Bryan County Board of Commissioners – June 10, 2025

The regular meeting of the Bryan County Board of Commissioners was held on Tuesday, June 10, 2025, in Richmond Hill. The following members were present: Commissioner Jeff Nielsen, Commissioner Alex Floyd, Commissioner Wade Price, Commissioner Patrick Kisgen and Commissioner Gene Wallace (virtually). Also present: County Administrator Ben Taylor, County Clerk Lori Tyson and County Attorney Aaron Kappler. Commissioner Infinger was not present for the meeting.

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

A motion was made by Patrick Kisgen and seconded by Alex Floyd to approve the proposed agenda, with the following change: Remove County Attorney agenda item 2 (the matter has been resolved) and add Executive Session for Real Estate and Litigation. Motion carried unanimously. Vote 5:0

A motion was made by Alex Floyd and seconded by Patrick Kisgen to approve the minutes of the May 2025 meetings, as presented. Motion carried unanimously. Vote 5:0

A motion was made by Alex Floyd and seconded by Patrick Kisgen to approve the Consent Agenda. Motion carried unanimously. Vote 5:0

1. Urban Redevelopment Agency – Appointment of Directors

A motion was made by Patrick Kisgen and seconded by Alex Floyd to close the regular meeting and open the Public Hearing. Motion carried unanimously. Vote 5:0

Sara Farr-Newman, Brett Kohler and **Amanda Clement** met with the Commissioners on the following **Community Development Public Hearing** Items.

* Coleman Company, representing Caren Murphy – Second Reading of an Ordinance to Amend the Zoning Map for ±25.09 acres – Parcel 061-066-03. Scott Allison was present and advised the applicant was agreeable to staff conditions.

* Scott Allison, Coleman Company, representing ZIYA Investments 102, LLC, Second Reading of an Ordinance to Amend the Zoning Map for ±0.98 acres – Parcel 0263-009-01. Ben Hutchinson, Bob Hastings, Corey Riggsby, and Nick Baretto all spoke in opposition to the request.

* Jarrod Anderson – Conditional Use Permit for a hair salon – Parcel 0601-012. John Blanc, Donna Hope, Lisa Wallace, Amy Davis, and Robin Vauiso all spoke in opposition to the application. Al and Miranda Pertuz spoke in favor of the application. The homeowner was also present and spoke to the Board with clarification of the business operation.

* Trey Hewitt, representing Shaun Page, Second Reading of an Ordinance to Amend the Zoning Map for ±1.59 acres – Parcel 024-012

* D&K of Georgia, LLC – New Alcohol License (Package Sales Beer, Wine, and Distilled Spirits) - 67 Liquor Store – Parcel 007-017

A motion was made by Patrick Kisgen and seconded by Jeff Nielsen to close the Public Hearing and reopen the Regular Meeting. Motion carried unanimously. Vote 5:0

*** Coleman Company, representing Caren Murphy – Second Reading of an Ordinance to Amend the Zoning Map for ±25.09 acres – Parcel 061-066-03** – The applicant is requesting to rezone approximately 25.09 acres of property identified by Parcel Number 061-066-03 from the existing "PD", Planned Development District, to the "A-5", Agricultural Zoning District for residential use. This rezoning would also remove the property from the Buckhead PD. A motion was made by Patrick Kisgen and seconded by Alex Floyd to approve the rezoning of Parcel #061-066-03 from "PD" Planned Development District to "A-5" Agricultural Zoning District, with the following conditions:

1. The permitted uses shall be limited to the following:
   a. Farm Animals, Small
   b. Detached Single Family Dwelling
   c. Accessory Dwelling Unit
   d. Public Utilities Services, Minor
   e. Accessory Uses and Structures Not Listed but Customary to Permitted Uses
   f. Home Office
2. The driveway shall be paved for 50 feet in conformance with the Engineering Design Manual. This must be completed prior to a CO being issued for a building permit on the parcel.
3. Easements shall be provided across the PD's stormwater facilities per the Engineering Department's requirements and identified on a boundary plat to be reviewed by staff and recorded prior to issuance of a building permit.
4. Undisturbed buffers a minimum of 20 feet on the property adjacent to lots on Castleoak and Murphy Ct shall be shown on a boundary plat to be reviewed by staff and recorded prior to issuance of a building permit. This is in addition to the 30-foot perimeter buffer located on the PD property.

Motion carried unanimously. Vote 5:0

*** Scott Allison, Coleman Company, representing ZIYA Investments 102, LLC, Second Reading of an Ordinance to Amend the Zoning Map for ±0.98 acres – Parcel 0263-009-01** – The applicant is requesting to rezone a 0.98-acre property from the "B-1" Neighborhood Commercial Zoning District to the "B-2" General Commercial Zoning District. The property is located at the North East corner of Toni Branch Rd and SR 204, PIN# 0263 009 01. The applicant plans to develop a liquor store and restaurant. A motion was made by Jeff Nielsen and seconded by Gene Wallace to approve the requested rezoning of Parcel # 0263-009-01, with the following conditions:

1. The following uses shall not be permitted; Animal Boarding, Adult Uses, Vehicle Washing facilities, Funeral Home/Mortuaries, Hotel/Motel, Shooting Ranges, Drive-thru restaurants, Firework sales, Local transit systems, and Bowling, Billiards and Pool.

2. If any traffic improvements become warranted during the civil construction plan process, the applicant shall be responsible for all costs associated with any necessary improvements.

Commissioner Kisgen voted against. Vote 4:1

*** Jarrod Anderson – Conditional Use Permit for a hair salon – Parcel 0601-012** – Jerrod Anderson is requesting a Conditional Use Permit (CUP) to operate a one-person salon as a home service business at 314 River Bend Rd (PIN# 0601-012). The subject property is zoned "R-15". The business would operate out of an accessory building Monday to Friday during school hours. A motion was made by Patrick Kisgen and seconded by Alex Floyd to deny the conditional use permit of Parcel 0601-012. Motion carried unanimously. Vote 5:0

*** Trey Hewitt, representing Shaun Page, Second Reading of an Ordinance to Amend the Zoning Map for ±1.59 acres – Parcel 024-012** – The applicant is requesting to rezone a 1.59-acre portion of a 7.68-acre property from the "A-5" Agricultural Zoning District to the "RR-1.5" Rural Residential Zoning District. The property is located at 2700 Bill Futch Rd, Parcel 024-012. The applicant plans to subdivide the existing home from the rest of the tract. A motion was made by Alex Floyd and seconded by Jeff Nielsen to approve the rezoning of Parcel # 024-012 from the "A-5" Agricultural Zoning District to the "RR-1.5" Rural Residential Zoning District. Motion carried unanimously. Vote 5:0

*** D&K of Georgia, LLC – New Alcohol License (Package Sales Beer, Wine, and Distilled Spirits) - 67 Liquor Store – Parcel 007-017** – Kamlesh Kumar Patel, owner and manager of D&K of Georgia, LLC, dba 67 Liquor Store, has filed an application for an Alcohol Beverage License to permit the package sale of beer, wine, and distilled spirits for off-site consumption. The property is located at 3991 Hwy 67 N, in the northern end of Unincorporated Bryan County, Parcel 007-017. A motion was made by Patrick Kisgen and seconded by Jeff Nielsen to approve the application for an Alcoholic Beverage License to permit the package sale of beer, wine, and distilled spirits for off-site consumption for Kamlesh Kumar Patel, D&K of Georgia, LLC, dba 67 Liquor Store. Motion carried unanimously. Vote 5:0

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

*** First Reading of an Ordinance to Amend the Zoning Map for property on SR 144, PIN# 062-144** – Brian Clouser Representing Drayton- Parkers Companies, requesting to rezone a 3.832-acre portion of a 127.67-acre property from the "A-5" Agricultural Zoning District to the "B-2" General Commercial Zoning District. The property is located at the Southwest corner of SR 144 and Belfast River Rd, PIN# 062 144. The applicant plans to develop a gas station and convenience store. This is a first reading so no action was required.

*** First Reading of an Ordinance to Amend the Zoning Map for property at 1913 Wildwood Church Rd, PIN# 014-023-02** – Mary Ann Chance, requesting to rezone a 2.5-acre portion of a 10-acre property from the "RR-2.5" Rural Residential Zoning District to the "A-5" Agricultural Zoning District. The property is located at 1913 Wildwood Church Rd, PIN# 014-023-02. The applicant plans to complete a lot line adjustment with a neighboring property. This is a first reading so no action was required.

*** Safe Streets for All (SS4A) Grant Application** – Bryan County, in partnership with the cities of Pembroke and Richmond Hill, is applying for a SS4A grant for the 2025 round of funding. This grant will fund an Action Plan. A total of $300,000 inclusive of a 20% local match is being requested. A resolution in support of the application is required per the grant terms and will allow staff to proceed with the application. Additionally, the resolution provides Bryan County's commitment for the required matching funds. The 20% match, direct funds or in-kind services, is $60,000. The match will be divided as follows: Bryan County 56.5% ($33,900), Richmond Hill 35% ($21,000) and Pembroke 8.5% ($5,100). This resolution would also approve the County supplementing the matching funds if Pembroke and/or Richmond Hill choose not to participate. Bryan County's maximum commitment would not exceed $60,000. A motion was made by Jeff Nielsen and seconded by Alex Floyd to approve a resolution authorizing the submittal of the SS4A Grant Application and committing the required matching funds. Vote 5:0

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

*** Emergency Operations Plan –** This item is for the approval of the Emergency Operations Plan, drafted by the Emergency Management Agency. This plan is a comprehensive document that outlines the response by the County in the event of an emergency or disaster. A motion was made by Patrick Kisgen and seconded by Jeff Nielsen to approve and adopt the Emergency Operations Plan, as presented. Vote 5:0, motion carried unanimously.

*** Caterpillar Equipment Lease Agreement – 2025 CAT140LVR Motor Grader –** Bryan County entered into a lease in December of 2019 for a 2020 John Deere 672G Motor Grader. Said lease ended on December 31, 2024. This item is for the return of the motor grader and entering into a new lease for a 2025 CAT 140LVR Motor Grader. A motion was made by Jeff Nielsen and seconded by Gene Wallace to authorize staff to execute a 5 year/7,500 hour lease with Yancey for $153,800 purchase option-5 and annual payments of $63,320. Vote 5:0, motion carried unanimously.

*** Caterpillar Equipment Lease Agreement – (2) 2025 CAT 326 TC Hydraulic Excavators –** Bryan County entered into a lease in December of 2019 for a 2020 John Deere 250 G Excavator with Thumb and a 2020 John Deere Excavator with Coupler & Thumb. Said leases ended on December 31, 2024. This item is for the return of the excavators and entering into a new lease for two 2025 CAT 326 TC Hydraulic Excavators. A motion was made by Patrick Kisgen and seconded by Alex Floyd to authorize staff to execute two (2) 5 year/5,000 hour leases with Yancey for $94,900 purchase option-5 and annual payments of $47,457. Vote 5:0, motion carried unanimously.

*** Magnolia Leasing Lease Agreement – 2 Pumper Trucks –** This item is for the authorization of a lease purchase for two tanker trucks that was approved by this Board in December of 2023. It has taken an extensive amount of time, but the trucks are now ready for pickup. A motion was made by Jeff Nielsen and seconded by Alex Floyd to authorize the Chairman, County Attorney, and/or County Administrator to execute and process any documentation needed to execute the lease purchase with Magnolia Bank, in the amount of $697,750. Vote 5:0, motion carried unanimously.

*** Blackhawk Equipment Installation Bid Award –** This item is for a contract award, stemming from a Request for Proposal (RFP) for the for the technology refurbishment of our Blackhawk Mobile Command Vehicle, pursuant to a grant awarded to Bryan County from Georgia Emergency Management and Homeland Security Agency. A motion was made by Patrick Kisgen and seconded by Jeff Nielsen to authorize staff to award a contract in the amount of $136,266.00 to IP Access International, LLC for the technology refurbishment of the Blackhawk Mobile Command Vehicle. Vote 5:0, motion carried unanimously.

*** GA Power Distribution Facility Construction Agreement –** In conjunction with the construction of the Bryan County Water Well #1 located on the Stravinski Tract on US Route 80 it is necessary to enter into a Distribution Facility Construction Agreement with Georgia Power for the installation of an overhead power supply line to the well site. A motion was made by Jeff Nielsen and seconded by Alex Floyd to approve a Resolution authorizing payment in the amount of $102,000 to Georgia Power and authorize staff to execute all documents necessary to complete the project. Vote 5:0, motion carried unanimously.

*** Offender Work Detail Agreements with the Georgia Dept. of Corrections –** This item is for a total of three Work Detail Agreements with the Georgia Department of Corrections; two for the Public Works Department and one for the Parks and Recreation Department. The Public Works Agreements will be facilitated by Long County, and the Recreation Agreement will be from the Women's Probation Detention Center. A motion was made by Alex Floyd and seconded by Jeff Nielsen to authorize the County Administrator to Execute Work Detail Agreements with the Georgia Dept. of Corrections for Public Works and Parks and Recreation maintenance details. Vote 5:0, motion carried unanimously.

*** JI Interstate West Land, LLC, Transportation Improvement Contribution Agreement –** This item is for the authorization of a Transportation Improvement Contribution Agreement with J1 Interstate West Land, LLC, for certain road improvements to Old Cuyler Road. A motion was made by Patrick Kisgen and seconded by Gene Wallace to approve the JI Interstate West Land, LLC Transportation Improvement Contribution Agreement, as presented. Vote 5:0, motion carried unanimously.

*** Debris Removal Services Contract Award –** On April 15, 2025, staff issued a Request for Qualifications (RFQ) for Debris Removal Services for Disaster Recovery. Qualification packages were due on Thursday May 22, 2025, and at that time a total of six packages were received. A motion was made by Jeff Nielsen and seconded by Patrick Kisgen to authorize staff to proceed with drafting and executing a contract with DRC Emergency Services, LLC, for Debris Removal Services for Disaster Recovery. Vote 5:0, motion carried unanimously.

*** Debris Monitoring, Disaster Recovery and Emergency Planning Services Contract Award –** On April 15, 2025, staff issued a Request for Qualifications (RFQ) for Debris Monitoring Services for Disaster Recovery. Qualification packages were due on Thursday May 22, 2025, and at that time a total of five packages were received. A motion was made by Alex Floyd and seconded by Patrick Kisgen to authorize staff to proceed with drafting and executing a contract with Goodwyn Mills Cawood (GMC) for Debris Monitoring Services for Disaster Recovery. Vote 5:0, motion carried unanimously.

*** Bryan County Airport Authority Board Appointments –** This item is for the appointment of members to the Bryan County – Richmond Hill Airport Authority, pursuant to HB 763, signed by Governor Brian Kemp on May 1, 2025. Bryan County holds three appointments for this board. A motion was made by Patrick Kisgen and seconded by Alex Floyd to Appoint County Administrator Ben Taylor of the Richmond Hill – Bryan County Airport Authority with his term continuing as long as he holds the position of County Administrator. Also, I move to appoint Gene Wallace to Post 3, and Marty Daniel to Post 5 of the Richmond Hill – Bryan County Airport Authority, to serve a four-year term until their successors are duly appointed and qualified. Vote 3:1, Commissioner Nielsen voted in opposition, and Commissioner Wallace recused himself from the vote.

*** Tax Commissioner Contracts with the Cities –** This item is for the annual contracts negotiated by the Bryan County Tax Collector and the Cities of Pembroke and Richmond Hill, for the tax collection and preparation of the tax digest. A motion was made by Jeff Nielsen and seconded by Alex Floyd to approve and authorize the Chairman to execute the Agreements for tax collection and tax digest preparation, with the City of Pembroke and City of Richmond Hill, as presented. Vote 5:0, motion carried unanimously.

Gage Hawkins, County Attorney, met with the board on the following attorney issue.

*** Consideration of a Resolution to Accept Donation of Certain Temporary Easement Rights for Brisbon Road Rehab and Sidewalk Project –** This item is for the donations of the necessary temporary easements from certain owners of property located on Brisbon Road, for the Brisbon Road Rehab and Sidewalk ROW. A motion was made by Patrick Kisgen and seconded by Alex Floyd to approve a Resolution accepting the donation of temporary easements from several owners of real property on Brisbon Road, for the Brisbon Road Rehab and Sidewalk Project. Vote 5:0, motion carried unanimously.

The following **Public Comments** were made:

***Thomas Seaman** spoke on supporting the Constitution.

***Mary Beasly** spoke on concerns about the potential airport.

***Lance Warren** spoke on concerns with safety on the Department of Corrections Work Detail crews.

At 6:56 p.m. a motion was made by Patrick Kisgen and seconded by Alex Floyd to go into executive session for the purposes of real estate and litigation. Vote 5:0, motion carried unanimously.

The Board returned to the Open Meeting at 7:52 p.m.

A motion was made by Jeff Nielsen and seconded by Patrick Kisgen to adjourn. Vote 5:0, motion carried unanimously.

The meeting was adjourned at 7:52 p.m.