Bryan County Board of Commissioners – June 9, 2026

The regular meeting of the Bryan County Board of Commissioners was held on Tuesday, June 9, 2026, in Richmond Hill. The following members were present in person: Chairman Carter Infinger, Commissioner Patrick Kisgen, Commissioner Jeff Nielsen, Commissioner Alex Floyd, and Commissioner Wade Price. Also present: County Administrator Ben Taylor, Assistant County Administrator Kathryn Downs, County Clerk Lori Tyson and County Attorney Aaron Kappler. Commissioner Gene Wallace was present virtually.

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

Chairman Infinger recognized special guest Karen Krupp, who was in attendance.

A motion was made by Alex Floyd and seconded by Partick Kisgen to approve the proposed agenda. Vote 5:0, motion carried unanimously.

A motion was made by Alex Floyd and seconded by Jeff Nielsen to approve the minutes of the May 2026 meetings as presented. Vote 5:0, motion carried unanimously.

A motion was made by Patrick Kisgen and seconded by Wade Price to approve the **Consent Agenda** as presented. Vote 5:0, motion carried unanimously.

1. Bridge Investment Program Grant Application Submittal
2. Memorandum of Understanding - UGA Extension FY26
3. Georgia Department of Corrections Work Detail Agreements – Recreation & Public Works
4. Defined Benefit Plan Amendment

A motion was made by Alex Floyd and seconded by Wade Price to close the Regular Meeting and open the Public Hearing. Vote 5:0, motion carried unanimously.

* Bryan Wardlaw, representing WWH Palmetto Point Investors, LLC, Amendment to the Magnolia Hill Planned Unit Development Master Plan ±5.0 acres – Parcel #062-120-01

* James Garrard, Oliver Mann, LLP, representing Southern Metals Properties, LLC, Second Reading of an Ordinance to Amend the Zoning Map for ± 9.56 acres – Parcels 008-022, 088-023, and 008-023-01

A motion was made by Patrick Kisgen and seconded by Wade Price to close the Public Hearing and reopen the Regular Meeting to vote on the items. Motion carried unanimously. Vote 5:0

*** Bryan Wardlaw, representing WWH Palmetto Point Investors, LLC, Amendment to the Magnolia Hill Planned Unit Development Master Plan ±5.0 acres – Parcel #062-120-01** – Coleman Engineering, on behalf of WWH Palmetto Point Investors, LLC, is requesting an amendment to the Magnolia Hill Plantation Planned Development. The request would change the use of Parcel #062-120-01 from single-family residential to single-family attached (townhomes). The approximately 5-acre property is located off Belfast River Road. A motion was made by Gene Wallace and seconded by Alex Floyd to deny the amendment for the Magnolia Hill Plantation Planned Development, Parcel 062-120-01, and the allowance of 32 townhomes. Motion carried unanimously. Vote 5:0

*** James Garrard, Oliver Mann, LLP, representing Southern Metals Properties, LLC, Second Reading of an Ordinance to Amend the Zoning Map for ± 9.56 acres – Parcels 008-022, 088-023, and 008-023-01** – James Gerard, on behalf of Forrest Harvey, Administrator of the Estate, and Southern Metal Properties, is requesting to rezone approximately 9.56 acres identified by PINs 008-022, 008-023-01, and 008-023 from the existing RR-1 Rural Residential District to the I-2 General Industrial District to allow for a rail spur and storage yards. A motion was made by Alex Floyd and seconded by Wade Price to table the item until the next meeting to be held in northern Bryan County. Motion carried unanimously. Vote 5:0

Sara Farr-Newman met with the Commissioners on the following **Non-Public Hearing Item:**

*** Safe Streets for All (SS4A) Grant Agreement with the Federal Highway Administration –** This item is for approval of a grant agreement with the Federal Highway Administration and U.S. Department of Transportation for a $240,000 Safe Streets and Roads for All (SS4A) grant to develop a Safety Action Plan in partnership with the Cities of Pembroke and Richmond Hill. The agreement will allow the project to move forward and authorize the Chairman to sign on the County's behalf. A motion was made by Patrick Kisgen and seconded by Jeff Nielsen to approve a Resolution authorizing the execution of the Safe Streets for All Grant Agreement and authorize the Chairman to execute all related documents, related thereto. Vote 5:0, motion carried unanimously.

Ben Taylor, County Administrator and Kathryn Downs, Assistant County Administrator, met with the board on the following **Administration Issues**:

*** Appointment to the Bryan County Board of Assessors** – This item is for the reappointment of Marty Todd to the Bryan County Board of Assessors. If approved, his new term will begin immediately and expire on May 31, 2032. A motion was made by Wade Price and seconded by Alex Floyd to reappoint Mr. Marty Todd to the Bryan County Board of Assessors Board, for a six (6) year term beginning immediately and expiring on May 31, 2032. Vote 5:0, motion carried unanimously.

*** 2026 LMIG-LAR Grant Application** – This item is for acceptance of $694,975.24 in Local Road Assistance (LRA) funds allocated to Bryan County by the Georgia Department of Transportation. No local matching funds are required. A motion was made by Jeff Nielsen and seconded by Wade Price to authorize the Chairman to execute the 2026 GDOT Local Road Assistance Administration Grant application, for submittal to the Georgia Department of Transportation, as presented. Vote 5:0, motion carried unanimously.

*** CDBG-DR Grant Writing and Administration Services** – This item is for the selection of a grant writing and administration firm to assist Bryan County with applying for and administering a Community Development Block Grant–Disaster Relief (CDBG-DR) Infrastructure grant for a new Emergency Operations Center. Twelve proposals were received and evaluated by the selection committee. A motion was made by Jeff Nielsen and seconded by Alex Floyd to approve staff to perform all necessary actions for grant submission and execute a contract with WithersRavenel for grant writing, for the purpose of submitting a CDBG-DR grant application. Furthermore, if funded, I move to authorize staff to negotiate and execute a contract with WithersRavenel for grant administration services, consistent with the proposal. Vote 5:0, motion carried unanimously.

*** CDBG-DR Architecture/Engineering Services** – This item is for the selection of an architecture and engineering firm to provide design services for Bryan County's proposed Emergency Operations

Center as part of its Community Development Block Grant–Disaster Relief (CDBG-DR) Infrastructure grant application. Three proposals were received and evaluated by the selection committee. A motion was made by Patrick Kisgen and seconded by Jeff Nielsen to authorize staff to negotiate and execute a contract with Goodwyn Mills Cawood, for pre-design services for the purpose of submitting a CDBG-DR grant application and, if funded, authorize staff to negotiate and execute a contract with GMC for final design and construction services consistent with the proposal. Vote 5:0, motion carried unanimously.

*** Scannell Properties #794, LLC, Water and Sewer Service Agreement** – This item is for approval of a water and sewer service agreement with Scannell Properties #794, LLC for its proposed development near Old Cuyler Road. The agreement outlines the terms for extending water and sewer service and related connection fees. A motion was made by Wade Price and seconded by Alex Floyd to approve the Private Development Agreement as presented, and authorize the Chairman to execute the Agreement upon notice from the authorized representative to end escrow. The Effective Date of the Agreement shall be the date the County receives such notice. Vote 5:0, motion carried unanimously.

*** Anatolia Capital Belfast, LLC, Private Development Agreement** – This item is for approval of a Private Development Agreement with Anatolia Capital Belfast, LLC, for an industrial project within the Rayonier Planned Unit Development. The agreement requires Anatolia Capital Belfast to contribute $816,000 toward Belfast Keller Road improvements as its share of project-related impacts. A motion was made by Patrick Kisgen and seconded by Wade Price to approve the Private Development Agreement between Bryan County and Anatolia Capital Belfast, LLC, as presented. Vote 5:0, motion carried unanimously.

*** MOU with the City of Richmond Hill–Belfast Keller Road Utility Relocation Expense Reimbursement** – This item is for approval of a Memorandum of Understanding between Bryan County and the City of Richmond Hill for the relocation of City utilities within the County right-of-way as part of the Belfast Keller Road improvements. The City will reimburse the County for all relocation costs. A motion was made by Jeff Nielsen and seconded by Patrick Kisgen to approve a Memorandum of Understanding with the City of Richmond Hill for City utility relocation expense reimbursement for Belfast Keller Road. Vote 4:0, motion carried unanimously. Commissioner Floyd recused himself from the vote.

*** Belfast Keller Road Construction Contract Amendment** – This item is for approval to amend the contract with Platinum Paving & Concrete, LLC, for the Belfast Keller Road improvements. The amendment will allow utility relocations required for the project, with all relocation costs reimbursed by the City of Richmond Hill. A motion was made by Patrick Kisgen and seconded by Jeff Nielsen to approve a Resolution authorizing the County Administrator and/or County Engineer to amend the construction contract for Belfast Keller Road to authorize utility relocations, of which costs will be reimbursed. Vote 5:0, motion carried unanimously.

*** Private Development Agreement with HIC Land, LLC** – This item is to approve a Private Development Agreement with HIC Land, LLC that provides for road improvements and contribution. Under the Agreement, HIC agrees to contribute certain funds towards improvements on Belfast Keller Road in an amount equal to its respective share thereof. A motion was made by Jeff Nielsen and seconded by Wade Price to approve the Private Development Agreement with HIC Land, LLC, as presented. Vote 5:0, motion carried unanimously.

A motion was made by Patrick Kisgen and Alex Floyd to go into **Executive Session** for the purposes of litigation and personnel. Vote 5:0, motion carried unanimously.

Aaron Kappler and Gage Hawkins, County Attorneys, met with the board on the following **County Attorney Items**:

*** Consideration of an Objection to the City of Richmond Hill's Proposed Annexation** – The City of Richmond Hill has submitted a renewed annexation petition for a portion of tax parcel 061-055, which is part of Savannah Health Services, LLC dba Memorial Health University Medical Center. Bryan County previously objected to the annexation due to concerns regarding the loss of impact fees. This item authorizes the County Attorney to renew the County's objection while discussions continue between the County and City to reach a resolution. A motion was made by Patrick Kisgen and seconded by Jeff Nielsen to table this item indefinitely, after it was explained by Attorney Kappler that the HIC Private Development Agreement passed earlier in the meeting, resolves this issue. Vote 5:0, motion carried unanimously.

*** Authorizing Acquisition of Real Property Owned by Tai Nguyen, Parcel 054-026** – This item authorizes Bryan County to purchase right-of-way rights from Tai Nguyen and Hong Vo for Tax Parcel ID No. 054-026. The County will pay $42,000 for the property rights needed for road improvements at Harris Trail Road. A motion was made by Jeff Nielsen and seconded by Wade Price to approve property acquisition for Parcel 054-026, in the amount of $42,000, for road rights-of-way needed for the Harris Trail Road and Timber Trail improvement project. Vote 5:0, motion carried unanimously.

*** Approval of an Intergovernmental Agreement with Long County for the Board of Equalization** – This item is for approval of an Intergovernmental Agreement between Bryan County and Long County that allows Bryan County to utilize qualified members of the Long County Board of Equalization to assist with ad valorem tax appeal hearings when needed. The agreement helps ensure the efficient and continued operation of the tax appeal process. A motion was made by Alex Floyd and seconded by Gene Wallace to approve an Intergovernmental Agreement with Long County for the Board of Equalization, as presented, subject to final legal review. Vote 5:0, motion carried unanimously.

*** Authorizing Settlement of Condemnation Proceedings – Grieningers, Parcel 050-024** – This item is for approval of a $39,000 settlement agreement for the acquisition of property rights from David and Kelly Grieninger for the Belfast Keller Road improvements. The settlement resolves the County's condemnation proceeding for the property. A motion was made by Wade Price and seconded by Jeff Nielsen to approve the condemnation settlement for Parcel 050-024, in the amount of $39,000, as presented. Vote 5:0, motion carried unanimously.

*** Consideration of a Resolution Setting Compensation for Training and Non-Court Time for Associate Part-Time Judge of the Bryan County State Court** – This item is for approval of a resolution establishing compensation for the Associate Part-Time Judge of State Court of Bryan County for required training, continuing education, and other non-court time. The compensation is separate from the judge's pay for time spent serving on the bench. A motion was made by Patrick Kisgen and seconded by Alex Floyd to defer this item to the July meeting. Vote 5:0, motion carried unanimously.

The following citizens made **Public Comments**:

*** Amy Mitchell** spoke on historic preservation and her desire to see an ordinance drafted.

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 7:01 p.m.