

Bryan County Board of Commissioners - March 1, 2005

The regular meeting of the Bryan County Board of Commissioners was held on Tuesday, March 1, 2005. The following members were present: Chairman Jimmy Burnsed, Commissioner Ed Bacon, Commissioner Rick Gardner, Commissioner Blondean Newman, Commissioner Glen Willard and Commissioner Toby Roberts. Also present: County Administrator Phillip Jones, County Clerk Donna Waters and County Attorney Charles Brown.

Chairman Burnsed called the pre-agenda meeting to order at 1:20 p.m. The agenda items were discussed. Chairman Burnsed stated Ty Haymans of the Georgia Forestry Commission has been removed from the agenda. The agenda was accepted.

Chairman Burnsed recognized ***Ralph Chapman*** and applauded his success in getting a ***grant*** for the south and north fire departments totaling \$134,935. The fire funds will reimburse 10% of the grant. The grant is to be used to purchase bunker gear, radios, pagers, radio intervention gear, other miscellaneous equipment, and fire fighter entry physicals.

Chairman Burnsed called the regular meeting to order at 1:30 p.m. Invocation was given by Commissioner Rick Gardner. Everyone joined in the Pledge of Allegiance. Visitors were recognized.

A discussion as held on the ***minutes*** of the February 1, 2005 regular meeting. A motion as made by Ed Bacon and seconded by Rick Gardner to approve the minutes of the February 1, 2005 regular meeting with one correction. Motion carried unanimously.

A discussion was held on the ***consent agenda***. A motion was 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***
  - \*A & R Cleaning Services - Linda A. Sibilio
  - \*C & A Electric - Jim H. Sullivan, III
  - \*Creative Image Salon - Bonnie Steele
  - \*Edgers Lawn Service - Charles Price
  - \*J. D. Weed Construction Company - Joseph D. Weed, Jr.
  - \*J. R. Myers, Inc. - Jerry R. Myers
  - \*John Baggett Electrical - John L. Baggett
  - \*TTC Waste Services, Inc. - Gary L. Hennessee

2. ***Tax Refunds***

***\*Approve Tax Appeal Refunds***

Hartford Construction	062-042	\$203.74
Joseph Decosimo	0544-111	\$100.83
Warnell Timber & Land	077-038	\$38.01
Richmond Hill Ltd.	0474-385	\$973.89

***\*Approve Tax Refund due to Department Error***

Brian & Jennifer Hagan	0474-090	\$374.76
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***\*Approve Tax Refund - Homestead Exemption Inadvertently Dropped***

Robert & Amanda Daniels	027-039	\$491.49
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***\*Approve Tax Refund Request - Error in Assessment - Apply refund to offset taxes due to County***

Robert Baker	068-017	\$110.96
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***\*Deny Request for Penalties and Interest***

Marion Kay Abel	061-036	\$16.99
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3. ***Approval of Sewer and Water Agreement with Brookwood Properties, Inc. (BPI)***

“Copy Agreement”

Phillip Jones, County Administrator, discussed several issues with the board.

***\*Budget amendments to the fire department budgets*** due to receiving a grant in the amount of \$134,935. A motion was made by Ed Bacon and seconded by Rick Gardner that we amend the fire department budget to increase by \$134,935. Motion carried unanimously.

***\*Bids for the paving around the new baseball complex at Hendrix Park.*** Bids were received and opened with the low bidder being Ellis Wood Contracting in the amount of \$33,711. A motion was made by Toby Roberts and seconded by Glen Willard to award the bid for the Hendrix Park Paving to Ellis Wood Contracting in the amount of \$33,711 with funds to come from SPLOST. Motion carried unanimously.

***\*Update on proposed local legislation*** - HB 632 and HB634 have been introduced. HB

632 is the City of Pembroke's request to modify their city charter and HB 634 is the County's request to increase the Homestead Exemption for residents 65 and older.

**\*Update on tax appeals.** The county mailed out 10,359 tax notices for FY 2004 taxes. There were 507 appeals; 355 appeals resolved by the Tax Assessors Board; 96 settled by the Board of Equalization; 26 remain to be resolved by the Board of Equalization and 30 by the Tax Assessors Board.

Commissioner Roberts commented on the **Orafol ground breaking** being a very proud day for the North Bryan-Pembroke Development Authority. Orafol is the first business to locate at the Interstate Centre.

Commissioner Gardner commented that the **Leadership Bryan Group** went up to the Capitol this past week to meet with the representatives and see how the political process works.

Commissioner Roberts commented the **Ft. McAllister Boat Ramp** has been completed.

A discussion was held on an **appointment** to the **Middle Coastal Unified Development Authority**. A motion was made by Toby Roberts and seconded by Ed Bacon to appoint Dell Keith to the Middle Coastal Unified Development Authority. Motion carried unanimously.

Mayor Richard Davis and City Administrator Mike Melton of the **City of Richmond Hill** met with the board to discuss the **building of a convention center and aqua center** for the residents of Bryan County. A presentation of the proposed center was given Rick Wissmach of Dawson & Wissmach Architects and Barry Hall of Governmental Solutions, Ltd. The facility will be located on 10 acres of land donated by a developer on Brisbon Road. The proposed conference center will be a 35,000 square foot building with three levels. The lower level will be for golf operations, the main level will be meeting space and catering and the upper level will be offices and storage. The conference center is designed to provide services for 475 persons including dining for 350 persons. The Aquatic center would have a junior Olympic pool with supporting features such as restrooms, showers and changing areas. The daily operations of the conference center, golf course operations, food and beverage and aquatic center will be contracted out. The facilities will be open to the general public on a fee basis. The funding is planned through tax-exempt, revenue bonds with debt servicing to come from hotel/motel tax, SPLOST, and user fees. The facility is estimated to cost approximately 4.5 million dollars.

A discussion was held on the **annexation of River Oaks** a/k/a Barge Landing. A motion was made by Rick Gardner and seconded by Blondean Newman to authorize the Chairman to sign the intergovernmental agreement for the annexation of lands identified in the agreement; the city will not change the zoning or density of the lands intended for annexation; direct the county attorney to draw up the intergovernmental agreement for services to the properties that currently exist within the city boundary. Motion carried unanimously.

**Krystal McGee, Executive Director of the Richmond Hill YMCA** met with the board to provide an overview of programs offered by the YMCA. She also stressed the need for a 20,000 to 50,000 square foot facility and approximately 10-20 acres of land. They have outgrown their current facilities. The YMCA is currently searching for land and would like to see someone donate land to them. Once they have acquired the land, they will have a capital campaign and begin building with a ribbon cutting to follow.

Chairman Burnsed called the **planning & zoning public hearings** to order at 3:00 p.m. and stated the purpose of the public hearings was to receive public input on the following:

1. **Willard Lee Rezoning Request** - Several citizens spoke in opposition of this rezoning request.
2. **Wilson/Seacoast Investments Rezoning Request** - Other than the applicants, no one was present to speak on this request.

A motion as made by Glen Willard and seconded by Blondean Newman to close the public hearings. Motion carried unanimously. The public hearings were closed at 3:40 p.m.

**John Butler and Christine Stringer, Zoning Administrators**, met with the board with planning & zoning issues.

1. **Willard Lee** makes application for the **rezoning** of 39.3 acres divided into two parcels off Sims Road between Harry Hagan Road and Winding Way east of Pembroke. The property is tax parcel #015-052.02 and 015-052.03 and is currently zoned A-5. The requested zoning is R-30 and the proposed development is residential development. The planning & zoning department recommends approval of the rezoning with conditions. The planning commission recommends denial of the rezoning. A motion was made by Ed Bacon and seconded by Blondean Newman that the 39.3 acres in the parcels (015-052.02 and 015-052.03) on Sims Road at Harry Hagan Road be **CONDITIONALLY** rezoned as follows:

\*R-1 Zoning, not R-30;

\*The owner promptly and, in no event, later than 6/1/2005, obtain from an engineering firm, acceptable to the County, an Environmental Site Assessment (ESA) of the entire parcels and promptly furnish the County a copy of the ESA, further, that the rezoning is conditioned on such further and additional environmental assessment as the County may suggest, at owners expense, same to be promptly obtained, and copy promptly furnished to the County;

\*That Rezoning is subject to all conditions of Section 512 of Bryan County Subdivision Regulations, which Section is incorporated here by reference;

\*That Owner shall promptly remove and clean up any contaminants, hazardous waste or other substances which, in the sole judgment of the County Engineer, pose a threat to health, safety and welfare of County residents; such cleanup shall be followed by an additional ESA to assure compliance;

\*That Owner's preliminary subdivision plat shall not be approved until all of the foregoing CONDITIONS have been satisfied, per the sole judgment of the County and its officers and representatives;

\*That water and waste water treatment be provided by the City of Pembroke systems;

\*That the entity performing any needed clean up or removal be approved by the County before such work proceeds;

\*That no more than one residence per 3/4 acre shall be allowed; and

\*That manufactured homes are disallowed.

Motion carried unanimously.

2. ***Calvin Wilson/Seacoast Investments*** makes application for the ***rezoning*** of 4.98 acres on the northwestern side of Highway 17. The property is tax parcel #047-1-003 and is currently zoned AR-1. The proposed zoning is B-2 and the proposed development is commercial. The planning & zoning department recommends approval of the request and the planning commission recommends approval of the request with a stipulation regarding the buffer. A motion was made by Toby Roberts and seconded by Glen Willard on case number Z#277-04, property of Calvin Wilson and Seacoast Investments, property consisting of 4.98 acres on the northwest side of Highway 17, tax parcel number 047-1-003, current zoning being AR-1, a motion be made to a B-2 condition on a 30' natural buffer not to be disturbed, but to remain a natural buffer. Voting for: Roberts, Newman, Bacon and Willard. Voting against: Gardner. Motion carried.

A motion was made by Rick Gardner and seconded by Ed Bacon to go into ***closed session*** to discuss litigation. Motion carried unanimously. The board went into closed session at 4:10 p.m.

A motion was made by Toby Roberts and seconded by Rick Gardner to go back into ***regular session***. Motion carried unanimously. The board went back into regular session at 4:40 p.m.

A motion was made by Toby Roberts and seconded by Ed Bacon to adjourn. Motion carried unanimously. The meeting adjourned at 4:43 p.m.