

Bryan County Board of Commissioners – October 13, 2015

The regular meeting of the Bryan County Board of Commissioners was held on Tuesday, October 13, 2015 in Richmond Hill. The following members were present: Vice-Chairman Noah Covington, Commissioner Carter Infinger, Commissioner Steve Myers, Commissioner Wade Price and Commissioner Rick Gardner. Also present: County Administrator Ben Taylor, County Clerk Donna Waters, and County Attorney Lea Holliday.

Vice-Chairman Covington called the meeting to order at 5:30 p.m. Invocation was given by Commissioner Gardner. Eagle Scout Lucas Van Ginkel led the group in the Pledge of Allegiance.

Eagle Scout Lucas James Van Ginkel was presented with a proclamation honoring him for achieving Eagle Scout, the highest honor award to a Boy Scout.

Commissioner Steve Myers was recognized for his completion of the ACCG Training Courses and presented with a Certificate from ACCG and UGA.

A discussion was held on the **agenda**. A motion was made by Steve Myers and seconded by Carter Infinger to approve the agenda as presented. Motion carried unanimously.

A discussion was held on the **minutes** of the September 8, 2015 regular meeting. A motion was made by Wade Price and seconded by Steve Myers to approve the minutes of the September 8, 2015 regular meeting as printed. Motion carried unanimously.

A discussion was held on the **consent agenda**. A motion was made by Steve Myers 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 New Occupational Tax Certificates

*HOP 1103-15 - Cynthia Huggins – Blingin' Beauty

*HOP 1105-15 - Warren Walker – J & W Auto Detail

*HOP 1106-1 - Camy Thumwood – CRW Enterprises, LLC dba Pet Alert

2. Approval of Tax Refunds Due to Appeals

*\$672.96 for Real Property & \$458.50 for Motor Vehicles for a total of \$1,131.46

3. Approval of Equipment Trailer Purchase

*Used Heavy Equipment Trailer up to \$42,000 – Approve SPLOST VI Budget to accommodate purchase

A motion was made by Rick Gardner and seconded by Steve Myers to close the regular meeting to hold a **planning & zoning public hearing**. Motion carried unanimously. Vice-Chairman Covington called the planning & zoning public hearing to order.

1. **Case # 146-15 – Conditional Use Permit for Stop N Stor** – No one other than applicant and his engineer were present for this public hearing.
2. **Case # 166-15 – Rezoning for Larry Galbreath** – One person spoke in opposition of this rezoning.

Vice-Chairman Covington declared the public hearing closed and re-opened the regular meeting.

Christy Williams, Zoning Administrator, met with the board with Planning & Zoning Issues.

1. **Case # 146-15 – Alan Dasher and his Company, Stop & Stor**, would like a conditional use permit to build a mini-warehouse storage facility on a six (6) acre tract located between Highway 144 and Veteran’s Memorial Parkway. This permit would require that the PUD zoning be amended to allow the Conditional Use Permit because it was not approved as a use in the original PUD approval. Staff recommends approval. The Planning & Zoning Board recommends approval with the conditions: Buffer – Either planted or natural vegetation around perimeter. Staff will review and approve; Lighting – Back lit lighting on side of building, down draft lighting for security purposes; Signage – Monument type sign on Highway 144 along with other applicable sign ordinance requirements. A motion was made by Steve Myers and seconded by Carter Infinger to approve the conditional use permit for Alan Dasher and his Company, Stop & Stor. Motion carried unanimously.
2. **Case # 166-15 – Larry Galbreath** requests to have three and three tenths (3 3/10) acres, located on Highway 144 between Harden and Smith Road, rezoned from an A-5 zone to an R-30 zone. The zone would allow Mr. Galbreath to subdivide the property into two lots with a shared driveway. The staff recommends approval. The Planning & Zoning Board recommends approval. A motion was made by Wade Price and seconded by Steve Myers to approve the rezoning request of Larry Galbreath from A-5 zone to R-30 zone. Voting for: Myers, Infinger & Price. Voting against: Gardner. Motion carried.

Trish West, Bryan County Extension Service & several members of 4-H met with the board to give an update 4-H. Several members thanked the board for their support and talked about some of the awards they have been awarded.

Allen Burns & Don Masisak of the Coastal Regional Commission met with the board to discuss the services they can provide in regards to our current transit system. The CRC currently provides transit management services for all the counties in the coastal region yielding tremendous savings due to a combined effort except for Bryan County and Long County. They are proposing to transfer operations to the CRC which should yield a savings to Bryan County of \$114,000 annually and this be implemented starting November 1. The County employees will be interviewed by the CRC for these positions and the transition could reduce six (6) part time positions. The CRC was asked to give preferential treatment to the county employees for these positions. CRC uses a third party (Transitions) to operate the transit program and the employees will be employees of Transitions. A motion was made by Steve Myers and

seconded by Carter Infinger to move this program to the CRC. Voting for: Myers, Gardner & Infinger. Voting against: Price. Motion carried.

Kirk Croasmun, County Engineer, met with the board to give an update on the Bacontown Road Resurfacing Project. A preconstruction meeting was held on September 30, 2015. A Notice to Proceed was issued on October 1, 2015. Substantial completion date is October 30, 2015. Striping should be completed by November 9, 2015.

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

***Single Family Home Building Permits** – We see a dramatic increase in the number of single family home building permits in the unincorporated areas of Bryan County over last year. Last year's total was 179 as of September 30, with this year's total being 197 as of September 30.

***Defibrillator** – Bryan County Emergency Services has recently acquired AEDs for both our Senior Citizens Centers. This will also be expanded to the Administrative Complexes in Pembroke and Richmond Hill.

***Zoning Ordinance** – The unified code rewrite kick off meeting is scheduled for October 22 from 10:00 a.m. until 1:00 p.m. at the Administrative Complex in Richmond Hill. The citizen's steering committee has 20 members, a number of the members selected by the Commissioners. The CRC will be helping with this. The rewrite will probably take approximately a year with the committee meeting at least once a month.

***Website Design** – This will be a 26 week process. The reason for this time period is the large number of pages that will need to be on the new webpage.

***Supervisor Training Classes** – This has been going very well, with approximately 30 department heads and supervisors attending these classes.

***HBO & HOP Ordinance** – The Home Occupation and Business Office Permits act as an extension to the Occupation Taxes in order to accommodate for "in-home" professions. The current practice now requires planning commission approval for all HOPs and HBOs. This often leads to long wait times for permits and customer dissatisfaction. The standard Bryan County wait time is for over 30 days for HOPs and HBOs that already adhere to code. The proposed amendment allow for faster issuance time for businesses not requiring a conditional use. The amendment allows Bryan County to be in line with other Counties and Cities when it concerns HOPs and HBOs. This is a second reading of this ordinance. A motion was made by Steve Myers and seconded by Wade Price to approve the amendments to the HBO & HOP Ordinance. Motion carried unanimously.

***Water & Sewer Ordinance Amendment** – Currently, the charges fees and rates of the Bryan County Water System are established by ordinance. This amendment would allow the system's rates and fees to be adopted by the Commission by means of resolution rather than ordinance. This is a more common practice with public utilities. This is the first reading of this ordinance and no action is necessary.

***Personnel Policy Amendments** – Since the employees of Bryan County are protected from the reprisal of political patronage, it is important to ensure that our employees avoid public political activities that could welcome such reprisals. Open and public participation was forbidden in the last incarnation of our personnel policy and is not allowed in the current. However, some language is required to make it absolutely clear. A motion was made by Carter Infinger and seconded by Steve Myers to adopt the resolution to implement the amendments to the personnel policies of Bryan County. Motion carried unanimously.

***Caesarstone Bond Agreement Amendments** – Caesarstone Technologies USA entered into a taxable revenue bond transaction with the Development Authority of Bryan County under which terms the Authority agreed to issue taxable revenue bonds for Phase 1 in the maximum principal amount of \$100 Million with such Bonds to be used by the Company to acquire land, improvements, equipment, fixtures and other personal property for the construction of a manufacturing facility. The parties also entered into second master agreement dated earlier this year and agreed to make certain additions to Phase 1 called Phase 1A and to build an additional facility. For this expansion, the Development Authority has agreed to issue a bond for \$15 Million to finance the Phase 1A Project and issue up to \$140 Million of bonds to finance the Phase 2 Project. The Company has now requested to amend the Phase 2 Master Agreement, to allow for a bond for Phase 1A in an increased total maximum principal amount of \$35 Million and the Phase 2 Bonds in the principal amount of not less than \$105 Million nor more than \$140 Million with such Phase 2 Bonds to be used to build the Phase 2 Project. A motion was made by Wade Price and seconded by Rick Gardner to approve the amendment with the recommended increase of community investment requirements as recommended by the Development Authority. Commissioner Myers abstained. Motion carried unanimously.

Kate Barker with the **Richmond Hill Library** announced that the Bryan County Public Library Board invites the public to share their thoughts about what to include in the new library being planned for South Bryan County-Richmond Hill. Focus Group Meetings will be held at the Richmond Hill Library on October 26 at 7:00 p.m. and October 27 at 10:00 a.m.

A motion was made by Carter Infinger and seconded by Steve Myers to adjourn. The meeting adjourned at 7:02 p.m.