

Bryan County Board of Commissioners – October 14, 2025

The regular meeting of the Bryan County Board of Commissioners was held on Tuesday, October 14, 2025, in Richmond Hill. The following members were present in person: Chairman Carter Infinger, Commissioner Jeff Nielsen, Commissioner Alex Floyd, Commissioner Wade Price and Commissioner Gene Wallace. Also present in person: County Administrator Ben Taylor, County Clerk Lori Tyson and County Attorney Aaron Kappler. Commissioner Patrick Kisgen was present virtually.

Chairman Infinger 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 Alex Floyd and seconded by Gene Wallace to approve the proposed agenda. Motion carried unanimously. Vote 5:0

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

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

1. Thomas and Hutton - Amended Task Order #125
2. Atlantic Judicial Circuit Supplement Changes
3. GDOT Indemnification Agreement for Wilma Edwards Road/US 280 Roundabout
4. Adoption of Revised CRF Schedule

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 5:0

Brett Kohler met with the Commissioners on the following **Community Development Public Hearing** Items.

* Victoria Babcock – Second Reading of an Ordinance to Amend the Zoning Map for ± 2.50 acres – Parcel 028-016

* Price Ellabell Holdings, LLC - Second Reading of an Ordinance to Amend the Zoning Map for ± 2.47 acres – Parcels 0311-055 and 0311-058. Scott Allison with Coleman Company was present on behalf of the applicant.

Commissioner Price exited the meeting room while Community Development Public Hearing Item 2 was presented and voted upon (he came back in the room temporarily to vote on CDPH Item 1).

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

*** Victoria Babcock – Second Reading of an Ordinance to Amend the Zoning Map for ± 2.50 acres – Parcel 028-016** – The applicant is requesting to rezone a 2.5-acre portion of a 7.93-acre property from the "A-5" Agricultural Zoning District to the "RR-2.5" Rural Residential Zoning District. The property is located at 30 Roberts Rd, PIN# 028-016. The applicant plans to complete a minor subdivision to place an additional. A motion was made by Gene Wallace and seconded by Alex Floyd to approve the rezoning of

Parcel Number 028-016 from the "A-5" Agricultural Zoning District to the "RR-2.5" Rural Residential Zoning District. Motion carried unanimously. Vote 5:0

*** Price Ellabell Holdings, LLC - Second Reading of an Ordinance to Amend the Zoning Map for ± 2.47 acres – Parcels 0311-055 and 0311-058** – The applicant is requesting to rezone a 2.47-acre property from the "RR-1" Rural Residential Zoning District to the "B-2" General Commercial Zoning District. The property is located at the Southwest corner of Black Creek Church Rd and Murchison Rd, PIN# 0311-055 and 0311-058. A motion was made by Jeff Nielsen and seconded by Alex Floyd to approve the rezoning of Parcels 0311-055 and 0311-058 from the "RR-1" Rural Residential Zoning District to the "B-2" General Commercial Zoning District. Motion carried unanimously. Vote 4:0 *Commissioner Price recused himself from the vote.*

Brett Kohler met with the Commissioners on the following **Non-Public Hearing** issues.

*** Daniel Crawford – First Reading of an Ordinance to Amend the Zoning Map for ±20.70 acres – Parcel 063-073** – The applicant is requesting to rezone a 20.70-acre property from the "RR-2.5" Rural Residential Zoning District to the "RR-1" Rural Residential Zoning District. The property is located on SR 144, approximately 1 mile south of Bryan Fisherman's Co-op Rd, PIN# 063-073. The applicant plans to complete a minor subdivision to place up to three homes for family members. This is a first reading so no action was required.

*** 2025/2026 GA Department of Natural Resources Recreational Trails Program Grant Application** – This item is for the approval of a resolution committing to a 20% funding match for a grant for improvements of the Green Creek Trail, submitted through the Georgia Department of Natural Resources Recreational Trails Program. The County will be applying for a \$180,000 grant toward the total project cost of \$258,000. A motion was made by Gene Wallace and seconded by Wade Price to approve a Resolution authorizing the submittal of the Recreational Trail Program grant application for the Green Creek Trail Extension Project and commit all necessary and required matching funds for the project. Motion carried unanimously. Vote 5:0

Ben Taylor, County Administrator, and **Kathryn Downs**, Assistant County Administrator, met with the board on the following issues.

*** TO # 119 – South Bryan Waterways Effluent Pump Station, Force Main, and LAS** – The existing wastewater treatment and transmission facilities in South Bryan County are reaching their maximum capacity quickly with the growth of the area. Upgrades to the existing wastewater infrastructure are required to increase capacity in South Bryan County including the expansion of a land application system (LAS) for disposal of effluent. The proposed task order includes engineering services for the design, permitting, and construction administration of a new Effluent Pump Station at the proposed South Bryan MBR WWTF, approximately 7,900 linear feet of Effluent Force Main, and over 1 million gallons per day of LAS expansion on 309 acres within Waterways Township. A motion was made by Jeff Nielsen and seconded by Wade Price to approve Task Order #119 in the amount of \$1,597,000.00 for the South Bryan Waterways Effluent Pump Station, Force Main, and LAS Engineering Services Contract, as presented. Vote 5:0, motion carried unanimously.

*** TO # 110 – South Bryan Waterways WWTF** – The existing wastewater treatment and transmission facilities in South Bryan County are reaching their maximum capacity quickly with the growth

of the area. Upgrades to the existing wastewater infrastructure are required to increase capacity in South Bryan County using Membrane Bioreactor (MBR) technology, similar to North Bryan County. The proposed task order includes the development and the design of a 0.5 MGD MBR Wastewater Treatment Facility, expandable up to 1.0 MGD. A motion was made by Gene Wallace and seconded by Wade Price to approve Task Order #110 in the amount of \$2,489,350.00 for the South Bryan Waterways WWTF Engineering Services Contract, as presented. Vote 5:0, motion carried unanimously.

*** Bryan County Jail Study Proposal** – Bryan County and the Bryan County Sheriff's office has engaged CPS (Comprehensive Program Services) for an initial data collection process to study to explore expansion/new construction options for the Bryan County Jail. The full proposal from CPS includes data collection and analysis, facility conditions assessment, programming, conceptual design, and a formal report to include costs estimates, timeline, and possible solutions for financing the capital construction project. A motion was made by Patrick Kisgen and seconded by Wade Price to approve the Comprehensive Program Services proposal for Planning Services of the Bryan County Jail, in the amount of \$120,500. Vote 5:0, motion carried unanimously.

The following **Public Comments** were made:

Several members of the public signed up to speak but yielded their time to other members of the public.

***Megan Felton** addressed the needs they see with Bryan County Animal Control and expressed the desire to assist in any way possible.

***Carolyn Greiner** expressed her desire to assist Animal Control and hopes that Bryan County will make the department a priority in the future.

***Jen Taylor with Renegade Paws and Rescue** would like a "seat at the table" when it comes to action and progress concerning Bryan County Animal Control.

***Allyson Short** would love to see volunteer programs started in Bryan County and discussed a playgroup opportunity for the animals.

***Tonya Collier** critiqued the Board about transparency issues, and questioned how there are presentations ready and presented at a meeting just before or after a member of the public has an opportunity to speak on the matter. She also complained about phone calls not being returned by Commissioners and administrative staff.

***Amy Mitchell** spoke on her desire for Bryan County to establish a Historic Preservation & Commission.

At 6:21 p.m. a motion was made by Alex Floyd and seconded by Jeff Nielsen to go into executive session for the purposes of personnel and real estate. Vote 5:0, motion carried unanimously.

At 7:07 p.m. the Board returned to open meeting.

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

The meeting was adjourned at 7:07 p.m.