

Bryan County Board of Commissioners – November 13, 2018

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

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 Wade Price and seconded by Steve Myers to approve the agenda as printed. Motion carried unanimously.

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

A discussion was held on the **consent agenda**. A motion was made by Noah Covington 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**
2. **Approval of Bryan County Defined Benefit Plan Amendment**
3. **Approval of Ambulance Remount Contract**
4. **Approval of Resolution for Right-of-Way Condemnation**

A motion was made by Noah Covington and seconded by Steve Myers to close the regular meeting to hold Planning & Zoning Public Hearings. Motion carried unanimously.

***Travis Moore Rezoning Public Hearing** – No one was present to speak on this rezoning.

***George Ruehling Rezoning Public Hearing** – No one was present to speak on this rezoning.

***Transportation/Mobility Capital Improvement Element Public Hearing** – No one was present to speak on this public hearing.

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

Amanda Clement, Planning Manager, met with the board with Planning & Zoning issues.

***Case Z #197-18 - Travis Moore Rezoning** – Applicant request consideration of approval for proposed rezoning of 1.71 acres located at 8905 Highway 280 East, PIN #0251-019, from AR-1 to B-2 for the purpose of commercial use. The Planning Commission and staff recommends approval of the application to rezone to B-2 as it is an appropriate use for the site. A motion was made by Wade Price and seconded by Noah Covington to approve the rezoning request of Travis Moore from AR-1 to B-2 for the purpose of commercial use. A motion was made by Steve Myers and seconded by Rick Gardner to amend motion to include that the sign ordinance is to supersede B-2 or B-1 zoning for a sign. Motion carried unanimously. Original motion was approved unanimously with amendment.

***Case Z #195-18 - George Ruehling Rezoning** – Applicant request consideration of approval for proposed rezoning of 6.66 acres on Griffin Road in Richmond Hill, PIN #062-047-01, from A-5 to AR-2.5 to build a residential home. The Planning Commission and staff recommends approval of the application to rezone to AR-2.5 subject to the provision that the applicant obtain approval from the owner of the private road prior to subdividing the property and make any required improvements to the road. A motion was made by Wade Price and seconded by Steve Myers to approve the rezoning request of George Ruehling from A-5 to AR-2.5 to build a residential home. Motion carried unanimously.

***Transportation/Mobility Capital Improvement Element** – The Bryan County Board of Commissioners is considering the implementation of a development impact fee for the purpose of creating a revenue stream, which would be used for the construction of transportation/mobility capital projects. A requisite step in the process is to incorporate a Transportation/Mobility Capital Improvement Element (CIE) into the Bryan County Comprehensive Plan. In essence, the current plan must go through the formal plan amendment process as established in state law and regulations. This step requires the passage of a resolution to transmit to DCA for consideration and approval. A motion was made by Steve Myers and seconded by Noah Covington to approve moving forward with our submittal process in order to charge impact fees. Motion carried unanimously.

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

***November Administrator Report** –

-Hendrix Park Improvements began two months ago. The concession stand and bathrooms are underway and the project is moving along.

-Animal Shelter in North Bryan County is complete.

-Fire Station 2 – We should start clearing and grubbing this site in January. Plans will be complete in mid-December then it will be put out to bid. We are looking at a November 2019 completion date.

-FY 2019 Budget – We will hold Commission Budget Workshop on November 27, with public hearings being held on November 28 and 29 and consideration for adoption on December 11.

***Approval of MOU** between Bryan County Board of Commissioners and Mayor and Council of the City of Richmond Hill regarding the **future Bryan County Library site** located in Richmond Hill. County and City leader recently met and agreed on a site location and a purchase price for the future Bryan County library. This MOU outlines the purchase price for the land and what conditions the site must be in before the County can close on the property. A motion was made by Noah Covington and seconded by Rick Gardner to enter into the MOU with the City of Richmond Hill for the purchase of the library site, which is \$461,774.36, this is a pad ready site. Motion carried unanimously.

***Bryan County Library Board Appointments** – The Bryan County Library Board current has two (2) positions that need to be appointed. Mr. Peter Fox has completed his allowable terms of service. Members can only serve two consecutive 3-year terms. Ms. Sandra Elliott's term of office does not expire until June 30, 2019, but she has resigned. The staff and trustees of the library are recommending the appointment of Ms. Kate Howard and Ms. Lisa Freeman to the Bryan County Library Board. One appointment would be to fill the unexpired term of Sandra Elliott and the other appointment would be a

three (3) year appointment with a term to expire 10/31/21. A motion was made by Wade Price and seconded by Steve Myers to appoint Kate Howard and Lisa Freeman to the Bryan County Library Board, with their terms expiring 10/31/21. Motion carried unanimously.

***Richmond Hill TSPLOST Bond** – A special election was held in Bryan County on May 22, 2018 where the qualified voters of the County approved a one percent transportation special purpose local option sales and use tax (TPLOST) which tax was imposed in the County on October 1, 2018. The results of the Election also provided authorization for the County to issue general obligation debt of the County to fund the transportation projects as approved in the Election. The Mayor and Council of the City of Richmond Hill has requested that the County issue its Bryan County General Obligation Transportation Sales Tax Bond, Series 2018, in the principal amount NTE \$4,650,000 for the purposes of providing the proceeds to the City for certain transportation projects of the City as described in the Contract, and as authorized by a bond resolution to be approved by the Bryan County Board of Commissioners. In the event the City's *pro rata* percentage of the Transportation Sales Tax is insufficient to satisfy the debt service requirements on the Bond, the City has agreed to remit payment to the County of amounts sufficient to satisfy such deficiency in accordance with the provisions of an Intergovernmental Bond Agreement. A motion was made by Steve Myers and seconded by Noah Covington to approve the city's request to borrow money in the form of a bond at Scenario 1, which has an interest rate of 3.13%; project fund deposit of \$4,592,000; and debt service coverage ratio of 1.00x. Motion carried unanimously.

***Purchase & Sale Agreement for Land** – The Development Authority of Bryan County is selling a 26.0 acre tract of land to Bryan County to use as a spray field for a wastewater treatment facility. The purchase price of this property is \$256,018.47 and the closing will take place sometime in the November 2018, if approved. This is part of the project which increases the capacity of the Interstate Centre Industrial Park and will be reimbursed and financed by the existing GEFA loan. The purchase allows us to save valuable Development Authority land to create jobs rather than to be used as a spray field. The cost of this acquisition will be offset 100% by a One Georgia Grant received, with the assistance of the Development Authority, which can be used for the installation of the infrastructure associated with the planned expansion. A motion was made by Steve Myers and seconded by Rick Gardner to approve the purchase of the land from the Development Authority for the future spray field. Motion carried unanimously.

***Unified Development Ordinance Service Agreement** – In August 2017, Bryan County retained Michael Lauer Planning to review the County's land development codes and identify opportunities to improve the existing development procedures and standards. The analysis recommended a complete update and consolidation of the development regulations into a Unified Development Ordinance (UDO). This complete update was proposed as a two-step process; with the first step being the development of an interim development ordinance (IDO) to address a series of regulatory improvements that could be accomplished in a shorter time-frame. This interim development ordinance (IDO) was adopted by the Board of Commissioners on October 9, 2018. The consultant has now prepared a more detailed scope for accomplishing the second phase in the process which is the drafting of the complete Unified Development Ordinance (UDO). This phase is proposed to kick-off in November of 2018 and conclude in December of 2019. A motion was made by Steve Myers and seconded by Noah Covington to approve the Unified Development Ordinance Service Agreement and award it to Michael Lauer Planning, LLC. Motion carried unanimously.

Jeff Barnes, a resident of Ft. McAllister Road, expressed his opposition over a proposed campground being built on Ft. McAllister Road.

A motion was made by Noah Covington and seconded by Steve Myers to go into **executive session** to discuss personnel issues. Motion carried unanimously.

A motion was made by Steve Myers and seconded by Rick Gardner to **adjourn**. Motion carried unanimously. The meeting was adjourned at 6:40 p.m.