

Bryan County Board of Commissioners – Pre-Agenda Meeting – September 2, 2025

The pre-agenda meeting of the Bryan County Board of Commissioners was held on Tuesday, September 2, 2025, at 3:30 p.m. in Pembroke, in the Commission Meeting Room. The following members were present in person: Chairman Carter Infinger, Commissioner Gene Wallace, Commissioner Alex Floyd, Commissioner Jeff Nielsen, Commissioner Patrick Kisgen and Commissioner Wade Price. Also present: County Administrator Ben Taylor, Assistant County Administrator Kathryn Downs, County Clerk Lori Tyson and County Attorney Aaron Kappler. The following staff were also present: Audra Miller, Amanda Clement, Kirk Croasmun, Charlene Bunch, Brett Kohler, Riley Johnson, Matt Montanye, Cody Adams, Anthony Van Es, Ryan Purvis, Pam Gunter, Laura Vickers, Taylor Morrison, Gage Hawkins and Eric G. Van Otteren. Glenn Durrene, Kevin Smith and Trent Thompson from Thomas and Hutton were present, as well as staff from Davenport & Company.

Chairman Carter Infinger called the meeting to Order at 3:30 p.m.

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

1. Cranston Bluff Lighting
Staff will explore some options for increasing safety on Cranston Bluff and report back.
2. Davenport & Company Financial Analysis – **Courtney Rogers** and **Christopher Holt** with Davenport & Company, presented.
3. Stormwater Analysis – Lower Southern Bryan – **Kevin Smith (T&H)** and **Kirk Croasmun**

The following **Consent Agenda** items were discussed:

1. Surplus Property Decommission – Public Works
2. Atlantic Judicial Circuit Court District Attorney Contract for FY 2025-2026
3. Evacuation Transportation Memorandum of Agreement

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

1. Everette Salmons – Second Reading of an Ordinance to Amend the Zoning Map for ±2.50 acres – Parcel 011-009
2. Second 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”)
3. Third Amendment to Capital Improvement Element of the 2023 Comprehensive Plan
4. First Reading of an Ordinance amending Chapter 115 “Development Impact Fee Ordinance of Bryan County, Georgia” of the Code of Bryan County, Georgia

Brett Kohler presented the following Community Development **Non-Public Hearing** item to the Commissioners:

1. Victoria Babcock – First Reading of an Ordinance to Amend the Zoning Map for ± 2.50 acres – Parcel 028-016
2. Price Ellabell Holdings, LLC - First Reading of an Ordinance to Amend the Zoning Map for ± 2.47 acres – Parcels 0311-055 and 0311-058

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

1. Adoption of the 2025 Millage Rate
2. Bryan County Ordinance Amendment – Belfast River Road Speed Limit
3. Wilma Edwards Road/US 280 Roundabout Construction Observation Services Contract
4. Bryan-Bulloch Water Transmission Main Phase III Change Order 1

5. Transportation Improvement Contribution Agreement – HIC Port Royal, LLC
6. Aerial Photography Contract Award
7. Commercial Property Reassessment Contract Award

Aaron Kappler presented the following County Attorney item:

1. Acceptance of KIA Drive and Road ROW
2. Belfast XG, LLC (Xebec) Private Development Agreement
3. Acceptance of PortFresh Easement Rights

At 5:19 p.m. a motion was made by Patrick Kisgen and seconded by Wade Price to go into Executive Session for the purposes of litigation and real estate. Motion carried unanimously.

A motion was made by Patrick Kisgen and seconded by Jeff Neilsen to adjourn. Motion carried unanimously.

The meeting was adjourned at 6:06 p.m.