

Bryan County Board of Commissioners – September 20, 2017

The regular meeting of the Bryan County Board of Commissioners was held on Wednesday, September 20, 2017 in Pembroke. The following members were present: Chairman Carter Infinger, Commissioner Wade Price, Commissioner Brad Brookshire, Commissioner Noah Covington, Commissioner Rick Gardner and Commissioner Steve Myers. 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 Chairman Infinger. Everyone joined in the Pledge of Allegiance. Visitors were recognized.

Chairman Infinger **expressed his thanks** to the county employees for their hard work and dedication during Hurricane Irma.

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

A discussion was held on the **minutes** of the August 8, 2017 Regular Meeting and August 7, 2017 Work Session Meeting. A motion was made by Wade Price and seconded by Brad Brookshire to approve the minutes of the August 8, 2017 regular meeting and August 7, 2017 work session as printed. Motion carried unanimously.

A motion was made by Rick Gardner and seconded by Brad Brookshire to adjourn the regular meeting to hold a **planning & zoning public hearing** for Black Creek Manor, LLC (Robert Shuman) Conditional Use. Motion carried unanimously. A motion was made by Noah Covington and seconded by Steve Myers to open the public hearing. Motion carried unanimously. No one was present to speak on the public hearing for Black Creek Manor, LLC (Robert Shuman) Conditional Use.

A motion was made Noah Covington and seconded by Rick Gardner to close the **public hearing**. Motion carried unanimously. A motion was made by Steve Myers and seconded by Brad Brookshire to go back into regular session. Motion carried unanimously.

Eric Greenway, Planning Director, met with the board to discuss several issues.

Black Creek Manor, LLC (Robert Shuman) Conditional Use Rezoning – The proposed conditional use is for the purpose of expanding the existing mini-warehouse facility. The property is located on Highway 280 near the intersection with Church of God Road. The total acreage is approximately 2.69 acres. A motion was made by Noah Covington and seconded by Wade Price to approve the rezoning request for Black Creek Manor, LLC (Robert Shuman) from B-2 to B-2 Conditional. Motion carried unanimously.

Waterways Parkway, Phase 2 Plat Approval for Waterways Township Owners Association, Inc. - The property is 23.31 acres zoned PUD. The number of lots is 28 and the water/sewer is provided by Bryan County. The outstanding issues are minor so staff recommends conditional approval. A motion was made by Wade Price and seconded by Brad Brookshire to approve the plat for Waterways Parkway, Phase 2. Motion carried unanimously.

Waterways Parkway, Spine Road Plat Approval for Waterways Township Owners Association, Inc. – The plat is for roadway construction only. The outstanding issues are minor so staff recommends conditional approval. A motion was made by Brad Brookshire and seconded by Rick Gardner to approve the plat for Waterways Parkway, Spine Road. Motion carried unanimously.

Waterways Lakewood Plat Approval for Waterways Township Owners Association, Inc. – The property is 23.31 acres zoned PUD. The number of lots is 151 and the water/sewer is provided by Bryan County. The outstanding issues are minor so staff recommends conditional approval. A motion was made by Brad Brookshire and seconded by Steve Myers to approve the plat for Waterways Lakewood. Motion carried unanimously.

A discussion was held on the consent agenda. A motion was made by Noah Covington and seconded by Steve Myers to approve the consent agenda as presented. Motion carried unanimously.

The following items were listed on the consent agenda:

1. Approval of Tax Refunds

Real Property Appeals Refunds in the amount of \$1,557.56

TAVT (Motor Vehicles) Appeal Refunds in the amount of \$34.65

2. Approval of Alcoholic Beverage License

SHIV Pooja Inc. dba B & B Liquors – Jayantilal D. Patel

3. Approval of Resolution on Economic Development Agreement

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

***Administrator's Monthly Report** for September 2017 included:

-Hurricane Irma – We were fortunate we were spared major damages. We had 328 piles of storm debris to be picked up. The water was a larger concern with Irma, whereas the wind was the larger concern with Matthew. We used what was learned from Hurricane Matthew and were better prepared for Hurricane Irma as far as advance planning, communications, equipment on standby, etc.

-Development Ordinance Analysis – There is basically three stages involved. Stage one is input from the Board of Commissioners and Planning Commissioners. Stage two is professional stakeholders input, to include developers, builders, realtors, Home Builders Associations, engineers, and design professionals (A list has been developed by staff). Meetings are tentatively scheduled for September 27 and 28 for Stage 1 and 2. Stage three is citizen input which will come from an ordinance rewrite committee that was developed by the Commission. Meetings are tentatively scheduled for the week of October 9 for Stage 3.

-SPLOST – The Chamber of Commerce is currently leading the charge for the promotion of SPLOST. Early voting will be October 16 – November 3 with the special election being November 7.

-T-SPLOST – The timeline for this will begin November 5, 2017 with a special election being held on May 22, 2018.

-FY 2018 Budget – The proposed schedule for the budget is: Department Head packages went out in August; Individual Department Head Meetings are scheduled for September 25, 26 & 27; Commissioner Goals Questionnaires should be back by September 30; Proposed budget submission to Commission on November 6; and Budget Consideration on December 14.

-Amend the Zoning Ordinance of Bryan County to combine the Home Business Office and Home Occupation provisions into one approval and to create a provision for customers to visit home occupations in all zoning districts. The proposed amendment will eliminate the HBO provision and everything will be approved as Home Occupations. This is a first reading and no action is required at this time.

Commissioner Price discussed the need for the county to come up with some **options for maintenance on private dirt roads**. The County Administrator and County Attorney were asked to bring some options back before the board.

A motion was made by Steve Myers and seconded by Wade Price to go into **executive session** to discuss real estate and litigation. Motion carried unanimously. The board went into executive session at 6:27 p.m.

The board went back into regular session at 7:30 p.m. and the meeting adjourned.