

Bryan County Board of Commissioners – December 9, 2014

The regular meeting of the Bryan County Board of Commissioners was held on Tuesday, December 9, 2014 in Richmond Hill. The following members were present: Chairman Jimmy Burnsed, Commissioner Jimmy Henderson, Commissioner Carter Infinger, Commissioner Steve Myers, Commissioner Wade Price, and Commissioner Noah Covington. Also present: County Administrator Ben Taylor and County Clerk Donna Waters.

Chairman Burnsed called the meeting to order at 5:30 p.m. Invocation was given by Commissioner Jimmy Henderson. Everyone joined in the Pledge of Allegiance. Visitors were recognized.

A discussion was held on the **agenda**. A motion was made by Carter Infinger and seconded by Wade Price to approve the agenda with two additions. Motion carried unanimously.

A discussion was held on the **minutes** of the November 11, 2014 regular meeting. A motion was made by Jimmy Henderson and seconded by Carter Infinger to approve the minutes of the November 11, 2014 regular meeting as printed. Motion carried unanimously.

A discussion was held on the **consent agenda**. A motion was made by Carter Infinger and seconded by Steve Myers 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

- *Ashley Maddox – Ashley’s Country Store
- *Roy Hubbard – Salty Dawg Adventures
- *Jeff Pearson – Jeff Pearson, LLC
- *Callie Beale – Callie Beale Photography, LLC
- *Walter & Tammy Medlin – Littoral Pest Solutions

2. Approval of Appeals Settled in November 2014

TAVT (Motor Vehicle) Appeal Refunds

<u>Name</u>	<u>Amount</u>
Jonathan Strickland	\$102.94
Jeffrey Watson	\$315.56
Jeffrey Hupman	<u>\$388.13</u>
TOTAL	\$806.63

3. Approval of Agreement Between Bryan County and Clerk of Superior Court
“Copy Agreement”

A motion was made by Carter Infinger and seconded by Jimmy Henderson to go into **executive session** to discuss personnel issues. Motion carried unanimously. The board went into executive session at 5:33 p.m. The board went back into regular meeting at 5:35 p.m.

A motion was made by Carter Infinger and seconded by Jimmy Henderson to **appoint Lea Holliday** with Bouhan Falligant as the **County Attorney** for a period of 13 months. Motion carried unanimously.

A motion was made by Steve Myers and seconded by Carter Infinger to close the regular meeting to hold **Planning & Zoning Public Hearings**. Motion carried unanimously.

Chairman Burnsed called the public hearings to order at 5:36 p.m.

1. **Black Creek Development Company, LLC Conditional Rezoning Request** – No one other than the applicant was present to speak on this hearing.
2. **Harmony Properties of Coastal GA/J R Gill Conditional Rezoning Request** – No one other than the applicant was present to speak on this hearing.

A motion was made by Wade Price and seconded by Noah Covington to close the public hearings and go back into regular session. Motion carried unanimously.

Christy Williams, Zoning Administrator, met with the board to discuss Planning & Zoning issues.

1. **Case # CUP – 144-14 – Black Creek Development Company, LLC Conditional Rezoning Request** – The property is 126.18 acres located between Bill Futch Road and Page Road. The tax parcel number is 019-004.01. The current zone is R-1 and the requested zone is R-1 Conditional. The proposed development is a Waste Water Treatment Plant and Land Application System. The staff recommends approval with conditions that EPD approval is required and when the developer is ready to build the system, he must submit a site plan drawn to scale providing all information as required including proposed facility, setbacks, buffers and access to the site. The Planning Commission approved with the following conditions: EPD approval is required; any expansion of the LAS system must come back to the board for approval; a minimum of a 200 foot vegetative buffer (trees). A motion was made by Wade Price and seconded by Noah Covington to approve the Conditional Rezoning Request for Black Creek Development Company, LLC with the conditions listed above. Motion carried unanimously.
2. **Case # CUP-158-14 – Harmony Properties of Coastal GA/J R Gill Conditional Rezoning Request** – The property is 4.07 acres located at 7446 Highway 17 South. The tax parcel number is 042-036. The current zone is B-2 and the requested zone is B-2 Conditional. The proposed development is a church. The staff recommends approval with the condition that the original 8.79 acre tract subdivision must be perfected before the rezoning or any site plan or building permit is approved; a commercial well and septic tank must be permitted through the health department; the site plan must be submitted to the DOT and the county for approval. A motion was made by Jimmy Henderson and seconded by Wade Price to approve the Conditional Rezoning Request for Harmony Properties of Coastal GA/J R Gill with the conditions listed above. Motion carried unanimously.

3. **Case # SD-2064-14 – Wicklow Subdivision Phase 2 - Article XI Preliminary Plat Approval –** BCLD, LLC requests preliminary plat approval for Wicklow Subdivision Phase 2 consisting of a 39.93 acre tract. Phase 2 is located to the Northwest of Phase 1 off Belfast River Road. The property is tax parcel number 055-060 (mother parcel) and is zoned R-1. The proposed development is 52 lots with 2 acres for recreation and detention pond. The staff recommends approval on the condition Construction and Soil & Erosion Plans meet all regulations before any construction begins. A motion was made by Carter Infinger and seconded by Noah Covington to approve the Article XI Preliminary Plat Approval for Wicklow Subdivision Phase 2 with the above condition. Motion carried unanimously.

Carrol Ann Coleman, Tax Commissioner, met with the board to discuss the November 15 property tax deadline. This date fell on a Saturday which meant the taxes were allowed to be paid by Monday, November 17. If the taxes were received on this date or post marked this date, a penalty was not assessed. Unfortunately, the local postal service does not postmark mail, this is done in Jacksonville. Therefore, some taxes were late due to their mail having to go to Jacksonville to be post marked. Past dues notices were sent out and approximately 25 property owners stated they had sent their payment in on Saturday but their payments were not post marked due to going to Jacksonville.

Chairman Burns presented **Jimmy Henderson** with a plaque for his four (4) years of service to the citizens of Bryan County.

Kirk Croasmun, County Engineer, met with the board to discuss several issues.

***Wastewater Treatment Facility Upgrade/Expansion** – Design is still ongoing at this time.

***Oak Level Road Well and Lift Station** – Well drilling and drawdown testing was complete last week. The contract is to be completed by the end of April 2015. The Public Works Department started installing the force main line on this project this week.

***Bill Futch Road Extension** – We met with GDOT to discuss potential for signing and striping a one way traffic pattern on this road. After a discussion, it was the consensus of the board to hold a public hearing for the citizens to comment before making a decision.

***2014 Road Resurfacing Project** – Notice of Award was issued to the contractor and we are finalizing the contract documents for the project, which includes McGregor Circle and Olive Branch Road. Buddy Shuman and Kirk Croasmun met with the contractor this week to discuss the scope and limits of the project. This project should start and complete in January 2015.

Ben Taylor, County Administrator, met with the board to discuss several issues.

***Article 13 Subdivision Ordinance Revision** – This is a second reading – A motion was made by Jimmy Henderson and seconded by Wade Price to approve revision to Article 13, Section 1302(a) & 1302(b) of the Subdivision Ordinance. Motion carried unanimously.

Section 1302. Qualifications: This **Article XIII** is applicable only if all the following conditions are met:

- (a) The proposed Subdivision consists of no more than ~~three (3)~~ **eight (8)** Lots and a Remaining Tract;
- (b) ~~Reserved (Revised 10/7/98)~~ **The minimum average lot size shall be no less than five (5) acres for the entire Tract for any Tract consisting of more than 3 lots and a Remaining Tract.**

***Amendment to Chapter 8 of the County’s Alcoholic Beverage Ordinance** – This is a first reading of this amendment. No action required at this time.

***Daniel Defense Memorandum of Understanding** – Daniel Defense is expanding its facility from approximately thirty-eight thousand square feet to ninety-five thousand square feet in the Interstate Centre Industrial Park. As part of this expansion, the county has agreed to construct and install a permanent loop road around the project area. A preliminary cost estimate for the loop road totals \$445,290. In order to pay for the construction costs of this road, the county is proposed to provide in-kind road bed work. As a method to close the remaining funding gap, the County has been awarded a GDOT grant in the amount of approximately \$120,000 and will apply for an Employment Incentive Grant in the amount of \$219,020. This memorandum of understanding details that arrangement and is required for the continuance of this project. A motion was made by Noah Covington and seconded by Steve Myers to approve the Daniel Defense Memorandum of Understanding. Motion carried unanimously.

***Joint Development Authority Resolution** – As a tool to promote economic development and promote mutually beneficial regional projects, it is recommended that Bryan County (along with Bulloch, Chatham, and Effingham Counties) pass a resolution creating the Savannah Harbor-Interstate 16 Corridor Joint Development Authority. This is a proactive measure to ensure that the participating jurisdictions will have the proper tools in dealing with regional economic development projects if the need ever arises. A motion was made by Steve Myers and seconded by Jimmy Henderson to approve the resolution authorizing the creation of this Joint Development Authority. Motion carried unanimously.

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***Murphy McKeel Walking Trail Paving Contract** – The Murphy McKeel Walking Trail is a walking trail design conceptualized last year that consists of nearly one mile of 8 foot wide asphalt walking trails to be installed in DeVaul Henderson Park. This trail is being named after Murphy McKeel, who was the unborn infant of Erica McKeel that was killed in an automobile accident. Erica was an employee of the Bryan County Recreation Department at the time and she was the person that did all the work on writing the grant for this trail. The project was originally budgeted from SPLOST; however, a grant was obtained from the Georgia Department of Natural Resources in the amount of \$100,000 which will significantly lessen the burden on local funds. Bids were received for the installation of these trails after the required advertisement period. The bids that were submitted in conjunction with the bid invitation are as follows:

Ellis Wood Contracting, Inc.	\$115,335.00
Sikes Brothers, Inc.	\$116,626.50

Preferred Materials, Inc.	\$121,175.00
Y-Delta, Inc.	\$128,171.50
E & D Contracting Services, Inc.	\$138,260.00

Staff recommends award of the contract to Ellis Wood Contracting for the total bid amount of \$115,335.00 subject to verification of references, and the certification of funds by the Finance Director. A motion was made by Carter Infinger and seconded by Jimmy Henderson to award the bid for the Murphy McKeel Walking Trail to Ellis Wood Contracting, Inc. in the amount of \$115,335.00. Motion carried unanimously.

A motion was made by Jimmy Henderson and seconded by Carter Infinger to **adjourn**. Motion carried unanimously. The meeting adjourned at 6:38 p.m.