

Bryan County Board of Commissioners – August 13, 2019

The regular meeting of the Bryan County Board of Commissioners was held on Tuesday, August 13, 2019 in Richmond Hill. The following members were present: Chairman Carter Infinger, Commissioner Gene Wallace, Commissioner Wade Price, Commissioner Steve Myers, Commissioner Noah Covington, and Commissioner Brad Brookshire. 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 Covington. Everyone joined in the Pledge of Allegiance.

A discussion was held on the **agenda**. A motion was made by Brad Brookshire and seconded by Noah Covington to approve the agenda with the removal of County Administrator Item # 8 – Design Services Authorization-Gym and Field Facility. Motion carried unanimously.

A discussion was held on the **minutes** of the July meetings. A motion was made by Noah Covington and seconded by Gene Wallace to approve the minutes of the July meetings as presented. Motion carried unanimously.

The South Bryan County Swim Team were presented with proclamations for their accomplishments as “**2019 GRPA Class A Swim Team State Champions**”. Those presented with proclamations were Camryn Baraniak, Joseph Bezner, Katherine Bezner, Sydney Carlisle, Natalie Colvin, Rylee Dupont, Cici Fang, Emily Fang, Elijah Fitts, Aiden Gray, Jacob Laska, Jessy Lee, Josh Mattison, Griffin Metts, Henley Metts, Sebastian Rosales Olivas, Ryder Racinelli, Maddox Ray, Tori Rucker, Ryan Sampsell, Anthony Whitney, Tyler Wood and Chae Yun Yoo.

Shawn Rosenquist spoke as a public comment and read a letter to the board regarding his dissatisfaction of the tabling of the Bryan County Initiated Rezoning Requests.

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

***John Hopkins Preliminary Plat** – One person spoke in favor of this preliminary plat.

***Verdell Jones Rezoning** – The applicant was present to speak on this rezoning.

***Zoning Ordinance Text Amendment – Article XI & XV – 1st Reading** – No one was present to speak on this public hearing.

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

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

***Case SD # 3122-19 – John Hopkins** is requesting preliminary plat approval to amend the final plat of the Belfast River Landing Subdivision to remove a 1.77 acre portion of the recreation tract from the subdivision, creating a new parcel 1 and to adjust the boundaries of the existing lots 13 and 14. The Belfast River Landing Subdivision is located in the southwest quadrant of the intersection of Belfast River Road and Belfast Keller Road. Staff and the Planning Commission recommends approval contingent

upon the granting of a variance to reduce the recreational tract size and subject to the condition that a final site evaluation and approval be provided to staff from the Environmental Health office for the new parcel 1. A motion was made by Steve Myers and seconded by Brad Brookshire to approve the John Hopkins Preliminary Plat. Motion carried unanimously.

***Case Z # 210-19 – Verdell Jones** is requesting to rezone property located on Highway 17, PIN 042 031 from AR-1 to R-2, PIN # 042-031. The purpose of the rezoning is to build a duplex. Staff and the Planning Commission recommends approval. A motion was made by Brad Brookshire and seconded by Steve Myers to approve the rezoning request of Verdell Jones from AR-1 to R-2. Motion carried unanimously.

***Zoning Ordinance Text Amendment – Articles XI & XV** – At the Board of Commissioners meeting on June 11, 2019, a request was presented for an applicant requesting a rezoning to “B-1” Neighborhood Commercial District or “B-2” General Commercial District to permit the use of a “hobby shop”. Generally, the term “hobby shop” describes a retail store, which sells recreational items for hobbyists; however, in speaking with the applicant, the intended use focused on the refurbishing of antique and/or collectible items. Neither this specific use, nor one similar enough to make a similar use interpretation, is currently contemplated within the zoning ordinance. Therefore, upon an action to rezone the property to “B-1”, the Board of Commissioners directed staff to proceed with a text amendment that would incorporate the requested use. In response to this, staff is proposing a text amendment to introduce and define a *Craftsman, contractor, or artisan workshop* as a permitted use within the “B-1” zoning district. This is a first reading and no action is required at this time.

***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 request 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 future direction on how to handle the increasing demands for future growth in the north end of the County. A motion was made by Noah Covington and seconded by Wade Price to approve Alternative # 2 (Highway Corridor) with the following revisions: we back up the corridor district to Frank Hendry Road, we add the crossroads designation to the Toni Branch Road area, we make sure we protect the Groover Hill area that is designated on Alternative # 1, and include those properties under Rural Residential that were discussed prior and which are already zoned R-1 off Page Road. Motion carried unanimously.

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

***Fire Station # 1 Site Work** – Bids were received for the First Station #1 Site Work Package. A single bid was received for the work which includes the construction of a concrete driveway, bituminous concrete parking lot, on-site drainage/detention system, sewer grinder station, concrete sidewalks, and access road. A motion was made by Brad Brookshire and seconded by Gene Wallace to award the contract for the Fire Station #1 Site Work to Griffin Contracting, Inc. in the amount of \$623,794.25. Motion carried unanimously.

***Belvedere Road LAS Phase 2** – Bids were received for the construction of the Belvedere Road Land Application System Phase 2. A total of two bids were received for the work which includes but is not limited to the installation of spray field piping, control valve assemblies, electrical and telemetry

systems. The low bidder was Griffin Contracting, Inc. in the amount of \$711,250.98 for the base bid. A motion was made by Noah Covington and seconded by Brad Brookshire to award the contract for the Belvedere Road LAS Phase 2 to Griffin Contracting, Inc. in the amount of \$711,250.98. Motion carried unanimously.

***Reconstruction of Hendrix Road** – Bids were received for the reconstruction of Hendrix Road. A total of three bids were received for the work which includes the replacement of the existing fly-ash road with a full depth reclamation (FDR) process, installation of 2” asphalt, and re-grading of ditches. The low bidder was R. B. Baker Construction in the amount of \$271,265.00. Commissioner Price commented on the need to come back in the near future and acquire more right of way on this road. A motion was made by Wade Price and seconded by Steve Myers to award the contract for the reconstruction of Hendrix Road to R. B. Baker Construction in the amount of \$271,265.00. Motion carried unanimously.

***Adoption of 2019 Millage Rate** – The five year history has been advertised on the adoption of the 2019 millage rate. The recommendation is to adopt a “roll back” millage rate of 8.561 for the unincorporated areas of Bryan County, as well as for the cities of Pembroke and Richmond Hill. Also adopt the millage rate of 15.075 for the Board of Education and 1.50 for the School Bond Debt Service. This will be an aggregate sum of 25.136 county wide. A motion was made by Brad Brookshire and seconded by Wade Pride to adopt the resolution adopting the 2019 “roll back” millage rate for Bryan County county-wide at 8.561 mils, the Board of Education millage rate at 15.075 and the school bond debt service at 1.50 for an aggregate sum of 25.136 county-wide. Motion carried unanimously.

***Mutual Aid Agreement between Bryan County Fire Department and Claxton Fire Department** – The Bryan County Fire Department and Claxton Fire Department would like to enter into a mutual aid agreement to provide aid and assistance to each other in times of disasters, including but not limited to fire, flood, tornadoes and other acts of God. The agreement shall continue in full force and effect for a period of two (2) years. At the end of the two (2) year period this agreement shall continue in force on a year to year basis, for an indefinite term, until terminated by the parties. A motion was made by Noah Covington and seconded by Brad Brookshire to approve the Mutual Aid Agreement between the Claxton Fire Department and Bryan County Fire Department. Motion carried unanimously.

***Memorandum of Understanding between Bryan County and Georgia Forestry Commission** – Because of the intermingling of structures and wildland fuels in areas of Bryan County, the objectives of the Georgia Forestry Commission and Bryan County Emergency Services (Fire Department) are inseparable to minimize the loss of life and property as a result of uncontrolled fire. The purpose of the Rural Fire Defense Cooperative Lease Agreement and Memorandum of Understanding is to provide for the closest possible cooperation on mutual objectives and to clarify the purpose and responsibilities of each organization. A motion was made by Noah Covington and seconded by Steve Myers to approve the Rural Fire Defense Cooperative Lease Agreement and Memorandum of Understanding between the Georgia Forestry Commission and Bryan County Emergency Services (Fire Department). Motion carried unanimously.

***GEFA Loan Modification** – Due to delays and schedule changes to the proposed wastewater treatment facility and land application system (WWTF & LAS) project at the Interstate Centre, Bryan County must amend the project completion date on its GEFA loan. The modification to the promissory note and the loan agreement extends the project completion date from April 1, 2020 to November 1,

2020. A motion was made by Brad Brookshire and seconded by Wade Price to approve the resolution and other necessary paperwork for the modification to the GEFA promissory note and loan agreement. Motion carried unanimously.

Jason Baker spoke under public comments regarding the need for a full time recreation center with open gym time for the youth of South Bryan County.

Christopher Martin spoke under public comments regarding his concerns over the Bryan County Initiated Rezoning being tabled for another two (2) months.

A motion was made by Steve Myers and seconded by Brad Brookshire to adjourn. Motion carried unanimously. Meeting adjourned at 6:34 p.m.