

Bryan County Board of Commissioners – January 8, 2019

The regular meeting of the Bryan County Board of Commissioners was held on Tuesday, January 8, 2019 in Pembroke. The following members were present: Chairman Carter Infinger, Commissioner Steve Myers, Commissioner Noah Covington, Commissioner Brad Brookshire, Commissioner Wade Price and Commissioner Gene Wallace. 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 Brad 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 the addition of an executive session to discuss litigation and personnel. Motion carried unanimously.

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

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 Due to Appeals**
- 2. Approval of Employment Contract**

A motion was made by Steve Myers and seconded by Gene Wallace to close the regular meeting to hold planning & zoning public hearings. Motion carried unanimously.

***Case Z # 191-18 – Corde Wilson Rezoning** – Other than the applicant, one citizen spoke with concerns on this rezoning.

***Case CUP # 152-18 – John & Melissa Adams Conditional Use** – Other than the applicant, no one was present to speak on this topic.

***Bryan County IDO Amendments** – This is the second reading for a text amendment to the Bryan County Interim Development Ordinance. Attorney Glass, on behalf of the Greater Area Savannah Homebuilders Association, spoke about concerns with the IDO.

***Bryan County Development Impact Fee Ordinance** – This is the second reading of a proposed ordinance to establish an impact fee program. Attorney Glass, on behalf of the Greater Area Savannah Homebuilders Association, spoke about concerns with the Development Impact Fee Ordinance. Several other citizens spoke about their concerns regarding this topic.

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

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

***Case Z # 191-18 – Corde Wilson/Beacon Builders, Inc. Rezoning** – Corde Wilson on behalf of Beacon Builders, Inc. request a two hundred and forty (240) lot rezoning application for a 272.5 acre subdivision of parcel PID # 027-018, of the Weyerhaeuser Company owned property, to be known as Plum Creek Subdivision off of Carlos Cowart Road and Georgia Highway 204, Ellabell. The applicant is requesting the property be rezoned R-1 from its current A-5 zoning. Staff recommends tabling this application until a proper Comprehensive Plan amendment can be considered and all information on why a community sewerage system is not being provided. The planning commission recommends approval of the application due to the extended timeline of the Comprehensive Plan update. A motion was made by Wade Price and seconded by Noah Covington to approve the rezoning request of Case Z #191-18 - Corde Wilson/Beacon Builders, Inc. from A-5 to R-1. Voting for: Covington, Price and Brookshire. Voting against: Wallace & Myers. Motion carried.

***Case CUP # 152-18 – John and Melissa Adams** makes application for a **Conditional Use** for a family cemetery on 641 Olive Branch Road, PID # 0301-075, Black Creek. Staff recommends approval with conditions that a plat prepared by a state-registered land surveyor designating the boundary of the approved private, family cemetery shall be submitted to the Planning and Zoning office and upon approval shall be recorded with the Clerk of Courts. The prepared plat must contain the following: a. the location of the floodplain, wetlands line, and any known wells; with the location of the family cemetery shown at least 100' from any well or water source; b. the required setback lines for the AR 2.5 district, with the boundary of the proposed cemetery complying with those setback requirements; and c. an access and maintenance easement granted to future heirs and descendants in perpetuity. A motion was made by Wade Price and seconded by Noah Covington to approve the Conditional Use for John and Melissa Adams for a family cemetery with the recommended conditions. Motion carried unanimously.

***Transportation/Mobility Capital Improvements Element Amendment to the Comprehensive Plan** – On November 14, 2018, Bryan County submitted a prepared draft of the Transportation/Mobility Capital Improvement Element to the Georgia Department of Community Affairs for review; and on December 14, 2018 the county received notice from the Department that the element adequately addressed the Local Planning Requirements. The next step in amending the Comprehensive Plan to include the Capital Improvements Element is for the Board of Commissioners to adopt the amendment. Staff recommends approval. A motion was made by Steve Myers and seconded by Noah Covington to approve the resolution to adopt the Transportation/Mobility Capital Improvements Element Amendment to the Comprehensive Plan. Motion carried unanimously.

***Amendments to IDO** – This is the second reading for a text amendment to the Bryan County Interim Development Ordinance. The request is proposed to amend Articles X, XI, XII, XIII, XV, XVI, XVIII, and XXV of the Subdivision Regulations, and Article III, Article V, Article X of the Zoning Regulations of the Bryan County Code of Ordinances to address minor changes to the Interim Development Ordinance adopted October 9, 2018. Staff recommends approval. A motion was made by Noah Covington and seconded by Steve Myers to approve the text amendments to the Interim Development Ordinance. Motion carried unanimously.

***Subdivision Fee Schedule** – The Interim Development Ordinance that was adopted by the Board of Commissioners on October 10, 2018 amended the subdivision and construction plan review processes and provided for new site plan review applications. Therefore, the schedule of fees should be updated in order to reflect these new processes and applications so that the county can collect

appropriate fees from applicants on these submissions. Staff recommends approval. A motion was made by Brad Brookshire and seconded by Gene Wallace to approve the resolution to adopt the schedule of fees. Motion carried unanimously.

***Development Impact Fee Ordinance** – The Development Impact Fee Advisory Committee has met on two separate occasions to review the Development Impact Fee Ordinance and the changes to said ordinance. A motion was made by Brad Brookshire and seconded by Noah Covington to approve the Development Impact Fee Ordinance to be effective April 1, 2019. Motion carried unanimously.

***Impact Fee Schedule** – Bryan County has implemented an impact fee program which is designed to assure that new growth will fund its fair and equitable share of said transportation/mobility infrastructure expansion. The Unincorporated South Bryan County Transportation/Mobility Development Impact Fee Schedule needs to be adopted and implemented effective April 1, 2019. A motion was made by Gene Wallace and seconded by Steve Myers to adopt the Impact Fee Schedule as proposed. Motion carried unanimously.

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

***Appointment of Vice- Chairman** – Each year the Board of Commissioners appoints one of its members as the Vice-Chairman. For a number of years, the Board of Commissioners has been using the rotation of 5th District, followed by 3rd District, then 4th District, 2nd District and 1st District. The Vice-Chairman for 2018 was Brad Brookshire, 4th District. The proposed Vice-Chairman for 2019 will be the 2nd District Commissioner Wade Price. A motion was made by Noah Covington and seconded by Brad Brookshire to appoint Wade Price as the Vice-Chairman for FY 2019. Motion carried unanimously.

***Appointment of County Clerk** – The County Clerk is considered the personal staff for the Board of Commissioners and subsequently, the Board must reappoint the County Clerk to serve in that capacity each year. Donna Waters has worked for the County since May 1979 and has served as the County Clerk since January 1993. A motion was made by Brad Brookshire and seconded by Noah Covington to reappoint Donna Waters as the County Clerk for FY 2019. Motion carried unanimously.

***Appointment of County Attorney** – In January of each year, the Board of Commissioners appoints the County Attorney. Leamon (Lea) Holliday with Bouhan Falligan, LLP has served as the County Attorney since January 2015. A motion was made by Steve Myers and seconded by Brad Brookshire to reappoint Leamon (Lea) Holliday with Bouhan Falligan, LLP as the County Attorney for FY 2019. Motion carried unanimously.

***Appointment of County Depository** – Each year, the Bryan County Board of Commissioners appoints a local bank as the County Depository. First Bank of Coastal Georgia has been the County Depository for many years, as it is convenient to the county offices in Pembroke and Richmond Hill. The past few years, the board appointed First Bank of Coastal Georgia as the primary depository and South Bank and Ameris Bank as the secondary county depositories. A motion was made by Brad Brookshire and seconded by Wade Price to appoint First Bank of Coastal Georgia as the primary depository and South Bank and Ameris Bank as the secondary county depositories for FY 2019. Motion carried unanimously.

***Appointment of Safety Coordinator** – Buddy Shuman has been serving as the Safety Coordinator for Bryan County since September 13, 2011 and with his upcoming retirement, it is

necessary to appoint another individual as the Safety Coordinator. Freddy Howell, Director of Emergency Services, has attended many of the Safety Coordinator classes that are offered by IRMA and would be an excellent replacement as the Safety Coordinator. A motion was made by Steve Myers and seconded by Wade Price to appoint Freddy Howell as the Safety Coordinator. Motion carried unanimously.

***Bryan County Emergency Services Station 1 & 9 Bid Consideration** – Included in the SPLOST 7 project list and the FY 2019 budget is the construction of BCES Station 1. This project also includes the addition of bays and living quarters to Station 9 as well. The revised estimated budget on this total project, with the Station 9 additions included, was \$2,700,000. The low bidder on this project was Lavender & Associates of Statesboro, Georgia with a bid of \$2,662,000. Staff recommends awarding the project to Lavender & Associates. A motion was made by Noah Covington and seconded by Steve Myers to award this project to Lavender & Associates of Statesboro, Georgia and authorize staff to enter into contract in the amount of \$2,662,000. Motion carried unanimously.

A motion was made by Noah Covington and seconded by Wade Price to go into **executive session** to discuss personnel and litigation. Motion carried unanimously. The board went into executive session at 7:17 p.m. The board went back into regular session at 7:48 p.m.

A motion was made by Brad Brookshire and seconded by Wade Price to adjourn. Motion carried unanimously. The meeting adjourned at 7:48 p.m.