

Bryan County Board of Commissioners – November 12, 2019

The regular meeting of the Bryan County Board of Commissioners was held on Tuesday, November 12, 2019 in Pembroke. The following members were present: Chairman Carter Infinger, Commissioner Wade Price, Commissioner Steve Myers, Commissioner Noah Covington and Commissioner Gene Wallace. Also present: County Administrator Ben Taylor, County Clerk Donna Waters and County Attorney Lea Holliday. Commissioner Brad Brookshire was not present.

Chairman Infinger called the meeting to order at 5:30 p.m. Invocation was given by Commissioner Covington. Joshua Johnson led everyone in the Pledge of Allegiance.

A discussion was held on the **agenda**. A motion was made by Steve Myers and seconded by Noah Covington to approve the agenda with the addition of an executive session to discuss litigation and real estate. Motion carried unanimously.

A discussion was held on the **minutes** of the October 2019 meetings. A motion was made by Steve Myers and seconded by Gene Wallace to approve the minutes of the October 2019 meetings as printed. Motion carried unanimously.

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

1. **Case Z #221-19 – Kimberly Blocker, DK&D Ventures, LLC Rezoning** – A representative for the applicant was present. No one else was present to speak on this rezoning.
2. **Case Z #222-19 – Billy Schwarz & Leo Schwarz, Jr. Rezoning** – No one was present to speak on this rezoning.
3. **Case Z #223-19 – Paul Cates Rezoning** – The applicant was present. One citizen was present to speak in opposition.

A motion was made by Noah Covington and seconded by Steve Myers to close the public hearing and go back into regular session.

Amanda Clement & Sara Farr-Newman met with the board with Planning & Zoning issues.

***Case Z #221-19 – Kimberly Blocker, DK&D Ventures, LLC Rezoning** – This request is to rezone a .959 acre portion of property located at 8466 Highway 280, PIN # 0251-040, from “R-4” Manufactured Housing Park District to “R-1” Single Family Residential. The rezoning is requested so that the .959 acres can be recombined with an adjacent lot zoned “R-1”. Staff and the Planning Commission recommends approval. A motion was made by Wade Price and seconded by Steve Myers to approve the rezoning request of Kimberly Blocker, DK&D Ventures, LLC from “R-4” to R-1”. Motion carried unanimously.

***Case Z #222-19 – Billy Schwarz & Leo Schwarz, Jr. Rezoning** – This request is to rezone a property located at 3466 Highway 204, PIN # 031-040, from “B-1” Conditional to “B-2” General Commercial Zoning. The rezoning is requested for the use as a church. Staff and the Planning Commission recommends denial of the request. A motion was made by Noah Covington and seconded by Steve Myers to deny the rezoning request of Billy Schwarz & Leo Schwarz, Jr. from “B-1” to “B-2”. Motion carried unanimously.

***Case Z #223-19 – Paul Cates Rezoning** – This request is to rezone property located at 23615 Highway 144, PIN # 065-021-07, from “A-5”, Agricultural District to “AR-2.5”, Agricultural Residential District. The rezoning is requested so the property can be split into two lots. Staff and the Planning Commission recommends approval. A motion was made by Steve Myers and seconded by Gene Wallace to approve the rezoning request of Paul Cates from “A-5” to “AR-2.5”. Motion carried unanimously.

Audra Miller, Community Development Director, met with the board to discuss two issues.

***Presentation of Updated Design Guidelines for Waterways Planned Unit Development** – Staff has received updated Design Guidelines from Savannah Land Holding for Waterways, a Planned Unit Development. Per the Board of Commissioners request, staff has prepared an analysis of the design guidelines versus the design standards in the Interim Development Ordinance. Staff does not have the authority to approve an update to the PUD standards of this significance and is presenting the updated design guidelines to the Board of Commissioners for review and approval. A motion was made by Wade Price and seconded by Steve Myers to approve the updated/revised Design Guidelines for the Waterways PUD. Motion carried unanimously.

***Erosion & Sediment Control Ordinance Amendments** – The Georgia Erosion and Sedimentation Act (GESA) has been amended. Per GESA, Bryan County, as a Local Issuing Authority (LIA), must amend our Soil Erosion and Sedimentation Control ordinance to meet or exceed the standards in the most current version of GESA. If Bryan County’s ordinance does not meet the minimum requirements, Bryan County will lose its LIA status. LIA status allows Bryan County to regulate primary and secondary permittees as defined by the state’s general stormwater discharge permit for construction. This is a 1st reading of this amendment and no action is required at this time.

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

***Ambulance Purchase Authorization** – Last month the Board of Commissioners approved the award of a contract with Custom Truck & Body Works, Inc. for a Type 1 Ambulance Demo. This ambulance is no longer available. Staff is recommending award of the contract to Ten-8 for a Type 1 Ambulance Demo for \$199,380. A motion was made by Steve Myers and seconded by Gene Wallace to award a contract to Ten-8 for a Type 1 Ambulance Demo in the amount of \$199,380. Motion carried unanimously.

***Bond Update and Resolution** – This is a resolution authorizing the execution of an Intergovernmental Lease Contract between Bryan County and the Bryan County Public Facilities Authority to secure payment of the Authority’s Revenue Bond (Bryan County Projects), Series 2019, in the principal amount of \$21,000,000, for the purpose of providing funds to finance, in whole or in part, the reimbursement and financing costs associated with the acquisition and improvements of Henderson Park, Fire Stations 1 and 9 including trucks, tankers and related equipment thereof, and the acquisition of certain recreational property and for other purposes. A motion was made by Steve Myers and seconded by Noah Covington to approve the bond resolution authorizing the Intergovernmental Lease Contract. Motion carried unanimously.

***Service Delivery Strategy Stipulation Agreement** – The Board of Commissioners has been working collaboratively with the City of Richmond Hill and the City of Pembroke in order to resolve the Service Delivery Strategy for the County. As a result of discussions and work by the staff of the

respective entities, a number of matters have been agreed upon. In order to continue Service Delivery Strategy negotiations, the City of Richmond Hill has asked that all parties (Pembroke, Richmond Hill, and Bryan County) adopt a stipulation agreement. The County's attorneys have reviewed this agreement and recommend its adoption so that negotiations may continue. A motion was made by Noah Covington and seconded by Wade Price to authorize the execution of the service delivery strategy stipulation agreement. Motion carried unanimously.

***IGA for the Provision of Animal Control Services** – In discussions in connection with the Service Delivery Strategy, it is desirable that an Intergovernmental Agreement provide for the provision of Animal Control Services within the County, including the municipalities located therein. A motion was made by Wade Price and seconded by Steve Myers to approve the resolution authorizing the execution of an Intergovernmental Agreement for the provision of Animal Control Services. Motion carried unanimously.

***Consideration of Development Agreement** – In discussions in connection with the extension of road, water, and sewer infrastructure in the Interstate Centre II industrial park, it is desirable that the county enter into a development agreement outlining the responsibilities of various parties involved in the extension of said infrastructure. A motion was made by Noah Covington and seconded by Steve Myers to approve the resolution authorizing the execution of the development agreement for the extension of road, water, and sewer infrastructure in the Interstate Centre II industrial park. Motion carried unanimously.

Stephen Rominsky spoke under public comments regarding the condition of Beautiful Zion Church Road and the need for more repairs on roads in North Bryan County.

A motion was made by Steve Myers and seconded by Noah Covington to go into **executive session** to discuss litigation and real estate. Motion carried unanimously. The board went into executive session at 6:20 p.m. The board went back into regular session at 7:00 p.m.

A motion was made by Steve Myers and seconded by Gene Wallace to **adjourn**. Motion carried unanimously. The meeting adjourned at 7:00 p.m.