

Bryan County Board of Commissioners – October 8, 2024

The regular meeting of the Bryan County Board of Commissioners was held on Tuesday, October 8, 2024, in Richmond Hill. The following members were present: Acting Chairman Wade Price, Commissioner Dallas Daniel, Commissioner Noah Covington, Commissioner Gene Wallace and Commissioner Patrick Kisgen. Also present: County Administrator Ben Taylor, County Clerk Lori Tyson and County Attorney Aaron Kappler. Chairman Carter Infinger was not present for the meeting.

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

A motion was made by Patrick Kisgen and seconded by Dallas Daniel to approve the proposed agenda, as presented. Motion carried unanimously. Vote 4:0

A motion was made by Noah Covington and seconded by Gene Wallace to approve the minutes of the September 2024 meetings as presented. Motion carried unanimously. Vote 4:0

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

Sheriff Mark Crowe and City of Richmond Hill Chief Shores presented the Lifesaving Awards to several members of the Bryan County Sheriff's Office and Richmond Hill Fire Department for their heroic efforts in a lifesaving event that took place in the City of Richmond Hill, on June 7, 2024.

Deputy **Hunter Meachum** was recognized by American Legion JE Lanier Post 27, as the First Responder of the Year.

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

Brett Kohler and Amanda Clement met with the Commissioners on the following Public Hearing Items.

* Second Reading of an Ordinance to Amend the Zoning Map for 1412 Otter Hole Branch Rd, PIN# 009-015

* Alcohol Beverage License – Pratik Desai, Sagun 24, LLC

A motion was made by Gene Wallace and seconded by Dallas Daniel to close the Public Hearing and reopen the Regular Meeting. Motion carried unanimously. Vote 4:0

* **Second Reading of an Ordinance to Amend the Zoning Map for 1412 Otter Hole Branch Rd, PIN# 009-015** – James Moore, requesting to rezone a 1-acre portion of a 14.27-acre property from the "A-5" Agricultural Zoning District to the "RR-1" Rural Residential 1 Acre Zoning District. The property is located at 1412 Otter Hole Branch Rd, PIN# 009 015. The applicant plans to complete a minor subdivision and place an additional home. A motion was made by Patrick Kisgen and seconded by Dallas Daniel to defer this item to the July Meeting. Vote 4:0; Motion carried unanimously.

* **Alcohol Beverage License – Pratik Desai, Sagun 24, LLC** – Pratik Desai, owner and manager of Sagun 24, LLC, dba El Cheapo, has made application for an Alcohol Beverage License to permit the sale of beer and wine by the package for off premise consumption. The alcohol license at this location was

previously held by Jai Ma Ambe 1 Inc. Property is located at 4027 Hwy 280, in the northern end of Unincorporated Bryan County. PIN# 0211-002. A motion was made by Noah Covington and seconded by Patrick Kisgen I move to approve the Alcoholic Beverage Permit for Pratik Desai, as presented. Vote 4:0; Motion carried unanimously.

Sara Farr-Newman and Aaron Kappler met with the Commissioners on the following Non-Public Hearing Items.

*** First Reading of An Ordinance to Adopt Chapter 7 “Broadband Ready Community” to the Bryan County Code of Ordinances** – Bryan County does not currently specifically address Broadband projects or installation within the Bryan County Code of Ordinances. In order to address this utility, the addition of a Broadband chapter as drafted is being recommended. This will also enable the County to become A Designated Broadband Ready Community once adopted. This was a first reading, and no action was needed.

*** First Reading of an Ordinance to amend Unified Development Ordinance 114-221** – As currently positioned, the County’s ordinances do not restrict a litigant from seeking other alternative or even conflicting zoning approvals during the pendency of litigation in state and federal courts. The effect is that properties may be subject to conflicting land-use determinations by separate bodies. The ordinance restricts litigants who have challenged a zoning decision from seeking additional land use permissions beyond those to which they are permitted by right under the existing zoning and development regulations. Approve the ordinance revision as presented and authorize the Community Development Department to publish and seek requisite recommendations as required by applicable law regarding a public hearing on the next available regular/voting Board of Commissioners meeting. This was a first reading, and no action was needed.

*** First Reading of an Ordinance to Amend the Zoning Map for property located on US 280, identified by Parcel Numbers 034-018 and 034-019** – Awning Partners, LLC, represented by Robert McCorkle, is requesting to rezone approximately 10.66 acres of property identified by Parcel Numbers 034-018 and 034-019, from the existing “RR-1”, Rural Residential Zoning District, to the “I-1”, Light Industrial Zoning District for warehousing and office space. This was a first reading, and no action was needed.

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

*** Pembroke Senior Center Contractor Bid Award** – A procurement process was conducted for the Pembroke Senior Center Contractor Bid Award. Seven bids were received in this process; the architect, McCall Architects, has reviewed the bids and is recommending the apparent low bidder, Dabbs & Williams, to be selected. A Bryan County Review Committee affirms the architect’s recommendation. A motion was made by Noah Covington and seconded by Gene Wallace to award the FY23 CDBG Senior Center Construction Project to Dabbs-Williams in the amount of \$1,682,000. Vote 4:0, motion carried unanimously.

*** SR 144 / Oak Level Road Roundabout Construction Project** – Due to recent growth trends in the Waterways subdivision and surrounding areas, the intersection at SR 144 and Oak Level Road has realized a significant increase in traffic volumes. A traffic study identified the need for the construction of a roundabout at the intersection in order to mitigate impacts from these higher volumes. Subsequently, Thomas & Hutton has prepared contract bid documents and associated plans for the construction of the

roundabout. The project consists of a single lane compact roundabout at the intersection along with corresponding adjustments to the approach legs on SR 144 and Oak Level Road. On Thursday, September 26, 2024, bids were received at 2:00 PM at 66 Captain Matthew Freeman Drive in Richmond Hill, Georgia for the project. A total of five (5) bids were publicly opened and read. The low bidder for the project was Platinum Paving & Concrete, LLC with a bid amount of \$1,125,927.00. A motion was made by Gene Wallace and seconded by Patrick Kisgen to award a contract for the SR 144/Oak Level Road Roundabout Project to Platinum Paving & Concrete, LLC, in the amount of \$1,125,927.00 and authorize staff to execute the necessary contract documents in order to initiate the project. Vote 4:0, motion carried unanimously.

*** Georgia Power / Hendrix Park Easement Agreement** – The current agreement between Bryan County and Georgia Power for staging areas at Hendrix Park ended September 6, 2022. Georgia Power and Bryan County have expressed mutual interest in an additional 5-year agreement to expire in October of 2029. This agreement would allow for the staging of Georgia Power personnel during major outages and/or storms in order to better serve the citizens of Bryan County. A motion was made by Noah Covington and seconded by Dallas Daniel to approve the Agreement between Bryan County and Georgia Power, for the purpose of creating a staging area at Hendrix Park. Vote 4:0, motion carried unanimously.

*** South Bryan Parallel Sewer Force Main** – Jewel Owens has submitted her resignation to the Board of Health leaving a vacancy. Skip Youmans has indicated interest in a position on the Board. This is a six (6) year appointment in which Mr. Youmans would serve this vacated term until December 31, 2029. A motion was made by Patrick Kisgen and seconded by Gene Wallace to approve TO #114 in the amount of \$511,700 for the South Bryan Parallel Force Main Design. Vote 4:0, motion carried unanimously.

*** Appointment to the Bryan County Board of Health** – The Savannah Harbor I-16 JDA has agreed to reimburse Bryan County for all expenses incurred by the County in connection with the design, engineering, construction, and installation of certain water and sewer infrastructure along Genesis Drive. The MOU between the County and the JDA establishes the terms and conditions of this agreement. A motion was made by Noah Covington and seconded by Patrick Kisgen to appoint Skip Youmans to the Bryan County Health Board. Vote 4:0, motion carried unanimously.

*** Bryan-Bulloch County Water Transmission Main Division I/II/III** – In conjunction with the State of Georgia, Bryan County is committed to the design, permitting, and construction of off-site water improvements to serve North Bryan County. Bryan County engaged Thomas & Hutton (T&H) Engineering and Hofstadter and Associates (Subconsultant) to design and permit the Bryan-Bulloch County Water Transmission Main. Hofstadter & Associates prepared contract bid documents and associated plans for the construction of the Bryan-Bulloch County Water Transmission Mains; Divisions I, II and III. A motion was made by Noah Covington and seconded by Dallas Daniel to authorize the Chairman to approve and award the bids for the Bryan-Bulloch County Water Transmission Main Divisions I, II and III, and authorize staff to execute the necessary contract documents in order to initiate each project, as follows: Division I – WSI Deep Wells No. 1 & 2 to PINCO, in the amount of \$5,511,245.00, Division II – WSI Old Hwy 46 to Legacy Water Group, LLC in the amount of \$7,836,815.00, Division III – WSI GA Hwy 119 to Legacy Water Group, LLC in the amount of \$8,560,927.50. Vote 4:0, motion carried unanimously.

The following citizens made **Public Comments**:

*** Jimmy Henderson**, spoke on the flooding after Hurricane Helene, and would like to see flood gates installed.

Commissioner Covington gave appreciation to all of our Law Enforcement, Fire and Emergency Services for all of their hard work and dedication to the citizens of the county. The other board members mirrored the appreciation.

At 6:09 p.m. a motion was made by Noah Covington and seconded by Patrick Kisgen to go into Executive Session for litigation. Vote 4:0; motion carried unanimously.

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

The meeting was adjourned at 7:25 p.m.