

Bryan County Board of Commissioners – January 18, 2022

The regular meeting of the Bryan County Board of Commissioners was held on Tuesday, January 18, 2022, in Pembroke. The following members were present: Chairman Carter Infinger, Commissioner Andrew Johnson, Commissioner Dallas Daniel, Commissioner Noah Covington and Commissioner Gene Wallace. 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. Commissioner Covington gave the invocation, everyone joined in the Pledge of Allegiance and visitors were recognized.

A presentation by done by Chairman Infinger, presenting the Bryan County Fire and Emergency Services Life Saving Award to Kim Sarver.

A motion was made by Andrew Johnson and seconded by Gene Wallace to approve the proposed agenda. Motion carried unanimously.

A motion was made by Gene Wallace and seconded by Dallas Daniel to approve the minutes of the December 2021 meetings as presented. Motion carried unanimously.

Amanda Gascon with McMillam Pazdan Smith, and **Jennifer Durham** gave a presentation to the Commissioners with an update on the Richmond Hill Library project.

A motion was made by Noah Covington and seconded by Andrew Johnson 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 Item.

* Z#252-21 Billy Meadows, Second Reading of an Ordinance to Amend the Zoning Map for 6.5 acres – Parcel 0422-074-01. Cheryl Sanders and Patrick McDonald, 160 Clarktown Road, spoke in opposition to the rezoning and project. Olivia Tulloch, 74 Clarktown Road, spoke in opposition to the rezoning and project.

*CUP#174-21 Billy Meadows, Conditional Use Permit for a mini storage facility, Parcel 0422-074-01

*Z#254-21 Larry Galbreath, Second Reading of an Ordinance to Amend the Zoning Map for 21.29 acres – Parcel #063-073

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

* **Z#252-21 Billy Meadows, Second Reading of an Ordinance to Amend the Zoning Map for 6.5 acres** - 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. Commissioner Johnson recused himself from voting on this item. A motion was made by Dallas Daniel and seconded by Gene Wallace to table the item until the February 2022 regular meeting. Vote 3:0, motion carried unanimously.

* **CUP#174-21 Billy Meadows, Conditional Use Permit for a mini storage facility-** Billy Meadows representing Ashley Boland, Pamela Ellis and Forest Anderson, requesting a conditional use permit for a 6.506-acre property located on Highway 17, PIN# 0422-074-01. The applicant is requesting a CUP to permit the use of the property for a Self-Storage Facility. Commissioner Johnson recused himself from voting on this item. A motion was made by Dallas Daniel and seconded by Gene Wallace to table the item until the February 2022 regular meeting. Vote 3:0, motion carried unanimously.

***Z#254-21 Larry Galbreath, Second Reading of an Ordinance to Amend the Zoning Map for 21.29 acres-** A request for the rezoning of an approximately 20.70-acre tract of land fronting Highway 144, PIN# 063-073. The applicant is requesting the property be rezoned to the "RR-2.5", Rural Residential District, from its current "A-5", Agricultural District zoning. The applicant is seeking the rezoning to "RR-2.5" Rural Residential for three new single family lots accessed via private road. A motion was made by Dallas Daniel and seconded by Andrew Johnson to approve the rezoning of PIN# 063-073 from A-5 to RR-2.5 Vote 4:0, motion carried unanimously.

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

* **Appointment of Vice-Chairman** - Each year the Board of Commissioners appoints one of its members as the Vice-Chairman. For a number of years, the Board of Commissioners has been using the rotation of 5th District, followed by 3rd District, then 4th District, 2nd District and 1st District. The Vice-Chairman for 2021 was Dr. Gene Wallace, 5th District. The proposed Vice-Chairman for 2022 will be the 3rd District Commissioner Dallas Daniel. A motion was made by Noah Covington and seconded by Andrew Johnson to appoint Mr. Dallas Daniel, 3rd District Commissioner as the Vice-Chairman of the Bryan County Board of Commissioners for FY 2022. Vote 4:0, motion carried unanimously.

* **Appointment of County Attorney-** In January of each year, the Board of Commissioners appoints the County Attorney. Leamon (Lea) Holliday with Bouhan Falligan, LLP has been serving as the County Attorney since December 2014. A motion was made by Andrew Johnson and seconded by Dallas Daniel appointing Mr. Lea Holliday as the County Attorney for FY 2022. Vote 4:0, motion carried unanimously.

* **Appointment to Board of Assessors** - Mr. Kenneth Tyler was appointed to the Bryan County Board of Assessors in February 2016. The term for this appointment expires in February of 2022. Mr. Tyler has expressed interest in continuing to serve on this board. If the Board of Commissioners wish to appoint Mr. Tyler to a second term, this term will run from February 2022 to February 2028. A motion was made by Noah Covington and seconded by Andrew Johnson reappointing Mr. Kenneth Tyler to the Bryan County Board of Assessors for a six (6) year term to begin February 1, 2022 and to expire January 31, 2028. Vote 4:0, motion carried unanimously.

***2022 LMIG Program** – Each year the Georgia Department of Transportation provides grant funding for local governments through the Local Maintenance and Improvement Grant Program for road related construction projects. As per the attached letter for 2021 Bryan County was awarded \$485,507.29. GDOT requires a local match of 30% which equates to \$145,652.19. Additional funding has been allocated through TSPLOST funds bringing the total to \$1,200,000 for the 2022 Bryan County Road Program. The 2022 road program includes the installation of shoulders and resurfacing of Oak Level Road from SR 144 to Jake Brown Road, the installation of shoulders and resurfacing of Groveland Nevils Road from US 280 to the Bulloch County line, and the installation of shoulders on Belfast Keller Road from Belfast River Road

to Cranston Bluff Road. A motion that was made by Andrew Johnson and seconded by Gene Wallace to authorize the Chairman to execute the 2022 GDOT LMIG package for submittal to GDOT for their approval. Vote 4:0, motion carried unanimously.

*** Award a Contract to Five Guys Services Group LLC for ROW Mowing** - Staff did an RFP for ROW Mowing which includes approximately 95 miles of right-of-way mowing. Staff received multiple bids that ranged from \$308,750 to \$712,500 as show on the Final Bid Tabulation worksheet. Maddox Contractors was the low bidder; however, they withdrew their bid. Therefore, staff is recommending award of the contract to Five Guys Services Group LLC based out of Collins, Georgia for \$380,000. A motion and was made by Gene Wallace and seconded by Noah Covington approving staff to award a contract to Five Guys Services Group LLC based out of Collins, Georgia for \$380,000. Vote 4:0, motion carried unanimously.

*** Appointments to the Bryan County Board of Elections and Registration-** Jean Iaderosa and BJ Clark are vacating their terms as members of the Board of Elections and Registration. Dan Deneen and Tom Hand have expressed an interest in serving these vacant positions. Their appointments would begin immediately and would expire on December 31, 2022. A motion was made by Dallas Daniel and was seconded by Gene Wallace appointing Dan Deneen and Tom Hand to the Bryan County Board of Elections and Registration for a term to begin immediately and to expire on December 31, 2022. Vote 4:0, motion carried unanimously.

*** Approval of Task Order Three to the Professional Services Agreement with Goodwyn Mills Cawood, LLC RFP** - The Department of Community Affairs (“DCA”) requires cities and counties to update their Comprehensive Plans every five years. Bryan County’s update is due in October 2023. The Community Development Department issued a Request for Proposal (“RFP”) on October 12, 2021, for professional consulting services to assist with the preparation of the 2023 Comprehensive Plan. The Community Development Department received two responses, and after reviewing and ranking the two proposals, Goodwyn Mills Cawood, LLC (“GMC”) scored the highest. The Community Development Department has negotiated Task Order Three to the Professional Services Agreement. A motion was made by Andrew Johnson and seconded by Dallas Daniel approving Task Order Three to the Professional Services Agreement with Goodwyn Mills Cawood, LLC. Motion carried unanimously.

*** Appointment of Members to the 2023 Comprehensive Plan Steering Committee** - Bryan County is required to update its Comprehensive Plan every five years. Bryan County’s update is due October 31, 2023. Per the Department of Community Affairs’ Rules, stakeholders must provide guidance and input in the preparation process. The formation of a Steering Committee is a recommended method for obtaining the required guidance and input. The Steering Committee is to oversee and participate in the development of the Comprehensive Plan. DCA requires at least one member of the local governing authority, a representative from the economic development sector, and local government staff be on the Committee. The Board of Commissioners previously agreed to appoint two members per district. The Steering Committee membership list provided includes the Commissioners’ identified appointments and members to comply with DCA rules. A motion was made by Dallas Daniel and seconded by Andrew Johnson Make approving the Resolution Appointing Members to the 2023 Comprehensive Plan Steering Committee. Vote 4:0, motion carried unanimously.

*** Adoption of the 2022 Road Classification Plan** - The Bryan County Board of Commissioners (“BOC”) adopted the Unified Development Ordinance (“UDO”) on December 8, 2020. Included in the UDO is a Road Classification Plan, Appendix E. The Road Classification Plan, per the UDO definition, identifies all roads in Bryan County as arterial, collector, local, unpaved, or private. The Engineering Director is tasked with maintaining the County’s Road Inventory, and the Engineering Director updates the Road Inventory throughout the year identifying right-of-way dedications and abandonments, change in ownership, and private roads constructed. At the end of the calendar year, the Engineering Director updates the Road Classification Plan with the Road Inventory information. Pursuant to Section 114-1000, the Engineering Director must present the Road Classification Plan annually to the BOC for review and adoption. The Engineering Director has reviewed the 2022 Road Classification Plan, and he has determined the Road Classification Plan accurately reflects Bryan County’s Road Inventory as of December 31, 2021. A motion was made by Noah Covington and seconded by Gene Wallace approving the Resolution Adopting the 2022 Road Classification Plan. Vote 4:0, motion carried unanimously.

*** Appointment to the Bryan County Planning and Zoning Commission**- Ronald Carswell’s term as a member of the Planning and Zoning Commission expires February 28, 2022. Mr. Carswell has expressed a desire to serve another four-year term, and he has submitted an application for re-appointment. If re-appointed, his term would expire February 28, 2026. Stephanie Falls’ term as a member of the Planning and Zoning Commission expires February 28, 2022. Ms. Falls has expressed a desire to serve another four-year term, and she has submitted an application for re-appointment. If re-appointed, her term would expire February 28, 2026. A motion was made by Noah Covington and seconded by Andrew Johnson re-appointing Ronald Carswell and Stephanie Falls to the Bryan County Planning and Zoning Commission. Vote 4:0, motion carried unanimously.

***2022 CDBG Application Submittal Resolution & Housing Resolution**- In preparation for an FY 2022 CDBG application, approval of the two referenced resolutions are required by DCA. The authorization resolution is “A RESOLUTION by the Chair and Commissioners of Bryan County, Georgia, to authorize submission of a FY 2022 Community Development Block Grant (CDBG) application to the Georgia Department of Community Affairs (DCA) for funding under Title I of the Housing and Community Development Act of 1974, as amended. A motion was made by Dallas Daniel and seconded by Gene Wallace to adopt the Resolutions as presented. Vote 4:0, motion carried unanimously.

*** Resolution to Set Qualifying Fees for 2022**- The Bryan County Board of Commissioners are required to set and publish qualifying fees for County Offices by February 1, 2022. Qualifying fees are generally set by Law, the amount is depending on the county office. A motion was made by Gene Wallace and seconded by Andrew Johnson adopting the resolution to set the Qualifying Fees for County Offices as presented. Vote 4:0, motion carried unanimously.

*** Final Adoption of Approved Commission District Boundaries**- Every ten years, following the results of the decennial census, counties are required redraw Commission District boundaries to account for shifts in the population. Bryan County retained the firm of Taylor English Duma to assist in the creation of new Commission District boundaries. As of the 2020 Census, the ideal size of each district increased to a population of 8,947. The attached maps demonstrate the new proposed districts. Now having been approved by the Reapportionment Office, representative Stephens will facilitate the passage and

adoption of the plan into law by the Georgia General Assembly so that they may be used for the 2022 elections. A motion was made by Noah Covington and seconded by Andrew Johnson approving the Resolution Adopting the new Commission District Boundaries for Bryan County. Vote 4:0, motion carried unanimously.

Angela Spaulding, 490 Wilson Road, spoke in opposition to Community Development items Z#252-21 and CUP#174-21.

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

The meeting was adjourned at 6:48 p.m.