

Bryan County Board of Commissioners – March 14, 2017

The regular meeting of the Bryan County Board of Commissioners was held on Tuesday, March 14, 2017 in Pembroke. The following members were present: Chairman Carter Infinger, Commissioner Noah Covington, Commissioner Steve Myers, Commissioner Wade Price, Commissioner Brad Brookshire, and Commissioner Rick Gardner. 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 Gardner. Everyone joined in the Pledge of Allegiance. Visitors were recognized.

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

A discussion was held on the **minutes** of the February 14, 2017 regular meeting. A motion was made by Steve Myers and seconded by Noah Covington to approve the minutes of the February 14, 2017 regular meeting as printed. Motion carried unanimously.

**Eric Greenway, Planning Director**, met with the board to discuss a conditional use site plan approval for the construction of **signage** for the wall and freestanding signage at the **Stop and Stor mini-warehouse** facility on Highway 144. The Stop and Stor facility was approved as a conditional use at the October 2015 Board of Commissioners meeting. During that meeting, the signage was discussed and the applicant stated they would work with the county and bring the signage package before the BOC before proceeding to construction of the signage. Coleman Engineering states that they presented a signage plan to the BOC during the October 2015 meeting but staff has been unable to confirm this claim. The applicant is now proposing a signage plan with a 12' high 60sf freestanding sign on Highway 144 and a 4' high 12sf sign on Veterans Memorial Parkway and wall signage. Staff is recommending denial of the signage package unless changed to the following: 1) An 8' tall monument, 50sf message area per side, externally lit sign along 144; 2) One wall sign located on the wall facing the Veterans Memorial Parkway not to be mounted higher than the awning mounted on the front of the office building; 3) Veterans Memorial signage should be externally lit and the signs width should not exceed 8'; 4) Landscaping plans for each freestanding sign should be required. Andrew Johnson and Terry Coleman spoke on behalf of the applicant. Mr. Dasher was also present to speak. Commissioner Brad Brookshire abstained from the discussion and voting on this issue. A motion was made by Steve Myers and seconded by Rick Gardner to approve an 8' sign with it being lit from the outside. Voting for: Myers and Gardner; Voting against: Covington and Price. Chairman Infinger broke the tie by voting for. Motion carried. After further discussion, Commissioner Myers rescinded his motion. A motion was made by Rick Gardner and seconded by Steve Myers to approve the signage plan with an 8' tall monument, 50sf message area per side, externally lit sign along 144; one wall sign located on the wall facing the Veterans Memorial Parkway; Veterans Memorial signage should be externally lit and the signs width should not exceed 8'; and landscaping plans for each freestanding sign should be required. Voting for: Myers and Gardner; Voting against: Covington and Price. Chairman Infinger broke the tie and voted for. Motion carried.

**Anne Marie Cinardo with Georgia Animal Rescue and Defense, Inc.** met with the board to propose an anti-tethering ordinance for Bryan County. Ms. Cinardo was advised to meet with Skip Youmans regarding this issue.

A discussion was held on the **consent agenda**. A motion was made by Steve Myers and seconded by Noah Covington 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 \$369.42

TAVT (Motor Vehicles) Appeal Refunds in the amount of \$210.00

**Samose Mays, Recreation Director**, met with the board to give an overview of the recreational programs in Bryan County.

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

**\*Zoning Amendment** 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. A motion was made by Noah Covington and seconded by Steve Myers to approve the zoning amendment to create a provision for a Major Road Overlay as presented. A motion was made by Brad Brookshire and seconded by Rick Gardner to amend the previous motion and major commercial for these purposes be restricted to 8' as well as secondary commercial, minor commercial and small commercial at 6' and we go back at a later time and add the major commercial multi-tenant definition and that will be at 12'. Voting for: Gardner & Brookshire; Voting against: Myers, Covington & Price. Motion did not carry. A vote was held on the original motion to approve the zoning amendment to create a provision for a Major Road Overlay as presented. Voting for: Myers, Covington & Price; Voting against: Brookshire & Gardner. Motion carried.

**\*Zoning Amendment** to create a provision for a **Conditional Use for Accessory Structures** to be built on vacant parcels in the R-1 Zoning District. As discussed at the January Board of Commissioner's meeting, staff has revised the proposed R-1 accessory structure amendment to apply only in cases where a property owner desires to build a structure on a parcel that does not have a principal building. The conditional use would mean that the building permit would not be issued until the BOC has approved the construction through the normal conditional use hearing process and will require the following to be submitted: *Customary Accessory Buildings and Uses located on vacant parcels and incidental to the above listed conditional uses provided: a. A site plan is submitted showing the location of the proposed accessory use in relation to the principal use(s) located on the subject or adjacent lot; b. Elevation drawings are submitted showing the front, rear, and each side of the proposed structure that clearly depicts the architectural design proposed. The design must be architecturally compatible with the principal use and/or other adjacent uses as determined by the Board of Commissioners; c. Current pictures of adjacent principal structures are submitted that clearly depict the architectural characteristics of houses in the immediate vicinity; d. Any other items deemed necessary by the Planning and Zoning Direct and/or the Board of Commissioners.* A motion was made by Steve Myers and seconded by Brad Brookshire to approve the Conditional Use for Accessory Structures with the change that the notification process be consistent with the notification of rezonings. Motion carried unanimously.

**\*Conditional Use for Accessory Structures** to permit the **construction of a metal building** as a conditional use for accessory structures to be built on vacant parcels in R-1 Zoning District. Due to the notification process, this topic was tabled at this time.

**\*Appointment of Wendy Sims**, Bryan County Family Connection Executive Director, to administer the **Bryan County Summer Food Service Program** for Fiscal Year 2017-2018. A motion was made by Wade Price and seconded by Rick Gardner to appoint Ms. Wendy Sims, Bryan County Family Connection Executive Director, to administer the Bryan County Food Service Program for Fiscal Year 2017-2018. Motion carried unanimously.

**\*Open Records Officer** – The County Clerk currently serves as the Open Records Officer for all county departments. It is common practice with other counties that the County Clerk serves as the Open Records Officer for all departments except the constitutional officers. A motion was made by Steve Myers and seconded by Rick Gardner to adopt the resolution appointing the County Clerk as the Open Records Officer and Deputy Clerk as the Alternate Open Records Officer for county departments with the exception of: Sheriff's Department, Clerk of Courts, Probate Court, Tax Commissioner and E-911 Department, these departments would be responsible for their own open records requests. Motion carried unanimously.

A motion was made by Steve Myers and seconded by Brad Brookshire to go into **executive session to discuss personnel issues**. Motion carried unanimously. The board went into executive session at 8:00 p.m. The board went back into regular session at 8:10 p.m.

A motion was made by Steve Myers and seconded by Noah Covington to appoint **Dr. Samose Mays as the county wide Recreation Director**. Motion carried unanimously.

A motion was made by Noah Covington and seconded by Rick Gardner to adjourn. Motion carried unanimously. The meeting adjourned at 8:13 p.m.