

Bryan County Board of Commissioners – February 8, 2022

The regular meeting of the Bryan County Board of Commissioners was held on Tuesday, February 8, 2022, 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 Andrew Johnson and seconded by Noah Covington to approve the agenda as presented. Motion carried unanimously. Vote 5:0

A motion was made by Gene Wallace and seconded by Wade Price to approve the minutes of the January 2022 meetings as presented. Motion carried unanimously. Vote 5:0

A motion was made by Noah Covington and seconded by Wade Price to approve the Consent Agenda. Motion carried unanimously. Vote 5:0

The following speaker spoke before the Commissioners:

Patrick McDonald, 160 Clarktown Road, Richmond Hill, spoke in opposition to Z# 252-21 and CUP# 174-21.

Amanda Clement and **Sara Farr-Newman** met with the Commissioners on Non-Public Hearing Items.

*** Z#252-21 Billy Meadows, Second Reading of an Ordinance to Amend the Zoning Map for 6.5 acres – Parcel 0422-074-01** - 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. A motion was made by Dallas Daniel and seconded by Noah Covington to approve Case #252-21 for PIN# 0422-074-01 be rezoned from RR-1 to B-2 with the following conditions: 1. Required permits/approvals from the Georgia Department of Transportation (GDOT) shall be obtained prior to approval of any site development plans for the site. 2. A revised Traffic Impact Assessment shall be submitted to and approved by the County’s Engineering Director prior to approval of any site development plans for the site. Commissioner Johnson recused himself from the vote of this item. Commissioner Wallace voted in opposition. Motion carried. Vote 3:1

*** CUP#174-21 Billy Meadows, Conditional Use Permit for a mini storage facility, Parcel 0422-074-01** - Case CUP#174-21, 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. A motion was made by Dallas Daniel and seconded by Noah Covington to approve CUP#174-21 for PIN# 0422-074-01 with the following conditions: 1. Required permits/approvals from the Georgia Department of Transportation (GDOT) shall be obtained prior to approval of any site development plans for the site. 2. A revised Traffic Impact Assessment shall be submitted to and approved by the County’s Engineering

Director prior to approval of any site development plans for the site. Commissioner Johnson recused himself from the vote of this item. Commissioner Wallace voted in opposition. Motion carried. Vote 3:1

*** 3PUD#171-6 Coleman Company, LLC, on behalf of Turtle Landing Investments, LLC, First Reading of an Ordinance to Amend PUD Conditions for Magnolia Hill and Wexford Subdivisions-** On October 25, 2016, the Bryan County Board of Commissioners approved the Magnolia Hill Planned Unit Development (“PUD”) district and master plan. The approval allowed for 296 residential lots, subject to the following conditions: 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. Turtle Landings Investments, LLC has commenced with development of the western portion of the PUD under the subdivision name of Magnolia Hill and Buckhead Lake Developers, LLC has commenced with development of the eastern portion of the PUD under the subdivision name of Wexford. The amendment that is being requested will modify the approved master plan by allowing Turtle Landing Investment, LLC to relocate one home to a previously identified “Outparcel” on the west side and will delete the requirement of both Turtle Landings Investments, LLC and Buckhead Developers, LLC to install a connector trail between the two subdivisions. This item will come before the Commission for Second reading on April 12, 2022.

*** Z#256-21 Vicki Hitt, First Reading of an Ordinance to Amend the Zoning Map for 5.01 acres – Parcel 062-045-** Case Z#256-21, Andy and Vicki Hitt, requesting the rezoning of an approximately 5.01-acre tract of land located on Rathlin Road, PIN# 062-045. 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 two 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 February 15th, and a Public Hearing and 2nd Reading of the Ordinance with the Board of Commissioners on March 8, 2022.

*** Z#258-21 Harry Ferrel, First Reading of an Ordinance to Amend the Zoning Map for one acre – Parcel number 063-037-** Case Z#258-21, Harry Ferrel, requesting the rezoning of an approximately 1-acre tract of land located on Michael Drive, PIN# 063-037. The applicant is requesting the property be rezoned to the “RR-1.5”, Rural Residential District, from its current “R-15”, Single Family Residential District zoning. The applicant is seeking the rezoning to “RR-1.5” Rural Residential in order to combine the lot with an adjacent piece of property. 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 February 15th, and a Public Hearing and 2nd Reading of the Ordinance with the Board of Commissioners on March 8, 2022.

*** Sidewalk Waiver – Westport Development-** West Port Development Owners, LLC, requesting a waiver from the requirement to install a 5-foot wide sidewalk along both sides of the road to be constructed within the West Port industrial development located on PIN #029-024. 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 Noah Covington and seconded by Wade Price to approve the request of a sidewalk waiver for West Port industrial development located on PIN #029-024. Motion Carried unanimously. Vote 5:0

Ben Taylor, County Administrator, met with the board on the following issues:

***Traffic Contribution Agreement- SJC Properties-** SJC Properties, Inc. (SJC) intends to develop certain property, Lot 2A, within Phase 1 of the Interstate Centre Industrial Park on Oracal Parkway in Bryan

County, Georgia. As such, SJC and Bryan County agree that certain transportation improvements will be necessary at the intersection of Interstate Centre Boulevard/Oracle Parkway 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 SJC Transportation Contribution Agreement memorializes the scope, terms, and conditions for the construction of those improvements as identified therein. Gene Wallace made a motion authorizing the Chairman to execute the Transportation Improvement Contribution Agreement between the Board of Commissioners of Bryan County and SJC Properties, Inc. Motion carried unanimously. Vote 5:0

*** Belfast Keller Road Roundabout Designs Task Order-** In conjunction with the new South Bryan High School located on Belfast Keller Road, the Bryan County Board of Education engaged Thomas & Hutton to prepare a Transportation Impact Analysis (TIA) for the project. The TIA identified that two of the proposed accesses from the school would necessitate significant improvements along Belfast Keller Road at those locations due to the anticipated increases in traffic volumes from the school during peak hours. In order to mitigate those impacts Thomas & Hutton identified roundabout improvements at each location. One roundabout is to be located at the intersection of Cranston Bluff Road, and one at the main school entrance located to the east between Cranston Bluff Road and the roundabout at Belfast River Road. The proposed roundabout locations have previously been included in the recently adopted Belfast Keller Road Access Management Plan and therefore, play an integral role in the efficient operation and future build-out of the corridor. Andrew Johnson made a motion to approve the Thomas & Hutton Scope of Services and authorize the Chairman to execute Task Order #63 in the amount of \$421,700 for engineering design phase services in conjunction with the Belfast Keller Road South Bryan High School Roundabouts, as presented. Gene Wallace seconded the motion. Motion carried unanimously. Vote 5:0

***Amend Water and Sewer Service Agreement CRG-**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 desired certain commitments from Bryan County regarding water and sewer service to the development. Bryan County and CRG entered into a Water and Sewer Service Agreement on November 9, 2021. CRG is now requesting the Agreement be amended to revise the development phasing schedule and corresponding schedule for payment of capital recovery fees. A motion was made by Noah Covington and seconded by Dallas Daniel authorizing the Chairman to execute the Amended and Restated Water and Sewer Service Agreement between the Board of Commissioners of Bryan County and CRG Development Services, LLC. Motion carried unanimously. Vote 5:0

***Auditor Contract Award Consideration-** Georgia law requires counties that spend at least \$300,000 annually or have a population in excess of 1,500 to be audited annually. Bryan County falls in this category thus there is a need for the appointment of an auditing firm to conduct the required annual audit. The County did an RFP for external Auditors with County government experience and the following firms submitted proposals: Nichols, Cauley & Associates; Mauldin & Jenkins; and Lanier, Deal & Proctor. Dallas Daniel made a motion to appoint Mauldin & Jenkins as the auditing firm for the 2021 annual audit and approve the County Administrator to execute the appropriate contract and letter of engagement. Andrew Johnson seconded the motion. Motion carried unanimously. Vote 5:0

***TSPLOST 2 Intergovernmental Agreement-** Bryan County currently has a single county Transportation Special Local Option Sales Tax (TSPLOST) in place that helps to fund transportation related capital outlay projects. In order for the (TSPLOST) tax rate to be in excess of 0.75%, an intergovernmental agreement (IGA) must be executed among the County and qualified cities. If an IGA is entered, the tax

rate can be up to 1%. The funds are then to be distributed in accordance with the executed Intergovernmental Agreement. The cities of Richmond Hill and Pembroke have approved and IGA that will distribute the 1% collection of TSPLOST as follows: Bryan County 56.5%; City of Richmond Hill 35%; City of Pembroke 8.5%. A motion was made by Andrew Johnson and seconded by Dallas Daniel to approve the TSPLOST 2 Intergovernmental Agreement with the Cities of Richmond Hill and Pembroke. Motion carried unanimously. Vote 5:0

***Call for the TSPLOST 2 Election-** Projections indicate the tax collections for the current TSPLOST will reach its ceiling of \$27.5M in 2022. In order for the collections to continue uninterrupted, a TSPLOST 2 referendum will need to be passed by the voters of Bryan County during an election to be held on May 24, 2022. The proposed 1% sales tax for transportation related capital projects will be imposed for a period of five years or until \$80 million is collected. This resolution calls for the election, specifies the purpose of the TSPLOST, specifies the period of time the tax will be imposed, specifies the estimated cost of the facilities, seeks approval to issue general obligation debt, and approves the form of the ballot to be used in such an election. A motion was made by Noah Covington and seconded by Andrew Johnson to adopt the resolution calling for the TSPLOST 2 election to be held on May 24, 2022. Motion carried unanimously. Vote 5:0

***Annual Motorola Service Agreement-** Sheriff and 911 Center is requesting approval of an annual service agreement with Motorola. This contract includes all the labor and parts for any equipment failures. This annual service contract cost is \$99,902.74. This is a sole source purchase with Motorola since all the equipment is Motorola and they are the original equipment manufacturer (OEM). Andrew Johnson made a motion authorizing the Sheriff and 911 Center to execute and sign the annual service agreement with Motorola. Motion was seconded by Gene Wallace. Motion carried unanimously. Vote 5:0

***Motorola System Update Agreement (SUA)-** Sheriff and 911 Center is requesting approval of a System Upgrade Agreement (SUA) with Motorola. This upgrade is for the overall regional network, which is upgraded every 2 years. This contract includes all the upgrades to PC's, routers, switches, and software at the 911 center, the tower sites for 911 and Richmond Hill and Pembroke. This is a 4-year service agreement that costs \$259,632.18 for the 4 years. This is a sole source purchase with Motorola since all the equipment is Motorola and they are the original equipment manufacturer (OEM). A motion was made by Noah Covington and seconded by Gene Wallace authorizing the Sheriff and 911 Center to execute and sign the 4 year System Upgrade Agreement (SUA) with Motorola. Motion carried unanimously. Vote 5:0

***Resolution for Local Legislation – Board of Elections Board Expansion-** Currently, the Bryan County Board of Elections and Registrations has three members. Since Bryan County is the fastest growing county in the State of Georgia, and its population has increased from 30,233 in 2010 to 44,738 in 2020, a desire has been expressed by members of the Board of Commissioners to increase the number of members to five. By an act of local legislation, the number of members on the Board of Elections and Registrations can be increased to be more reflective of the population. This resolution requests that a member of the legislative delegation submit a bill in the General Assembly to increase the number of members on the Board of Elections and Registration from three to five. Chairman Ron Stephens has agreed to sponsor this legislation. A motion was made by Noah Covington and seconded by Dallas Daniel to adopt the resolution requesting the legislative delegation introduce a bill in the General Assembly to increase the number of members on the Bryan County Board of Elections and Registrations from three to five. Motion carried unanimously. Vote 5:0

***Selection of Consultant for CBDG Grant-** On December 16, 2021 Bryan County published a RFQ (Request for Proposals) in the Bryan County News seeking a firm to write and administer a 2022 CDBD (Community Development Block Grant) grant, if awarded. The RFQ was sent by US Mail and email to seven firms. The RFQ was posted on the state Web Site and the county Web Site. The CRC (Coastal Regional Commission) was also asked to respond. A motion was made by Gene Wallace and seconded by Wade Price to select Southern Prosperity Consulting as the consulting for the 2022 CBDG grant. Motion carried unanimously. Vote 5:0

***IDR Force Main/Pump Station Contract Award-** In conjunction with the GICC (Chesterfield) Water and Sewer Agreement Bryan County is committed to the design, permitting and construction of a regional force main in order to service the GICC Development as well as the North Bryan Industrial Development Region (IDR) and surrounding areas. The project consists of a force main and regional pump station facility that will originate at the North Bryan IDR adjacent to US 80 and terminate at the planned regional transfer pump station located in Interstate Centre at the head of the Bryan County – City of Savannah Regional Force Main. Bids were received for the project on January 26, 2022 with the low bidder being McLendon Enterprises from Vidalia, Georgia. A bid tabulation is attached. A motion was made by Noah Covington and seconded by Andrew Johnson to approve the IDR Force Main and Lift Station construction contract to McLendon Enterprises in the amount of \$4,912,953.75 and authorize staff to execute the necessary contract documents in order to initiate the project. Motion carried unanimously. Vote 5:0

Public comments were made by the following:

Patrick MDonald asked the Commissioners to consider installing a traffic signal on Hwy 17. He was informed by the Chairman that those decisions are made by the state, since that portion is a state highway.

Olivia Tulloch, 74 Clarktown Road, expressed her disappointment with the board for their decision to approve Case Z#252-21.

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

The meeting was adjourned at 6:21 p.m.