

Bryan County Board of Commissioners – February 13, 2018

The regular meeting of the Bryan County Board of Commissioners was held on Tuesday, February 13, 2018 in Richmond Hill. The following members were present: Chairman Carter Infinger, Commissioner Wade Price, Commissioner Steve Myers, Commissioner Brad Brookshire and Commissioner Noah Covington. Also present: County Administrator Ben Taylor, County Clerk Donna Waters and County Attorney Lea Holliday. Commissioner Rick Gardner was not present.

Chairman Infinger called the meeting to order at 5:30 p.m. Invocation was given by Commissioner Noah Covington. 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 Brad Brookshire to approve the agenda with the addition of an executive session to discuss personnel. Motion carried unanimously.

A discussion was held on the **minutes** of the January meetings. A motion was made by Noah Covington and seconded by Wade Price to approve the minutes of the January meetings as printed. Motion carried unanimously.

A discussion was held on the **consent agenda**. A motion was made by Noah Covington and seconded by Brad Brookshire 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 Appeals – \$183.29

*TAVT (Motor Vehicles) Appeals - \$381.50

2. Approval of Budget Amendments

*\$29,700 from bank balance for an Interim Development Ordinance

A motion was made by Brad Brookshire and seconded by Steve Myers to close the regular meeting to hold a **planning & zoning public hearing** on a rezoning request by Denise Buckner to rezone property on Clark Drive from A-5 to R-30. Motion carried unanimously. No one was present to speak for or against this rezoning other than the applicant. A motion was made by Steve Myers and seconded by Wade Price to close the public hearing. Motion carried unanimously. A motion was made by Noah Covington and seconded by Steve Myers to go back into regular session. Motion carried unanimously.

Denise Buckner Rezoning Request – The proposed rezoning request is to rezone approximately 3.5 acres of land from A-5 to R-30. The property is located at 111 Clark Drive. The proposed use is to add a mobile home. The Planning Commission and the staff recommends approval. A motion was made by Noah Covington and seconded by Steve Myers to approve the rezoning request of Case # Z-185-17, parcel # 029-044 from A-5 to R-30 and Clark Drive will become a private road. Motion carried unanimously.

Corey Barnes met with the board to address **offshore seismic testing and offshore oil drilling**. He feels these actions would have significant impact on the ecology and economy of Bryan County. He is requesting the board pass a resolution and send to the Governor, Senators and Representatives opposing these actions. No action was taken on this topic.

Jennifer Durham, Regional Library Director, met with the board to give a status update on the Capital Outlay Grant Application for the new library in South Bryan. The grant is for \$2,000,000. They are proposing the current library be expanded in the same location since there are not enough funds to purchase property and construct a new library. The estimated cost of this project is \$3,497,260. Assuming the grant is approved, we would have \$2,000,000 from the grant and \$1,500,000 from SPLOST funds allocated to the library, the cost of the expansion would be covered. Additionally, a project that repurposes part of a current facility, enables the library to apply for up to \$250,000 for a different grant. This grant would be a 90/10 match, therefore costing the library no more than \$25,000. Commissioner Brad Brookshire was asked by the Chairman to work with the Library Board on the library project.

Sandra Elliott with the Library Board has written an article for the Richmond Hill Reflections "*Beyond Books*" on library issues. This article focuses on what the library has to offer the community.

Kirk Croasmun met with the board with Planning & Zoning issues.

***Waterways Township PUD – Phase 8 – Waterways Scenic Parkway Phase 1B Article XI Preliminary Plat and Construction Plan.** The phase 1B extension is the second and final portion of the scenic parkway necessary to provide access to the proposed Waterways Marina. No additional lots are being subdivided as part of this project. A motion was made by Brad Brookshire and seconded by Wade Price to approve the Waterways Township PUD – Phase 8 – Waterways Scenic Parkway Phase 1B Preliminary Plat and Construction Plan. Motion carried unanimously.

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

***Administrator's Monthly Report** for February 2018 included:

-TSPLOST – Early voting begins April 30 for TSPLOST. Transportation projects that will be included in the TSPLOST if approved include:

-Belfast River Road/Harris Trail Road Roundabout – We are proceeding with the engineering work for this project at this time.

-Belfast River Road/Belfast Keller Road Roundabout – We are proceeding with the engineering work for this project at this time.

-Highway 17/Belfast Keller Road Intersection – Exploring options with GDOT on this project.

-Wilma Edwards/Highway 280 Intersection

-Shoulder Installations at: Belfast River Road (remaining after LMIG); Belfast Keller Road (between Belfast River and Highway 144); Wilma Edwards Road; Black Creek Church Road

-Resurfacing with funds from TSPLOST, SPLOST, LMIG and General Fund – This will put us closer to the goal of resurfacing a road every 30 years. Currently we are at a resurfacing schedule of about every 64 years.

-Highway 144 Underground Power Partnership

-Multi-modal Trail Interconnectivity

-Upcoming Transportation Projects –

-LMIG Safety Grant – This grant will fund 2 foot shoulder installation on Harris Trail Road to Belfast Keller Road and a portion of Belfast River Road. This project should be delivered by the end of March.

-**Other Projects** we are currently working on include the Northern Animal Shelter; Hendrix Park Football Field Upgrades; Fire Station # 1; Purchase of 4 Tanker Trucks

Michael Lauer met with the board to give an update on the **Bryan County Development Code Diagnostic** on his findings. The development code fails to produce desired outcomes. The code lacks clear guidance on infrastructure and design. Some of the Zoning Ordinance deficiencies include: responsibilities for action are unclear; no distinction between variances and administrative relief; design guidance is lacking; use lists are dated and incomplete; traffic impacts are not addressed. Some of the Subdivision Regulations deficiencies include: foster subdivision instead of neighborhood creation; sketch plan is meaningless, combines preliminary plat and construction plan approval; improvement guarantees are inadequate, particularly for multi-phase developments; engineering design standards are outdated. Long term recommendations would be to prepare a Unified Development Ordinance to address identified deficiencies. This process should take 18 months and engage all affected stakeholders. Short term recommendations would be to adopt an Interim Development Ordinance (IDO) to address immediate needs of: site & building design guidelines; variance/administrative relief; tiered plan review process; minor subdivisions; traffic impact analysis; major subdivision process; rules for public improvement design standards; define rules for minor amendments for site plans, preliminary plats and planned developments. It is a three-month process to prepare and adopt the IDO.

A discussion was held on **Planning Commission Appointments**. Ronald Carswell, Jonathan Goodman and Jon Seagraves have been serving on the Planning Commission. Their terms on this board have expired. The recommendation is for the reappointment of all three gentlemen for a four year term. A motion was made by Brad Brookshire and seconded by Wade Price to reappoint Ronald Carswell, Jonathan Goodman and Jon Seagraves to the Planning Commission with a term to expire on February 28, 2022. Motion carried unanimously.

A discussion was held on a **CWDB Appointment**. Bryan County needs to make an appointment to the Coastal Workforce Development Board. The recommendation is to appoint Wendy Sims to the CWBD Board for a three year term. A motion was made by Noah Covington and seconded by Steve Myers to appoint Wendy Sims to the Coastal Workforce Development Board with a term to expire on February 28, 2021. Motion carried unanimously.

A discussion was held on a **Utility Work Agreement with Coastal EMC**. In conjunction with the widening of State Highway 144, Coastal Electric will have to relocate the utilities along the route as well. Currently, overhead poles carry the power lines along this state highway. GDOT will reimburse Coastal Electric for the relocation of lines as long as it is comparable to existing infrastructure. Coastal EMC wishes to run underground lines along 144 from the municipal limits of Richmond Hill to our existing roundabout. They ask that the County pay half of the remaining costs after GDOT compensation in order to accomplish this goal. This cost to the County would be \$609,356. A motion was made by Brad Brookshire and seconded by Steve Myers to authorize the County Administrator to execute the utility

work agreement with the appropriate payment plan reflected once the county attorney has reviewed. Motion carried unanimously.

Gloria Sharon spoke in favor on the County Commissioners moving forward on the Library.

A motion was made by Noah Covington and seconded by Steve Myers to go into **executive session** to discuss personnel and litigation. Motion carried unanimously. The board went into executive session at 6:37 p.m.

A motion was made by Steve Myers and seconded by Brad Brookshire to go back into regular session. Motion carried unanimously. The board went back into regular session at 7:01 p.m.

A motion was made by Steve Myers and seconded by Brad Brookshire to adjourn. Motion carried unanimously.