

Bryan County Board of Commissioners – November 14, 2016

The regular meeting of the Bryan County Board of Commissioners was held on Monday, November 14, 2016 in Pembroke, this meeting was postponed from November 8, 2016 due to the election. The following members were present: Chairman Jimmy Burnsed, Commissioner Steve Myers, Commissioner Rick Gardner, Commissioner Dallas Daniel, Commissioner Wade Price and Commissioner Noah Covington. Also present were County Administrator Ben Taylor, County Clerk Donna Waters and County Attorney Lea Holliday.

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

A discussion was held on the **agenda**. A motion was made by Wade Price and seconded by Rick Gardner to approve the agenda with one addition. Motion carried unanimously.

A discussion was held on the **minutes** of the October 25, 2016 regular meeting. A motion was made by Noah Covington and seconded by Steve Myers to approve the October 25, 2016 regular meeting minutes as printed. Motion carried unanimously.

A discussion was held on a **proclamation** proclaiming November 14, 2016 as “**Retired Educators Day**”. A motion was made by Dallas Daniel and seconded by Noah Covington to approve the proclamation proclaiming November 14, 2016 as “Retired Educators Day”. Motion carried unanimously.

Joe Dan Thompson, Marketing & Field Services Representative with the **ACCG Insurance Program** met with the board to present a report on the County’s Property & Liability Insurance Program.

A motion was made by Noah Covington and seconded by Steve Myers to close the regular meeting to hold a **Planning & Zoning public hearing**. Motion carried unanimously.

1. **W. G. Davis Rezoning Request** – No one other than the applicant was present for the public hearing.

A motion was made by Steve Myers and seconded by Wade Price to close 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. **W. G. Davis Rezoning Request** – William Gary Davis requests that 5 acres be rezoned from AR-1 to B-2 for the purpose of developing a Freight Truck Body Shop. The property is located on Highway 280 at the intersection with CC Road adjacent to the Shrine Club. The property contains the Future Land Use Plan (the Plan) recommendation of Rural Agricultural Residential. Therefore, staff finds the proposal inconsistent with the objectives of the Plan and incompatible with the development currently underway in the immediate vicinity. The type of development proposed could be out of character with the surrounding land uses and could create a negative visual impact along Highway 280. The staff recommends approval with the condition that the acreage be amended to rezone only 2.5 acres at the present time. Staff may be comfortable rezoning additional acreage in the future upon the complete build out of the proposed 2.5 acres provided the proposed operation remains aesthetically compliant and does not adversely impact the community or surrounding properties. A

motion was made by Noah Covington and seconded by Wade Price to approve rezoning request of W. G. Davis with the recommended conditions. Voting for: Price, Daniel, Covington & Myers. Voting against: Gardner. Motion carried 4 to 1.

2. **McAllister Point Plat Approval** – Richmond Hill Development Group is seeking plat approval for McAllister Point, located at Highway 144 and 144 Spur intersection. The acreage is 55 acres, the number of lots is 110 plus a recreation area, the zoning is PUD and the water/sewer is provided by Bryan County. Staff recommends approval of the plat. A motion was made by Steve Myers and seconded by Noah Covington to approve the McAllister Point Plat. Voting for: Price, Daniel, Covington & Myers. Voting against: Gardner. Motion carried 4 to 1.
3. **Kenmare Subdivision Plat Approval** – Michael T. Casey is seeking plat approval for Kenmare Subdivision, located on Bryan Fisherman’s Co-op Road. The acreage is 55 acres, the number of lots is 46, the zoning is R-1 and the water will be Bryan County and sewer will be septic. Staff recommends approval of the plat. A motion was made by Steve Myers and seconded by Noah Covington to approve the Kenmare Subdivision Plat. Motion carried unanimously.

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

The following items were listed on the consent agenda:

1. Approval of Tax Refunds

*TAVT (Motor Vehicle) Appeals in the amount of \$742.00

2. Approval of Alcohol License for E Z Liquor

Carol Bacon, Attorney for the Development Authority, met with the board to request a Memorandum of Understanding between the Development Authority and the local industry Daniel Defense be approved. Daniel Defense will consolidate operations from their Ridgeland, SC facility and their existing facility in Interstate Centre into a new facility (258,000 SF expandable) in Interstate Centre. The agreement outlines the abatements and expectations associated with the relocation incentives. A motion was made by Noah Covington and seconded by Steve Myers to approve the Memorandum of Understanding with Daniel Defense and the Development Authority of Bryan County. Motion carried unanimously.

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

***Harris Trail Shoulder Installation** – Bryan County recently received a grant of \$100,000 from GDOT for the establishment of asphalt shoulders on the old portion of Harris Trail up to the Sterling Creek Bridge. The asphalt extensions’ width was limited to 2 feet due to limited shoulder stability. Over 19 miles of road restriping of other roadways in the county is also included in this project. This grant does require a match of at least 30% and funds are in the FY 2016 budget to accommodate this requirement. The total project was bid according to state law and the County Engineer has recommended the low bidder. The low bidder was East Coast Asphalt, LLC in the amount of \$176,304.00. A motion was made by Steve Myers and seconded by Rick Gardner to approve the

authorization for the award of the bid to East Coast Asphalt, LLC in the amount of \$176,304.00. Motion carried unanimously.

A motion was made by Steve Myers and seconded by Noah Covington to go into **executive session** to discuss litigation. Motion carried unanimously. The board went into executive session at 6:45 p.m.

A motion was made by Steve Myers and seconded by Rick Gardner to go back into **regular session**. Motion carried unanimously. The board went back into regular session at 7:06 p.m.

A motion was made by Steve Myers and seconded by Dallas Daniel that the parties having approved an **Appeal Waiver and Settlement Agreement with Rayonier**, a copy of which was presented at this meeting, be it resolved that the Chairman be authorized to execute the definitive agreement to complete the settlement approved by the Commissioners at its November 14, 2016 meeting. Voting for: Myers, Daniel, Covington & Gardner. Voting against: Price. Motion carried 4 to 1.

Chairman Burnsed declared the meeting adjourned at 7:10 p.m.