geographic targeting of calls, coupled with a high speed telephone calling system capable of delivering customized pre-recorded emergency messages directly to homes and businesses at the rate of up to 60,000 calls per hour. CodeRED subscribers control their emergency broadcasts from anywhere in the world via a secure Internet Portal. All of the infrastructure is controlled directly by the company with no third parties involved and is completely redundant. The system requires a computer that has internet access to operate. The system costs is \$10,000 per year for 30,000 minutes (fixed price). This is not a system that might be used everyday, but a system that could be utilized to notify specific geographic locations of a potentially hazardous situation or the whole county. No action was taken at this time.

***Emergency Management Ordinances** - A second reading was held on emergency management ordinances that the state has suggested counties adopt. A motion was made by Rick Gardner and seconded by Toby Roberts that we approve the Emergency Management Ordinances as presented. Voting for: Gardner, Roberts and Newman. Voting against: Bacon. Motion carried.

“Copy Ordinances”

Tara Jennings, Director of Special Services, met with the board to discuss several issues.

***Jacob Grant Center** - Plans for expanding the Jacob Grant Center were given to the board for consideration. The plans show an expansion in the rear of the current building. The Family Connections Collaboration are working with Thomas & Hutton on the designs for this building and they would like to begin soliciting public and private donations for this project.

***Boys & Girls Club** would like to partner with Bryan County to operate the teen center for Bryan County. They will operate the center for teens ages 11-18 years of age and would need a membership of 100 teens. We currently have approximately 92 teens on our membership list. This would be a positive step for Bryan County. The Boys & Girls Club would be bringing services, structure and staff. They would require the center be opened at least 5 out of 7 days each week for at least 4 hours each day. In return, the only thing they will be requesting is we give them name recognition. There would be no financial commitment required from the county. A motion was made by Rick Gardner and seconded by Blondean Newman that we authorize the Chairman to sign a Memorandum of Agreement with the Boys & Girls Club. Motion carried unanimously.

***United Way Legends Grant** - The United Way of the Coastal Empire has awarded the Bryan County Family Connections (Juvenile Diversion Program) a \$20,000 grant over a two year period. We need to amend the budget to reflect this grant. The funds will be used to contract with a case worker on a part time basis. A motion was made by Ed Bacon and seconded by Toby Roberts that we accept the United Way Legends Grant and we amend our budget to reflect this grant. Motion carried unanimously.

***Children & Youth Coordinating Council Grant** - We have received a \$6,255 grant for our continued work of enforcing the underage drinking laws in regards to awareness.

***Summer Lunch Program** - The bids have been extended due to not receiving any bids the first go round. We will have 19 sites and expect 600 children beginning June 4.

***Section 5311** - A meeting has been held regionally with plans of moving toward a regional plan in transporting clients.

***Senior Citizens** - May is Older Americans Month. Various activities have been planned for both centers.

A discussion was held on **bids** we received on a 2007 **Bulldozier** and a 2007 **Wheeled Excavator**. The only bids received were from Yancey Brothers with the bulldozier being \$126,000 and the wheeled excavator being \$218,000. We also received proposals on lease purchase agreements for this equipment with SunTrust having the lowest interest rate. A motion was made by Toby Roberts and seconded by Ed Bacon that we award the bids for a 2007 bulldozier at the cost of \$126,000 and 2007 wheeled excavator at the cost of \$218,000 to Yancey Brothers. Motion carried unanimously. A motion was made by Toby Roberts and seconded by Ed Bacon that we accept the proposal from SunTrust for the 5 year plan with an interest rate of 4.045% with a payment of \$72,199.85 annually. Motion carried unanimously.

Paul Fletcher of Fletcher Land Corporation, Fletcher Management, met with the board to give an update on the **Genesis Point Project**. The Fletcher Group purchased the Genesis Point property approximately one year ago. This site is zone for 2,946 residential units, a 300 room

hotel, a golf course, 177 acre lake, and 90 acres of commercial. Mr. Fletcher stated he is aware of the ten stipulations placed upon this project and they are comfortable with the stipulations, though they are going suggest some modifications subject to the commissioners approval. Mr. Fletcher gave an overview of the plans for Genesis Point. This project is now underway.

Vice-Chairman Willard called the *planning & zoning public hearings* to order.

1. ***Case # Z-104-07 - Anthony H. Lee Rezoning*** of .75 of an acre out of a 1.51 acre tract at 377 Highway 204, Pembroke. No one other than the applicant was present to speak on this rezoning.
2. ***Amendment to Chapter 12, Section 1103 (b)*** - A second reading was held on a change to this section dealing with large farm animals. No one present to speak on this issue.
3. ***Amendment to Chapter 12, Section 1107. "R-3" Multi-Family Residential Districts*** - This was a first reading on this amendment. No one was present to speak on this issue.
4. ***Amendment to Chapter 19, Section 702. Construction Standards*** - This was a first reading on this amendment. No one was present to speak on this issue.

Vice-Chairman Willard declared the public hearing closed.

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

1. ***Case # Z-104-07 - Anthony H. Lee*** makes application to rezone a parcel consisting of approximately .75 of an acre out of a 1.51 acre tract located at 377 Highway 204, Pembroke. The property is tax parcel number 021-064 and the current zone is AR-1. The requested zoning is B-2 and the proposed development is to relocate an existing commercial/glass shop. A motion was made by Blondean Newman and seconded by Rick Gardner that case # Z-104-07, .75 of an acre out of a 1.51 acre tract be rezoned from AR-1 to B-2 conditional with the following provisions: that the lot use be restricted to the owners glass business as stated in his request; that he be required to install parking as required by chapter 12, section 1012 of the zoning ordinance; that he be required to meet all DOT requirements to access the proposed property after the meeting with the DOT; that because of dissimilar uses, the owner will provide a 30' buffer, either naturally vegetated or planted (buffer plan) around the perimeter of the .75 acre tract, the buffer should be recorded on the plat; and the owner will provide for on site retention/detention. Voting for: Roberts, Newman & Gardner. Voting against: Bacon. Motion carried.

2. ***Amendment to Ordinance Chapter 12, Section 1103(b)*** - This is a second reading of this amendment. A motion was made by Ed Bacon and seconded by Toby Roberts to approve the staff recommendation for changes to Chapter 12, Section 1103(b) of the ordinances. After discussion, the motion was withdrawn. A motion was made by Rick Gardner and seconded by Toby Roberts that we adopt Section 1103(b) for our ordinance concerning large farm animals provided they are kept by a fence no less than 100 feet from all property lines and provided that no more than one large farm animal is kept per 3/4 acre, excluding the area within the 100 foot perimeter of each lot. Motion carried unanimously.
3. ***Amendment to Ordinance Chapter 13, Section 1107*** - This is a first reading only.
4. ***Proclamation on Building Safety Week May 6 - 12, 2007*** - A motion was made by Ed Bacon and seconded by Toby Roberts to approve the proclamation proclaiming May 6 - 12, 2007 as Building Safety Week. Motion carried unanimously.

“Copy Proclamation”

5. ***Amendment to Chapter 19, Section 702*** - This was a first reading only.

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

****Amendment to Chapter 1, Section 13: Parliamentary Procedures*** - The board has traditionally relied on Robert’s Rules of Order for parliamentary standards, although selected in a board meeting reliance on Robert’s Rules of Order was not set out in the ordinances. This is a second reading on the amendment to the ordinance. A motion was made by Rick Gardner and seconded by Toby Roberts to adopt the amendment to Chapter 1, Section 13 of the ordinance in regards to Parliamentarian and parliamentary procedures. Motion carried unanimously.

“Copy Amendment”

****Amendment to Chapter 12, Section 606*** - It is suggested we consider making an amendment to the ordinance by adding “When a petitioner withdraws a petition to amend, the petitioner shall not re-submit the petition for a period of three months following such withdrawal”. This amendment will require advertising and public hearing before adopting.

****Amendment to Chapter 12, Section 612*** - It is suggested we add “(f) The county may, but does not have to, set a specific time for meeting one or more provisions which it has imposed. The Zoning Administrator shall not approve plats or issue building permits until such timelines are met. Furthermore, if a timeline has not been expressly set, but the project for which the re-zone has been granted has proceeded to a point where, consistent with other actions and

improvements, the provision or provisions should have been completed, the Planning Director can deny the approval of plats or issuance of building permits until the provision(s) are met. If a provision or provisions is not implemented, and if the county provides written notice and reasonable opportunity to cure the petitioner does not do so, the re-zoning will be deemed a nullity and the property will revert to its prior zoning classification.” This amendment will require advertising and public hearing before adopting.

***Zoning Maps** - A question has been raised about the adoption of the zoning maps. The county administrator will advertise to re-adopt the zoning maps to ensure the correct methods have been employed.

***Daley Brown Case** - The judge has ruled in our favor that Dutchtown Road is a public road. Mr. Brown still has the opportunity to appeal.

A discussion was held on an ***appointment to the Bryan County DFACS Board***. A motion was made by Ed Bacon and seconded by Blondean Newman to appoint Jim Harn to the Bryan County DFACS Board to fill the position vacated by Mr. Jack Parrish, term of office shall be for July 1, 2007 through June 30, 2012. Motion carried unanimously.

A discussion was held on ***incentive to sell the county history book***. It has been suggested that public non profit organizations, (libraries and historical society) provide an incentive for marketing and selling the books by allowing part of the proceeds of the sale to remain with the agency making the sale, suggested \$10.00 per book sold. A motion was made by Rick Gardner and seconded by Blondean Newman that we allow the libraries to retain \$10.00 for every book sold with the funds to be used for purchasing new books for our libraries or to sanction local events put on by the library and the county is the retain 100 books for future distributions. Motion carried unanimously.

A discussion was held on a ***lease purchase funding for a new DFACS building***. A motion was made by Rick Gardner and seconded by Ed Bacon to have the County Administrator put an RFP on the street for a lease purchase funding for a new DFACS Building. Motion carried unanimously.

A motion was made by Blondean Newman and seconded by Rick Gardner to adjourn. Motion carried unanimously.

The meeting adjourned at 4:38 p.m.