

Bryan County Board of Commissioners – May 14, 2019

The regular meeting of the Bryan County Board of Commissioners was held on Tuesday, May 14, 2019 in Pembroke. The following members were present: Chairman Carter Infinger, Commissioner Noah Covington, Commissioner Gene Wallace, Commissioner Steve Myers and Commissioner Wade Price. Also present: County Administrator Ben Taylor, County Clerk Donna Waters and County Attorney Lea Holliday. Commissioner Brad Brookshire was not present at the meeting.

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

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

A discussion was held on the **minutes** of the April meetings. A motion was made by Gene Wallace and seconded by Steve Myers to approve the minutes of the April 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 Surplus Property Declaration
3. Approval of Water System Upgrade Reimbursement
4. Approval of 2018 Fiscal Year End Budget Amendments

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

\*Case SD # 3084-18 – **George’s Branch Preliminary Plat Approval** – The applicant was present to speak on this request. One citizen spoke with concerns on this request.

\*Case CUP # 155-19 – **Hubert Quiller Conditional Use Approval** – The applicant was present to speak on this request. No one else was present to speak on this request.

\*Case CUP # 158-19 – **McLendon Enterprises, Inc. Conditional Use Approval** – A representative for the applicant was present to speak on this request.

\*Case Z # 204-19 – **James D. Stanfield Rezoning Request** – The applicant was present to speak on this request.

A motion was made by Wade Price and seconded by Noah Covington to close the public hearing and go back in to regular session. Motion carried unanimously.

**Amanda Clements**, Planning Manager and **Sara-Farr Newman**, Planner II, met with the board with Planning & Zoning issues.

\*Case SD # 3084-18 – **HRB Development, LLC** is requesting preliminary plat approval for **The Estates at George’s Branch**, PIN # 019-046-03, in unincorporated Bryan County. The proposal is for 78

single-family lots. The Planning Commission and staff recommends approval with revised conditions that 1) The portion of common space shown within the Special flood hazard area shall be set aside for conservation use; 2) Appropriate permits from the US Army Corps of Engineers shall be submitted for any wetland impacts, prior to the issuance of construction plans; and 3) Approval for the community water system shall be obtained from the Environmental Protection Division and approval for the use of individual septic systems shall be obtained from the Department of Public Health prior to the issuance of construction plans; and should the community water and/or use of individual septic systems not be approved, a revised preliminary plat shall be submitted showing lot sizes in accordance with the R-1 zoning district standards. A motion was made by Noah Covington and seconded by Wade Price to approve George's Branch Preliminary Plat with revised conditions as set forth by staff. Motion carried unanimously. Commissioner Myers questioned the need for input from the Board of Education as to whether a school bus will be entering this subdivision or if the children will need to come out to Wilma Edwards Road to catch a bus.

**\*Case CUP # 155-19 – Hubert Quiller** is requesting a conditional use for parcel PIN # 042 036 in unincorporated Bryan County. The conditional use is for a memorial garden and columbarium as an accessory use to a church. The Planning Commission and staff recommends approval with conditions that 1) The columbarium shall meet all applicable setbacks for the "B-2" General Commercial zoning district; 2) The columbarium shall not exceed a foot print size of 10' x 10' or a height of 15'; 3) A final site plan showing the boundaries of the memorial garden and location of the columbarium shall be submitted to the Community Development Department office for approval prior to erecting or placing any structure associated with this conditional use request; and 4) If the church moves, the columbarium shall be relocated along with it. There was discussion on reaching a solution regarding a perpetual easement. A motion was made by Steve Myers and seconded by Gene Wallace to table this request at this time. Motion carried unanimously.

**\*Case CUP # 158-19 – McLendon Enterprises, Inc.** is requesting a conditional use for PIN # 036 013 in unincorporated Bryan County. The conditional use is for a borrow pit in the A-5 district. The Planning Commission and staff recommends approval with conditions that 1) Upon completion of the 16-acres of mining for use on the Georgia Department of Transportation project, the applicant shall obtain a state mining permit from the Department of Natural Resources, Environmental Protection Division; and a copy of the approved state mining permit must be submitted to the Planning & Zoning office prior to continuing any excavation activities; 2) The side slopes of any excavated area must be constructed to be no steeper than a 3:1 slope (three feet of horizontal distance per one foot in vertical drop) from the top of the excavation to the bottom at all times during construction and at completion of the excavation; 3) The edge of the borrow pit may not be located at any one point, closer than fifty (50) feet to any property line; 4) A natural vegetative buffer within the 50-foot setback area shall be maintained for the duration of the conditional use; and 5) No excavating activities shall take place except between the hours of Monday through Friday from 7:00 am–5:30 pm and Saturday from 8:00 am–5:30 pm; and hauling activities should be further limited to Monday through Friday from 7:15 am–4:45 pm and Saturday from 8:00 am–5:30 pm. A motion was made by Noah Covington and seconded by Wade Price to approve the conditional use for McLendon Enterprises, Inc. Motion carried unanimously.

**\*Case Z # 204-19 – James D. Stanfield** is requesting the rezoning of parcel PIN # 014 039 02 in unincorporated Bryan County. The property is currently zoned A-5 and the requested zone is AR-2.5, and is a 17.33 acre parcel. The applicant would like to subdivide the property into six lots. The Planning

Commission and staff recommends approval of this rezoning. A motion was made by Wade Price and seconded by Noah Covington to approve the rezoning request of James Stanfield from A-5 to AR-2.5. Motion carried unanimously.

**Audra Miller, Community Development Director**, met with the board for a 1<sup>st</sup> reading of an ordinance to amend the reimbursement of certain fees requirements – Article VII, Subdivision Code. The adopted Interim Development Ordinance included a requirement for the Director of Engineering to establish an escrow account when the Director requests a third-party engineering company review civil improvement plans on behalf of the County. Article VII of the Subdivision Code contains conflicting provisions for requiring property owners to reimburse the County for third-party reviews. The proposed amendment clarifies the timing of establishing the escrow account, and revises the record keeping and notification requirements. This is a 1<sup>st</sup> reading, no action required.

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

**\*ABM Update** – Roy Jordan and Owen Miller with ABM Building Solutions gave an update on the progress of the building renovations.

**\*Animal Control Ordinance** – Bryan County has been working on a rewrite of the Bryan County Animal Control Ordinance. This is the 2<sup>nd</sup> reading for this rewrite. A motion was made by Noah Covington and seconded by Steve Myers to approve the Animal Control Ordinance Rewrite as presented. Motion carried unanimously.

**\*2019 Road Resurfacing Project** – A bid opening was held on the 2019 Road Resurfacing Projects with a total of five (5) bids being received. This project includes the resurfacing of five (5) road in Bryan County and four (4) in the City of Pembroke. The roads in the county include: Homestead Drive Phase 1, Countryside Drive, Queens Way, Rathlin Road, and Church of God Road. The lowest bid was from McLendon Enterprises, Inc. in the amount of \$738,342.99. The contractor will invoice the city directly for their portion of the contract. The County's portion of the contract is \$675,851.20. A motion was made by Steve Myers and seconded by Wade Price to approve awarding the contract for the LMIG Road Resurfacing Projects to McLendon Enterprises, Inc. in the amount of \$738,342.99 with the County's portion being \$675,851.20. Motion carried unanimously.

**Joy Bohannon** met with the board to discuss the animal control ordinance.

**Dr. Michelle Trammel** met with the board to discuss the animal control ordinance.

**Lori Rogers** met with the board to discuss the animal control ordinance.

A motion was made by Steve Myers and seconded by Wade Price to **adjourn**. Motion carried unanimously. The meeting adjourned at 6:41 p.m.