

Bryan County Board of Commissioners – September 9, 2025

The regular meeting of the Bryan County Board of Commissioners was held on Tuesday, September 9, 2025, in Pembroke. The following members were present: Chairman Carter Infinger, Commissioner Patrick Kisgen, Commissioner Alex Floyd, Commissioner Wade Price, Commissioner Jeff Nielsen and Commissioner Gene Wallace. Also present: County Administrator Ben Taylor and County Attorney Aaron Kappler. Taylor Morrison took minutes in the absence of County Clerk, Lori Tyson.

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

Chairman Infinger gave special recognition to Don Montgomery, Sheriff Mark Crowe, Sean Register and several Sheriff's Deputies, who were in attendance for the meeting.

A motion was made by Patrick Kisgen and seconded by Gene Wallace to approve the proposed agenda, as presented. Motion carried unanimously. Vote 5:0

Chairman Infinger read a **statement** from Bryan County, concerning the Federal immigration raid that took place at the Hyundai Metaplant site and associated complex, the previous week.

A **Proclamation** was presented to Mr. William B. Mock, in recognition of Mr. Mock's military service and great impact in the Bryan County community, in honor of the 80th Anniversary of the formal end of World War II.

Sheriff Mark Crowe addressed the Commissioners to express his concerns about the size and functionality of the existing Bryan County Jail. He explained that as the county's population continues to grow, jail staff are increasingly struggling to meet the legal and logistical demands associated with housing inmates—particularly the requirements for separating different offender types. The limited space has also resulted in the ongoing challenge of frequent inmate transport when appropriate housing is unavailable. Sheriff Crowe urged the Commissioners to take the necessary steps toward developing a practical, long-term solution to these issues.

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

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

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

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

Brett Kohler, Amanda Clement and Audra Miller met with the Commissioners on the following **Public Hearing Items**.

* Everette Salmons – Second Reading of an Ordinance to Amend the Zoning Map for ±2.50 acres – Parcel 011-009

* 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”)

* Third Amendment to Capital Improvement Element of the 2023 Comprehensive Plan

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

A motion was made by Gene Wallace and seconded by Jeff Nielsen to close the Public Hearing and reopen the Regular Meeting. Motion carried unanimously. Vote 5:0

*** Everette Salmons – Second Reading of an Ordinance to Amend the Zoning Map for ±2.50 acres – Parcel 011-009** – The applicant is requesting to rezone a 2.5-acre property from the "RR-2.5" Rural Residential Zoning District to the "RR-1" Rural Residential Zoning District. The property is located at 2872 Ash Branch Rd, PIN# 011-009. The applicant plans to complete a minor subdivision to place an additional single family home. A motion was made by Wade Price and seconded by Gene Wallace to approve the rezoning of Parcel Number 011-009 from the "RR-2.5" Rural Residential Zoning District to the "RR-1" Rural Residential Zoning District. Motion carried unanimously. Vote 5:0

*** 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”)** – The proposed ordinance amendment updates the Bryan County sign regulations by amending section 114-666, subsection (b), to modify freestanding sign allowances for large buildings; by amending section 114-667, Exhibit 667b and subsection (b), to establish tiered wall signage standards based on building size, require master signage plans for large-scale industrial and business parks, and add standards for development entrance signs and internal wayfinding signage in the I-1 and I-2 districts; and by amending section 114-1304 to add a definition for wayfinding sign. A motion was made by Alex Floyd and seconded by Jeff Nielsen to approve the amendment of the Bryan County Ordinance, amending Sections 114-666, 114-667, and 114-1304 of the Unified Development Ordinance. Motion carried unanimously. Vote 5:0

*** Third Amendment to Capital Improvement Element of the 2023 Comprehensive Plan**– Bryan County adopted a Capital Improvement Element to the Bryan County 2018 Comprehensive Plan Update January 8, 2019, and amended the CIE March 13, 2020 and October 9, 2020. The CIE addresses transportation-related capital improvements and includes, as part of the CIE, the Impact Fee Analysis Report for the Unincorporated South Bryan County Transportation Impact Fee District. A Third Amendment has been prepared in order to implement transportation impact fees for a portion of North Bryan County. Per state law, such an amendment must be submitted and approved by the Georgia Department of Community Affairs prior to the County officially adopting such an amendment. The County must hold a public hearing, and the Board of Commissioners must adopt a resolution authorizing the transmittal of the proposed amendment. Once DCA approves the proposed amendment, staff will present the Third Amendment to the CIE to the BOC again for official adoption. A motion was made by Patrick Kisgen and seconded by Wade Price to authorize the Transmittal of the Third Amendment to the Transportation/Mobility Capital Improvement to the Coastal Regional Commission/Georgia Department of Community Affairs. Motion carried unanimously. Vote 5:0

*** First Reading of an Ordinance Amending Chapter 115 “Development Impact Fee Ordinance of Bryan County, Georgia” of the Code of Bryan County, Georgia** – Bryan County is in the process of adopting transportation impact fees for certain areas of North Bryan, and amendments to the DIFO are required to address administration and implementation of these fees. The amendments to the ordinance are being presented for First Reading and the State required Public Hearing. Upon approval by the Department of Community Affairs of the Third Amendment to the Capital Improvement Element, staff will present the amendments for Second Reading and a second public hearing, at which time formal action by the Board of Commissioners will be taken. This was a first reading, so no action was required.

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

*** Victoria Babcock – First Reading of an Ordinance to Amend the Zoning Map for ± 2.50 acres – Parcel 028-016-** Victoria Babcock, 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 single family home. This was a first reading, so no action was required.

*** Price Ellabell Holdings, LLC - First Reading of an Ordinance to Amend the Zoning Map for ± 2.47 acres – Parcels 0311-055 and 0311-058** - Coleman Company Representing Price Ellabell Holdings, LLC, 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. The applicant plans to develop a light auto repair facility. This was a first reading, so no action was required.

Ben Taylor, County Administrator, met with the board on the following **County Administrator** issues.

*** Adoption of the 2025 Millage Rate** – The five-year history has been advertised as required for the adoption of the 2025 millage rate. The recommendation is to adopt a “roll back” millage rate of 5.770 mills for the County M&O portion of the millage rate. This will be the 9th consecutive year the county has adopted the roll back rate. A motion was made by Jeff Nielsen and seconded by Wade Price to approve a Resolution approving and adopting the 2025 Millage Rate of 5.770 mills rollback rate. Vote 5:0, motion carried unanimously.

*** Bryan County Ordinance Amendment – Belfast River Road Speed Limit** – The Georgia Department of Transportation has requested that the Bryan County Board of Commissioners adopt a resolution for GDOT to approve the listed road in Bryan County (list 07202021) for the use of speed detection devices. GDOT has verified all routes on the state’s road system, and the Bryan County Public Works Department has verified all routes on the County’s road system. A motion was made by Alex Floyd and seconded by Gene Wallace to adopt a resolution requesting that the Georgia Department of Transportation approve the listed road in Bryan County (List 07202021) for the use of speed detection devices with the reflected speed limit changes. Vote 5:0, motion carried unanimously.

*** Wilma Edwards Road/US 280 Roundabout Construction Observation Services Contract**– The proposed Thomas & Hutton Task Order #41a includes some right-of way revision services requested by the County as a part of property negotiations as well as construction observation services and GDOT close out services for the project. The improvements will consist of the construction of a single lane roundabout at the intersection of Wilma Edwards Road and US 280 in northern Bryan County. The project will improve

the mobility and safety at the intersection. The improvements are being completed to accommodate the growth in the area. The project is being funded with local dollars. A motion was made by Patrick Kisgen and seconded by Jeff Nielsen to approve Thomas & Hutton Task Order #41a, in the amount of \$359,000 for the Wilma Edwards/US 280 Roundabout project. Vote 5:0, motion carried unanimously.

*** Bryan-Bulloch Water Transmission Main Phase III Change Order 1**– Site piping changes were required at the Old Cuyler Road Booster Station and site work changes were required at the Highway 80 Booster Station Site. The revised Contract Dates for Substantial and Final Completion are April 30, 2026 and June 29, 2026, respectively. A motion was made by Gene Wallace and seconded by Wade Price to approve Change Order No. 1 for Southern Civil, LLC, in the amount of \$612,053.00. Vote 5:0, motion carried unanimously.

*** Transportation Improvement Contribution Agreement – HIC Port Royal, LLC** – HIC Port Royal Development, LLC, (“HIC”) and Hoyer Investments Port Royal, LLC (“Hoyer”) own property along Port Royal Road (“Port Royal”) located within the city limits of Richmond Hill. HIC and Hoyer intend to develop the property with residential uses. Port Royal is a County-owned and maintained road per the Service Delivery Strategy. HIC and Hoyer must obtain an encroachment permit from the County to provide access via Port Royal to their development. As part of this process, HIC and Hoyer prepared a Traffic Impact Assessment, which identified two intersections, Port Royal/Harris Trail and Port Royal/State Route 144, that will need to be improved. The Transportation Improvement Contribution Agreement identifies the obligations of the County, HIC, and Hoyer for these improvements. A motion was made by Jeff Nielsen and seconded by Alex Floyd to approve the Transportation Improvement Contribution Agreement between Bryan County, HIC Port Royal Development, LLC and Hoyer Investments Port Royal, LLC, as presented. Vote 5:0, motion carried unanimously.

*** Aerial Photography Contract Award**– On August 7, 2025, staff issued a Request for Proposals (RFP) for the Imagery Flight Project providing services to capture all county-wide areas at 3” inch orthos and 3” inch obliques. The NAD83, State Plane, Georgia East, FIPS 1001 (US Survey Feet), projection will be used to generate digital ortho photography 3” GSD (ground sample distance) covering approximately 284 square miles of Bryan County to produce true color 4-band digital orthophoto tiles. A motion was made by Patrick Kisgen and seconded by Gene Wallace to authorize staff to execute a contract with EagleView for the Imagery Flight Project. Vote 5:0, motion carried unanimously.

*** Commercial Property Reassessment Contract Award**– On July 28, 2025, staff issued a Request for Proposals (RFP) for the Commercial Property Reassessment Project which includes to perform a comprehensive reappraisal of all commercial parcels within its jurisdiction. Qualification packages were due on August 19, 2025, and at that time a total of two packages were received. A motion was made by Wade Price and seconded by Jeff Nielsen to authorize staff to execute a contract with Georgia Mass Appraisal Solutions & Services, Inc. for the Commercial Property Reassessment Project. Vote 5:0, motion carried unanimously.

Aaron Kappler, County Attorney, met with the board on the following **County Attorney** issues.

*** Belfast XG, LLC (Xebec) Private Development Agreement** – This item is to approve a Private Development Agreement with Belfast XG, LLC (Xebec) that provides for road improvements. Specifically, Xebec is to construct certain road improvements, at its cost, and remit certain funds to the County related to the improvements on Belfast Keller Road. A motion was made by Alex Floyd and seconded by Jeff Nielsen to authorize the Chairman to execute a Private Development Agreement with Belfast XG, LLC, as presented. Vote 5:0, motion carried unanimously.

In essence of time, the Public Comments were moved up before the Board went into Executive Session to discuss the remaining County Attorney Items.

The following **Public Comments** were made:

* **Billy Duggar** spoke on the flooding issues with his property along Hwy 144. Thomas & Hutton shared a presentation previously prepared showing all components that contribute to the standing water on Mr. Duggar's property.

* **Ella Smokes** gave credit to Commissioner Price and staff for the improvements to Mill Creek Church Road.

* **District Attorney Billy Joe Nelson** spoke on the needs of the Sheriff Department and adequate space in order to prosecute cases and execute warrants.

* **Solicitor Don Montgomery** seconded Attorney Nelson and Sheriff Crowe's concerns about adequate jail space to do their jobs to the fullest and prosecute violators of the law.

* **Sean Register** gave support for Sheriff Crowe and the needs of the Bryan County Jail, because of the growing population.

* **Amy Mitchell** spoke on the establishment of a Historic Preservation Commission.

* **Juanita Baker** asked for an update to the Grant submission for the Groover Hill Community, the status of the Groover Hill road sign being replaced, and expressed the need for a streetlight at the intersection of Groover Hill and Hwy 280.

* **Milton Bachelor** spoke about having .4 miles of O F Lanier Road, that is currently unpaved, paved.

* **Rebecca Ricker** spoke about flooding at her home on Kilkenny Road.

At 6:13 p.m. a motion was made by Jeff Nielsen and seconded by Patrick Kisgen to go into Executive Session for litigation and real estate. Vote 5:0; motion carried unanimously.

At 7:39 a motion was made by Alex Floyd and seconded by Jeff Nielsen to reopen the regular meeting.

Aaron Kappler, County Attorney, met with the board on the following **County Attorney** issues.

* **Acceptance of Kia Drive and Road ROW** – This item is for the acceptance of Kia Drive. A motion was made to table the item until the October meeting. Vote 5:0, motion carried unanimously.

* **Acceptance of PortFresh Easement Rights** – In furtherance of water and sewer infrastructure planning, the County seeks to acquire an easement from PortFresh Development, LLC, for water, sewer, and access. A motion was made to accept an Easement Agreement with PortFresh, subject to final legal review. Vote 5:0, motion carried unanimously.

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

The meeting was adjourned at 7:42 p.m.