

Bryan County Board of Commissioners – October 25, 2016

The regular meeting of the Bryan County Board of Commissioners was held on Tuesday, October 25, 2016 in Richmond Hill, this meeting was postponed from October 11, 2016 due to Hurricane Matthew. The following members were present: Chairman Jimmy Burnsed, Commissioner Wade Price, Commissioner Steve Myers, Commissioner Dallas Daniel, and Commissioner Noah Covington. Commissioner Rick Gardner was not present.

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

A discussion was held on the **agenda**. A motion was made by Noah Covington and seconded by Steve Myers to approve the agenda as printed. Motion carried unanimously.

A discussion was held on the **minutes** of the September 13, 2016 regular meeting. A motion was made by Wade Price and seconded by Noah Covington to approve the minutes of the September 13, 2016 regular minutes as printed. Motion carried unanimously.

A motion was made by Dallas Daniel and seconded by Noah Covington to close the regular meeting to hold a **Planning & Zoning Public Hearing**. Motion carried unanimously.

1. **Magnolia Hill PUD Rezoning Request** – Several citizens were present to speak in opposition and in favor of this subdivision. A primary concern of some of the citizens was drainage issues. The applicants were also present to answer question regarding this rezoning request.

A motion was made by Steve Myers and seconded by Wade Price to adjourn the public hearing and go back into regular session. Motion carried unanimously.

Eric Greenway, Planning Director, met with the board with Planning & Zoning issues.

1. **Magnolia Hill PUD Rezoning Request** – Turtle Landings Investments requests that 199.7 acres located on parcels PIN 062-120-062 & 060-120-01 be rezoned from A-5 and R-1 to a PUD to consist of 296 residential lots. Staff advises that the submitted application is in accordance with the requirements of the PUD regulations. The Planning Commission recommends approval with conditions. A motion was made by Steve Myers and seconded by Wade Price to approve the Magnolia Hill PUD Rezoning Request with condition that LED street lighting be used, houses to be built on elevated slabs, hardy board siding to be used, construct 2 swimming pools and install a connector trail. Voting for: Myers, Covington and Price. Voting against: Daniel. Motion carried 3 to 1.
2. **Hidden Creek Phase 3 Plat Approval** – Donald Smith request plat approval for Hidden Creek Phase 3 located on Wilma Edwards Road. The acreage is 25.1 acres and the requested lots is 34 plus and amenity area and common space. The current zone is R-1. The water provider is Southern Utility Management and the sewer is septic tanks. A motion was made by Steve Myers and seconded by Noah Covington to approve the Hidden Creek Phase 3 Phase. Motion carried unanimously.

3. **Waterways 48 Plat Approval** – Waterways Township Owners Association, Inc. request plat approval for Waterways 48 located at Waterways Township on Oak Level Road. The acreage is 28.7 acres and the requested lots is 48. The current zone is PUD. The water/sewer provider is Bryan County. A motion was made by Steve Myers and seconded by Dallas Daniel to approve the Waterways 48 Plat with condition that all other outside documents be provided. Motion carried unanimously.

Ben Taylor, County Administrator, gave an update on several issues including Hurricane Matthew.

A discussion was held on the **consent agenda**. A motion was made by Steve Myers and seconded by Wade Price to approve the consent agenda as presented. Motion carried unanimously.

The following items were listed on the consent agenda:

1. **Approval of Tax Refunds**

*Real Property Appeal Refunds in the amount of \$62.59 and TAVT (Motor Vehicle) Appeal Refunds in the amount of \$796.25

2. **Approval of New Alcoholic Beverage License for RJM Trading**

A discussion was held on a **Right-of-Way Donation Agreement for Interchange 82/Belfast Commerce Centre, LLC & Terrapointe, LLC**. - The agreement is a contract with Belfast Commerce Centre, LLC & Terrapointe, LLC (both a subsidiary of Rayonier) regarding the donation of the right of way for the upcoming exit on I-95 in Bryan County. A motion was made by Steve Myers and seconded by Wade Price to approve the Right-of-Way Donation Agreement for Interchange 82/Belfast Commerce Centre, LLC & Terrapointe, LLC. Motion carried unanimously.

A discussion was held on **West Penn Memorandum of Understanding Amendment** – The Development Authority of Bryan County has requested that a Memorandum of Understanding between the Authority and the local industry West Penn be approved with the mentioned amendments. This agreement was approved back in March by the board but slight amendments have been made and this must be formally adopted. A motion was made by Noah Covington and seconded by Steve Myers to approve the West Penn Memorandum of Understanding Amendment. Motion carried unanimously.

A discussion was held on a **Cluster Subdivision Ordinance** – This is a first reading to amend the Zoning Ordinance of Bryan County to create a provision for a Cluster Subdivision for the development of parcels in order to reduce the reliance on the PUD rezoning option for increased density in subdivisions. The proposed option will allow a developer to increase the density up to 1 additional dwelling unit per acre based on the implementation of one or more design incentives. The Cluster Subdivision process will provide an option for a developer to increase density as a “by right” permitted use as long as they employ increased design standards as specified in the ordinance. No action required at this time.

A motion was made by Steve Myers and seconded by Dallas Daniel to go into **executive session** to discuss personnel issues and pending litigation. Motion carried unanimously. The board went into executive session at 7:28 p.m. The board came back into regular session at 7:54 p.m.

A motion was made by Noah Covington and seconded by Steve Myers that Bryan County resolve all claims for tax refunds, and improper acreage assessment, interest and attorney's fees and costs, including those claims asserted in a claim on November 19, 2015 by Rayonier Forest Resources, LP on its behalf and on behalf of its subsidiaries, and appeals of valuation to the Superior Court of Bryan County, by Rayonier Forest Resources, LP and its subsidiaries for the tax years 2014 through 2015 on the terms of a definitive settlement agreement resolving all claims against the County through the date thereof to be approved by the Chairman and County Attorney with a total refund to Rayonier and its subsidiaries of \$295,000. The settlement is of a doubtful and disputed claims and neither the County nor the Board of Assessors admit any liability. Voting for: Myers, Covington & Daniel, Voting against: Price. Motion carried 3 to 1.

A motion was made by Steve Myers and seconded by Noah Covington to raise the **salary of the County Administrator** by \$20,000 per year effective November 1, 2016. Motion carried unanimously.

Chairman Burnsed declared the meeting adjourned at 7:56 p.m.