

Bryan County Board of Commissioners – March 8, 2022

The regular meeting of the Bryan County Board of Commissioners was held on Tuesday, March 8, 2022, in Pembroke. The following members were present: Chairman Carter Infinger, Commissioner Andrew Johnson, Commissioner Dallas Daniel, Commissioner Noah Covington and Commissioner Gene Wallace. Also present: County Administrator Ben Taylor, County Clerk Lori Tyson, and County Attorney Lea Holliday.

Chairman Infinger called the meeting to order at 5:30 p.m. Commissioner Covington gave the invocation, everyone joined in the Pledge of Allegiance and visitors were recognized.

A motion was made by Noah Covington and seconded by Dallas Daniel to approve the proposed agenda. Motion carried unanimously. Vote 4:0

A motion was made by Andrew Johnson and seconded by Gene Wallace to approve the minutes of the February 2022 meetings as presented. Motion carried unanimously.

A motion was made by Noah Covington and seconded by Gene Wallace to approve the Consent Agenda as presented. Motion carried unanimously. Vote 4:0

A motion was made by Andrew Johnson and seconded by Noah Covington to close the regular meeting and go into the Public Hearing. Motion carried unanimously. Vote 4:0

Amanda Clement met with the Commissioners on the following Public Hearing Item.

* Seaport 16 Master Plan Approval. There was no one present to speak on the matter.

A motion was made by Noah Covington and seconded by Andrew Johnson to close the Public Hearing and return to the regular meeting. Motion carried unanimously. Vote 4:0

*** Seaport 16 Master Plan Approval** - The Board of Commissioners adopted Ordinance No. 2021-4 on January 12, 2021, which rezoned parcel 028-029 ("Warnell Farms Tract") to the "I-2" General Industrial Zoning District subject to certain conditions. RP Seaport, LLC ("Developer") has purchased the entire tract (793± acres) and intends on developing the property as an industrial subdivision, to be known as "Seaport 16". Per Condition Number One under the "General Conditions" listed in Ordinance No. 2021-4, the Board of Commissioners must approve the Master Development Plan and conduct a public hearing. The Developer has therefore submitted their Master Development plan for approval. A motion was made by Noah Covington and seconded by Andrew Johnson to approve the "Seaport 16" Master Development Plan for the "Warnell Farms Tract" subject to the following condition: 1. A traffic study, which provides recommendations for roadway and intersection improvements based on future full build-out conditions, shall be submitted for each phase of development. Final alignments for Warnell Farms Road and Olive Branch Road and related driveway locations, shall be determined by the final approved traffic study. Vote 4:0, motion carried unanimously.

Amanda Clement brought the following Non-Public Hearing Items before the Commissioners.

*RP Seaport, LLC, Requesting a Reduction in Buffer Requirement

*Thomas and Hutton Engineering, on behalf of DSP Acquisitions L LC, 1st Reading of an Ordinance to Amend the Official Zoning Map

*** RP Seaport, LLC, Requesting a Reduction in Buffer Requirement** - The Board of Commissioners rezoned parcel 028-029 (a.k.a “Warnell Farms Tract”) to the “I-2” General Industrial Zoning District with conditions on January 12, 2021. RP Seaport, LLC (“Seaport”) has purchased the entire tract (790± acres) and intends on developing the property as an industrial subdivision, “Seaport 16 Trade Center.” The property has frontage along US Hwy 80. Under Section 114-629(c)(1)(b) of the Unified Development Ordinance, industrial developments on arterial roadways are required to maintain a 50’ wide buffer. When a utility easement exists along the property line, a “by-right” reduction can be granted equal to the width of the easement or twenty-five percent of the required buffer width, whichever is less (Section 114-630(c)(3)(b)). In the case of this tract, there will be a 30’ wide exclusive utility easement dedicated to Bryan County; therefore, a twenty-five percent reduction to the required 50’ wide buffer (12.5’) has already been granted resulting in a 37.5’ wide buffer being required. With this request, RP Seaport, LLC is requesting an additional buffer reduction to reduce the 37.5’ buffer to 28.5’ in accordance with Section 114-629(c)(2) of the UDO. A motion was made by Gene Wallace and seconded by Dallas Daniel to grant the request for buffer reduction to approve a buffer of 28.5’, with the following conditions: 1. The planting requirements for the 28.5’ buffer must comply with the minimum buffer planting requirements for a 30’ wide buffer, as is shown in Exhibit 630 of the Unified Development Ordinance (UDO). This will require a minimum of two (2) large canopy trees, two (2) medium canopy trees, two (2) small canopy trees, and six (6) shrubs, per 100 linear feet of buffer. Vote 4:0, motion carried unanimously.

***Thomas and Hutton Engineering, on behalf of DSP Acquisitions LLC, 1st Reading of an Ordinance to Amend the Official Zoning Map** - Case Z#259-21, DSP Acquisitions, LLC, requesting the rezoning of approximately 5 acres of land located at 11900 Hwy 280, PIN# 02-011-04. The applicant is requesting the property be rezoned to the “I-2”, General Industrial District, from its current “A-5”, Agricultural District zoning. This ordinance is being presented for a first reading only, with no official action to be taken. The item will be scheduled for a Public Hearing with the Planning and Zoning Commission on March 16th, and a Public Hearing and 2nd Reading of the Ordinance with the Board of Commissioners on April 12, 2022.

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

*** North Bryan IDR Boundary Map Amendment** - Thomas and Hutton prepared a Water and Wastewater Master Plan (“Master Plan”) to evaluate the existing and required water and sewer infrastructure to provide public water and sewer to properties in North Bryan: specifically, properties located in proximity to the I-16 interchange at Highway 280 and the intersection of Highway 80 and Highway 280. The Master Plan, adopted by the Board at their June 8, 2021 meeting, serves as the short-, mid- and long-term planning document for North Bryan, and as such will be updated and amended as conditions, demands, and capacities change. The First Amendment is required due to recent development interests in parcels adjacent to the IDR Tract boundary. Since these parcels will be serviced by the same infrastructure that will be constructed to serve the IDR as it currently exists, they need to be incorporated into the IDR Tract. A motion was made by Dallas Daniel and seconded by Gene Wallace to approve the Resolution adopting the amended North Bryan IDR Tract Boundary for the North Bryan Water/Wastewater Master Plan Map and amended Exhibit “Regional Water & Sewer Service Area – North Bryan Industrial Development Region.” Vote 4:0, motion carried unanimously.

*** Polk Road/Oak Level Road Repair Project** - On January 26, 2022, a bid opening was held at the Bryan County Public Works Department located at 500 Ledford Street, Pembroke, Georgia for the 2021 Road Repair Project along Oak Level Road and Polk Road in Bryan County. A total of five (3) bids were received for work which included making repairs to the existing paved surface along Oak Level Road and Polk Road along with an add alternate to completely resurface Polk Road. A motion was made by Andrew Johnson and seconded by Dallas Daniel to award the contract to East Coast Asphalt for the base bid amount of \$390,518.64 as well as the Bid Alternate amount of \$113,016.75 for a total of \$503,535.39 and approve the Resolution amending the FY 2022 Bryan County Budget, as presented. Vote 4:0, motion carried unanimously.

*** MBR Preliminary Engineering / Permitting Task Order-** In conjunction with the anticipated development of the North Bryan Mega-site, IDR, and surrounding area, it will be necessary to construct an MBR water reclamation facility and supporting infrastructure in order to provide service to the proposed developments. In order to initiate environmental and preliminary engineering phase services associated with the design of the infrastructure improvements, Thomas & Hutton has prepared a task order and scope for the preliminary environmental and engineering in the amount of \$500,000. A motion and was made by Noah Covington and seconded by Andrew Johnson to approve the Task Order for Thomas & Hutton in the amount of \$500,000, as presented. Vote 4:0, motion carried unanimously.

*** Sheriff Budget Amendment – 911 / Patrol Interface Technology** – Each year the Georgia Department of Transportation provides grant funding for local governments through the Local Maintenance and Improvement Grant Program for road related construction projects. As per the attached letter for 2021 Bryan County was awarded \$485,507.29. GDOT requires a local match of 30% which equates to \$145,652.19. Additional funding has been allocated through TSPLOST funds bringing the total to \$1,200,000 for the 2022 Bryan County Road Program. The 2022 road program includes the installation of shoulders and resurfacing of Oak Level Road from SR 144 to Jake Brown Road, the installation of shoulders and resurfacing of Groveland Nevils Road from US 280 to the Bulloch County line, and the installation of shoulders on Belfast Keller Road from Belfast River Road to Cranston Bluff Road. A motion that was made by Andrew Johnson and seconded by Gene Wallace authorizing the Sheriff to enter into a contract with Synergistic Software (SSI), and also, approve the Resolution and budget amendment to the FY 2022 Countywide Operating Budget, as presented. Vote 4:0, motion carried unanimously.

***E-911 Technology Purchase Authorization-** The Sheriff is requesting the purchase of a new CAD system for 911. This new system will eliminate redundant keying, reduce data entry errors and streamline our public safety communications. It will also allow for faster and better communications with GCIC/NCIC and will allow sharing capabilities with surrounding 911 agencies such as Tattnall County 911, Evans County/Claxton Dispatch and Ludowici Dispatch. The cost of this equipment & software from Synergistic Software is \$146,400. This is a sole source purchase by the Sheriff. The Funds for this system will come from the County's General. Funds and are currently budgeted in the FY 2022 Budget. A motion and was made by Gene Wallace and seconded by Andrew Johnson authorizing the Sheriff to enter into a contract with Synergistic Software (SSI). Vote 4:0, motion carried unanimously.

No public comments were made.

Commissioners Daniel and Wallace both congratulated staff on a job well done at the State of the Community Breakfast and the presentation that was prepared and presented during the event.

Noah Covington made a motion to go into Executive Session to discuss real estate. Andrew Johnson seconded the motion. Vote 4:0, motion carried unanimously.

Noah Covington made a motion to return to the open meeting and that motion was seconded by Gene Wallace. Vote 4:0, motion carried unanimously.

A motion was made by Andrew Johnson and seconded by Noah Covington to adjourn. Vote 4:0, motion carried unanimously.

The meeting was adjourned at 6:55 p.m.