

Bryan County Board of Commissioners - March 2, 2004

The regular meeting of the Bryan County Board of Commissioners was held on Tuesday, March 2, 2004. The following members were present: Chairman Brooks Warnell, Commissioner Toby Roberts, Commissioner Al Dixon, Jr., Commissioner Rick Gardner and Commissioner Ed Bacon. Also present were County Administrator Phillip 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 1:35 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 February 10, 2004 regular meeting. A motion was made by Al Dixon and seconded by Ed Bacon to approve the minutes of the February 10, 2004 regular meeting as presented.

A discussion was held on the *consent agenda*. A motion as made by Toby Roberts and seconded by Al Dixon 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*

- \*Foster's Taxidermy - Tommy Glenn Foster
- \*Make Mine Monogram - Linda D. Snyder
- \*Freeman Irrigation & Landscaping - James L. Freeman
- \*Ceramic Tile by Patterson - Gordon Patterson
- \*Custom Cuisine Catering - Barbara A. Merchant
- \*W. S. Painting - Adam Sitton
- \*All Nice Things - Jennifer Shimalla
- \*J.T.L. Products - Tracy Lynn Leach
- \*Monae's Productions - Darcel Miller
- \*Michelle's Creative Photography - Michelle Sieger

2. *Approval of Tax Refunds*

	<u>Tax Year 2003</u>	
*Quinton Williams	23-001	\$157.32
*J. C. Boyette Est.	26-2-058	37.84
*Herbert Schmitt	29-1-054	60.18
*Janell Stewart/Sandra Fields	31-016	27.07
*J. C. Tucker	34-1-129	7.08

*Earnest Perry, Sr.	37-018	37.58
*Adolph & Wanda Nelson	46-1-016	71.81
*Jack & Ann Youngblood	36-008	42.68

Tax Year 2002

*Ford Plantation	54-4-067	399.38
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Tax Year 2001

*Ford Plantation	53-021	10.55
*Ford Plantation	54-075	1407.37
*Ford Plantation	54-4-053	157.46
*Ford Plantation	54-5-022	255.87
*Ford Plantation	54-7-007	1062.84
*Ford Plantation	54-7-011	743.99
*Ford Plantation	54-7-012	661.32
*Ford Plantation	54-7-013	661.32
*Ford Plantation	54-7-015	635.72
*Ford Plantation	54-7-016	635.72
*Ford Plantation	54-7-019	255.87
*Ford Plantation	54-7-025	217.50
*Ford Plantation	54-7-026	217.50
*Ford Plantation	54-7-027	255.87
*Ford Plantation	54-8-043	236.19
*Ford Plantation	54-8-044	236.19
*Ford Plantation	54-8-045	236.19
*Ford Plantation	60-009	1815.03
*Sterling Bluff	60-009.01	506.99
*Ford Plantation	54-084	47.24
*Ford Plantation	54-4-020	158.23
*Ford Plantation	54-4-021	133.84
*Ford Plantation	54-4-065	156.46
*Ford Plantation	54-6-018	354.28
*Ford Plantation	54-8-037	590.47
*Ford Plantation	54-8-038	590.47
*Ford Plantation	54-8-004	452.69

Tax Year 2000

*Ford Plantation	53-021	9.09
*Ford Plantation	54-5-100	24.36

***Denise Howard*** the Rural Independent Living Coordinator for “***Living Independence For Everyone, Inc.***” (LIFE, Inc), met with the board to make a presentation about this

organization. The organization identifies individuals with disabilities and work to provide home modifications that they may need to live independently. The organization currently serves eleven (11) counties. They currently receive an annual funding of \$34,000 from the state. Ms. Howard requested assistance from the county in the form of funding, donation of supplies or services. Ms. Howard was told about our Section 5311 program.

**Pratt Lockwood, Director of Public Services**, met with the board to discuss *bids* received on *fencing, irrigation & grassing* at Hendrix Park and the *lighting* of the tennis courts at Richmond Hill. The low bidder on the grassing & irrigation at Hendrix Park was Landmark Nursery in the amount of \$13,900. The low bidder for the lighting of the tennis court at Richmond Hill was Braddy Electric in the amount of \$17,842. The low bidder for the fencing at Hendrix Park was Central Fence in the amount of \$56,000. A motion was made by Al Dixon and seconded by Ed Bacon that we award the fencing bid for Hendrix Park Baseball Complex to Central Fence in the amount of \$56,000. Motion carried unanimously.

**Rebecca Crowe, Clerk of Courts and Dale Mitchum, Chief Magistrate**, met with the board requesting a *full time clerk* for the Richmond Hill office. No action was taken at this time.

**Phillip Jones, County Administrator**, gave an update on projects in the Engineering & Inspections department.

**\*County Property on State Route 204** - This is a 9.91 acre tract which we are considering for a fire department. Contact has been made with the property owner and this tract of land has been surveyed. Approximately 1.80± acres has a large amount of debris (car parts, etc.) on it. An adjacent property owner has shown interest in purchasing this 1.80± of property due to the debris belonging to her. We will continue on with this project.

**\*US 280/SR 30 (Interstate Centre)** - We received the DOT contracts in the amount of \$243,946.22. They have been signed and returned to the State Transportation Engineer. We are waiting on the notice to proceed.

**\*Bridge Repairs (Harris Trail at Sterling Creek and Bacontown over Otter Hole Branch)** - These bridges are in the process of being let by the Department of Transportation under federal guidelines and federal funds. This will probably make the August letting. Bryan County will be responsible for handling the detour and road closing advertising throughout the construction phase.

A discussion was held on a request from the **City of Pembroke** for **SPLOST funds** in the amount of \$100,000 for the City Streetscape Project/Sidewalk and Brick Pavers. A motion was made by Ed Bacon to award \$100,000 SPLOST funds to the City of Pembroke for their streetscape project. Motion dies for lack of a second.

A request was made by the **Gospel Baptist Church** for the waiver of building permit fees. No action taken.

A discussion was held on a **budget amendment** to transfer \$8,850.40 from the maintenance shop payroll line item to the roads department payroll line item. A motion was made by Al Dixon and seconded by Toby Roberts to approve the transfer of funds in the amount of \$8,850.40 from the maintenance shop to the roads department. Motion carried unanimously.

A discussion was held on a **resolution** opposing the introduction of “**floating**” **homestead exemption** legislation for Bryan County. A motion was made by Toby Roberts and seconded by Al Dixon to approve the resolution. Motion carried unanimously.

“Copy Resolution”

Chairman Warnell called the **planning & zoning public hearings** to order and stated the purpose of this public hearing was to receive public input on the following **amendments to the zoning ordinance**.

1. Replacement of Article IV: **Soil Erosion and Sedimentation Control** of Chapter 6 Environmental Regulations.
2. **Sections 1303, 1309, 1311 and 1312 of Article XIII** of the Bryan County Subdivision Ordinance.

No one was present to speak for or against the amendments. Chairman Warnell excused himself from the meeting.

Vice-Chairman Roberts called the **planning & zoning public hearings** to order and stated the purpose of the public hearings was to receive public input on the following **rezoning request**.

1. **Jeffery Jepson application to rezone** from I-L to PUD approximately 28.3 acres on Highway 144, Richmond Hill. Several citizens spoke in opposition of this rezoning and a few spoke in favor of this rezoning.
2. **Scott Stafford/Tim Casey, Jr. application to rezone** from AR-1 to R-20 approximately 41.88 acres on Belfast Keller Road. The applicants were the only ones present to speak on this request.
3. **Craig and Sheila Carpenter application to rezone** from AR-1 to B-2 approximately 30,605.82 square feet of property located at the corner of Highway 144 and Oak Level Road. The applicants were the only ones present to speak on this request.

Vice-Chairman Roberts declared the public hearings closed.

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

1. **Jeff Jepson, North Point Real Estate** makes **application to rezone** 28.3 acres from I-L to PUD. The property is bounded on the north by the Cove Subdivision, on the south by a private lot, on the east by the Ogeechee River and on the west by State Highway 144, tax parcel number 60-1-063. The proposed development is multifamily development (**Barge Landing**). A motion as made by Ed Bacon and seconded by Rick Gardner to rezone tax parcel number 60-1-063 to PUD conditional upon 46' height requirement and a maximum of 146 units. Motion carried unanimously.
  
2. **Scott Stafford** makes **application to rezone** 41.88 acres from AR-1.5 to R-30. The southeast side of the property borders property belonging to the Andrew Blige Estate, the south faces property owned by Rayland, LLC, property on the east belongs to Willie Blige, on the north east is property belonging to John Leibfried, tax parcel number 056-014. The proposed development will consist of approximately 44 lots of at least 30,000 square feet each. A motion was made by Al Dixon and seconded by Ed Bacon to rezone tax parcel number 056-014 from AR-1.5 to R-30. Voting for: Bacon, Dixon and Roberts. Voting against: Gardner. Motion carried.
  
3. **Craig & Sheila Carpenter** makes **application to rezone** 30,605.82 square feet from AR-1 to B-2. The lot is located on the southeastern corner of Highway 144 and Oak Level Road, tax parcel number 063.1-004. The proposed development is an antique store. A discussion was held on B-1 zoning district versus B-2 zoning district. A motion was made by Al Dixon and seconded by Ed Bacon to rezone 30,605.82 square feet, tax parcel number 063.1-004 from AR-1 to B-1. Motion carried unanimously.
  
4. Replacement of Article IV: **Soil Erosion and Sedimentation Control** of Chapter 6 Environment Regulations. A motion was made by Al Dixon and seconded by Rick Gardner to adopt the revised Soil Erosion and Sedimentation Control Ordinance as presented before us today. Voting for: Dixon, Gardner and Roberts. Voting against: Bacon. Motion carried.

“Copy Ordinance”

5. Amendments to **Sections 1303, 1309, 1310, 1311 and 1312 of Article XIII** of the Bryan County Subdivision Ordinance. A motion as made by Al Dixon and seconded by Rick Gardner to approve the proposed revisions of Article XIII of the Bryan County Subdivision Ordinance. Motion carried unanimously.

“Copy Revisions”

A motion was made by Al Dixon and seconded by Ed Bacon to go into **closed session** to

discuss pending and threatened litigation. Motion carried unanimously. The board went into closed session at 5:25 p.m.

A motion was made by Al Dixon and seconded by Rick Gardner to go back into *regular session*. Motion carried unanimously. The board went back into regular session at 6:00 p.m.

A motion was made by Al Dixon and seconded by Rick Gardner that we authorize the County Attorney to represent *county employee Derrell Newman*. Motion carried unanimously.

A discussion was held on *Highway 144*. Mr. Harold Linnenkohl has indicated that Highway 144 was in the pre-construction phase and that widening the highway was still several years away (up to 7 years). After the pre-construction phase is completed an environmental study must be completed, right-of-way acquired, verify that expenditures are balanced in Congressional District, and then the contract will be let. If things go as planned, it look like right-of-way acquisitions will start in FY 07. Mr. Linnenkohl has directed his staff not to eliminate the alternative route during this phase of review. It was the consensus of the board to schedule a series of meetings to inform the public of the schedule of events and the likely time frame for this project. We will hold a public meeting on April 13 at 6:00 p.m. We will invite DOT Representatives, including John Burns, Gary Priester and James Brown, local delegates and Rayonier.

A discussion was held on *amendments to the personnel ordinance*. A motion was made by Al Dixon and seconded by Ed Bacon to approve the amendments to the personnel ordinance as discussed effective June 1, 2004. Motion carried unanimously.

#### “Copy Amendments”

A discussion was held on the position of the *Emergency Services Director*. Interviews were conducted on February 4, 2004. A motion was made by Rick Gardner and seconded by Ed Bacon that we contact Mr. Charles Hendricks and authorize the County Administrator to negotiate a salary. Motion carried unanimously.

A discussion was held on the *appointment of a Chief Magistrate*. A motion was made by Al Dixon and seconded by Toby Roberts that we accept the Superior Court Judges’ recommendation and appoint Attorney Gene Geary as Chief Magistrate for Bryan County effective April 1, 2004 and continuing until January 1, 2005. Voting for: Dixon, Roberts. Voting against: Bacon. Commissioner Gardner abstained. Motion carried.

A discussion was held on the *Leadership Bryan* program. A motion was made by Rick Gardner and seconded by Al Dixon to instruct the County Administrator to write a letter showing support of the Leadership Bryan Program. Motion carried unanimously.

A motion was made by Ed Bacon and seconded by Rick Gardner to adjourn. Motion carried unanimously.

The meeting adjourned at 7:15 p.m.