

Bryan County Board of Commissioners – November 9, 2021

The regular meeting of the Bryan County Board of Commissioners was held on Tuesday, November 9, 2021, in Pembroke. 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 Attorney Chase Lyndale.

Chairman Infinger called the meeting to order at 5:31 p.m. Commissioner Covington gave the invocation, everyone joined in the Pledge of Allegiance and visitors were recognized.

A motion was made by Dallas Daniel and seconded by Wade Price to approve the proposed agenda, with the amendment to remove Community Development Non-Public Hearing Items 1-3, per the applicants request to table for discussion. Motion carried unanimously.

A motion was made by Gene Wallace and seconded by Andrew Johnson to approve the minutes of the October 2021 meetings as presented. Motion carried unanimously.

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

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

Audra Miller met with the Commissioners on the following Public Hearing Item.

*Z#251-21 – SJC Properties, Inc. -Second Reading of an Ordinance to Amend the Zoning Map for Parcel #0292002

A motion was made by Gene Wallace and seconded by Andrew Johnson to close the Public Hearing and return to the regular meeting. Motion carried unanimously.

*** SJC Properties, Inc., 2nd Reading of an Ordinance to Amend the Official Zoning Map** - A motion was made by Noah Covington and seconded by Dallas Daniel to approve the requested rezoning of "C-1" Interchange Commercial with the following conditions: 1. A Transportation Agreement shall be entered into with Bryan County for the proposed development prior to the issuance of a land development/building permit. The capital improvement recovery cost shall be in accordance with the percentage of peak hour volume impact on the US 280 intersection from the development as projected by the TIA. 2. A Water and Sewer agreement shall be entered into with Bryan County for the proposed development prior to the issuance of a land development/building permit. As there is currently no excess wastewater treatment capacity available for the site until approximately February of 2023 a development schedule with corresponding sewer demands shall be incorporated into the agreement. Motion carried unanimously.

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

* **Waiver of sidewalk requirement Article X, Section 114-1003(c) – Van Trust - VanTrust** Real Estate LLC, requesting a waiver from the requirement to install a 5-foot wide sidewalk along both sides of the roads to be constructed within the VanTrust industrial development located on PIN#034-021. This sidewalk waiver is being submitted in accordance with Section 114-1003(c) of the Unified Development

Ordinance, as amended by the Board of Commissioners on September 14, 2021. A motion was made by Commissioner Covington and seconded by Commissioner Johnson to approve the request to waive the sidewalk requirement for the new county road to be constructed within the Van Trust industrial park. Motion carried unanimously.

*** Z#253-21 Andrew McCumber, First Reading of an Ordinance to Amend the Zoning Map for a 27.24-acre portion of Parcel # 024-030-** Case Z#253-21, Andrew McCumber, requesting the rezoning of an 8.18-acre portion of a 27.24-acre tract of land located on Wilma Edwards Road, PIN# 024-030. The applicant is requesting the property be rezoned to the "RR-1.5", Rural Residential District, from its current "A-5", Agricultural District zoning. The applicant is seeking the rezoning to "RR-1.5" Rural Residential for four new single family lots. 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 November 16th, and a Public Hearing and 2nd Reading of the Ordinance with the Board of Commissioners on December 14th.

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

*** Belfast Keller Road Access Management Plan** - In 2020, Raydient Places engaged Kimley Horn to prepare a corridor study for Belfast Keller Road from US 17 to the Belfast River Road Roundabout. The purpose of the study was to establish baseline transportation conditions, i.e., existing conditions, identify anticipated increases in traffic volumes due to the anticipated Raydient development along the corridor, and identify potential transportation improvements based on traffic movements and development patterns. As a result of the study, Bryan County engaged Thomas & Hutton to prepare an Access Management Plan for Belfast Keller Road in order to identify and memorialize full access locations along the corridor. The plan is meant to serve as the guidance document for all development along the Belfast Keller Road corridor. A meeting was held on October 21st with the Richmond Hill City Council and the Bryan County Board of Commissioners along with other interested parties in order to present the plan, listen to any comments, and answer any questions/concerns regarding the plan. All those who commented on the plan did so in the affirmative and no objections were raised regarding the adoption of the plan. A motion was made by Andrew Johnson and seconded by Wade Price to approve the Resolution adopting the Belfast Keller Road Access Management Plan. Motion carried unanimously.

*** Transportation Improvement Contribution Agreement – CRG Development Services, LLC** CRG Development Services, LLC (CRG) intends to develop certain property within Phase 2 of the Interstate Centre Commerce Park on Interstate Centre Boulevard in Bryan County, Georgia known as Lots 1B, 1C, and 1D. As such, CRG and Bryan County agree that certain transportation improvements will be necessary at the intersection of Interstate Centre Boulevard and US 280 in order to meet the anticipated traffic demands from the proposed development. The County has engaged Thomas & Hutton to design and permit a traffic signal and associated improvements at the intersection. The CRG Traffic Contribution Agreement memorializes the scope, terms, and conditions for the construction of those improvements as identified therein. A motion was made by Dallas Daniel and seconded by Gene Wallace authorizing the Chairman to execute the Transportation Improvement Contribution Agreement between the Board of Commissioners of Bryan County and CRG Development Services, LLC. Motion carried unanimously.

*** Water & Sewer Service Agreement – CRG Development Services, LLC** - CRG Development Services, LLC ("CRG") intends to develop property located within Phase 2 of Interstate Center industrial park (Lots 1B, 1C and 1D). As such, CRG desires certain commitments from Bryan County regarding water

and sewer service to the development. A Water and Sewer Service Agreement must be entered into with the County to identify the capacity being allocated to CRG and the total cost recovery fees required in consideration for the capacity allocation. A motion and was made by Gene Wallace and seconded by Andrew Johnson motion authorizing the Chairman to execute the Water and Sewer Service Agreement between the Board of Commissioners of Bryan County and CRG Development Services, LLC Motion carried unanimously.

***GMC Henderson Park Phase 2 Engineering Task Order** – A concept plan for Phase 2 of the Henderson Park Gym and all-purpose field project was presented to the Board of Commissioners at the October Pre-Agenda Meeting. The plan included two baseball fields, a concession stand, and additional parking. Acceptance of the plan was unanimous. The attached Scope of Services and Task Order from GMC dated October 18, 2021 provides for design and construction phase services for Phase 2. A motion that was made by Noah Covington and seconded by Gene Wallace to approve the GMC Scope of Services as presented, and authorize the Chairman to execute the corresponding Task Order in the amount of \$210,750 for engineering design and construction phase services in conjunction with the Henderson Park Phase 2 project. Motion carried unanimously.

*** Belfast Keller Road Corridor Survey and Conceptual Design** - In 2020 Raydient Places engaged Kimley Horn to prepare a corridor study for Belfast Keller Road from US 17 to the Belfast River Road Roundabout. The purpose of the study was to establish baseline transportation conditions, i.e., existing conditions, identify anticipated increases in traffic volumes due to the anticipated Raydient development along the corridor, and identify potential transportation improvements based on traffic movements and development patterns. As a result of the study Bryan County engaged Thomas & Hutton to prepare an Access Management Plan for Belfast River Road in order to identify and memorialize full access locations along the corridor. The plan is meant to serve as the guidance document for all development along the Belfast Keller Road corridor. Following adoption of the plan it will be necessary to gather sufficient survey information and finalize a conceptual centerline design in order to identify required right-of-way (ROW) for the future road widening construction along Belfast Keller Road. The attached Scope of Services and Task Order from T&H dated October 22, 2021 provides for survey and conceptual design phase services necessary for the identification of required ROW along Belfast Keller Road. A motion and was made by Andrew Johnson and seconded by Wade to Approve the Thomas & Hutton Scope of Services as presented, and authorize the Chairman to execute the corresponding Task Order #62 in the amount of \$135,700 for survey and conceptual design phase services in conjunction with the Belfast Keller Road Corridor Study. Motion carried unanimously.

*** Belfast Keller Road/SR 144 Roundabout** - At the request of the County the intersection of Belfast Keller Road and SR 144 has been identified by the Georgia DOT as in need of improvements and subsequently has prepared a conceptual plan from which to base a roundabout design. The attached Scope of Services and Task Order from T&H dated October 7, 2021 provides for design phase services in order to prepare bid documents for the construction of the roundabout. A motion was made by Gene Wallace and was seconded by Wade Price Approve the Thomas & Hutton Scope of Services as presented, and authorize the Chairman to execute the corresponding Task Order #53 in the amount of \$131,000 for engineering design and construction administration services in conjunction with the Belfast Keller Road/SR 144 Roundabout. Motion carried unanimously.

*** Award a Contract to Sam Jay Services, Inc. for 2021 Canal Restoration Project RFP** - Staff did an RFP for canal restoration services which includes approximately 10 miles of canal r/w clearing and 38 miles of canal mowing. Staff received multiple bids that ranged from \$239,516.84 to \$1,542,571.10 as show on the Final Bid Tabulation worksheet. Staff is recommending award of the contract to Sam Jay Services, Inc. based out of Ellabell, Georgia for \$239,516.84. A motion was made by Gene Wallace and seconded by Wade Price a motion to award a contract to Sam Jay Services, Inc. based out of Ellabell, Georgia for \$239,516.84.. Motion carried unanimously.

*** Appointment to the Bryan County Public Facilities Authority** - Both Mr. Gary Stanberry and Mr. Doyce Mullis, Jr. serve on the Bryan County Public Facilities Authority. Their terms both expired on May 31, 2021. Both Mr. Gary Stanberry and Mr. Doyce Mullis, Jr. have expressed their interest in serving on this board for another term. Both have been very involved and attend all meetings, therefore, we are recommending that both Mr. Gary Stanberry and Mr. Doyce Mullis, Jr. be appointed for another 3 year term which would expire on May 31, 2024. A motion was made by Andrew Johnson and seconded by Noah Covington Make a motion to Re-Appoint Mr. Gary Stanberry and Mr. Doyce Mullis, Jr. to the Bryan County Facilities Authority, with a term to end on May 31, 2024. Motion carried unanimously.

*** Appointment to Bryan County Library Board** - Both Mr. Gary Stanberry and Mr. Doyce Mullis, Jr. serve on the Bryan County Public Facilities Authority. Their terms both expired on May 31, 2021. Both Mr. Gary Stanberry and Mr. Doyce Mullis, Jr. have expressed their interest in serving on this board for another term. Both have been very involved and attend all meetings, therefore, we are recommending that both Mr. Gary Stanberry and Mr. Doyce Mullis, Jr. be appointed for another 3 year term which would expire on May 31, 2024. A motion was made by Dallas Daniel and seconded by Andrew Johnson a motion to Re-Appoint Mr. Gary Stanberry and Mr. Doyce Mullis, Jr. to the Bryan County Facilities Authority, with a term to end on May 31, 2024. Motion carried unanimously.

A motion was made by Noah Covington and seconded by Andrew Johnson to adjourn. Motion carried unanimously.

The meeting was adjourned at 6:01 p.m.