

Bryan County Board of Commissioners – March 10, 2020

The regular meeting of the Bryan County Board of Commissioners was held on Tuesday, March 10, 2020 in Pembroke. The following members were present: Chairman Carter Infinger, Commissioner Brad Brookshire, Commissioner Gene Wallace, Commissioner Wade Price, Commissioner Steve Myers, and Commissioner Noah Covington. 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 Noah Covington and seconded by Wade Price to approve the agenda with the removal of Resolution Interstate Centre II Property on the consent agenda and addition of Authorization of a Purchase Option for Real Estate on the regular agenda. Motion carried unanimously.

A discussion was held on the **minutes** of the February 2020 meetings. A motion was made by Brad Brookshire and seconded by Wade Price to approve the minutes of the February 2020 meetings as printed. Motion carried unanimously.

A discussion was held on the **consent agenda**. A motion was made by Gene Wallace and seconded by Steve Myers to approve the consent agenda. Motion carried unanimously.

The following items were listed on the consent agenda:

1. **Approval of Bryan County Surplus Property**
2. **Ratification for Pro Tem Magistrate Court Judge**

A motion was made by Noah Covington and seconded by Brad Brookshire to close the regular meeting to hold a **public hearing** on the abandonment of Lenox Road right of way. Motion carried unanimously.

1. Resolution to approve the **abandonment of Lenox Road Right of Way**. No one other than the applicant was present to speak on this item.

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

**Sara Farr-Newman** met with the board to review the **abandonment of Lenox Road Right of Way**. The original approval for Bryan Land & Timber (BLT) PUD identified an unnamed Bryan County Right of Way running from State Route 144 to Veterans Memorial Parkway. When the Lenox PUD amendment was approved on June 11, 2019, this right of way was no longer required due to the realignment of the roads in the Master Plan. In order to allow for this new configuration, the existing right of way must be abandoned. This abandonment resolution will provide an emergency access and sewer easement while abandoning the road right of way to allow the preliminary plat for the Lenox neighborhood to move forward. A motion was made by Brad Brookshire and seconded by Wade Price to approve the resolution to abandon a road right of way and dedicate an emergency access and sewer easement to Bryan County in the Lenox development. Motion carried unanimously.

**Amanda Clement** met with the board to discuss a **proposed amendment to the Land Use Element of the Comprehensive Plan** – North Bryan County Character Areas and Future Land Use Map. Bryan County adopted its Comprehensive Plan on June 14, 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. Public hearings to discuss amendments to the plan were held with the Planning and Zoning Commission on July 2, 2019 and with the Board of Commissioners on July 9, 2019. On August 13, 2019, the Board of Commissioners authorized staff to transmit the amendment to the Coastal Regional Commission (CRC) and Department of Community Affairs (DCA) for review. The CRC and DCA have since completed their review, finding that the amendment adequately addresses the Minimum Standards for Local Comprehensive Planning. With their review complete, the County must now formally adopt the amendment by resolution. A motion was made by Brad Brookshire and seconded by Gene Wallace to approve the resolution adopting the amended Land Use Element and North Bryan County Character Areas and Future Land Use Map, and to expand the industrial area to include the property to the east which has been discussed to be rezoned. Motion carried unanimously.

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

**\*Lease CAT 140 Motor Grader** – Based on our capital plan to keep up with infrastructure maintenance and growth, staff is recommending the lease of a CAT 140 15A AWD Motor Grader. Funds for this piece of equipment will come from TSPLOST funds. A motion was made by Steve Myers and seconded by Wade Price to approve the 5 year/7,500 hour lease of a CAT 140 15A AWD Motor Grader with a \$1 buy-out with 5 annual payments of \$46,216. Motion carried unanimously.

**\*Purchase of two (2) F550 Trucks** – Based on our capital plan to keep up with infrastructure maintenance and growth, staff is recommending the purchase of two (2) F550 trucks with 12' dump bodies under statewide pricing 2020 from Roberts International for \$59,648.00 each. Funds for these two trucks will come from TSPLOST funds. A motion was made by Brad Brookshire and seconded by Noah Covington to approve the purchase of two (2) F550 trucks with 12' dump bodies under statewide pricing 2020 from Roberts International for a total of \$119,296. Motion carried unanimously.

**\*Resolution opposing HB 937** – House Bill 937 is an usurpation of home rules and prohibits local governments from regulating building design elements in single family dwellings. A motion was made by Noah Covington and seconded by Brad Brookshire to approve the resolution opposing House Bill 937 and forward a copy to all of Bryan County's House Representatives. Motion carried unanimously.

**\*Consideration of Memorandum of Understanding** – The Commission has been advised that Project Gameday has agreed to purchase property in Bryan County. This project intends to invest in and construct a facility located in Belfast Commerce Park in Richmond Hill. This is a Memorandum of Understanding between the Development Authority of Bryan County and Project Gameday, the City of Richmond Hill, Tax Commissioner and Board of Tax Assessors insofar as said MOU is applicable to the County. A motion was made by Brad Brookshire and seconded by Noah Covington to approve the Memorandum of Understanding and authorize the Chairman and Clerk to execute and deliver the Memorandum of Understanding by and on behalf of the County. Motion carried unanimously.

**\*Authorization to Exercise Purchase Option of Real Estate** – Bryan County wishes to expand its recreation land inventory and preserve greenspace, specifically in the realm of water access. The 24 acre site formally known as Bryan County Fisherman’s Cooperative could potentially fill this need. The County wishes to exercise this option to further explore the potential of the installation of facilities that would allow the County to fulfill these goals. The County will also actively pursue grant funds to convert this property to meets its goals. A motion was made by Gene Wallace and seconded by Wade Price that the Commission previously approved an Option Agreement for the purchase and sale of real estate relating to the old Fisherman’s Coop, effective December 13, 2019, subject to approval in a public meeting as provided by law, and the County is continuing its due diligence to study the property, I move to approve 1) the Option Agreement with respect to the Fisherman’s Coop property and 2) to exercise the County’s option to purchase the property for \$3,500,000.00 as provided in the agreement so that due diligence can continue as the County studies the purchase. Motion carried unanimously.

A motion was made by Noah Covington and seconded by Brad Brookshire to **adjourn**. Motion carried unanimously. The meeting adjourned at 5:45 p.m.