

Bryan County Board of Commissioners - August 3, 2004

The regular meeting of the Bryan County Board of Commissioners was held on Tuesday, August 3, 2004. The following members were present: Chairman Brooks Warnell, Commissioner Ed Bacon, Commissioner Al Dixon, Jr., Commissioner Rick Gardner, Commissioner Blondean Newman, Commissioner Toby Roberts, County Administrator Phillip Jones, County Clerk Donna Waters and County Attorney Charles Brown.

Chairman Warnell called the pre-agenda meeting to order at 1:32 p.m. The agenda items were discussed and the agenda was accepted as presented.

Chairman Warnell called the regular meeting to order at 1:33 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 July 6, 2004 regular meeting. A motion was made by Al Dixon and seconded by Ed Bacon to approve the minutes of the July 6, 2004 regular meeting as presented. Motion carried unanimously.

A discussion was held on the *consent agenda*. A motion as 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***
 - *Hilltop Lounge - Benny J. Kangeter
 - *Gill Construction - Joshua H. Gill
 - *Platinum Homes LLC - Francis Edward Lamson
 - *On Board Coatings - Jeffery J. McNealy
 - *Williams Land Clearing - Jerry Lee Williams
 - *SLP (Southern Lifestyle Properties) - Carla Ann Williams
 - *Brite Construction - Charles E. Brinson
 - *Low Country Pressure Washing & Cleaning Service - James Francis Clark
 - *Richmond Hill Pressure Cleaning - Jason Lyons
 - *Just Cut 'N Up - Lynda H. Smith
 - *T-N-T Remodeling & Construction - Dennis & Ron Todd
 - *R & R Cove Development, LLC - Russell Black

2. ***Approval of Tax Refunds***
 - *Carlton Gill - \$21.48
 - *George T. Grant - \$367.49
 - *Timothy & Barbara Thureson - \$105.82

*H. L. Page - \$2.03

3. ***Approval of Land Transfer - Bryan County Pembroke Development Authority***
*Transfer parcel 016-027 (15.06 acre tract) to the Bryan County-Pembroke Development Authority for the purpose of resale to Old Castle, Inc., the company that is buying out Mega Cast Inc., parcel 016-026.

Joanne Burnsed, Bryan County Health Department and Janet Duffield, Coastal Health Distrit, met with the board to discuss the ***health department budget*** for FY 2005 with the county participating in the amount of \$116,558.. A motion was made by Al Dixon and seconded by Ed Bacon to approve the FY 2005 Health Department budget in the amount of \$116,558. Motion carried unanimously.

A discussion was held on an appointment to the Coastal Georgia Resource Conservation & Development (RC&D) Council. Chairman Warnell excused himself from the meeting during this discussion. A motion was made by Al Dixon and seconded by Ed Bacon to appoint Mr. Fred Warnell to a four year term to the ***Coastal Georgia R C & D Council***. Motion carried unanimously.

Pratt Lockwood, Director of Public Services, met with the board to give an update on recreation.

****Richmond Hill Complex*** - Last year we had problems with drainage at the Richmond Hill Complex. We have done a lot of work and it has helped tremendously. We will continue to do more work with the drainage.

****Hendrix Park New Complex*** - The grass is down and growing, irrigation is down, fence is being put up and bids for the building and lights should be opened on August 13 and we hope to be complete by the end of December.

****Use of County Facilities*** - In South Bryan County we are operating at 100%, using all fields available. In North Bryan County we are operating at 100%. The construction of the new ball complex is going to help tremendously and should carry us through the new five or six years with baseball/softball. Once baseball/softball begins, fields are being used for games and are not generally available for practice. The largest need in South Bryan at this time is soccer fields.

Dan Rollf, Chief Appraiser, met with the board to give an update on his department.

****Update on digest*** - Expect to send information to TBS no later than Monday morning to have the notices printed. We will be sending out approximately 10,000 notices. Most of the changes will be relatively small, but some changes will be considerable for various reasons. Out of the 10,000 parcels, about 6,000 will be 20% or less of an increase, of this amount 4,500 are 10% or less of an increase. The balance of 4,000 will be something over 20% increase. We are

expecting a considerable amount of appeals. Taxpayers will have 45 days to appeal. The appeals will be worked as quickly as possible in order to have the digest delivered to the Tax Commissioner by September 20 (approximately).

***Extension to the contract of Consultant** - Mr. Tom Sadler currently works two days per week through July, then one day a week through December. The Board of Assessors is requesting an extension to the contract for at least six additional months at two days per week to help with the appeals. The funds to cover this extension would come out of the existing Tax Assessors budget. A motion was made by Toby Roberts and seconded by Blondean Newman to make funds available to allow the Board of Assessors to extend Tom Sadler's contract for another ninety (90) days. Motion carried unanimously.

Brett Turner of Brookwood Properties met with the board to discuss a wastewater treatment facility for the **Dunham Marsh Project**. Mr. Turner is interested in putting in a public water and sewer system that would be turned over to the county for care, maintenance and upkeep. He would be able to collect his construction costs via tap fees for each house; the county would collect water and sewer fees for care, maintenance and upkeep. Mr. Turner must go through the state review and approval process before construction can begin. Our engineer will also review the work and ensure the design is consistent with state rules and regulations. Mr. Turner is starting the application process; if it is a public system, one set of rules apply; if it is a private system, a slightly different set of rules apply. He needs to submit the application and therefore needs to know if the county is willing to accept the system once approved by the State and County. He is interested in making the treatment system a regional system that could potentially service the remaining tract of land in the Belfast Keller Loop. He would be willing to front the costs and build, but again recoup costs via tap fees. Mr. Turner stated he is prepared to go ahead with the lagoon whether the county participates or not. He is also prepared to submit documents to EPD. It was the consensus of the board that the county is interested but the board feels as though we need to hold a workshop to work on details.

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 items:

1. **Amendments to the Zoning Ordinance** - No one was present to speak on this item.
2. **Administrative Rezoning Request** (Belfast Keller/Blige Roads) - Several citizens were present to speak against this request.

Chairman Warnell declared the public hearings closed.

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

1. **Brookwood Properties, Inc.** makes application for a **preliminary plat approval** for **Waterford Cottage Phase II**. The property is located on Waterford Landing Road and is zoned PUD. The proposed development is for single family cottages. This phase consists of fifty-one (51) lots, open space of .82 acres and a right of way of 1.62 acres totaling 9.36 acres. East of the Cottages is the Waterford Golf Course. North is Phase I of the Cottages. The 7th fairway of the golf course is south and Waterford Landing Road is on the western side. A motion was made by Toby Roberts and seconded by Rick Gardner to approve the preliminary plat approval for Waterford Cottages Phase II. Voting for: Gardner, Roberts, Dixon & Newman. Voting against: Bacon. Motion carried.

2. **Amendments to Ordinance** - Proposed revisions to Section 514 of Article V of the Bryan County Subdivision Regulations, Chapter 13; amendment to Article X, Section 1016 of the Bryan County Zoning Ordinance; amendment to Article XV, Section 1501 of the Bryan County Zoning Ordinance; revisions to Appendix (b) of the Bryan County Subdivision Regulations, Chapter 13 were presented to the commissioners for review. This was the first reading of these amendment. No action taken at this time.

3. The **Planning and Zoning Department** makes a **request for rezoning** of six (6) lots an AR-1.5 zone to an R-30 zone with the following provisions: 1. No new lots will be generated from this acreage; 2. Only two access points will be allowed off Belfast Keller Road. The property is lots 1 thru 6 which consist of approximately 10.6 acres bounded on the north by Belfast Keller Road, one the west by Blige Road, on the south by other lands, and on the east by other lands. The tax parcel numbers are 062-122, 062-126, 062-127, 062-128, 062-129, and 062-130. The proposed development is residential development. A motion was made by Toby Roberts and seconded by Al Dixon to rezone lots 2, 3 & 4 from AR-1.5 to R-30 provisional with the provisions being that they cannot subdivide the lots; and only two driveways will be allowed off Belfast Keller Road and leave the remaining lots at AR-1.5. Motion carried unanimously.

Jocelyn Powell of the **Bryan County Extension Service** met with the board to advise the board she will be leaving her position with Bryan County to attend Mercer Law School. Ms. Powell was thanked for the time she has worked with Bryan County and the outstanding job she did while here and wished well on her new career.

Catherine Parr met with the board to discuss **Oyster House Road**. Ms. Parr stated she and her husband would be willing to donate 10 feet of their property to the county rather than have this property condemned. Last month the commissioners voted to condemn this property. If the board accepts this offer, the problem of providing county services to this neighborhood should be solved.

Linda Morse met with the board to comment on her appreciation to the board for listening to comments and reconsidering the condemnation of Oyster House Road.

A motion was made by Toby Roberts and seconded by Al Dixon to go into **closed session** to discuss personnel and litigation. Motion carried unanimously. The board went into executive session at 5:10 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 5:44 p.m.

A motion was made by Toby Roberts and seconded by Ed Bacon to accept the offer of the Parr's for 10 feet of property on **Oyster House Road** and keep the condemnation in the state it is in now until the Parr's sign off on everything and then we drop the condemnation. Motion carried unanimously.

A motion was made by Blondean Newman and seconded by Rick Gardner to uphold the decision of the Tax Commissioner to **terminate a county employee**. Motion carried unanimously.

A discussion was held on the **Harris Trail Road Paving Project**. The low bidder was Douglas Asphalt in the amount of \$1,687,738. (We could save approximately \$24,000 in sales tax if we buy some of the materials.) The County Administrator was instructed to ask the city if they would contribute funds out of their SPLOST to help with this project and the board will go back to the DOT to seek additional funds before we accept a bid.

A discussion was held on forming a **committee** to determine where to **locate county offices** in the Richmond Hill area. Chairman Warnell appointed Commissioners Roberts, Dixon and Gardner to serve on this committee.

A discussion was held on an **appointment to the Bryan County Department of Family and Children Service Board**. A motion was made by Blondean Newman and seconded by Al Dixon to appoint Michelle Seger to replace William Shaw on the DFACS Board with a term of August 1, 2004 through July 1, 2005. Motion carried unanimously.

A discussion was held on an **amendment to the Personnel Ordinance**. A motion was made by Al Dixon and seconded by Rick Gardner to amend the personnel ordinance by adding Section 5-804(4) - "Every public officer or employee shall be entitled to absent himself and shall be deemed to have a leave of absence from his duties or service as a public officer or employee while engaged in the performance of ordered military duty and while going to and returning from such duty". Motion carried unanimously.

Derrell Newman, Director of Public Works, met with the board to discuss projects in his department.

***Vehicles & Equipment** - A list was given to the board members of county vehicles and equipment for the roads, building maintenance, maintenance shop & mosquito control departments showing the total mileage for each.

***Maintenance Schedule** - A maintenance schedule was given to the board members showing the anticipated work to be done through September.

***Pine Ridge Road Project** - Mr. Newman was told to proceed with the clearing, grading & drainage for this project.

***Surplus Equipment** - A list of surplus equipment was given to the board members to declare surplus so they can be disposed of. A motion was made by Al Dixon and seconded by Ed Bacon that we authorize the Public Works Director to get rid of surplus equipment that is presented before us here today. Motion carried unanimously.

‘Copy List’

A motion was made by Ed Bacon and seconded by Bloudean Newman to adjourn. Motion carried unanimously. The meeting adjourned at 6:25 p.m.