

Bryan County Board of Commissioners – October 9, 2018

The regular meeting of the Bryan County Board of Commissioners was held on Tuesday, October 9, 2018 in Richmond Hill. The following members were present: Chairman Carter Infinger, Commissioner Steve Myers, Commissioner Noah Covington, Commissioner Brad Brookshire, Commissioner Wade Price 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 Covington. Everyone joined in the Pledge of Allegiance. Visitors were recognized.

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

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

A discussion was held on the **consent agenda**. A motion was made by Noah Covington and seconded by Wade Price 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) in the amount of \$595.91

2. Approval of Amended and Restated MOU

A motion was made by Brad Brookshire and seconded by Steve Myers to close the regular meeting to hold **public hearings**. Motion carried unanimously.

***Interim Development Ordinance Public Hearing** – Mike Lauer gave an overview of the Interim Development Ordinance. Several citizens spoke regarding the IDO.

***Lenox/Buckhead East Phase 10 & 11 Rezoning Public Hearing** – This application was pulled by the applicant.

***Watergrass PUD Amendment Public Hearing** – Several citizens spoke regarding the Watergrass PUD Amendment.

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

Kirk Croasmun, County Engineer, met with the board with Planning & Zoning issues.

***Buckhead East Phase 9 Preliminary Plat** – Applicant request consideration of approval of Construction Plans and Preliminary Plats for subdivision improvements for Phase 9 of the East Buckhead PUD Subdivision, PID # 061-059. The Planning Commission and staff recommends approval of this Preliminary Plat. A motion was made by Brad Brookshire and seconded by Steve Myers to approve the Buckhead East Phase 9 Preliminary Plat. Motion carried unanimously.

***Watergrass PUD Amendment** – This is a one hundred and ninety (190) lot Planned Unit Development (PUD) application, for a 140.47 acre rezone of parcel, PID # 057-101, of the Royal & Casey owned property, to be known as Watergrass Subdivision, Phase 3, off of Belfast River Road in unincorporated Bryan County, currently zoned A-5 and is requested to be zoned PUD. The Planning Commission and staff recommends approval with conditions. A motion was made by Steve Myers and seconded by Wade Price to approve the Watergrass PUD Amendment with the recommended conditions. Voting for: Myers, Covington & Price. Voting against: Brookshire & Gardner. Motion carried.

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

***Interim Development Ordinance** – Consideration of a text amendment for Bryan County. The application is proposed to amend Article IV to include Sections 403 and 404, repeal and replace Articles XIII, XIV, XV, and XVI of Chapter 13, Minor Subdivisions of the Subdivision Regulations of the Bryan County Code of Ordinances. The second reading and public hearing requirements have been met. A motion was made by Steve Myers and seconded by Noah Covington to approve the Interim Development Ordinance with granting the existing subdivisions with existing guidelines be allowed to finish out their subdivision with the same guidelines. Voting for: Myers, Covington & Price. Voting against: Brookshire & Gardner. Motion carried.

***Atlantic Judicial Circuit Drug Court & Veterans Court Request** – The Atlantic Judicial Circuit makes a request for funds from DATE funds for the Drug Court and Veterans Treatment Court. Georgia law requires DATE funds be used specifically to fund and support Drug Courts that serve the county. Bryan County has made contributions to the Drug Court for several years. Staff recommends contributing \$5,000 to each court. A motion was made by Rick Gardner and seconded by Steve Myers to approve funding the Atlantic Judicial Circuit Drug Court and Atlantic Judicial Circuit Veterans Treatment Court in the amount of \$5,000 for each court with funds to come from the DATE Funds. Motion carried unanimously.

***Coastal Regional Commission Planning & Zoning Staffing Temporary Agreement** – There is currently a need to contract with the Coastal Regional Commission to provide technical assistance and planning service to the county. The contract would be for a part-time assistance (20 hours per week) from an employee of the Coastal Regional Commission to assist in professional planning services, such as site plans, subdivision review and staff reports, among other tasks. Staff recommends authorizing the County Administrator to execute the contract with the Coastal Regional Commission. A motion was made by Brad Brookshire and seconded by Steve Myers to authorizing the County Administrator to execute the contract with the Coastal Regional Commission for a part-time assistance from an employee of the Coastal Regional Commission. Motion carried unanimously.

***Development Impact Fee Advisory Committee** – The Georgia Impact Fee Act or O.C.G.A. 36-71-1 allows local governments to assess a development impact fee to growth that creates an impact of existing services that are provided by that government. O.C.G.A. 36-71-5 also requires the establishment of a Development Impact Fee Advisory Committee prior to the enactment of development impact fees. The Development Impact Fee Advisory Committee serves only in an advisory capacity and exists only to advise the governing body in reviewing the adopting ordinance. Georgia law requires that 50% of this committee be comprised of individuals from the development, building, or real estate industries. An existing planning commission may serve in this capacity in the threshold mentioned above is satisfied. The current membership of the Bryan County Planning Commission currently meets this criteria of 50%

of its members comprised of individuals from the development, building or real estate industries. Staff recommends the appointment of the Planning Commission members to the Bryan County Development Impact Fee Advisory Committee. A motion was made by Rick Gardner and seconded by Noah Covington to appoint the individuals that comprise the Bryan County Planning Commission to the Bryan County Development Impact Fee Advisory Committee. Motion carried unanimously.

Eugene Ashley spoke about growth and the need for a moratorium.

A motion was made by Noah Covington and seconded by and seconded by Rick Gardner to go into **executive session** to discuss litigation. Motion carried unanimously. The board went into executive session at 8:39 p.m.

The board went back into regular session at 9:00 p.m. and the meeting was declared adjourned.