

Bryan County Board of Commissioners - April 6, 2004

The regular meeting of the Bryan County Board of Commissioners was held on Tuesday, April 6, 2004. The following members were present: Chairman Brooks Warnell, Commissioner Al Dixon, Jr., Commissioner Toby Roberts, 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 1:27 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 Commissioner Dixon. Everyone joined in the Pledge of Allegiance. Visitors were recognized.

A discussion was held on the *minutes* of the March 2, 2004 regular meeting. A motion was made by Al Dixon and seconded by Toby Roberts to approve the minutes of the March 2, 2004 regular meeting as presented. Motion carried unanimously.

A discussion was held on the *consent agenda*. A motion was 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***
 - *Georgia Real Estate Executives & Property Management - Steven Lindsey
 - *R.A.H. Trucking Company - Roger Harvey
 - *Larkspur - Cherrie Clitherow
 - *Coastal Renovations & Construction, Inc. - Sonya Scott
 - *Teamtripp - Bernard Tripp
 - *JBH Construction - James Hearon
 - *A & R Farm Feed Company - Robert Gaither
 - *Don Gardner Associates - Donald Gardner
 - *Home Field Advantage - Stephen Rodgers
 - *Zone Sports Media - James Jennings
 - *The Back Porch - Sheila Carpenter
 - *Grandma's Attic - Darlene Bliss

2. ***Approval of Alcoholic Beverage License***
 - *Andy's Market - Robert Anderson

3. ***Approval of Tax Refunds***
 - *Thomas Maxwell - \$1090.85
 - *Robert & Kathleen Warner - \$455.29
 - *Theresa Grimes - \$165.01
 - *Hallie A. Caldwell - \$328.86
 - *Mulberry Company LLC - \$2982.05
 - *Marvin E. Hickman, Jr. - \$359.52
 - *Gerald A. Jr. & Margaret Kincaid - \$134.06
 - *Marvin & Leona Harn - \$190.37
 - *Stephen & Ester Herzog - \$3.10
 - *Russell & Robin Abbott - \$669.85
 - *George, Sr. & Lynda Brown - \$10.53
 - *James & Rebecca Burnsed - \$168.54
 - *Janie H. Rushing - \$12.57
 - *Richard & Susan Bilak - \$22.74
 - *William R. & Cheryl Ann Matthews - \$10.16
 - *Debra & Charles Moeller - \$67.23
 - *Lamar & Evelyn Patrick - \$701.00

4. ***Denial of Tax Refund***
 - *Rice Mill & Ford LLC - \$205.91

5. ***Approval of Resolution to Adopt Various County Budgets for Fiscal Year 2004***
‘Copy Resolution’

6. ***Approval of Superior Court Judges Budget*** for 2004-2005 in the amount of \$79,410 with Bryan County’s share being \$13,380.60

7. ***Approval of Superior Court Judges Law Clerk Budget*** for 2004-2005 in the amount of \$5,300 with Bryan County’s share being \$893.04

Tara Jennings of Family Connections met with the board to give a presentation on the ***Teen Centers*** she has been researching. It was the recommendation of Ms. Jennings to form a task force committee to develop a step-by-step plan, determine lead agency, outline facility, consider financial setup, etc. It was the consensus of the board to form a task force committee and for each commissioner to give two names to the Chairman to be on this committee.

Mr. Jim Anderson was welcomed by the board as the new ***Emergency Service Director***.

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

****Harris Trail Road and Port Royal Road*** - The Department of Transportation did some

testing on these roads and has determined the cost for repairs will be approximately \$200,000. They will go in and make patches and then overlay the complete road. It is unclear on who will be paying for this project. We should be getting more information on this project within the next week or two.

***Median Cut on US 17 at the Sheriff's Complex** - The local Department of Transportation has given their approval on moving this median cut, but the paper work is currently in the Atlanta DOT office. We will not be going down the power line.

***Groover Hill Project** - This project is well underway and is approximately 25% complete.

***Jack and boring under State Route 30 at Interstate Centre** - The contract has been signed to do this work, but we are waiting to get it back in hand.

***Harris Trail Road** - We need to get started back on this project with an attempt to complete a large portion by the beginning of the school year in August.

***Bridge Repairs** - We are in the process of finalizing a detour road for the repair work on Harris Trail at Sterling Creek and Bacontown over Otterhole Branch. This will be done with the input from the local Department of Transportation officials. It will be the county's responsibility to furnish the signs and labor to perform the work on the detour. This project should be in the July letting.

Dan Rolf, Chief Assessor, met with the board to make a presentation on putting the **tax assessors data on the web**. The firm which is being considered is QPublic, LLC at a cost of \$7500 per year with no start up fee. This firm currently operates over three dozen county sites, including Bulloch County. After the presentation and discussion, a motion was made by Al Dixon and seconded by Ed Bacon that we authorize the Chairman to sign the contract that the Tax Assessors are pursuing with a company called QPublic to develop a web base program for Bryan County. Motion carried unanimously.

Mr. Rolf also gave an **update on appeals and the land revaluation**. Most all appeals have been completed. Approximately fifty more appeals will be sent to the board of equalization once the 21 day period has expired. We are currently working on reclassification all the land. This revaluation should be complete by July 1.

Brett Turner from Brookwood Properties, Inc. met with the board to discuss developing a new tract of land on **Dunham Swamp Road** as a 220 acre **PUD**. They discussed the possibility of them building the water and sewer system, which they design and our engineer approves, they

would charge tap in fees to recap their capital investment, but beyond that the county would own and operate the system and charge user fees. The county would provide the water. At this point,

the county cannot commit to any water until we know how much water is going to be allocated to Bryan County. A discussion was also held on the roadways and open spaces.

Chairman Warnell 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. ***W. K. “Buddy” Polk application to rezone*** approximately 46.99 acres of property on Carlos Cowart Road in Ellabell from AR-1 to R-1. No one other than the applicant was present to speak for or against this rezoning request.
2. ***Brookwood Properties, Inc. makes application for a deviation from the original PUD application*** at Waterford Landing for single family cottages. No one other than the applicant was present to speak for or against this request.

Chairman Warnell declared the public hearings closed.

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

1. ***W. K. “Buddy” Polk*** makes *application to rezone* approximately 46.99 acres on Carlos Cowart Road in Ellabell from AR-1 to R-1 for a residential development to be known as ***Taylor Place*** consisting of approximately 57 lots. The property is tax parcel number 026-034.01. A motion was made by Al Dixon and seconded by Ed Bacon to approve the rezoning request of W. K. “Buddy” Polk to rezone approximately 46.99 acres from AR-1 to R-1. Motion carried unanimously.
2. ***Brookwood Properties, Inc.*** makes application for a *deviation from the original PUD application* for single family cottages. According to the original Waterford Landing site plan, 92 units of attached housing were proposed for this site. The proposed use of the 7.37 acre tract designated for attached housing on the approved masterplan be changed to allow for the development of up to 55 lots for detached single family “cottage” style homes. The cottages are bounded by the first phase of cottages on the north, by the Waterford Golf Course on the west, phase I is south of the property and Waterford Landing Road is on the eastern side. A motion was made by Al Dixon and seconded by Toby Roberts to approve the deviation from the original PUD application for Brookwood Properties, Inc. for Waterford Landing. Voting for: Roberts, Dixon and Gardner. Voting against: Bacon. Motion carried.

Tommy and Theron Darieng met with the board to request Highway 144 from the railroad track at Plantation Building Supply to Fancy Hall be named the ***Thomas B. Darieng Highway*** for their father. Mr. Darieng was very instrumental in having the road paved. A

motion was made by Toby Roberts and seconded by Al Dixon to have the County Attorney draw up a resolution naming Highway 144 from the railroad track at Plantation Building Supply to Fancy Hill the Thomas B. Darieng Highway. Motion carried unanimously.

A discussion was held on three resolutions that Jo Hickson of the *Coastal Georgia Greenway Committee* has submitted for review and consideration.

*The first resolution was for the adoption of the *Coastal Georgia Greenway Through-Corridor Route* as it pertains to Bryan County. A motion was made by Al Dixon and seconded by Toby Roberts to adopt the resolution for the adoption of the Coastal Georgia Greenway Through-Corridor Route as it pertains to Bryan County. Voting for: Dixon, Roberts and Gardner. Voting against: Bacon. Motion carried.

“Copy Resolution”

*The second resolution is to support the creation of *“The Coastal Georgia Greenway Regional Development Authority”*. The authority will not be able to condemn property or levy any ad valorem tax and must rely on intergovernmental contracts and leases to conduct its business. A motion was made by Al Dixon and seconded by Toby Roberts to approve the resolution to support the creation of “The Coastal Georgia Greenway Regional Development Authority”. Voting for: Dixon, Roberts and Gardner. Voting against: Bacon. Motion carried unanimously.

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*The third resolution is *developing heritage and eco-tourism on the coast*. This is an agreement to work together with other coastal jurisdictions to seek legislative support for Georgia to print “prestige license tag” for the purpose of raising funds for operating the Coastal Georgia Greenway Regional Development Authority. A motion was made by Al Dixon and seconded by Rick Gardner to support and adopt a resolution to work together with other coastal jurisdictions to seek legislative support for Georgia to print a prestige license tag for the purpose of raising funds for operating the Coastal Georgia Greenway Development Authority. Voting for: Dixon, Roberts and Gardner. Voting against: Bacon. Motion carried.

“Copy Resolution”

A discussion was held on a *text amendment to Section 6-113* on the Environmental Regulations, changing the work shall to may: “Leaves may be composted on the owner’s premises in conformity with this ordinance and any applicable state law or removed by the owner of the property and disposed of in a manner approved by this ordinance”. A motion was

made by Al Dixon and seconded by Ed Bacon to approve the recommendation as it pertains to Section 6-113. Motion carried unanimously.

A discussion was held on request from **Georgia Transmission Corporation** for a utility permit for the installation of a 115kV transmission line parallel to Cuyler and Eldora roads in Bryan County. The poles will be installed outside the road right-of-way. The proposed construction would begin on May 3, 2004 and be complete by August 30, 2004. A motion was made by Ed Bacon and seconded by Al Dixon that we approve the request for a utility permit for Georgia Transmission Corporation. Motion carried unanimously.

A discussion was held on a request by the **City of Richmond Hill** for **annexation** of a 28.58 acre tract known as the **Wood Yard / Barge Landing Tract**. A motion was made by Toby Roberts and seconded by Al Dixon to deny the request for annexation by the City of Richmond Hill for a 28.58 acre tract known as the Wood Yard / Barge Landing Tract. Motion carried unanimously.

A discussion was held on **appointments to a tax committee**. The chairman requested each commissioner submit names (homeowner & business person) to be appointed to the newly formed tax committee.

A motion was made by Toby Roberts and seconded by Rick Gardner to go into **executive session** to discuss litigation. Motion carried unanimously. The board went into executive session at 4:55 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 5:20 p.m.

The board will be holding a **public meeting** to discuss **Highway 144** on Tuesday, April 13, 2004 at 6:00 p.m. at the Richmond Hill Recreation Park Gym.

Commissioner Roberts discussed a very informative meeting he and Phillip Jones attended with the **Planning Commission**. It was the consensus of the board to hold a workshop in the June/July time frame with the Planning Commission to discuss the make up of this board, their duties, etc.

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

The meeting adjourned at 5:35 p.m.