

Bryan County Board of Commissioners – April 8, 2025

The regular meeting of the Bryan County Board of Commissioners was held on Tuesday, April 8, 2025, in Richmond Hill. The following members were present: Chairman Carter Infinger, Commissioner Jeff Nielsen, Commissioner Alex Floyd, Commissioner Wade Price and Commissioner Gene Wallace. Also present: County Administrator Ben Taylor, County Clerk Lori Tyson and County Attorney Aaron Kappler.

Chairman Infinger called the meeting to order at 530 p.m. Chairman Infinger gave the invocation, and everyone joined in the Pledge of Allegiance.

The Chairman opened the floor for **Public Comments**, and the following comment was made:

***Melissa Johnson**, of 63 Sweet Water Court, in Richmond Hill, spoke about a drainage issue on her property.

A motion was made by Gene Wallace and seconded by Wade Price to approve the proposed agenda, with the following change: Add “Consideration of a settlement agreement with Joel Paskauskas” as an additional County Attorney agenda item. Motion carried unanimously. Vote 3:0

A motion was made by Alex Floyd and seconded by Wade Price to approve the minutes of the March 2025 meetings as presented. Motion carried unanimously. Vote 3:0

Commissioner Jeff Nielsen arrived at the meeting (5:38 p.m.).

A motion was made by Gene Wallace and seconded by Alex Floyd to approve the Consent Agenda. Motion carried unanimously. Vote 4:0

1. 2024 Year-End Budget Amendments

A motion was made by Alex Floyd 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 **Community Development Public Hearing Items**.

* Victoria Shuman – Amendment of a Final Plat for Black Creek Farms West – Lot 5 ±5.71 acres – Parcel – 0291-036

* Abandonment of Willie Road

* Black Creek Golf, LLC – New Alcohol License (On-Premises Sales Beer and Wine) - Black Creek Golf Course

A motion was made by Jeff Nielsen and seconded by Alex Floyd to close the Public Hearing and reopen the Regular Meeting. Motion carried unanimously. Vote 4:0

*** Victoria Shuman – Amendment of a Final Plat for Black Creek Farms West – Lot 5 ±5.71 acres – Parcel – 0291-036** – The applicant is requesting an amendment to a final plat for property located within the Black Creek Farms West subdivision. The amendment is for two lots to be created from one 5.13-acre parcel. The applicant is proposing one additional residence. A motion was made by Alex Floyd and seconded by Wade Price to approve the plat amendment of Black Creek Farms West, Lot 5, with the

following condition: The property owner must file an application with the County's Public Health Department for final review and approval of the use of individual septic systems. Public Health approval will need to be obtained prior to recording the final plat. Motion carried unanimously. Vote 4:0

*** Abandonment of Willie Road** – Blitchton Investments 1, LLC has submitted a request to abandon a ±0.507-acre portion of Willie Road, a County-owned and maintained public right-of-way. The Developer, in conjunction with Rushmark Bryan Logistics Park, LLC, is constructing an industrial development known as Bryan Logistics Park (formerly "Conley-Davis Industrial Park"). The portion of Willie Road subject to abandonment currently provides legal access only to the tract of land formerly referred to as the "Conley Tract" (parcel no. 028-031). Access to the Bryan Logistics Park will instead be provided by two new roads to be constructed, making this section of Willie Road unnecessary for public use. A motion was made by Gene Wallace and seconded by Wade Price to approve the abandonment of the specified portion of Willie Road, and to authorize the Chairman to execute all necessary conveyance documents. Motion carried unanimously. Vote 4:0

*** Black Creek Golf, LLC – New Alcohol License (On-Premises Sales Beer and Wine) - Black Creek Golf Course** – Shimon and Isaac Katz, owners of Black Creek Golf, LLC, have filed an application for an Alcohol Beverage License to permit the sale of beer and wine for on premise consumption. A motion was made by Gene Wallace and seconded by Alex Floyd to approve an alcoholic beverage license for Black Creek Golf, LLC, to permit the sale of beer and wine for on premise consumption. Motion carried unanimously. Vote 4:0

Brett Kohler and Sara Farr-Newman met with the Commissioners on the following Non-Public Hearing issues.

*** Aaron Drew, representing Angel Shurling, - First Reading of an Ordinance to Amend the Zoning Map for ± 2.5 acres – Parcel 030-020-05** – Aaron Drew, requesting to rezone a 2.526-acre portion of a property from the "A-5" Agricultural Zoning District to the "RR-1" Rural Residential Zoning District. The property is located at 204 Rambling Creek Rd, PIN# 030 020 05. The applicant plans to complete a minor plat to subdivide. This is a first reading so no action was required.

*** Matt Hollingsworth, representing James Stanfield – First Reading of an Ordinance to Amend the Zoning Map for ± 8 acres – Parcel 014-019-06** – Matt Hollingsworth representing James Stanfield, requesting to rezone a 8-acre property from the "A-5" Agricultural Zoning District to the "RR-2.5" Rural Residential Zoning District. The property is located on I G Lanier Rd, PIN# 014 019 06. The applicant plans to complete a minor plat to subdivide the property for residential uses. This is a first reading so no action was required.

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

*** Re-Appointment to the Bryan County Planning and Zoning Commission and Board of Adjustment** – Michelle Guran's term on the Planning and Zoning Commission/Board of Adjustment expires on May 8, 2025, and she has expressed a desire to be re-appointed. Ms. Guran has submitted the required application, and she has faithfully served on the Planning and Zoning Commission/Board of Adjustment for the last four years. A motion was made by Alex Floyd and seconded by Jeff Nielsen to re-

Appoint Michelle Guran to the Bryan County Planning and Zoning Commission and Board of Adjustment, for a term to begin May 9, 2025, and expire May 8, 2029. Vote 4:0, motion carried unanimously.

*** First Reading of an Ordinance to Amend the Code of Bryan County, GA by adding Article III “Hotel and Motel Excise Tax” to Chapter 26 “Taxation”** – By the authority of State Law, the proposed ordinance for consideration creates a 3% excise tax for hotels and motels in unincorporated Bryan County. This 3% tax is initially unrestricted. But, once the County expends the funds for promoting tourism, then the County must expend at least the same percentage of the funds in following years. For example, if 1/3 of the tax assessed (or 1%) is used for promoting tourism in a fiscal year, then the County must continue to allocate at least that same amount in subsequent years. This is a first reading so no action was required.

*** Harris Trail Road at Timber Trail Intersection Improvements** – The proposed task order includes the survey, design, and construction phase services of improvements at the intersection of Harris Trail and Timber Trail. The intent is to improve safety and mobility at the intersection. Improvements will consist of turn lane extensions on Timber Trail Road and a stop & go traffic signal installed at the intersection. A motion was made by Gene Wallace and seconded by Wade Price to approve Task Order #122 in the amount of \$227,600.00 for the Harris Trail Road at Timber Trail Intersection Improvements. Vote 4:0, motion carried unanimously.

Aaron Kappler and Gage Hawkins, County Attorneys, met with the board on the following attorney issues.

*** Declaration of Taking, Order and Resolution to Condemn Property identified as Parcel 0302-031 for the Bryan County Mill Creek Church Road ROW** - The County is proceeding with the Bryan County Mill Creek Church Road ROW for the purposes of construction and continued maintenance of proposed right of way acquisition to provide suitable, safe, and reliable access to Mill Creek Church Road for the benefit and use of the public at large. This item for consideration is to condemn and acquire certain property owned by Robert L. Murchison, Montrice Murchison, Gerald H. Murchison, Freddie Mae Hamilton, Beatrice Murchison, and Julia Bell Haggray, known as Bryan County Pin No. 0302-031. The appraised value for said property is \$3,454.71. A motion was made by Wade Price and seconded by Alex Floyd to approve the Declaration of Taking, Order and Resolution to Condemn Parcel 0302-031, to authorize the County Attorney to initiate and maintain condemnation proceedings to acquire the property necessary for the purposes of facilitating the Bryan County Mill Creek Church Road ROW. Vote 4:0, motion carried unanimously.

*** Declaration of Taking, Order and Resolution to Condemn Property identified as Parcel 0302-030 for the Bryan County Mill Creek Church Road ROW** - The County is proceeding with the Bryan County Mill Creek Church Road ROW for the purposes of construction and continued maintenance of proposed right of way acquisition to provide suitable, safe, and reliable access to Mill Creek Church Road for the benefit and use of the public at large. This item for consideration is to condemn and acquire certain property owned by Columbus Jernigan, known as Bryan County Pin No. 0302-030. The appraised value for said property is \$1,687.77. A motion was made by Wade Price and seconded by Gene Wallace to approve the Declaration of Taking, Order and Resolution to Condemn Parcel 0302-030 to authorize the County Attorney to initiate and maintain condemnation proceedings to acquire the property necessary for the purposes of facilitating the Bryan County Mill Creek Church Road ROW. Vote 4:0, motion carried unanimously.

*** Settlement Agreement – Joel Paskauskas** - The County has been in ongoing litigation with former BCES employee, Joel Paskauskas, III, since July 18, 2024. Mr. Paskauskas was fired from Bryan County on July 12, 2024. The county attorney has worked to formalize an agreement with terms that are acceptable by Mr. Paskauskas. A motion was made by Jeff Nielsen and seconded by Wade Price to Settlement Agreement, as presented. Vote 4:0, motion carried unanimously.

A motion was made by Alex Floyd and seconded by Jeff Nielsen to adjourn. Vote 4:0, motion carried unanimously.

The meeting was adjourned at 6:01 p.m.