

Bryan County Board of Commissioners – Pre-Agenda Meeting – August 5, 2025

The pre-agenda meeting of the Bryan County Board of Commissioners was held on Tuesday, August 5, 2025, at 3:30 p.m. in Richmond Hill. The following members were present in person: Chairman Carter Infinger, Commissioner Alex Floyd, Commissioner Patrick Kisgen, Commissioner Wade Price, Commissioner Gene Wallace and Commissioner Jeff Nielsen. Also present: County Administrator Ben Taylor, County Clerk Lori Tyson and County Attorney Aaron Kappler. The following staff were also present: Audra Miller, Kirk Croasmun, Amanda Clement, Brett Kohler, Charlene Bunch, Laura Vickers, Riley Johnson, Allison Padgett, Daryl Nelsen, Keith Page, Jeff Crowther, Eric Van Otteren, Brian Conley and Taylor Morrison. County Attorney Gage Hawkins, Development Authority Director Ryan Purvis was present as well as Trent Thompson and Glenn Durrence from Thomas and Hutton.

Chairman Carter Infinger called the meeting to Order at 3:30 p.m.

Trey Scott with Mauldin & Jenkins presented the Board with the findings of the **2024 Audit Report**. Mauldin & Jenkins presented the County with a clean opinion and praised staff for their efforts of a successful year.

Audra Miller presented the **Department Report** and gave the Board an overview of the duties and accomplishments of the Community Development Department over the last year.

Ben Taylor presented the **Millage Rate** to the Board and gave the projected numbers of a rollback verses maintaining the current rate. The consensus of the board is to roll back the millage rate.

The following **Non-Agenda** Items were presented:

1. North Bryan Transportation Impact Fee – Audra Miller

The Board would like staff to research the Low-Income Housing portion before making a recommendation or decision of what parameters to implement.

2. Belle Island Conservation Easement – Audra Miller

Ben Taylor met with the Commissioners on the following proposed **Consent Agenda** Items:

1. Mt. Sinai Missionary Baptist Church – R.O.W. Dedication for Harris Trail Road
2. State Court Budget Amendment
3. Coastal Regional Commission Reappointment
4. Surplus Property – Bryan County Sheriff's Office
5. Donation of Easement from Bryan County, Georgia, to Georgia Power Company

Sara Farr-Newman and Brett Kohler Clement presented the Community Development Public Hearing items to the Commissioners:

1. Drayton-Parker Companies – Second Reading of an Ordinance to Amend the Zoning Map for ±3.83 acres – Parcel 062-114 – **Application Withdrawn the day of the meeting**
2. TMRP Commercial LLC - Second Reading of an Ordinance to Amend the Zoning Map for ±0.36 acres – Parcel 02510-50
3. Rhonda Jones – Conditional Use Permit for a Rural Event Venue, 300 Jonesarosa Place, Parcel 064-090-01

Brett Kohler, Audra Miller and Amanda Clement presented the Community Development Non-Public Hearing items to the Commissioners:

1. Everette Salmons – First Reading of an Ordinance to Amend the Zoning Map for ±2.50 acres – Parcel 011-009
2. Adoption of the Annual CIE Report

3. First Reading of an Ordinance to Update Bryan County Sign Regulations by Amending Sections 114-666, 114-667, and 114-1304 of the Unified Development Ordinance (“UDO”)

Ben Taylor met with the Commissioners on the following proposed County Administrator Agenda Items:

1. Award Belfast Keller Parallel Force Main Construction Contract
2. 2025 Municipal Election IGA – City of Richmond Hill
3. 2025 Road Resurfacing Project Change Order
4. Award Jernigan Road Construction Contract
5. Award Groundwater Sustainability Program (GSP) Contract for On-call Well Drillers
6. SLH Water & Sewer Service Agreement
7. Transportation Improvement Contribution Agreement – HIC Port Royal, LLC
8. Development Authority of Bryan County Board Appointments
9. Bryan County Sheriff’s Office Shooting Range

Aaron Kappler presented the following proposed County Attorney agenda items in Executive Session:

1. Execute HMGMA Indemnification Agreement and Monitoring Station MOU
2. Execute GDOT Genesis Drive Lighting Agreement
3. Acceptance of Genesis Drive and Road ROW
4. Acceptance of Kia Drive and Road ROW

At 5:21 p.m. a motion was made by Gene Wallace and seconded by Wade Price to go into Executive Session for the purposes of litigation, real estate and personnel. Vote 5:0; Motion carried unanimously.

At 6:56 p.m. a motion was made by Alex Floyd to adjourn and a second was made by Patrick Kisgen. Vote 5:0, Motion carried unanimously.

Meeting adjourned at 6:56 p.m.