

Bryan County Board of Commissioners Called Meeting – June 24, 2021

The called meeting of the Bryan County Board of Commissioners was held on Thursday, June 24, 2021, at 5:30 p.m. at the Commissioners Hearing Room at 41 Courthouse Street, Pembroke, GA. The following members were present: Chairman Carter Infinger, Commissioner Noah Covington, Commissioner Brad Brookshire, and Commissioner Wade Price. Commissioner Gene Wallace was present via Go-To. Also present: County Administrator Ben Taylor, Deputy County Clerk Charlene Butler and County Attorney Lea Holliday.

Chairman Infinger called the meeting to order and it was confirmed the meeting was in compliance with the Open Meetings Act.

Chairman Infinger gave invocation and everyone joined in the Pledge of Allegiance and guests were recognized.

A motion was made by Commissioner Brad Brookshire and seconded by Commissioner Wade Price to close the regular meeting to hold **public hearings**. Motion carried unanimously.

1. **Comprehensive Plan Amendment – North Bryan Future Land Map**
2. **Case Z#246-21 Commissioner Initiated Rezoning – Wm B. Mock (Mock Tract)**
3. **Case Z#247-21 Commissioner Initiated Rezoning – Butler Tract, LLC (Butler I Tract)**
4. **Case Z#248-21 Commissioner Initiated Rezoning – Butler Tract, LLC (Butler II Tract)**
5. **Case Z#249-21 Commissioner Initiated Rezoning – Samwilka, Inc. (Samwilka Tract)**

Ralph Forbes, applicant, gave an overview and answered questions from the Commissioners and the public.

Property owners, Barbara DuBose, Daniel Bryant and Janice Owens addressed their concerns with proposed development.

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

Audra Miller, Community Development Director, met with the board with Planning & Zoning issues.

***Comprehensive Plan Amendment –North Bryan Future Land Use Map.** The Board of Commissioners initiated a Comprehensive Plan Amendment to amend the North Bryan Character Areas and Future Land Use Map by changing the classification of a certain parcel (PIN 030012) from Commercial Corridor, Low Density and Agricultural, and Community Crossroads to Mixed Use. The Community Development Department and Planning and Zoning Commission recommended approval in order for the Comprehensive Plan and Commissioner initiated rezonings to be consistent. A motion was made by Commissioner Brad Brookshire and seconded by Commissioner Noah Covington to approve and adopt the resolution approving the Commissioner initiated Comprehensive Plan Amendment by amending the North Bryan Character Areas and Future Land Use Map from Commercial Corridor, Community Crossroads, and Low Density and Agricultural to Mixed Use for parcel 030012. Motion carried unanimously.

***Second Reading-Case Z#246-21 – Commissioner Initiated Rezoning of ± 26.1 acres of ± 129.47 acres of the Wm B. Mock** property located at 10325 Hwy 280, PIN 030007. The Board of Commissioners is initiating a rezoning of the property from A-5 “Agricultural” to I-2 “General Industrial. Since this is a Commissioner initiated rezoning, staff did not make a recommendation. The Planning and Zoning Commission recommended approval with conditions. A motion was made by Commissioner Noah Covington and seconded by Commissioner Brad Brookshire to approve and adopt the Zoning Ordinance for Case Z#246-21, Commissioner initiated rezoning of ± 26.1 acres of ± 129.47 acres of the Wm B. Mock property from A-5 to I-2 with the staff recommended conditions as identified on pages 31-47 of the Board of Commissioners workbook. Motion carried unanimously.

***Second Reading-Case Z#247-21 – Commissioner Initiated Rezoning of the Butler Tract LLC** property located at 9724 Hwy 280, PIN 030012. The Board of Commissioners is initiating a rezoning for the property from A-5 “Agricultural” and RR-1 “Rural Residential 1” to I-2 “General Industrial.” Since this is a Commissioner initiated rezoning, staff did not make a recommendation. The Planning and Zoning Commission recommended approval with conditions. A motion was made by Brad Brookshire and seconded by Wade Price to approve and adopt the Zoning Ordinance for Case Z#247-21, Commissioner initiated rezoning of the Butler Tract, LLC property from A-5 and RR-1 to I-2 with the staff recommended conditions as identified on pages 50-66 of the Board of Commissioners workbook. Motion carried unanimously.

***Second Reading-Case Z#248-21 – Commissioner Initiated Rezoning of $\pm 1,384.46$ acres of $\pm 1,463.46$ acres of the Butler Tract LLC** property located west of Jernigan Road, north of the Georgia Pacific Railroad, east of Shuman Town Road and south of Pridgen Lane, PIN 030025. The Board of Commissioners is initiating a rezoning for the property from A-5 “Agricultural” to I-2 “General Industrial.” Since this is a Commissioner initiated rezoning, staff did not make a recommendation. The Planning and Zoning Commission recommended approval with conditions. A motion was made by Noah Covington and seconded by Brad Brookshire to approve and adopt the Zoning Ordinance for Case Z#248-21, Commissioner initiated rezoning of $\pm 1,384.46$ acres of the $\pm 1,463.46$ acres of the Butler Tract, LLC property from A-5 to I-2 with the staff recommended conditions as identified on pages 69-85 of the Board of Commissioners workbook. Motion carried unanimously.

***Second Reading-Case Z#249-21 – Commissioner Initiated Rezoning of the Samwilka, Inc.**

property located east of Jernigan Road, west of Interstate 16, and approximately a half mile south of Hwy 280, PIN 030026. The Board of Commissioners is initiating a rezoning for the property from A-5 "Agricultural" to I-2 "General Industrial." Since this is a Commissioner initiated rezoning, staff did not make a recommendation. The Planning and Zoning Commission recommended approval with conditions. A motion was made by Brad Brookshire and seconded by Noah Covington to approve and adopt the Zoning Ordinance for Case Z#249-21, Commissioner initiated rezoning of the Samwilka, Inc. property from A-5 to I-2 with the staff recommended conditions as identified on pages 88-104 of the Board of Commissioners workbook. Motion carried unanimously.

A motion was made by Wade Price and seconded by Noah Covington to **adjourn**. Motion carried unanimously. The meeting adjourned at 6:29p.m.