

Bryan County Board of Commissioners – August 12, 2025

The regular meeting of the Bryan County Board of Commissioners was held on Tuesday, August 12, 2025, in Richmond Hill. The following members were present: Chairman Carter Infinger, Commissioner Jeff Nielsen, Commissioner Alex Floyd, Commissioner Wade Price, Commissioner Patrick Kisgen 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 5:30 p.m. The Chairman gave the invocation, and **Lincoln Lord** with Boy Scout Troop 400 everyone in the Pledge of Allegiance.

A motion was made by Gene Wallace and seconded by Patrick Kisgen to approve the proposed agenda, with the following change: Removal of County Attorney Item 4 – Acceptance of Kia Drive and Road ROW. Motion carried unanimously. Vote 5:0

A motion was made by Wade Price and seconded by Jeff Nielsen to approve the minutes of the July 2025 meetings, as presented. Motion carried unanimously. Vote 5:0

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

1. Mt. Sinai Missionary Baptist Church – Acceptance of Credit Toward Impact Fee and Dedication of Right-of-Way
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

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

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

* Drayton-Parker Companies – Second Reading of an Ordinance to Amend the Zoning Map for ±3.83 acres – Parcel 062-114 – **Application Withdrawn; staff noted it for the record since the item had been advertised.**

* TMRP Commercial LLC - Second Reading of an Ordinance to Amend the Zoning Map for ±0.36 acres – Parcel 02510-50

* Rhonda Jones – Conditional Use Permit for a Rural Event Venue, 300 Jonesarosa Place, Parcel 064-090-01. *The applicant was present to answer any questions. Meridith Gibson and Tamela Stropnik were present and questioned the drainage of the property.*

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

* **TMRP Commercial LLC - Second Reading of an Ordinance to Amend the Zoning Map for ±0.36 acres – Parcel 02510-50** – The applicant is requesting to rezone a 0.36-acre property from the "RR-1" Rural

Residential Zoning District to the " B-1" Neighborhood Commercial Zoning District. The property is located at 40 Church of God Rd, PIN# 0251 050. The applicant plans to move an existing real estate business from the neighboring lot to this location. A motion was made by Alex Floyd and seconded by Wade Price to approve the requested rezoning of Parcel # 0251-050, from the "RR-1" Rural Residential Zoning District to the " B-1" Neighborhood Commercial Zoning District, with the following conditions:

1. An interim parking plan shall be submitted and approved prior to permanent occupancy of office use. A final parking plan shall be submitted to the community development department within 60 days of completion of the Roundabout construction.
2. A new plat combining Parcels 0251-050 and 0251-049 shall be submitted for review and approval, within 60 days of zoning approval.

Motion carried unanimously. Vote 5:0

*** Rhonda Jones – Conditional Use Permit for a Rural Event Venue, 300 Jonesarosa Place, Parcel 064-090-01** – The applicant is requesting a Conditional Use Permit (CUP) for a Rural Event Venue at 300 Jonesarosa Pl. The property, which the applicant resides on, is approximately 21 acres and zoned "A-5", Agricultural District. The venue will accommodate up to 400 people. A bridal suite and groom's suite are also proposed for overnight accommodation of up to 12 guests. A motion was made by Gene Wallace allowing for 15 events per year in the conditions. A discussion took place among the board and Commissioner Neilsen expressed concern that 15 was too low. Commissioner Wallace retracted his original motion and made a motion to approve the conditional use permit for 300 Jonesarosa Place, for a Rural Event Venue, with the following conditions:

1. The applicant shall obtain a commercial driveway permit from GDOT prior to any building permits being submitted for review.
2. The applicant shall complete all required improvements and buildings, including obtaining required Certificates of Occupancy, prior to holding any events. This also includes the parking and the fence required along the parking lot.
3. The applicant shall not exceed 20 events per year. If they desire to host additional events, this would be considered a major amendment to the CUP and be required to go through the public hearing process for review.
4. The overnight lodging use shall be limited to 12 people.

The motion was seconded by Patrick Kisgen. Motion carried unanimously. Vote 5:0

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

*** Everette Salmons – First Reading of an Ordinance to Amend the Zoning Map for ±2.50 acres – Parcel 011-009** – Joseph and Rebecca Parker, requesting to rezone a 2.5-acre property from the "RR-2.5" Rural Residential Zoning District to the "RR-1" Rural Residential Zoning District. The property is located at 2872 Ash Branch Rd, PIN# 011-009. The applicant plans to complete a minor subdivision to place an additional single family home. This is a first reading so no action was required.

*** Adoption of the Annual CIE Report** – The Capital Improvement Element “CIE”, which was adopted into the Bryan County 2018 Comprehensive Plan Update (“Comp Plan”) January 8, 2019 addresses transportation-related capital improvements and includes, as part of the CIE, the Impact Fee Analysis Report for the Unincorporated South Bryan County Transportation Impact Fee District. Per state law regarding CIEs and Impact Fees, the County is required to prepare an annual update and submit the update to the Georgia Department of Community Affairs (“DCA”). The DCA approved the Annual Update on July 18, 2025. The County is required to formally adopt the Annual Update, and upon doing so, the County will maintain its qualified local government status. A motion was made by Jeff Nielsen and seconded by Gene Wallace to adopt the Annual Update of the Capital Improvement Element, as presented. Motion carried unanimously. Vote 5:0

*** 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”)** – This ordinance updates the Bryan County sign regulations by amending section 114-666, subsection (b), to modify freestanding sign allowances for large buildings; by amending section 114-667, Exhibit 667b and subsection (b), to establish tiered wall signage standards based on building size, require master signage plans for largescale industrial and business parks, and add standards for development entrance signs and internal wayfinding signage in the I-1 and I-2 districts; and by amending section 114-1304 to add a definition for wayfinding sign. This is a first reading so no action was required.

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

*** Award Belfast Keller Parallel Force Main Construction Contract** – Thomas & Hutton prepared contract bid documents and associated plans for the construction of the force parallel fore main along Belfast River Road in Richmond Hill, Georgia. Upon approval of the documents the project was subsequently advertised for construction bids. Bids were received for the project on June 24th, 2025, and evaluated by T&H. Three bids were received and evaluated. A motion was made by Patrick Kisgen and seconded by Wade Price to award the construction contract for the Belfast Keller Parallel Force Main Project to BRW Construction Group, LLC, in the amount of \$6,865,239.00 and authorize staff to execute the necessary contract documents in order to initiate the project. Vote 5:0, motion carried unanimously.

*** 2025 Municipal Election IGA – City of Richmond Hill** – The City of Richmond Hill is seeking to contract with the Bryan County Elections Board to conduct municipal elections. This agreement spells out the duties of the Elections Board and the City. The Elections Board shall, at the cost to the City, be responsible for providing all election materials, supplies, and personnel, also ensuring the proper procedures and laws are followed regarding the holding and certification of said election. A motion was made by Alex Floyd and seconded by Gene Wallace to approve the Intergovernmental Agreement to conduct municipal elections with the City of Richmond Hill, as presented. Vote 5:0, motion carried unanimously.

*** 2025 Road Resurfacing Project Change Order** – In the process of completing the 2025 Road Resurfacing Project, staff along with the contractor have recognized some structural issues with some of the roads and is requesting that the Board of Commissioners approved a change order in the amount of \$229,357.15 for additional road repairs along Mill Run Road and Sims Road. This change order would increase the following line items in the original approved contract but would remain under budget for FY2025. A motion was made by Alex Floyd and seconded by Jeff Nielsen to approve staff to execute

Change Order #2 in the amount of \$229,357.15 for the 2025 Road Resurfacing Project. Vote 5:0, motion carried unanimously.

*** Award Jernigan Road Construction Contract** – The project consists of construction of a new two-lane road from the beginning of Komar Road (by others) approximately 0.4 miles northeast to Old Cuyler Road (by others). Work includes construction of a new two-lane road with rural shoulders and roadside drainage, located in Bryan County, Georgia. On Tuesday, July 29, 2025, Bryan County received bids for the referenced project. There were eight bids delivered at the specified time, and they were opened publicly. A motion was made by Jeff Nielsen and seconded by Wade Price to approve the Jernigan Road Improvements construction project to McLendon Enterprises, Inc., in the amount of \$899,144.00. Vote 5:0, motion carried unanimously.

*** Award Groundwater Sustainability Program (GSP) Contract for On-call Well Drillers** – Pursuant to the GSP Manual, in order to facilitate expedited mitigation measures for qualifying affected wells, the GSP shall contract with multiple, at least three (3), responsive and experienced licensed local well drillers, to perform GSP approved mitigation measures on an on-call basis. Bulloch County, in coordination with Bryan County staff, facilitated an RFP process that procured contracts with three (3) local well drillers: Beasley Well Drilling, Mobley Well Drilling, and Sean Well Drilling. The presented contracts establish negotiated standard fee schedules for claim investigations, well repairs, and new well installations. A motion was made by Patrick Kisgen and seconded by Gene Wallace to adopt the standardized fee schedules for claim investigations, well repairs and new well installations and authorize the chairman to execute the necessary paperwork for the three (3) GSP On-call Well Driller Contracts. Vote 5:0, motion carried unanimously.

*** SLH Water & Sewer Service Agreement** – Bryan County and Fountainhead Development Corp. entered into a Water and Sewer Service Agreement (“Agreement”) on August 28, 2002, and the Agreement was subsequently amended five times. Savannah Land Holdings, LLC (“SLH”) is the successor in interest to Fountainhead Development Corp. The County and SLH mutually agreed the terms and conditions of the Agreement needed to be updated to address current and anticipated future conditions. The New Water and Sewer Service Agreement repeals and replaces the existing Agreement. A motion was made by Jeff Nielsen and seconded by Wade Price to approve the Chairman to execute the Water & Sewer Service Agreement with Savannah Land Holdings, as presented. Vote 5:0, motion carried unanimously.

*** Development Authority of Bryan County Board Appointments** – The Development Authority of Bryan County has several Board members whose terms are expiring in July of this year. Board members whose terms are expiring include: Trip Addison, Garrett Shurling, Mark Bolton and Donald Montgomery. The DABC board members serve a four-year term. A motion was made by Patrick Kisgen and seconded by Wade Price to appoint Kristi Cox, Chris Barr and Tiffany Zeigler and re-appoint Tripp Addison to the Development Authority of Bryan County Board of Directors. Vote 5:0, motion carried unanimously.

*** Bryan County Sheriff’s Office Shooting Range** – Thomas & Hutton in conjunction with County staff, prepared contract bid documents and associated plans for Phase 1 of the Bryan County Sheriff’s Office Shooting Range which includes a 50-yard outdoor shooting range and covered pavilion. Upon approval of the documents the project was subsequently advertised for construction bids. Bids were received for the project on July 29, 2025, and evaluated by T&H. Six (6) bids were received and evaluated. T&H has prepared the attached letter of recommendation. A motion was made by Gene Wallace and seconded by Patrick Kisgen to approve and award Phase 1 of the Bryan County Sheriff’s Office Shooting Range to Sikes Brothers Inc., in the amount of \$595,324.00 and authorize staff to execute the necessary contract documents to initiate the project. Vote 5:0, motion carried unanimously.

Aaron Kappler, County Attorney, met with the board on the following attorney issue.

*** HMGMA Indemnification Agreement and Monitoring Station MOU** – This item is a resolution to execute an Indemnification Agreement and Memorandum of Understanding Concerning Discharge System for Wastewater between Bryan County, Georgia, and Hyundai Motor Group Metaplant America, LLC. In accordance with the Water, Wastewater, and Reclaimed Water Service Agreement between Bryan County, Georgia, and Hyundai Motor Group Metaplant America, LLC, dated November 14, 2023, HMGMA has constructed and operates certain wastewater infrastructure on and within the Interstate 16 Megasite located in unincorporated Bryan County. In furtherance of HMGMA's operation of its wastewater system and pursuant to terms of the Service Agreement, HMGMA desires and intends to make certain repairs and construct additional infrastructure located within the Site, and desires to make a temporary connection to Manhole 12, which is owned and operated by the County, followed by a permanent connection to HMGMA's sewer infrastructure, and to install a monitoring station and certain piping, and other equipment, for the purposes of providing sampling and control access to HMGMA's wastewater stream prior to its connection point to the County owned system. The Agreement and MOU memorialize the terms, conditions, and respective obligations of the parties pertaining to HMGMA's operation of its wastewater system at the Site under the Service Agreement. Prior to the start of HMGMA's temporary wastewater flow, the County requires the Agreement and MOU to be executed and delivered by HMGMA. A motion was made by Patrick Kisgen and seconded by Jeff Nielsen to approve the Indemnification Agreement and Memorandum of Understanding Concerning Discharge System for Wastewater between Bryan County, and Hyundai Motor Group Metaplant America, LLC, as presented. Vote 5:0, motion carried unanimously.

*** GDOT Lighting Agreement – Genesis Drive** – This item authorizes Bryan County, Georgia, to approve an IGA between the County and Georgia Department of Transportation to provide suitable, safe, and reliable lighting on the roadway located at I-16 Frontage Road and Genesis Drive from State Route 30 to the West of Jernigan Road. A motion was made by Jeff Nielsen and seconded by Wade Price to approve a resolution authorizing the execution of an Intergovernmental Lighting Agreement between Bryan County and the Georgia Department of Transportation for Genesis Drive. Vote 4:0; Commissioner Floyd recused himself from the vote.

*** Acceptance of Genesis Drive and Road ROW** – This item accepts the JDA's dedication of the Genesis Drive to Bryan County, pursuant to the Memorandum of Understanding between GDOT, the Savannah Harbor-Interstate 16 Corridor Joint Development Authority and Bryan County. A motion was made by Wade Price and seconded by Jeff Nielsen to approve a resolution accepting the dedication and Road Right-of-Way of Genesis Drive, by the Savannah Harbor-Interstate 16 Corridor Joint Development Authority. Vote 5:0, motion carried unanimously.

The following **Public Comments** were made:

***Richard Appleton**, spoke on historic preservation and asked that the commission work together with residents who are working hard to protect such history in Bryan County.

***Amy Mitchell** addressed her desire to establish a Historical Preservation Committee in Bryan County.

***Meridith Gibson** spoke on preservation issues concerning Burnt Church Cemetery and flooding concerns.

***Angela Turner** spoke on issue concerning access to her garage on Brisbon Road.

***Anna Dugger** spoke on drainage issues at her property.

Attorney Kappler let the Board know that Executive Session was no longer needed.

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

The meeting was adjourned at 6:33 p.m.