

Bryan County Board of Commissioners – June 8, 2021

The regular meeting of the Bryan County Board of Commissioners was held on Tuesday, June 8, 2021 in Richmond Hill. The following members were present: Chairman Carter Infinger, Commissioner Noah Covington, Commissioner Wade Price, Commissioner Brad Brookshire, Commissioner Dallas Daniel and Commissioner Gene Wallace. Also present: County Administrator Ben Taylor, Deputy Clerk Charlene Butler.

Chairman Infinger called the meeting to order at 5:30 p.m. The Bryan County Fire Department Honor Guard Team presented the colors and led everyone in the Pledge of Allegiance and gave the invocation. Visitors were recognized.

A discussion was held on the agenda. A motion was made by Brad Brookshire and seconded by Wade Price to approve the agenda with the addition of an executive session for personnel matters. Motion carried unanimously.

A motion was made by Noah Covington and seconded by Dallas Daniel to approve the minutes of the May 10th meeting. Motion carried unanimously.

A motion was made by Noah Covington and seconded by Wade Price to close the regular meeting to hold **Planning & Zoning public hearings**. Motion carried unanimously.

A motion was made by Brad Brookshire and seconded by Noah Covington to close the public hearing and return the meeting to regular session. Motion carried unanimously.

1. **Master Development Plan – West Port Development Owner, LLC**- The developer was present to answer any concerns. Adjacent property owners were present to speak on traffic concerns and how it would affect their property.

2. **Master Development Plan – Chesterfield, LLC** – Community Development Director Audra Miller presented an overview of the development plans. There was no one was present to speak on this item.

Water and Wastewater Master Plan for North Bryan County – Thomas and Hutton prepared a Water and Wastewater Master Plan to evaluate the existing and required water and sewer infrastructure to provide public water and sewer to properties in North Bryan. Properties to be served would be I-16 interchange and the intersection of Highway 80 and Highway 280. The Master Plan will be the basis for the North Bryan Water and Sewer Capital Improvement projects. A motion was made by Brad Brookshire and seconded by Noah Covington to approve the Resolution adopting the Water and Wastewater Master Plan for North Bryan County. Motion carried unanimously.

Water & Sewer Service Agreement –West Port Development Owner, LLC – West Port Development Owner, LLC intends to develop certain property bound generally by US Highway 80 to the north and the Interstate Centre Industrial Park to the south. Approximately 764 acres of land, commonly known as the Warnell Tract. (Parcel # 029-024), West Port Development desires certain commitments from Bryan County regarding the construction of water and wastewater distributions systems to serve the proposed development of the property. A motion was made by Noah Covington and seconded by

Brad Brookshire to authorize the Chairman to execute the Water and Sewer Service Agreement between the Board of Commissioners and West Port Development Owner, LLC. Motion carried unanimously.

Water & Sewer Agreement – Chesterfield, LLC – Chesterfield, LLC. plans development of property bound by Warnell Farms Road, US Highway 80, Brooks Road and Eldora Road. The property consist of approximately 806 acres which is the combination of The Blitchton Timberland Tract (Parcel #033-028-01), Alcova/Slater Tract (Parcel # 029-023-01) and (Parcel # 029-023) referred to as the GEORGIA INTERNATIONAL COMMERCE CENTRE (GICC). Chesterfield desires certain commitments from Bryan County regarding the construction of water and wastewater distributions systems to serve the proposed development of the property. A motion was made by Brad Brookshire and seconded by Wade Price to authorize the Chairman to execute the Water and Sewer Service Agreement between the Bryan County Board of Commissioners and West Port Development Owner, LLC. Motion carried unanimously.

Transportation Study – North Bryan – A traffic study was prepared by Thomas and Hutton for North Bryan in 2018 to establish baseline transportation conditions, i.e., existing and anticipated increases in traffic volumes through the horizon year of 2040. The Transportation Study was not officially adopted at that time. The Engineering Director request that the Board officially adopt this Transportation Study to serve as a basis for the County’s Capital Improvement Program for North Bryan. A motion was made by Brad Brookshire to approve the Resolution adopting the Transportation Study North Bryan – 2018. Wade Price seconded the motion. Motion carried unanimously.

- **First Reading of an Ordinance** to amend Section 114-366(o) (4) of the Unified Development Ordinance and Engineering Design Manual. This is a first reading and no actions is needed.

Amanda Clements, Planning Manager, met with the Board of several Planning and Zoning issues.

- **First Reading of an Ordinance** to amend the Official Zoning Map - Case Z#242-21 VTRE Development, LLC, for parcel #34-020 and #034-020-01 - This is a first reading and no action is required at this time.
- **First reading of an Ordinance** to amend the Official Zoning Map – Case Z#245-21 Sherman & Hemstreet Real Estate Company, amend the Zoning Map for parcel #0251-011 – This is a first reading and no action is required at this time.
- **Second reading of an Ordinance** to amend the Chapter 6 “Animals” Subpart A “General Ordinances”- Bryan County adopted the Unified Development Ordinance on December 8, 2020, with an effective date of January 12,2021. Chapter 6 “Animals” Ordinance has a section regulating the location and distance from property lines for large and small farm animals (Section 6-22). This section is in conflict with the UDO. While Section 6-22 is technically repealed, staff is presenting a proposed ordinance to officially repeal this provision. Additionally, the zoning districts identified in Section 6-31 “Nuisances Endangering Public Safety” are incorrect. The zoning districts were renamed with the

adopting of the UDO and this sections needs to be amended to reflect the current zoning district names. A motion was made by Brad Brookshire and seconded by Wade Price to approve the Second Reading of an ordinance amending Chapter 6 “Animals” of Subpart A “General Ordinances” of the Code of Bryan County, Georgia. Motion carried unanimously.

- **First reading of an Ordinance** to amend the Zoning Map- Z#246-21 County initiated rezoning for a portion of parcel #030-007 – This is the first reading and no action is required at this time.
- **First reading of an Ordinance** to amend the Zoning Map- Z#247-21 County initiated rezoning, for parcel #030-012 – This is a first reading and no action is required at this time.
- **First reading of an Ordinance** to amend the Zoning Map- Z#248-21 County initiated rezoning, for parcel #030-025 – This is a first reading and no action is required at this time.
- **First reading of an Ordinance** to amend the Zoning Map- Z#249-21 County initiated rezoning, or parcel #030-026 – This is a first reading and no action is required at this time.

Consent Agenda - A motion was made by Noah Covington and seconded by Dallas Daniel to approve the **Consent Agenda**. Motion carried.

1. FY 2021 Budget Amendments-Repairs for Mobile Command Vehicle
2. FY 2021 Budget Amendments- Purchase of Evidence Lockers- Sheriff’s Office
3. Consideration of Alcoholic Beverage License for Pratik Patel

Ben Taylor, County Administrator, presented several issues to the Board.

1. LVAP- Proceeds Distribution for the 2nd 6 months of 2021 – The Bryan County LVAP Advisory Committee recommends the following distributions for the July thru December 2021 period based on residents served by each Agency as reported to the CJCC. The recommended percentages are based on the 2020 reports for the 2nd 6 months are: Atlantic Judicial Circuit Victim Witness 36.7%, Mary Lou Fraser Foundation- Helen’s Haven at 22.8%, Serenity Hill (The Cottage) 27.7%, Tri-County Protection Agency 4.2% and Atlantic Area CASA 8.7%. A motion was made by Brad Brookshire and seconded by Wade Price to authorize funding of the LVAP funds as recommended by the LVAP Advisory Committee for the second six months of 2021. Motion carried unanimously.

2. Water & Sewer GEFA Loan (GF2021008) - A motion was made by Brad Brookshire and seconded by Noah Covington to authorize and execute the **GEFA** Loan (GF2021008) Agreement. Motion passed unanimously.

3. Family Connection for FY 2022 (July 2021-June 2022) – Bryan County has long served as fiscal agent and funding source for the majority of the Bryan County Family Connection. The Fiscal year runs from July 1, 2021-June 30, 2022. The contract with the state of Georgia reimbursement is \$48,000 of expenses. A motion was made by Noah Covington and

seconded by Brad Brookshire to authorize the Chairman or County Administrator to execute the contract with the State of Georgia Department of Human Services pertaining to the Bryan County Family Connection for the Fiscal year 2022. Motion carried unanimously.

4. Award 48 month County-wide Copier/Scanner – Bryan County has a 48 month lease for 45 copier/scanners with Ricoh. The contract is set to expire in June 2021. Staff has obtained quotes for a new 48 month lease agreement. Quotes were as follows: Ricoh \$285,792 and Canon \$231,216. A motion was made by Wade Price to award the contract to Canon Solutions America, Inc. for a 48 month copier/scanners contract for up to 45 copier/scanners. The motion was seconded by Brad Brookshire. Motion passed unanimously.

A motion was made by Wade Price and seconded by Noah Covington to declare an Executive session to discuss personnel matters. Motion carried unanimously. The Board returned to regular session at 7:31 p.m.

A motion was made by Brad Brookshire and seconded by Noah Covington to adjourn the meeting. Motion carried unanimously. The meeting adjourned at 7:32 p.m.