

Bryan County Board of Commissioners – July 9, 2019

The regular meeting of the Bryan County Board of Commissioners was held on Tuesday, July 9, 2019 in Pembroke. The following members were present: Chairman Carter Infinger, Commissioner Brad Brookshire, Commissioner Wade Price, Commissioner Gene Wallace, Commissioner Noah Covington and Commissioner Steve Myers. 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 Commissioner Brookshire. Everyone joined in the Pledge of Allegiance.

A discussion was held on the **agenda**. A motion was made by Noah Covington and seconded by Wade Price to amend the agenda to add consideration of Memorandum of Understanding and executive session to discuss litigation and real estate. Motion carried unanimously.

A discussion was held on the **minutes** of the June meetings. A motion was made by Brad Brookshire and seconded by Wade Price to approve the June 2019 meeting minutes as presented. Motion carried unanimously.

The **Bryan County 4-H Junior Shotgun Team State Champions** were presented with proclamations. The team members were: Carlin Covington, Ethan Edwards, Colton “Cotton” Gunter and Carter Tapley.

A motion was made by Brad Brookshire and seconded by Noah Covington to close the regular meeting to hold **Community Development Public Hearings**. Motion carried unanimously.

***Renaming of Tar City Road** – A representative for this neighborhood spoke in favor of this request. No one else spoke on this topic.

***Amendment to Land Use Element of the Comp Plan** – No one spoke on this topic.

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

Sara Farr-Newman and Amanda Clement met with the board with Community Development issues.

***Renaming of Tar City Road** – The Community Development Department received a road name change petition on April 10, 2019 from Juanita Baker and Columbus Jernigan request a road name change near the Groover Hill neighborhood. The road is currently named Tar City Road and they are requesting it be renamed Jernigan Road. Property records indicate that there are nine (9) parcels immediately adjacent to Tar City Road and five (5) out of the nine (9) property owners have signed said petition agreeing to the change. Notice was sent to the other four (4) parcels owners and staff has not received any correspondence from these owners either for or against the renaming. A motion was made Noah Covington and seconded by Wade Price to rename Tar City Road to Jernigan Road. Motion carried unanimously.

***Amendment to Land Use Element of the Comp Plan** – Bryan County adopted its Comprehensive Plan on June 12, 2018 to provide a framework for the County to direct future growth.

Due to the conflict between subsequent rezoning requests and the Comprehensive Plan, the Planning and Zoning Commission requested that the Land Use Element, and more specifically, the North Bryan County Character Areas and Future Land Use Map be restudied in order to provide some further direction on how to handle the increasing demands for future growth in the north end of the county. A motion was made by Wade Price and seconded by Noah Covington to table this topic until next month. Motion carried unanimously.

***Clarification on a PUD condition for Turtle Landings, LLC** – The Turtle Landings, LLC Planned Unit Development (PUD), which includes both the Magnolia Hill and Wexford Subdivisions, was approved by the Board of Commissioners on October 25, 2016. The official meeting minutes from this approval include a specific condition that states *houses to be built on elevated slabs*. No further clarification was provided within the motion regarding to what height or method under which the slabs were to be elevated. Staff and the builder are therefore seeking clarification as to whether stem wall construction should be required or monolithic slab elevated 18” is also acceptable. A motion was made by Steve Myers and seconded by Brad Brookshire that we clarify the PUD conditions requiring elevated slabs that the foundation supporting the floor framing on the façade, all four sides, shall be a minimum of 18” above grade and the acceptable foundations are stem walls or monolithic slabs provided the exposed foundation or slab are clad in face brick, stone, stucco, or some other approved masonry material. Motion carried unanimously.

***County Initiated Rezoning** – The Community Development Department has been made aware of several property owner’s concerns regarding the zoning of six parcels (065-021, 065-021-01, 065-021-02, 065-021-04, 065-021-05, and 065-021-07) located on Highway 144. The six parcels in question are located along the east and west sides of Highway 144 just south of Steeple Chase Lane. The parcels are currently depicted as being zoned “AR 1.5” on the County’s GIS and printed zoning maps; however, the surrounding property owners believe that this is an error, and that the parcels in question should be zoned “A-5”. They have requested staff change the zoning of all six parcels to AR-5, but staff has no authority to make such a change. Per county ordinance, a rezoning may only be initiated by the County Commission, the Planning Commission or the owner of the property. Of the six parcels in question, two parcel owners have expressed their desire to have the parcels revert back to A-5 zoning, one property owner has expressed a desire to have their property remain AR 1.5 and the owner of the remaining three parcels has not made contact with the department. Several citizens spoke. A motion was made by Brad Brookshire and seconded by Steve Myers to proceed with a county initiated rezoning. Motion carried unanimously.

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

***Development Authority Board Appointments** – The Development Authority of Bryan County has several Board members whose terms are expiring in July. The Board members whose terms are expiring include: Derrick Smith, Steve Croy, Noah Covington, Billy Conley and Boyce Young. Everyone with the exception of Steve Croy have requested they be considered for re-appointment. The DABC board members are also recommending they be re-appointed for a four year term to expire July 31, 2023. The DABC board members are recommending Jon Seagraves be appointed to serve a four year term to expire July 31, 2023. A motion was made by Brad Brookshire and seconded by Gene Wallace to re-appoint Derrick Smith, Noah Covington, Billy Conley and Boyce Young and appoint Jon Seagraves to

the Development Authority of Bryan County for a four year term to expire July 31, 2023. Motion carried unanimously.

***MOU for Library Site Purchase** – Staff were tasked to work with City of Richmond Hill staff to develop a memorandum of understanding concerning the purchase of property from the city which will be used as the site of the new county library. County and city staff met on two separate occasions and have communicated via telephone and email numerous times to develop a MOU that is fair and equitable to both parties. The MOU was approved by the Richmond Hill City Council at their meeting on June 18, 2019. A motion was made by Brad Brookshire and seconded by Gene Wallace to approve the MOU with the City of Richmond Hill for the Library Site Purchase. Motion carried unanimously.

***Award Contract for 2019 Road Widening (Shoulder) Project** – Bids were opened on the 2019 Road Widening (Shoulder) Project. The project includes the construction of two (2) foot shoulder on Belfast Keller Road (from Highway 144 to Belfast River Road), Black Creek Church Road and Wilma Edwards Road (remaining portion without shoulder). Four (4) bids were received with McLendon Enterprises, Inc. of Vidalia, Georgia being the low bidder with a bid of \$515,680.00. Based on the review of the submitted bid documentation, staff recommends award of the contract to McLendon Enterprises, Inc. A motion was made by Wade Price and seconded by Gene Wallace to approve awarding the contract for the 2019 Road Widening (Shoulder) Project to McLendon Enterprises, Inc. in the amount of \$515,680.00. Motion carried unanimously.

***Design Services Authorization DeVaul Henderson Park** – Staff recommends approval of the GMC Design Services in the amount of \$805,619.00 for Architect/Engineering, Landscape Architecture, Civil Site Engineering, Interior Design/FFE, Artist Site Signage Renderings, Construction Testing, Geotech, and Site Surveying for the DeVaul Henderson Park Gym and Soccer Complex. A motion was made by Steve Myers and seconded by Noah Covington to approve authorizing county staff to execute the above work order under the Bryan County-GMC Master Services Contract. Voting for: Myers & Covington. Voting against: Brookshire, Price & Wallace. Motion failed. A motion was made by Brad Brookshire and seconded by Gene Wallace to table this topic for 30 days. Motion carried unanimously.

***MOU Development Authority** – The Development Authority of Bryan County would like for the Board of Commissioners to consider a resolution authorizing the execution of the Memorandum of Understanding between the Development Authority of Bryan County and Project Snap insofar as said Memorandum of Understanding is applicable to the County. A motion was made by Wade Price and seconded by Noah Covington to approve the resolution authorizing execution of the MOU between the Development Authority of Bryan County and Project Snap insofar as said MOU is applicable to the County. Motion carried unanimously.

Commissioner Brookshire questioned when the county should expect the **annual audit** to be completed. An extension to December 31, 2019 has been requested because this is the first year the audit is transiting to county wide services and unincorporated services format. There was also discussion on having an auditing team come in and audit the audit versus bidding out the audit just for checks and balances. The finance department was also asked to provide a finance report every July for the January – June time frame.

Commissioner Price questioned the need for **decals on county vehicles**. He has received complaints that there are several county vehicles that do not have decals that probably should.

A motion was made by Noah Covington and seconded by Wade Price to go into **executive session** to discuss real estate and litigation. Motion carried unanimously. The board went into executive session at 7:19 p.m. The board went back into regular session at 8:45 p.m.

A motion was made by Wade Price and seconded by Noah Covington to **adjourn**. Motion carried unanimously. The meeting adjourned at 8:45 p.m.