

Bryan County Board of Commissioners – October 12, 2021

The regular meeting of the Bryan County Board of Commissioners was held on Tuesday, October 12, 2021, in Richmond Hill. The following members were present: Chairman Carter Infinger, Commissioner Andrew Johnson, Commissioner Dallas Daniel, Commissioner Noah Covington, Commissioner Gene Wallace and Commissioner Wade Price. Also present: County Administrator Ben Taylor, County Clerk Lori Tyson, and County Attorney Lea Holliday.

Chairman Infinger called the meeting to order at 5:30 p.m. Chairman Infinger gave the invocation, everyone joined in the Pledge of Allegiance and visitors were recognized.

A motion was made by Wade Price and seconded by Gene Wallace to approve the agenda. Motion carried unanimously.

A motion was made by Noah Covington and seconded by Dallas Daniel to approve the minutes of the September 2021 meetings as presented. Motion carried unanimously.

A motion was made by Noah Covington and seconded by Wade Price to approve the Consent Agenda. Motion carried unanimously.

**Kay Proctor** from Lanier, Deal & Proctor presented the 2020 Audit Report to the commissioners.

A motion was made by Noah Covington and seconded by Wade Price to close the regular meeting and go into the Public Hearing. Motion carried unanimously.

**Amanda Clement** met with the Commissioners on the following Public Hearing Items.

\*Second Reading of an Ordinance Amending Zoning Conditions for the “Blitchton Timberlands Tract” – No one was present to speak on this matter.

\* Second Reading of an Ordinance Amending Zoning Conditions for the “Herbert Warnell Tract” – No one was present to speak on this matter.

\* Second Reading of an Ordinance Amending Zoning Conditions for the “Warnell Farms Tract” – No one other than the applicant was present to speak on this matter.

\*Coastal Highway LLC, Second Reading of an ordinance to amend the Zoning Map for parcel #0471-001 – **Greg Coleman**, Applicant was available for questions; **Duane Bailey**, 45 Bea Road, **Kerre Benbrooks**, 99 Bea Road, **Jennifer Fournier**, 168 Bea Road, WC Finley, 24 Bea Road and **Tommy Foster** 39 Oak Hill Road all spoke in opposition. **Rick Gardner**, 140 Bea Road, would like to see the state look into more options to resolve the traffic issue, before the project is approved.

A motion was made by Noah Covington and seconded by Wade Price to close the Public Hearing and return to the regular meeting. Motion carried unanimously.

\* **Second Reading of an Ordinance Amending Zoning Conditions for the “Blitchton Timberlands Tract”** – The Board of Commissioners adopted Ordinance No. 2021-2 on January 12, 2021, which rezoned parcels 029-023, 033-028-01, and 029-023-01 (“Blitchton Timberlands Tract”) to the “I-2” General Industrial Zoning District subject to certain conditions. Chesterfield, LLC is purchasing all three parcels (815+/- acres) and intends on developing the property as an industrial development to be known as the Georgia International Commerce Centre. In order to facilitate the timely development of this project,

Chesterfield, LLC is requesting to amend the zoning conditions adopted as a part of Ordinance No. 2021-2, by deleting Condition Number Six under “General Conditions” and revising Condition Number Two under “Water and Sewer – General Conditions Related to Water and Sewer”. A motion was made by Noah Covington and seconded by Wade Price to approve the Second Reading of an Ordinance to amend Bryan County Ordinance No. 2021-2 in order to delete Condition Number 6 under “General Conditions” and revise Condition Number Two under “Water and Sewer – General Conditions Related to Water and Sewer.” Motion carried unanimously.

**\* Second Reading of an Ordinance Amending Zoning Conditions for the “Herbert Warnell Tract”**

The Board of Commissioners adopted Ordinance No. 2021-3 on January 12, 2021, which rezoned parcel 029-024 (“Herbert Warnell Tract”) to the “I-2” General Industrial Zoning District subject to certain conditions. West Port Development Owners, LLC has since purchased the parcel (760+/- acres) and intends on developing the property as an industrial development. In order to facilitate the timely development of this project, West Port Development Owners, LLC is requesting to amend the zoning conditions adopted as a part of Ordinance No. 2021-3, by deleting Condition Number Six under “General Conditions” and revising Condition Number Two under “Water and Sewer – General Conditions Related to Water and Sewer”. A motion was made by Noah Covington and seconded by Wade Price to approve Second Reading of an ordinance to amend Bryan County Ordinance No. 2021-3 in order to delete Condition Number 6 under “General Conditions” and revise Condition Number Two under “Water and Sewer – General Conditions Related to Water and Sewer.” Motion carried unanimously.

**\* Second Reading of an Ordinance Amending Zoning Conditions for the “Warnell Farms Tract”**

The Board of Commissioners adopted Ordinance No. 2021-4 on January 12, 2021, which rezoned parcel 028-029 (“Warnell Farms Tract”) to the “I-2” General Industrial Zoning District subject to certain conditions. The property owner, Warnell Farms, LLC, intends on developing the property as an industrial development. In order to facilitate the timely development of the site, the property owner is requesting to amend the zoning conditions adopted as a part of Ordinance No. 2021-4, by deleting Condition Number Six under “General Conditions” and revising Condition Number Two under “Water and Sewer – General Conditions Related to Water and Sewer”. A motion was made by Noah Covington and seconded by Wade Price to approve Second Reading of an Ordinance to amend Bryan County Ordinance No. 2021-4 in order to delete Condition Number 6 under “General Conditions” and revise Condition Number Two under “Water and Sewer – General Conditions Related to Water and Sewer.” Motion carried unanimously.

**\* Coastal Highway LLC, Second Reading of an ordinance to amend the Zoning Map for parcel #0471-001-** Case Z#250-21, Coastal Highway LLC, requesting a rezoning for approximately 45.97 acres located on Highway 17. The property is currently zoned “B-2” General Commercial and “RR-1” Rural Residential and they are requesting “B-2” General Commercial and “R-M” Multi-family Residential. The rezoning is being requested for the use of a Commercial/Townhome Development. PIN#0471-001. A motion was made by Andrew Johnson and seconded by Noah Covington to table the issue for two months to be brought back before the commission at the December, giving time for the applicant engineer and county engineer to provide another option for the traffic issue. Motion carried unanimously.

Commissioner Price was excused from the meeting.

**Audra Miller and Amanda Clement** met with the Commissioners on Non-Public Hearing Items.

\* **SJC Properties, Inc., 1st Reading of an Ordinance to Amend the Official Zoning Map** - Case Z#251-21, SJC Properties, Inc., requesting a rezoning for Lot 2 in Interstate Centre. The property is currently zoned "I-2" General Industrial and they are requesting "C-1" Interchange Commercial. The rezoning is being requested for a new St. Joseph's/Candler office building. **PIN # 0292-002**. This ordinance is being presented for a first reading only, with no official action to be taken. The item will be scheduled for a Public Hearing with the Planning and Zoning Commission on October 19th, and a Public Hearing and 2nd Reading of the Ordinance with the Board of Commissioners on November 9th.

\* **Billy Meadows representing Ashley Boland, Pamela Ellis and Forest Anderson, 1st Reading of an Ordinance to Amend the Official Zoning Map** - Case Z#252-21, Billy Meadows representing Ashley Boland, Pamela Ellis and Forest Anderson, requesting the rezoning of a 6.506-acre property located on Highway 17, **PIN# 0422-074-01**. The applicant is requesting the property be rezoned to the "B-2", General Commercial District, from its current "RR-1", Rural Residential District zoning. The applicant is seeking the rezoning to "B-2" General Commercial to permit the use of the property for a Self-Storage Facility. This ordinance is being presented for a first reading only, with no official action to be taken. The item will be scheduled for a Public Hearing with the Planning and Zoning Commission on October 19th, and a Public Hearing and 2nd Reading of the Ordinance with the Board of Commissioners on November 9th.

**Ben Taylor**, County Administrator, met with the board on several issues.

\* **Award a Contract to Tetra Tech, Inc. for Debris Monitoring, Disaster Recovery and Emergency Planning Services**- Pursuant to the Wholesale Sewer Service Agreement entered into with the City of Richmond Hill on August 10, 2021 for the purchase of up to 225,000 GPD of sewage treatment capacity for the areas within southern unincorporated Bryan County the County anticipates sending domestic strength sanitary sewage to the City's existing sewer collection, conveyance, and treatment system in approximately one year. In order to do so, a 12-inch diameter force main which will run from the existing Warren Hill Road Lift Station the City's system, along with additional sewer system upgrades must be designed, permitted, and constructed. The attached Thomas & Hutton Task Order provides for the engineering design and related services necessary to bring the project to fruition. A motion was made by Noah Covington and seconded by Dallas Daniel to approve the attached Thomas & Hutton Task Order #57 in the amount of \$384,375 for engineering design services in conjunction with the South Bryan sewer system improvements project. Motion carried unanimously.

\* **Henderson Park Gym Contract CO #3**- Pope Construction Company, Inc. was awarded a construction contract on January 12, 2021 in the amount of \$6,599,000. Subsequent to the award of the contract, it was determined that conduit for the site lighting plan from Coastal EMC would need to be installed by the contractor. The attached Change Order as presented by Pope includes the installation of conduit necessary for the site lighting wire for the project. Due to the ongoing material ordering issues with pipe suppliers the contractor has indicated that an increase in cost is likely due to current price increases. A motion was made by Dallas Daniel and seconded by Andrew Johnson to approve Pope Change Order #3 in the amount of \$158,828.32 for the installation of the site lighting conduit. Motion carried unanimously.

\* **Submittal of the Conserve Georgia Grant Application for the Fisherman's Co-Op Project and Committing All Necessary and Required Funds**- Bryan County ("County") purchased the Fisherman's Co-Op property in September 2020 and intends on improving the property by constructing a new dock, installing boat ramps, kayak launch, picnic areas, walking trails, parking, and restrooms. The property will

provide public access to Kilkenny Creek, which furthers the County's goals and objectives identified in the Bryan County 2018 Comprehensive Plan of providing more recreational opportunities, more boating and fishing access, and expanding recreational tourism. In order to help offset the cost of these improvements, the County is applying for a Conserve Georgia Grant through the Georgia Outdoor Stewardship Program. A requirement of the grant application is a resolution from the Board of Commissioners authorizing the submittal of the grant application and committing to funding the project. The attached resolution fulfills this requirement. A motion and was made by Andrew Johnson and seconded by Dallas Daniel to approve the Resolution Authorizing the Submittal of the Conserve Georgia Grant Application for the Fisherman's Co-Op Project and Committing all Necessary and Required Funds. Motion carried unanimously.

\* **Purchase a 2021 John Deere 310SL Backhoe Loader**– John Deere 310SL Backhoe Loader Price-\$101,575.00 60-Month/5,000-hour Maintenance Plan Price-\$22,587.00 Total Purchase Price-\$124,162.00. The Ga Statewide discount for this piece of equipment is \$69,397.00. The funds for this piece of equipment will come from our TSPLOST funds. A motion that was made by Noah Covington and seconded by Dallas approving the purchase of the JD 310SL Backhoe Loader with a 60-month/5,000-hour maintenance agreement.. Motion carried unanimously.

\* **Purchase a 2021 John Deere 85G Excavator**- John Deere 85G Excavator Price-\$101,636.91, 60-Month/5,000-hour Maintenance Plan Price-\$24,467.00. Total Purchase Price-\$126,103.91. The Sourcewell discount for this piece of equipment is \$45,904.42. The funds for this piece of equipment will come from our SPLOST 7 funds. A motion and was made by Noah Covington and seconded by Dallas Daniel approve the purchase of the JD 85G Excavator with a 60-month/5,000-hour maintenance agreement. Motion carried unanimously.

\* **Approve the purchase of upgrades for the Motorola communication system for 911**- Staff recommends the purchase of upgrades for the Motorola communications system for 911. These upgrades are needed to support the current system. Staff will finance these upgrades over the next 5 to 7 years. A motion was made by Dallas Daniel and was seconded by Noah Covington to authorize staff to purchase and finance the upgrades for the Motorola communications system for 911. Motion carried unanimously.

\* **2018 Assistance to Firefighters Grant (SCBA) Amendment** - In 2019 Bryan County was awarded the 2018 Assistance to Firefighters Grant to purchase SCBAs in the amount of \$619,480 (\$563,164 being Federal Funds, \$56,316 being County match funds). The purchase bid/award for the SCBA purchase in 2020 came in significantly under the grant total, leaving remaining funds available in the grant. A motion was made by Dallas Daniel and seconded by Noah Covington authorizing the purchase of the Motorola equipment listed above and approve the corresponding budget amendment. Motion carried unanimously.

\* **Consideration of approval of Second Amendment to Water and Sewer Service Agreement with Chesterfield, LLC** - Bryan County previously approved a Water and Sewer agreement with Chesterfield LLC dated July 7, 2021, and amended as of July 13, 2021, to fund and construct needed infrastructure improvements on terms set forth in the agreement. Chesterfield has assigned a portion of the project to another party and has created a new entity to proceed with the development. The assignment is appropriate under the agreement and the Second Amendment confirms needed revisions to the Water and Sewer agreement. A motion was made by Dallas Daniel and seconded by Noah Covington to Approve

the Second Amendment as presented and authorize the officers of the County to execute and deliver the amendment in form as presented. Motion carried unanimously.

**Public Comments** were made by the following:

**Bradley Long**, 102 Saddlebrush Rd., requested that the Commissioners consider requiring permits for side-by-side vehicles to be driven on county roads. Commissioner Covington stated that he would like for staff to look into this further.

**Jordan Hughes**, 341 Abby Drive (Wellington Oaks), stated to the Commission that he along with several residents of the neighborhood have been notified that they are in code violation because they own chickens, and stated that they were under the impression that per their zoning, that chickens were allowed.

**Devin Bass**, 239 Lindsey Drive (Wellington Oaks), stated to the Commission that he along with several residents of the neighborhood have been notified that they are in code violation because they own chickens, and stated that they were under the impression that per their zoning, that chickens were allowed.

A motion was made by Noah Covington and seconded by Gene Wallace to adjourn. Motion carried unanimously.

The meeting was adjourned at 7:12 p.m.