

Bryan County Board of Commissioners – September 9, 2014

The regular meeting of the Bryan County Board of Commissioners was held on Tuesday, September 9, 2014 in Pembroke. The following members were present: Chairman Jimmy Burnsed, Commissioner Steve Myers, Commissioner Noah Covington, Commissioner Carter Infinger, Commissioner Wade Price and Commissioner Jimmy Henderson.

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

A discussion was held on the **agenda**. A motion was made by Noah Covington and seconded by Wade Price to approve the agenda as amended. Motion carried unanimously.

A discussion was held on the **minutes** of the August 12, 2014 regular meeting and August 21, 2014 workshop. A motion was made by Carter Infinger and seconded by Jimmy Henderson to approve the minutes of the August 12, 2014 regular meeting and August 21, 2014 workshop as presented. Motion carried unanimously.

A discussion was held on the **consent agenda**. A motion was made by Jimmy Henderson 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

- *Mobility Bob's – Robert Conner
- *R E Appraisals, Inc. – Julie Pecenka
- *Julie Kay Design Studio – Julie Kay Riggan
- *Schoonover Design Group d/b/a SCH@Architects – Douglas Schoonover
- *Blankenship Sporting Goods – Philip Blankenship

2. Approval of Administrator Vehicle Purchase

- *2015 Ford Explorer in the amount of \$25,673.73 from O.C. Welch

Tiffany Deal and John Humphries met with the board to discuss a variance to waive the requirement of paving a road within a subdivision if they subdivide to create one more lot. Ms. Deal & Mr. Humphries originally came before the board in 2012 to request permission to build a duplex for their elderly parents on a lot they had purchased. This request was denied. They were told they could build a single family residence with a guest house (no more than 40% of the size of the primary residence) on the property, which they have done. The county ordinance only allows one (1) utility hookup per lot, which means the residences have to share utility hookups. In order to have two (2) separate dwellings, as it is two (2) separate families, they will need to subdivide the property. If they subdivide the property, there will be five (5) lots, which would require the road be paved. The board will review this issue.

Mark Smith of South Atlantic Utilities met with the board to discuss possible services his company might be able to provide Bryan County in regards to water and sewer services. South Atlantic Utilities was established in 1970. They currently have operations in 12 counties that range geographically from Tybee Island to Statesboro to Waycross to Brunswick. They serve in excess of 16,000 households and businesses. They have 120 permits to operate systems from the State of Georgia EPD. South Atlantic Utilities began building water systems in Bryan County in 1971 and presently serve over 4,200 homes and businesses in the County. They operate 41 water systems and 3 wastewater systems in Bryan County. Presently, South Atlantic Utilities is not governed by anyone as far as their rates, they are self regulated. The board questioned if they were willing to be governed on their rates, as the county is responsible for looking out for the citizens of the county and the rates would need to be comparable to rates elsewhere. Mr. Smith stated this could be addressed in a contract.

Richard Deal of Thigpen, Lanier, Westerfield & Deal met with the board to present the 2013 annual financial statements for Bryan County.

A discussion was held on an **appointment to the Middle Coastal Unified Development Authority**. The Development Authority of Bryan County is recommending Linda Bragg for the appointment. A motion was made by Steve Myers and seconded by Wade Price to appoint Linda Bragg to the Middle Coastal Unified Development Authority for a four year term. Motion carried unanimously.

Kirk Croasmun, County Engineer, met with the board to give an update on several issues.

***Timber Trail Road/SR 144 Signal** – Richmond Hill is agreeable to the transfer of ownership for the entire Timber Trail Right-of-Way from SR 144 to Harris Trail Road upon completion of the slip lining of drainage pipe located adjacent to Magnolia Manor.

***Belfast Commerce Center Drive** – Richmond Hill is agreeable to the transfer of ownership for the entire Belfast Commerce Center Drive Right-of-Way upon completion of the right-of-way stabilization.

***Veterans Memorial Parkway Extension** – Bryan Land & Timber has an application for the extension of Veterans Memorial Parkway from its current terminus to the second school access drive adjacent to the large drainage canal crossing. This will give them frontage along the school.

A motion was made by Noah Covington and seconded by Steve Myers to close the regular meeting to hold **public hearings on Planning & Zoning** issues. Motion carried unanimously. The public hearings were opened at 6:30 p.m.

1. **Text Amendment – Harmony Properties of Coastal GA/J. R. Gill** – Change in Zoning Ordinance to allow churches in B-2 General Commercial Districts. This is a first reading for this text amendment. No one was present to speak on this public hearing other than the applicant.

2. **Text Amendment – Black Creek Development Company, LLC/Antony Abbott** – Change in Zoning Ordinance: Section 1121: Article XI: Uses Permitted or Not permitted – Add Waste Water Treatment Plant and Land Application System as Conditional use in all Residential zones. This is a first reading for this text amendment. No one was present to speak on this public hearing other than the applicant.

A motion was made by Jimmy Henderson and seconded by Steve Myers to go back into regular session. Motion carried unanimously. The board went back into regular session at 6:46 p.m.

Christine Williams, Zoning Administrator, met with the board with a Planning & Zoning issue.

Approval of Revised Preliminary Plat and Construction Plan for East Buckhead Phase 2, Castle Oaks Phase 3. The revised preliminary plat will add nine (9) additional single family lots. Staff recommends approval on the condition that all items identified by the engineering department are met before the final plan is approved. A motion was made by Noah Covington and seconded by Wade Price to approve the revised preliminary plat and construction plan for East Buckhead Phase 2, Castle Oaks Phase 3 which will add nine (9) additional single family lots. Motion carried unanimously.

***Oak Level Road Well & Lift Station** – This project was put out to bid and all the bids came in over the anticipated budget of approximately \$700,000. The project was put out to bid a second time. Five (5) bids were received on August 5. The low bidder was Underground Excavating in the amount of \$925,205. It is the recommendation of the staff to award the contract to the low bidder in the amount of \$925,205 subject to concurrence by Lot Pros, LLC. Lot Pros, LLC was present at the meeting and they are not in concurrence with the bid amount. A discussion was held on talking with the low bidder to see if there is any way to decrease the bid amount. We would want an answer within one week. We can have a called meeting to award the contract if needed.

***2014 Road Resurfacing Project** – Both Olive Branch Road and McGregor Circle are scheduled to be let for bids in October. Olive Branch Road will consist of a 2” bituminous concrete overlay from the intersection of US 280 to US 80; McGregor will consist of a 2” bituminous concrete overlay with base stabilization on severely deteriorated areas. The amount budgeted for these projects is \$300,000 but the actual cost will be approximately \$565,000. We can cut down on the amount to be resurfaced on Olive Branch Road from the intersection of US 280 to the I-16 overpass because the remainder to the road does not need to be resurfaced at this time. This will reduce the cost by approximately 33%. It was the consensus of the board to put these roads out to bid.

A motion was made by Carter Infinger and seconded by Wade Price to adjourn. Motion carried unanimously. The meeting adjourned at 7:55 p.m.