

Bryan County Board of Commissioners – December 9, 2025

The regular meeting of the Bryan County Board of Commissioners was held on Tuesday, December 9, 2025, in Richmond Hill. The following members were present in person: Chairman Carter Infinger, Commissioner Jeff Nielsen, Commissioner Alex Floyd, Commissioner Wade Price, Patrick Kisgen and Commissioner Gene Wallace. Also present in person: 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 everyone joined in the Pledge of Allegiance.

Presentation – Daniel Gaddis, Georgia Department of Community Affairs. Mr. Gaddis formally announced to the Commissioners that the Community Development Department had been recognized as an Official PlanFirst Community. Mr. Gaddis praised the department for their hard work in diligence in seeking the award, and noted the competitiveness of the program, in which the Community Development staff excelled in their positive reviews and performance. The benefits of the award were further explained by Mr. Gaddis, followed by high words of commendation by the Board of Commissioners.

Presentation – Thomas Seaman & Jim Leahy. Mr. Seaman and Mr. Leahy presented the Board with a framed copy of the National Motto of the United States, in commemoration of the 250th Anniversary of the United States, which will take place in 2026.

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 Alex Floyd and seconded by Jeff Nielsen to approve the minutes of the November 2025 meetings, as presented. Motion carried unanimously. Vote 5:0

A motion was made by Jeff Nielsen and seconded by Wade Price to approve the Consent Agenda. Motion carried unanimously. Vote 5:0

1. Senior Management 401A Plan Funding

Brett Kohler, Amanda Clement and Audra Miller met with the Commissioners on the following Community Development **Non-Public Hearing** issues.

*** Holly Young representing Harold W. and Angela L. Davis - First Reading of an Ordinance to Amend the Zoning Map for ± 10.66 acres – Parcel 034-017** – Holly Young, on behalf of Harold W. and Angela L. Davis, submitted a request to rezone a 10.66-acre parcel from the RR-1 Rural Residential Zoning District to the I-2 General Industrial Zoning District. The property is located along U.S. Highway 280, between Deer Run Road and U.S. Highway 80 (PIN #034 017). The applicant has indicated that no specific development plans have been proposed at this time, and the request is for a speculative rezoning. This is a first reading so no action was required.

*** Holly Young representing Michael D. Jr. and Alison M. Holcombe - First Reading of an Ordinance to Amend the Zoning Map for ± 14.73 acres – Parcels 034-016 and 034-016-02**– Holly Young, on behalf of Michael D. Holcombe, Jr. and Alison M. Holcombe, submitted a request to rezone a 14.73-acre parcel from the RR-1 Rural Residential Zoning District to the I-2 General Industrial Zoning District. The property is located along U.S. Highway 280, between Deer Run Road and U.S. Highway 80 (PIN #034 016 and 034 016 02). The applicant has indicated that no specific development plans have been proposed at

this time, and the request represents a speculative rezoning. This is a first reading so no action was required.

*** Holly Young representing Michael D. Sr and Sandra K. Holcombe - First Reading of an Ordinance to Amend the Zoning Map for ± 6.29 acres – Parcel 034-016-01**– Holly Young, on behalf of Michael D. Holcombe, Jr. and Alison M. Holcombe, submitted a request to rezone a 6.29-acre parcel from the RR-1 Rural Residential Zoning District to the I-2 General Industrial Zoning District. The property is located along U.S. Highway 280, between Deer Run Road and U.S. Highway 80 (PIN #034 016 01). The applicant has indicated that no specific development plans have been proposed at this time, and the request constitutes a speculative rezoning. This is a first reading so no action was required.

*** Sebrina Hendley representing Henry Dell Murray - First Reading of an Ordinance to Amend the Zoning Map for ± 1.63 acres – Parcel 007-031**– Sebrina Hendley, on behalf of Henry Dell Murray, submitted a request to rezone a 1.63-acre portion of a 6.72-acre parcel from the A-5 Agricultural Zoning District to the RR-1.5 Rural Residential Zoning District. The property is located at 2481 Beautiful Zion Church Road (PIN #007-031). The applicant proposes to complete a minor subdivision to accommodate the placement of an additional residence. This is a first reading so no action was required.

*** First Reading of an Ordinance to Amend Section 114-612 of the Bryan County Unified Development Ordinance** – This proposed ordinance would amend Section 114-612(C) of the Unified Development Ordinance (UDO) to clarify regulations regarding the maximum percentage of land area permitted to be covered on a lot. The proposed amendment specifies that all hard surfaces, including pervious surfaces, are to be included in the calculation of the maximum allowable land coverage. This is a first reading so no action was required.

*** First Reading of an Ordinance to Amend Sec. 114-109 “Code Administration Responsibilities and Organization” of the Unified Development Ordinance** – Section 114-109 of the Unified Development Ordinance (UDO) establishes the roles and responsibilities of various departments, boards, and commissions, including the Planning and Zoning Commission (P&Z) and the Board of Adjustment (BOA). Under the current provisions, members of the P&Z and BOA are required only to be residents of Bryan County, whether incorporated or unincorporated. Because the jurisdiction of the P&Z and BOA is limited to matters within unincorporated Bryan County, staff recommends that membership be restricted to residents of unincorporated Bryan County. The proposed amendment to the UDO would implement this additional residency requirement. This is a first reading so no action was required.

*** Second Reading of an Ordinance to Amend Chapter 30 “Utilities” of the Code of Bryan County** – Chapter 30 of the Code of Bryan County establishes the rules and regulations governing the connection of developments to the County’s water and sewer system. As Bryan County nears completion of a new wastewater treatment facility, non-residential properties will begin discharging wastewater into the system. Accordingly, the proposed updates to Chapter 30 are necessary to address current and emerging constituents of concern associated with industrial wastewater discharges. A motion was made by Gene Wallace and seconded by Wade Price to approve the Second Reading of an Ordinance to Amend Chapter 30 “Utilities” of the Code of Bryan County, as presented. Motion carried unanimously. Vote 5:0 *Commission Kisgen inquired if this applied to industrial uses only, to which Ms. Miller clarified, anyone who needed pretreatment.*

*** Adoption of the Third Amendment to the Capital Improvement Element** – Bryan County adopted the Capital Improvement Element (CIE) in 2019 and amended it in 2020. The CIE addresses

transportation improvements and impact fees for South Bryan County. A Third Amendment has been prepared to establish transportation impact fees for part of North Bryan County. The County submitted this amendment to the Department of Community Affairs (DCA), which has confirmed it meets all impact fee requirements. The final step is for the County to formally adopt the Third Amendment. A motion was made by Jeff Nielsen and seconded by Patrick Kisgen to approve the Third Amendment to the Transportation/Mobility Capital Improvement Element, as presented. Motion carried unanimously. Vote 5:0

*** Resolution Establishing a maximum Value for Non-Residential Impact Fees in the South Bryan Transportation Impact Fee Service Area** – Bryan County adopted a transportation impact fee for unincorporated South Bryan on January 8, 2019, effective April 1, 2019. The fee schedule covers all land uses and included an exemption for projects meeting certain economic development criteria (\$1 million investment and 10 new jobs), though no projects have qualified. Staff recommends suspending this exemption and setting a maximum fee for non-residential projects in South Bryan, based on the North Bryan fee schedule, until the South Bryan Impact Fee Study is updated. A motion was made by Patrick Kisgen and seconded by Gene Wallace to approve a Resolution establishing a Maximum Value for Non-Residential Impact Fees in the South Bryan Transportation Impact Fee Service Area. Motion carried unanimously. Vote 5:0

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

Audra Miller and Amanda Clement met with the Commissioners on the following **Community Development Public Hearing** Items.

*** Second Reading of an Ordinance amending Chapter 115 “Development Impact Fee Ordinance of Bryan County, Georgia” of the Code of Bryan County, Georgia**

*** Malinda Murphy – New Alcohol License (Package Sales Beer, Wine, and Distilled Spirits) - Mike's 280 Package Store – 8500 Hwy 280 E - Parcel 007-017**

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

*** Second Reading of an Ordinance amending Chapter 115 “Development Impact Fee Ordinance of Bryan County, Georgia” of the Code of Bryan County, Georgia** – Bryan County adopted the Development Impact Fee Ordinance (DIFO) on January 8, 2019, and repealed and replaced it on February 9, 2021. As the County implements transportation impact fees for portions of North Bryan, amendments to the DIFO are needed to ensure proper administration and enforcement of these fees. This proposed Ordinance would satisfy that requirement. A motion was made by Gene Wallace and seconded by Alex Floyd to approve the Second Reading of an Ordinance to Amend Chapter 115 “Development Impact Fee Ordinance of Bryan County, Georgia”, as presented. Motion carried unanimously. Vote 5:0

*** Malinda Murphy – New Alcohol License (Package Sales Beer, Wine, and Distilled Spirits) - Mike's 280 Package Store – 8500 Hwy 280 E - Parcel 007-017** – This application is for Malinda Murphy, the new owner of Mike’s 280 Package Store. Ms. Murphy has made application for an Alcohol Beverage License to permit the package sale of beer, wine, and distilled spirits for off premise consumption. The business is located at 8500 Hwy 280 E., in the northern end of Unincorporated Bryan County. PIN# 007-017. A motion was made by Alex Floyd and seconded by Wade Price to approve the alcohol license application for Malinda Murphy for Package Sales, Beer, Wine and Distilled Spirits. Motion carried unanimously. Vote 5:0

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

*** Adoption of the 2026 Annual Budget** – This agenda item is for the approval and adoption of the FY2026 Annual Budget, in accordance with state law. Said budget ensures the County can continue providing high-quality services while supporting sustainable growth and aligning priorities with long-term community needs. This budget has been a collaborative effort by staff and department managers to assess revenues and expenditures for the upcoming fiscal year. A motion was made by Wade Price and seconded by Gene Wallace to approve and adopt the 2026 Bryan County Annual Budget, as presented. Vote 5:0, motion carried unanimously.

*** 2026 LMIG List of Roads** – Each year, the Georgia Department of Transportation (GDOT) provides grant funding to local governments through the Local Maintenance and Improvement Grant (LMIG) Program for road-related construction projects. For 2026, Bryan County was awarded \$645,659.44, as noted in the attached letter. GDOT requires a 30% local match, totaling \$193,697.83. Additional funding from TSPLOST brings the total budget for the 2026 Bryan County Road Program to \$900,000. A motion was made by Jeff Nielsen and seconded by Patrick Kisgen to authorize the Chairman to execute the 2026 GDOT LMIG package for submittal to the Georgia Department of Transportation, for approval. Vote 5:0, motion carried unanimously.

*** 2024 Storms Tax Relief; HB 223** – House Bill 223 provides temporary tax relief for standing timber damaged by Hurricane Helene in counties designated for FEMA assistance as of November 4, 2024. Relief applies to the 4th quarter of 2024 and all of 2025. To implement the relief, the County must pass a resolution confirming eligible timber, waiving the affected taxes, and requiring affected taxpayers to submit State Forestry Commission certification. The State will reimburse the County based on estimated revenue loss and timber damage. A motion was made by Patrick Kisgen and seconded by Jeff Nielsen to approve a Resolution for the adoption of House Bill 223 for 2024 Storms Tax Relief. Vote 4:0. Commissioner Floyd recused himself from the vote.

*** Tax Appraisal Services for Large-Scale Industrial/Manufacturing Property Award** – On October 20, 2025, staff issued a Request for Proposals (RFP) for tax appraisal services for a large-scale industrial/manufacturing property in Bryan County, Georgia. The selected appraisal firm will assist the Tax Assessor's Office in determining fair market values for the property, which has a substantial impact on the County's tax digest. Proposal submissions were due November 4, 2025, and two proposals were received. A motion was made by Alex Floyd and seconded by Wade Price to authorize staff to execute a contract with Newark Valuation & Advisory for the Tax Appraisal Services for Large-Scale Industrial/Manufacturing property, in the amount of \$47,000. Vote 5:0, motion carried unanimously.

*** Motorola Solutions SUA II Software Upgrade Agreement (4-year term)** – Motorola Solutions has provided a four-year software upgrade and support agreement for the 911 radio and dispatch system. The agreement continues the County's annual maintenance program, including software updates, technical support, cybersecurity patches, and system updates for the ASTRO and MCC 7500 platforms. The total contract is \$282,906.37, billed annually as follows: Year 1 – \$67,635.24; Year 2 – \$69,663.76; Year 3 – \$71,753.67; Year 4 – \$73,853.70. A motion was made by Jeff Nielsen and seconded by Patrick Kisgen to approve the Motorola Solutions SUA II Software Agreement for the 911 radio and dispatch system, in the amount of \$282,906.37, to be paid in four annual installments. Vote 5:0, motion carried unanimously.

*** State Court Part Time Judge Compensation Approval** – This item is to approve a resolution setting the amount of annual compensation and benefits to be paid to the Associate Part-Time Judge of

State Court of Bryan County, considering the growing needs of the County and further ensuring an efficient judicial system for the citizen of Bryan County. A motion was made by Wade Price and seconded by Jeff Nielsen to approve a resolution setting forth the terms of compensation and benefits for the part-time State Court Judge, as presented. Vote 5:0, motion carried unanimously.

*** Resolution Concerning Richmond Hill Bryan County Airport** – The Chairman read the proposed Resolution aloud as follows:

WHEREAS, Bryan County, Georgia (the “County”) and the City of Richmond Hill (“Richmond Hill”) previously funded a preliminary feasibility study concerning a municipal airport to be located in Richmond Hill or unincorporated Bryan County;

WHEREAS, the County and Richmond Hill previously supported the creation of the Richmond Hill-Bryan County Airport Authority (the “Airport Authority”), which was established through House Bill 763 in the 2025-2026 Regular Session of the Georgia General Assembly, enacted as Act 61, and signed by the Governor on May 1, 2025 (the “Local Legislation”);

WHEREAS, the New Richmond Hill Airport Preliminary Site Selection Study, Phase II, Final report, dated August 11, 2025 (the “Phase II Study”), estimated costs for “Option 1” to be \$63,000,000.00 for “Development Costs-Initial Layout” and \$124,700,000.00 for “Development Costs-Ultimate Layout”, and for “Option 2” to be \$76,000,000.00 for “Development Costs-Initial Layout” and \$107,500,000.00 for “Development Costs-Ultimate Layout” (collectively the “Cost Estimates”);

WHEREAS, since the adoption of the Local Legislation, the Airport Authority commissioned a “Richmond Hill Airport Fiscal Impact Analysis”, dated September 2025 (the “Fiscal Analysis”);

WHEREAS, the Fiscal Analysis assumed “nearly 180 private aircraft housed at the airport, all titled in Bryan County” and further assumed that “the aircraft located at the proposed facility will be higher-value aircraft than those used in” the Fiscal Analysis;

WHEREAS, the Bryan County Board of Commissioners has closely monitored the activities of the Airport Authority, and closely reviewed the feasibility studies, Phase II Study, Cost Estimates, and Fiscal Analysis;

WHEREAS, the assumptions contained in the Fiscal Analysis, as described above, are not supported by credible evidence, and further, diminished by the evidence that, as of the date of the Phase II, only 34 aircraft were registered in Bryan County (against the assumed 180 aircraft in the Fiscal Analysis);

WHEREAS, the Bryan County Board of Commissioners has carefully considered the needs of Bryan County and its citizens, the public health, safety, and welfare of Bryan County citizens, the existing infrastructure and government services, and the immediate and long-range needs of Bryan County and its citizens;

WHEREAS, in the last five (5) years, Bryan County has experienced tremendous growth, outpacing many communities and counties throughout Georgia and the United States;

WHEREAS, the tremendous growth has changed the dynamics, desires, demands, and needs of the community and Bryan County;

WHEREAS, the Bryan County Board of Commissioners believes in listening to the needs of the community, and understands that projects of the scale contemplated in the Phase II and Fiscal Analysis should reflect the will and needs of the people, and be in furtherance of the public health, safety, and welfare of the community;

WHEREAS, based on the current economic conditions and needs of the community, the Bryan County Board of Commissioners has determined that, at this time, it does not support further expenditure of tax dollars, incentives, or the incurring of additional costs, in furtherance of the proposed Richmond Hill-Bryan County Airport.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF BRYAN COUNTY, GEORGIA, that the Airport Authority is placed on notice that the Bryan County Board of Commissioners is unwilling, at this time, to commit any funding, whatsoever, in furtherance of the Richmond Hill-Bryan County Airport;

BE IT FURTHER RESOLVED, that the Bryan County Board of Commissioners requests the Airport Authority suspend all further due diligence, expenditures, and efforts to develop and construct the Richmond Hill-Bryan County Airport;

BE IT FURTHER RESOLVED, that the Bryan County Board of Commissioners requests its local delegation to the Georgia General Assembly prepare and consider legislation to suspend the activities of the Airport Authority and suspend all state and local expenditures in furtherance of the Richmond Hill-Bryan County Airport, and reconsider the reinstatement of such Airport Authority and expenditures in connection therewith at a later date;

BE IT FURTHER RESOLVED that this Resolution may be rescinded or revised by the Bryan County Board of Commissioners at any time;

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately upon adoption.

ADOPTED AND APPROVED by the Board of Commissioners of Bryan County, Georgia, this 9th day of December, 2025.

A motion was made by Patrick Kisgen to table the resolution. There was no second made and new motion was made by Gene Wallace to approve a Resolution concerning the proposed Richmond Hill-Bryan County Airport, as presented. The new motion was seconded by Alex Floyd. Vote 4:1; Commissioner Kisgen voted in opposition. *Chairman infinger further clarified to the public that this does not mean the County would not support an airport project, but that the County would not finance the proposed project.*

Aaron Kappler, County Attorney met with the board on the following item:

*** Authorizing Settlement of Condemnation Proceedings – Blondean S. Newman, Parcel 8 (0251-047) –** This item is in association with and furtherance of the Hwy 280 and Black Creek Church Road/Wilma Edwards Roundabout Project, and proposes a settlement agreement in the amount of \$7,500 to property owner, Blondean Newman. Said condemnation is for a portion of Parcel Number 0251-047, and the right-of-way needed to complete the project. A motion was made by Alex Floyd and seconded by Wade Price

to approve a condemnation settlement agreement in the amount of \$7,500, for Parcel 0251-047, road right-of-way needed for the Hwy 280/Wilma Edwards Road Roundabout project. Vote 5:0, motion carried unanimously.

The following **Public Comments** were made:

***Corey Foreman** thanked the Board for their decision concerning the proposed airport, but further asked that the Board repeal the resolution establishing the Airport Board. Mr. Foreman also expressed a desire volunteer with Bryan County Animal Services.

***Amy Mitchell** spoke on historic preservation and read a statement from Kristy Sherman, who could not be in attendance.

***Mary Beasley** spoke on the proposed airport and the safety surrounding the issue, and also praised the Board for the decision made and thanked them for listening to the citizens.

***JayJay Hendrix** spoke on Bryan County Animal Control and further expressed a desire to work with Bryan County and not against.

***Jennifer Taylor** inquired why the County is starting foster programs but not volunteer programs. Stated they would like to take additional cost off of the tax payers of the county by assisting Bryan County.

***Allison Short** stated she would love to help educate on volunteer programs to assist Bryan County to get a program implemented. Would like to know specifically what those programs would look like for our county.

***Jackie (could not verify last name)** asked for action by the Board concerning animal control. Expressed that the growth in our county is not only affecting the people of the county, but also the animals.

***Dwayne Blues** spoke on the drinking water. He expressed a concern of PFAS in the water, and asked that the local environmental officials be held accountable.

The following **Commissioner Comments** were made:

Commissioner Kisgen praised the members of the community for attending and participating in the meeting, and further for bringing their inquiries and complaints to the meeting and addressing the board directly, instead of taking the issues to social media.

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

The meeting was adjourned at 6:50 p.m.