

Bryan County Board of Commissioners – Pre-Agenda Meeting – August 1, 2023

The pre-agenda meeting of the Bryan County Board of Commissioners was held on Tuesday, August 1, 2023, at 3:30 p.m. in Richmond Hill, at the South Bryan County Administration Building. The following members were present: Chairman Carter Infinger, Commissioner Noah Covington, Commissioner Patrick Kisgen and Commissioner Wade Price. Commissioner Gene Wallace joined virtually, via GoToMeeting. Also present: County Administrator Ben Taylor, County Clerk Lori Tyson and County Attorney Aaron Kappler. The following staff were also present: Audra Miller, Amanda Clement, Matthew Kent, Brett Kohler, Riley Johnson, Kirk Croasmun, Sara Farr-Newman, Matthew Montanye, Laura Vickers, Freddy Howell, Gage Hawkins and Eric G. Van Otteren. Staff from Thomas and Hutton were also present.

Chairman Carter Infinger called the meeting to Order at 3:32 p.m.

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

1. Hyundai – Development Agreement Presentation, Audra & Bomee “Ruth” oh with HAEAHN
2. Fisherman’s Co-Op Update, John Giordano
The Commission would like to proceed forward with the current plan presented.
3. Millage Rate
The Commission agreed they would like to roll back the rate to 6.708 mils.

The following **Consent Agenda Items** were discussed by the County Administrator:

1. Acceptance of dedication of real property from Board of Education (Warren Hill Rd/Well Sites)
2. Acceptance of dedication of right-of-away from Board of Education (Belfast Keller Roundabout)
3. Dedication of Easement to Georgia Power (Daniel Siding Road)
4. Easement Agreement – Savannah Economic Development Authority

Audra Miller and Amanda Clement presented the Community Development Public Hearing items to the Commissioners:

1. 2023 Capital Improvement Element Update
2. 2023 Comprehensive Plan
3. Savannah Harbor Interstate 16 Corridor Joint Development Authority – Development Agreement
4. First City Associates, LLLP - Second Reading of an Ordinance to Amend the Zoning Map for ±4.02 acres – Parcels 034-014-02 and 034-014-03
5. Blitchton Bryan Oaks, LLC – Comprehensive Plan Amendment – North Bryan Future Land Use Map for Parcel 034-014
6. Blitchton Bryan Oaks, LLC - Second Reading of an Ordinance to Amend the Zoning Map for 104.59 acres – Parcel 034-014

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

1. Waterways Marina – Amendment to Permit
2. Melinda Madden - First Reading of an Ordinance to Amend the Zoning Map for ±1.5 acres Parcel 026-050

3. John and Meagan Mowry - First Reading of an Ordinance to Amend the Zoning Map for ±182.94 acres Parcel 017-005
4. Blitchton Investments 1, LLC – First Reading of an Ordinance to Amend the Zoning Conditions Adopted by Ordinance No. 2021-5 for the “Conley Tract” - Parcel 028-031
5. Blitchton Investments 1, LLC – First Reading of an Ordinance to Amend the Zoning Conditions Adopted by Ordinance No. 2021-6 for the “Davis Tract” - Parcel 033-024-01

Ben Taylor met with the Commissioners on the following Agenda Items:

1. Water and Sewer Service Agreement – Blitchton Investments 1 LLC (Conley/Davis)
2. DeVaul Henderson Park Turf Field Replacement Bid Award
3. LVAP Funds Distribution Recommendation
4. Memorandum of Understanding – Georgia Department of Transportation – Joint Development Authority – Bryan County
5. Bryan County & Effingham County – Intergovernmental Agreement
6. Bryan County & Effingham County – Easement Agreement
7. Bryan County & Effingham County – Sewer Service Agreement
8. Bryan County & Effingham County – Water & Sewer Service Agreement
9. Henderson Park – Phase II – Concession Stand and Ballfields Bid Award
 The Commission would like to pull this from the agenda and put this out to bid again to hopefully receive more qualified bids.
10. Consideration of a Resolution to condemn a property interest in Tax Parcel 050-024, Bryan County, Georgia, for the Belfast Keller Road Improvement Project; Owners David and Kelly Grieninger, to authorize the Chairman to execute documents in furtherance of the same; to authorize the County Attorney to proceed with proceedings in furtherance of the same; estimated just and adequate compensation: \$16,000.00.
11. Consideration of a Resolution to condemn a property interest in Tax Parcel 050-032, Bryan County, Georgia, for the Belfast Keller Road Improvement Project; Owner Dilip Patel, to authorize the Chairman to execute documents in furtherance of the same; to authorize the County Attorney to proceed with proceedings in furtherance of the same; estimated just and adequate compensation: \$53,800.00.
12. Consideration of a Resolution to condemn a property interest in Tax Parcel 050-031, Bryan County, Georgia, for the Belfast Keller Road Improvement Project; Owners Abdullah H. and Shula Maria Clark, to authorize the Chairman to execute documents in furtherance of the same; to authorize the County Attorney to proceed with proceedings in furtherance of the same; estimated just and adequate compensation: \$600.00.
13. Consideration of a Resolution to condemn a property interest in Tax Parcel 050-10-033-001, Bryan County, Georgia, for the Belfast Keller Road Improvement Project; Owner Liberty Commercial Rentals, LLC, to authorize the Chairman to execute documents in furtherance of the same; to authorize the County Attorney to proceed with proceedings in furtherance of the same; estimated just and adequate compensation: \$3,200.00.

A motion was made by Noah Covington to go into Executive Session for the purposes of litigation and personnel. The motion was seconded by Patrick Kisgen. Motion carried unanimously.

The Board returned to open meeting at 5:51 p.m.

A motion was made by Noah Covington and seconded by Patrick Kisgen to adjourn. Motion carried unanimously.

The meeting was adjourned at 5:51 p.m.