

Bryan County Board of Commissioners – February 14, 2017

The regular meeting of the Bryan County Board of Commissioners was held on Tuesday, February 14, 2017 in Richmond Hill. The following members were present: Chairman Carter Infinger, Commissioner Rick Gardner, Commissioner Brad Brookshire, Commissioner Steve Myers, Commissioner Wade Price, and Commissioner Noah Covington. Also present: County Administrator Ben Taylor, County Clerk Donna Waters, and County Attorney Lea Holliday.

Chairman Infinger called the meeting to order at 5:30 p.m. Invocation was given by Commissioner Brookshire. Everyone joined in the Pledge of Allegiance. Visitors were recognized.

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

A discussion was held on the **minutes** of the January 10, 2017 regular meeting. A motion was made by Steve Myers and seconded by Brad Brookshire to approve the minutes of the January 10, 2017 regular meeting as printed. Motion carried unanimously.

Eric Greenway, Planning Director, met with the board to discuss the **Cluster Subdivision Ordinance**. A motion was made by Brad Brookshire and seconded by Noah Covington to table the Cluster Subdivision Ordinance for another thirty (30) days to allow more time for review. Voting for: Gardner, Price, Brookshire & Covington. Voting against: Myers. Motion carried.

Planning & Zoning Public Hearings were held at this time.

1. **Rezoning Request of Betty Braddy** for property located on Highway 144 near Steeple Chase Lane – Several citizens spoke in favor of this rezoning request.
2. **Rezoning Request of Steve Hodge** for property located on IG Lanier Road – No one was present to speak on this rezoning.

A motion was made by Steve Myers and seconded by Noah Covington to close the public hearing. Motion carried unanimously. A motion was made by Steve Myers and seconded by Noah Covington to go back into regular session. Motion carried unanimously.

A discussion was held on the **rezoning request of Betty Braddy** for property located on Highway 144 near Steeple Chase Road. This is a proposed rezoning of 5.84 acres of land from AR-2.5 to A-5. The subject properties were previously rezoned from A-5 to AR-2.5. The property is presently developed with one single-family detached residence. A motion was made by Steve Myers and seconded by Noah Covington to approve the rezoning request of Betty Braddy from AR-2.5 to A-5. Motion carried unanimously.

A discussion was held on the **rezoning request of Steve Hodge** for property located on IG Lanier Road. The property is 6.78 acres and is currently zoned A-5. The subject property is presently undeveloped. The owner wishes to rezone the property to AR-2.5 in order to split the parcel for sale. A motion was made by Noah Covington and seconded by Steve Myers to approve the rezoning request of Steve Hodge from A-5 to AR-2.5. Motion carried unanimously.

A discussion was held on the **preliminary plat approval for Ridgewood Park Phase 6 – Waterways Township Owners Association, Inc.** This preliminary plat is 22 acres zoned PUD and will

have a total of 53 lots. A motion was made by Steve Myers and seconded by Brad Brookshire to approve the preliminary plat for Waterways Township Owners Association Ridgewood Park Phase 6. Motion carried unanimously.

A discussion was held on the **consent agenda**. A motion was made by Wade Price 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

*Real Property Appeal Refunds in the amount of \$451.84 and TAVT (Motor Vehicle) Appeal Refunds in the amount of \$400.40

2. Approval of Planning Commission Compensation Resolution

*Increase for the members of the Board of Planning and Zoning Commission from the present rate of \$50.00 per month to \$100.00 per month.

Trish West with the Cooperative Extension Service met with the board to give an update on 4-H and introduce to new Ag Agent, Richard Evans. Will Kroymann, Past President of the Junior Board and Kayla Hethcoat were present to speak on their experiences with 4-H. Kim Kroymann, a volunteer with the 4-H program spoke on Project Safe.

Commissioner Myers excused himself from the meeting at this time.

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

***Bryan County Development Authority Appointment** – There is currently a vacancy on the Bryan County Development Authority that was created by the resignation of Commissioner Brad Brookshire when he took the seat on the County Commission. State law pertaining to statutory authorities dictates that only one member of the establishing authority (County Commission) may serve on the board. Mr. Brookshire was appointed to fill the unexpired term of Mr. Dell Keith which expires on July 31, 2017. The Development Authority received two inquiries about serving on the board and is recommending the appointment of Mr. Dallas Daniel to the vacant seat. A motion was made by Noah Covington and seconded by Brad Brookshire to appoint Dallas Daniel to fill the vacant Development Authority seat. Motion carried unanimously.

***Savannah Harbor-Interstate 16 Corridor JDA Appointment** – As a tool to promote economic development and promote mutually beneficial regional projects, Bryan County along with Bulloch, Chatham, and Effingham Counties recently passed a resolution creating the Savannah Harbor-Interstate 16 Corridor Joint Development Authority. This was a proactive measure to ensure that the participating jurisdictions will have the proper tools in dealing with regional economic development projects if the need ever arises. One member of the board from each county may be a member of the Board of Commissioners. Chairman Jimmy Burnsed served on this board. A motion was made by Brad Brookshire and seconded by Rick Gardner to appoint Chairman Carter Infinger to the Savannah Harbor-Interstate 16 Corridor Joint Development Authority for a four year term beginning January 1, 2017 and expiring December 31, 2020. Motion carried unanimously.

***Planning and Zoning Board Appointments** – There are currently three (3) vacancies on the Bryan County Planning Commission. Interest in serving on the board has been shown by three (3)

individuals. A motion was made by Wade Price and seconded by Noah Covington to appoint Joe Pecenka, Kathryn Johnson and Alex Floyd to the Bryan County Planning Commission with a term of appointment from February 14, 2017 until February 28, 2021. Motion carried unanimously.

***Zoning Code Ordinance Amendment – Major Road Overlay** – A first reading was held on an amendment to the Zoning Ordinance of Bryan County to create a provision for a Major Road Overlay for the development of parcels in order to improve the design of commercial and subdivision designs fronting major roads. No action required at this time.

***Zoning Code Ordinance Amendment – R-1 Accessory Use** – A first reading was held on an amendment to the Zoning Ordinance of Bryan County to create a provision for a Conditional Use for Accessory Structures to be built on vacant parcels in the R-1 Zoning District. No action required at this time.

***Debris Disposal Contract Award** – Bryan County has advertised, in accordance with our purchasing policies, for the disposal of the debris generated by Hurricane Matthew and transported to our two disposal staging facilities. The County solicited bids, in accordance with our purchasing policy, and bids were due February 9 by 2:00 p.m. The low bidder was Graham County Land Company from Robbinsville, NC in the amount of \$198,000. A motion was made by Brad Brookshire and seconded by Noah Covington to award the bid to Graham County Land Company in the amount of \$198,000. Motion carried unanimously.

***Real Estate Purchase Agreement Consideration** – One of this year's SPLOST projects is the construction of a new and updated animal control shelter in the northern section of the County. The property that the current outdated and undersized shelter is located on is owned by the City of Pembroke. The County wishes to purchase a new piece of property directly across the street from the existing facility to build the new Animal Shelter. The property is 1.34 acres and the negotiated price is \$21,500. A motion was made by Noah Covington and seconded by Wade Price to authorize the signing of the real estate purchase agreement to purchase 1.34 acres at the negotiated price of \$21,500. Motion carried unanimously.

A motion was made by Wade Price and seconded by Brad Brookshire to go into **executive session** to discuss real estate. Motion carried unanimously. The board went into executive session at 6:32 p.m.

A motion was made by Rick Gardner and seconded by Noah Covington to approve the **minutes** of the January 31, 2017 Called Meeting as printed. Motion carried unanimously.

A motion was made by Brad Brookshire and seconded by Wade Price to adjourn. Motion carried unanimously. The meeting adjourned at 7:02 p.m.