

Bryan County Board of Commissioners – November 12, 2025

The regular meeting of the Bryan County Board of Commissioners was held on Wednesday, November 12, 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., Chairman Infinger gave the invocation, and led everyone in the Pledge of Allegiance.

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

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

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

1. Fancy Hall Drive Quit Claim Deed
2. Approval of Amended and Restated TO #110
3. Approval of Amended and Restated TO #119

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

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

* Daniel Crawford – Second Reading of an Ordinance to Amend the Zoning Map for ±20.70 acres – Parcel 063-073

* NexTower Development Group, II, represented by Hellman Yates – Conditional Use Permit to construct a telecommunication tower – 80x80 leasable area - Parcel 075-001. The applicant was present to answer any questions of the Board, and also to inform of existing commitments from T-Mobile and Verizon.

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

* **Daniel Crawford – Second Reading of an Ordinance to Amend the Zoning Map for ±20.70 acres – Parcel 063-073** – The applicant is requesting to rezone a 20.70-acre property from the "RR-2.5" Rural Residential Zoning District to the "RR-1" Rural Residential Zoning District. The property is located on SR 144, approximately 1 mile south of Bryan Fisherman's Co-op Rd, PIN# 063-073. The applicant plans to complete a minor subdivision to place up to three homes for family members. A motion was made by Patrick Kisgen and seconded by Wade Price to approve the rezoning of Parcel Number 063-073 from the "RR-2.5" Rural Residential Zoning District to the "RR-1" Rural Residential Zoning District, as presented. Motion carried unanimously. Vote 5:0

*** NexTower Development Group, II, represented by Hellman Yates – Conditional Use Permit to construct a telecommunication tower – 80x80 leasable area - Parcel 075-001** – NexTower Development Group II, LLC, is requesting a CUP for a Telecommunications (Cell) Tower to be located on an 80x80 leasable area off of Resource Way within the Waterways Development. The property is zoned “PD”, Planned Development District. The Tower will be 215 tall. The applicant is also requesting setback reductions. A motion was made by Patrick Kisgen and seconded by Wade Price to approve the Conditional Use Permit for Parcel Number 075-001 for a telecommunications tower, including setback reductions, with the following conditions:

1. Prior to construction permit approval, the applicant must provide plans for off-site underground cable or conduit (UGP) and telecommunications utilities (TEL) that are coming to the tower site. If new, the respective TEL and UGP will need to be coordinated with the County. This will include providing plans indicating utility location prior to construction commencing.
2. Prior to construction permit approval, the County will require a copy of the proposed 30-foot ingress/egress and fiber/utility easement. The County must approve this easement prior to permit approval.

Motion carried unanimously. Vote 5:0

Audra Miller met with the Commissioners on the following **Non-Public Hearing item**.

*** First Reading of an Ordinance to Amend Chapter 30 “Utilities” of the Code of Bryan County** - Chapter 30 of the Code of Bryan County identifies the rules and regulations for property owners connecting development to the Bryan County water and sewer system. Bryan County is in the process of finishing construction on a new wastewater treatment facility, and non-residential properties will be discharging wastewater to the system. Bryan County needs to update Chapter 30 to address the most current constituents of concern for industrial discharges. This was a first reading, so no action was required.

Kathryn Downs, Assistant County Administrator, met with the board on the following **County Administrator** items.

*** Greater Savannah Regional Alliance / Middle Coastal Unified Development Authority Board Appointment – Ryan Purvis** – Andrew Johnson, Board Member of the Development Authority of Bryan County, previously served as one of two representatives from Bryan County on the Greater Savannah Regional Alliance / MCUDA Board. He was appointed to complete the unexpired term of Anna Chafin, CEO, following her resignation effective December 31, 2023. A motion was made by Alex Floyd and seconded by Jeff Nielsen to appoint Ryan Purvis to the Greater Savannah Regional Alliance / Middle Coastal Unified Development Authority Board, for a 4-year term expiring on June 30, 2029. Vote 5:0, motion carried unanimously.

*** Greater Savannah Regional Alliance / Middle Coastal Unified Development Authority Board Appointment– Andrew Johnson** – Ralph Forbes, Vice President and Regional Director of Thomas & Hutton, currently serves as one of two Board Members representing Bryan County on the Greater Savannah Regional Alliance / MCUDA Board. Mr. Forbes has requested to relinquish his appointment to

the board. Andrew Johnson has expressed interest in being appointed to the Greater Savannah Regional Alliance / MCUDA Board to complete the current four (4)-year term ending June 30, 2026. A motion was made by Gene Wallace and seconded by Wade Price to appoint Andrew Johnson to the Greater Savannah Regional Alliance / Middle Coastal Unified Development Authority Board, to complete an existing term, expiring June 30, 2026. Vote 5:0, motion carried unanimously.

*** Intergovernmental Agreement (IGA) establishing Southeastern Regional Drug Enforcement Office Task Force** – This item is for the approval of an Intergovernmental Agreement for the establishment and operation of the Southeastern Regional Drug Enforcement Office Task Force, for the calendar year 2026. A motion was made by Jeff Nielsen and seconded by Wade Price to approve an Intergovernmental Agreement with the Southeastern Regional Drug Enforcement Office Task Force, as presented. Vote 5:0, motion carried unanimously.

*** Bryan County Public Facilities Authority – Appointment of Board Members** – The Bryan County Public Facilities Authority has need of four appointments to be filled, in order to bring the board into compliance. These will be three-year appointments. A motion was made by Alex Floyd and seconded by Wade Price to appoint Chris Barr, Eric Betts, Jeff Glazier and Kimberly Moore to the Bryan County Public Facilities Authority, for terms beginning immediately and expiring on December 31, 2028. Vote 5:0, motion carried unanimously.

*** Memorandum of Understanding Between Bryan County and Effingham County** – The presented Memorandum of Understanding (“MOU”) sets forth the principal terms by which Bryan County and Effingham County will jointly manage a proposed regional surface water project. These terms include ownership and operation, use of easements, capacities, and water rates. After the approval of this MOU by both Bryan County and Effingham County, staff will proceed with the negotiation of a definitive intergovernmental agreement which will incorporate the terms of this MOU. A motion was made by Wade Price and seconded by Jeff Nielsen to approve the Memorandum of Understanding between Bryan County and Effingham County, as presented. Vote 5:0, motion carried unanimously.

Gage Hawkins, County Attorney, met with the board on the following **County Attorney** issue.

*** Acceptance of Kia Drive and Road ROW** – This item is for the approval of a resolution by Bryan County accepting Kia Drive and Road Right of Way, per prior agreements of the road’s construction. A motion was made by Gene Wallace and seconded by Jeff Nielsen to approve a resolution accepting the dedication and Road Right-of-Way of Kia Drive, by the Savannah Harbor-Interstate 16 Corridor Joint Development Authority. Vote 5:0, motion carried unanimously.

The following **Public Comments** were made:

*** Mary Beasley** spoke on the proposed airport project

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

***Corey Foreman** spoke about the proposed airport project and his desire to have the Commission withdraw their support of the project.

At 6:07 p.m. a motion was made by Gene Wallace and seconded by Jeff Nielsen to go into Executive Session for litigation and real estate. Vote 5:0; motion carried unanimously.

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

The meeting was adjourned at 6:31 p.m.