

Bryan County Board of Commissioners – December 8, 2015

The regular meeting of the Bryan County Board of Commissioners was held on Tuesday, December 8, 2015 in Richmond Hill. The following members were present: Chairman Jimmy Burnsed, Commissioner Carter Infinger, Commissioner Rick Gardner, Commissioner Steve Myers, Commissioner Noah Covington and Commissioner Wade Price. Also present: County Administrator Ben Taylor, County Clerk Donna Waters and County Attorney Lea Holliday.

Chairman Burnsed called the meeting to order at 5:30 p.m. Invocation was given by Chairman Burnsed. Everyone joined in the Pledge of Allegiance. Visitors were recognized.

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

A discussion was held on the **minutes** of the November 17, 2015 regular meeting. A motion was made by Noah Covington and seconded by Carter Infinger to approve the minutes of the November 17, 2015 regular meeting as printed. Motion carried unanimously.

A discussion was held on the **consent agenda**. A motion was made by Carter Infinger 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

\$537.26 for Real Property & \$1,124.90 for Motor Vehicle for a total of \$1,662.16

2. Approval of Alcoholic Beverage License

*Ellabell Maruti, LLC – Dineshbhai S. Patel

A motion was made by Noah Covington and seconded by Wade Price to adjourn the regular meeting to hold a planning & zoning public hearing. Motion carried unanimously.

- 1. Michael Roberts Rezoning** – Two people spoke in opposition of the rezoning. Another person spoke in favor of the rezoning. The applicant was also present for this public hearing.

A motion was made by Rick Gardner and seconded by Carter Infinger to adjourn the public hearing and reopen the regular meeting. Motion carried unanimously.

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

- 1. Case CUP # 147-15 – Michael Roberts** has requested that lots C-1 and C-2, currently zoned B-1, on the northern corner of Highway 144 and Highway 144 Spur be allowed to have, in addition to all the uses in a B-1, a convenience store and self-serve gas station. Originally, lots C-1 and C-2 were zoned BN which allows a lot of not more than two acres. It also allows for a neighborhood convenience store not exceeding three thousand five hundred square feet in size. When the lots were combined, the acreage exceeded the maximum amount

allowed for a BN Zoning District, so the lots were rezoned to a B-1. The staff recommends approval on the condition that the building size of the convenience store, gas station or any other structure built on the property is limited to 3500 square feet in size. The Planning Commission denied the request for a conditional use for a self-service gas station on lots C-1 and C-2. A motion was made by Steve Myers and seconded by Noah Covington to follow the recommendation of the Planning Commission and disapprove the rezoning request of Michael Roberts. Motion carried unanimously.

2. **Case SD # 2098-15 – Lot Pros Southeast, LLC** requests Preliminary Plat and Construction Plan Approval for Phase 2 of Woodland Trail Subdivision. This phase is a portion of the 40.3 acre tract zoned R-1 in 2013. There will be an additional 36 lots making the total 66 lots of Woodland Trail. The developer was approved for approximately 104 lots in 2014 when the remaining tract was zoned R-1. The staff recommends approval on the condition that all items identified in the Engineer's letter are revised as noted. A motion was made by Steve Myers and seconded by Carter Infinger to approve the Preliminary Plat and Construction Plan Approval for Lot Pros Southeast, LLC with the condition that all items identified in the Engineer's letter are revised as noted. Motion carried unanimously.
3. **Case SD # 3000-15 – Homes of Integrity** requests Preliminary Plat and Construction Plan Approval for the subdivision consisting of lot 16 and ½ of lot 17 Quail Hamlet, which was combined in plat book K page 30. Applicant would like to subdivide this 1.8 acre parcel into two lots which will both exceed 34,000 square feet each. In order to accomplish this subdivision, the ordinance required that the lots be subdivided under an Article XI Subdivision and a paved cul-de-sac be provided for road frontage. DOT has approved the package and it will meet all subdivision requirements. The staff recommends approval on the condition that all items identified in the Engineer's review of the preliminary plat and construction plans are revised as noted. A motion was made by Steve Myers and seconded by Rick Gardner to approve the Preliminary Plat and Construction Plan for Homes of Integrity with the condition that all items identified in the Engineer's review of the preliminary plat and construction plans are revised as noted. Motion carried unanimously.

Kirk Croasmun, County Engineer, met with the board to give an update on projects.

***Interstate Centre Water Tank** – A new logo is being painted on the water tank and should be completed by the end of the week.

***I-95 Interchange Project (DOT Project)** – The current bid date for this project is set for September 2017. Thomas & Hutton are the engineers working on this project for the state. They are currently finalizing the construction plans and right-of-way plans. The next step will be the right-of-way acquisition.

***State Route 144 Widening (DOT Project)** – The DOT has moved this bid date to March 2017. They have an environmental issue being worked out.

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

***Purchasing Card Policy for Elected Officials** – During the 2015 legislative session, the General Assembly adopted HB 192, which changes how county elected officials may use county issued purchasing cards and credit cards. Effective January 1, 2016, no county elected official may use a county purchasing or credit card unless: (1) the board of commissioners has publicly voted to authorize the elected officials to use a county purchasing or credit card; (2) the county has adopted a policy regarding the use of the county purchasing or credit card; and (3) the county and the elected officials enter into a contract regarding the use of the county purchasing or credit cards. Since it is a vital necessity of many of our elected officials to use such cards for approved County business, the resolution, policy and user agreement will ensure that Bryan County is in compliance with this new law. A motion was made by Steve Myers and seconded by Carter Infinger to approve the resolution, credit card/purchasing card policy and user agreement as required by HB 192. Motion carried unanimously.

***Purchasing Card Policy for County Employees** – Currently there is no policy regarding employee or appointed official use of Purchasing Cards and Credit Cards. Since it is sometimes necessary for some of our employees to use these cards for approved County business, a policy addresses the appropriate method to use County-Issued Purchasing and Credit Cards. A motion was made by Steve Myers and seconded by Wade Price to approve the purchasing card policy for County Employees. Motion carried unanimously.

***LMIG Resurfacing 2016 Application** – LMIG funds are supplied by the Georgia Department of Transportation for paving projects annually. Bryan County's annual allocation is around \$312,640. Applications are due by January of each year and a 30% match is required from the local government, which equates to \$93,800. LMIG has been used primarily for resurfacing projects in the past. Over the past few months, County Engineering and the Roads Department have been developing a multiyear resurfacing schedule. The upcoming years recommended LMIG road resurfacing list consists of four roads. The first is Charles Shuman Road with a length of one mile. The second is Oak Hill Road with a length of 1/3 of a mile. The third is Warnell Drive being nearly ½ of a mile. The final recommended road is Williamson Drive being slightly over 1/3 of a mile.

A motion was made by Carter Infinger and seconded by Rick Gardner to adjourn. Motion carried unanimously. The meeting adjourned at 6:22 p.m.