

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

The pre-agenda meeting of the Bryan County Board of Commissioners was held on Tuesday, December 2, 2025, at 3:30 p.m. in Richmond Hill. The following members were present in person: Chairman Carter Infinger, Commissioner Alex Floyd, Commissioner Patrick Kisgen, Commissioner Wade Price, Commissioner Gene Wallace and Commissioner Jeff Nielsen. 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, Kirk Croasmun, Amanda Clement, Brett Kohler, Charlene Bunch, Laura Vickers, Riley Johnson, Matt Montanye, Sara Farr-Newman, Nick Beard, Eric Van Otteren, Brian Conley and Allison Padgett. County Attorney Gage Hawkins, Development Authority Director Ryan Purvis, Summer Beal with Bryan County Chamber and Trent Thompson from Thomas and Hutton were also present for the meeting.

Chairman Carter Infinger called the meeting to Order at 3:34 p.m.

Audra Miller presented the following **Non-Agenda** Items:

1. P&Z Appointment
2. Historic Preservation Ordinance

Audra Miller informed the Board of the following **Presentation** that will be on the December Agenda.

1. PlanFirst Community Presentation – Department of Community Affairs

The following proposed **Consent Agenda** Items were presented:

1. Tai Nyugen – Acceptance of Credit Toward Impact Fee and Dedication of Right-of-Way (Tentative) – Audra Miller
2. Corinth Baptist Church – Water Easement and Infrastructure Dedication – Audra Miller
3. Senior Management 401A Plan Funding – Ben Taylor

Before moving forward, Assistant County Administrator Kathryn Downs introduced Lance Decker, the new Animal Control Director for Bryan County.

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

1. Holly Young representing Harold W. and Angela L. Davis - First Reading of an Ordinance to Amend the Zoning Map for ± 10.66 acres – Parcel 034-017
2. Holly Young representing Michael D. Jr. and Alison M. Holcombe - First Reading of an Ordinance to Amend the Zoning Map for ± 14.73 acres – Parcels 034-016 and 034-016-02
3. Holly Young representing Michael D. Sr and Sandra K. Holcombe - First Reading of an Ordinance to Amend the Zoning Map for ± 6.29 acres – Parcel 034-016-01
4. Sebrina Hendley representing Henry Dell Murray - First Reading of an Ordinance to Amend the Zoning Map for ± 1.63 acres – Parcel 007-031
5. Second Reading of an Ordinance to Amend Chapter 30 “Utilities” of the Code of Bryan County
6. Adoption of the Third Amendment to the Capital Improvement Element
7. Resolution Establishing a maximum Value for Non-Residential Impact Fees in the South Bryan Transportation Impact Fee Service Area
8. First Reading of an Ordinance to Amend Section 114-612 of the Bryan County Unified Development Ordinance
9. First Reading of an Ordinance to Amend Sec. 114-109 “Code Administration Responsibilities and Organization” of the Unified Development Ordinance

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

1. Second Reading of an Ordinance amending Chapter 115 “Development Impact Fee Ordinance of Bryan County, Georgia” of the Code of Bryan County, Georgia.
2. Malinda Murphy – New Alcohol License (Package Sales Beer, Wine, and Distilled Spirits) - Mike's 280 Package Store – 8500 Hwy 280 E - Parcel 007-017

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

1. Adoption of 2026 Annual Budget
2. 2026 LMIG List of Roads
3. 2024 Storms Tax Relief Bill
4. Tax Appraisal Services for Large-Scale Industrial/Manufacturing Property Award
5. Motorola Solutions SUA II Software Upgrade Agreement (4-year term)

Aaron Kappler presented the following County Attorney items:

1. Consideration of a cost to cure/reimbursement agreement related to Oak Level Roundabout Right of Way Acquisition
2. Authorizing Settlement of Condemnation Proceedings – Blondean S. Newman, Parcel 8 (0251-047)

At 4:40 p.m. a motion was made by Gene Wallace and seconded by Patrick Kisgen to go into Executive Session for the purposes of litigation and personnel. Vote 5:0; Motion carried unanimously.

Commissioner Kisgen left the meeting before the Executive Session.

The Commissioners returned to open meeting at 5:46 p.m.

At 5:47 p.m. a motion was made by Jeff Nielsen to adjourn and a second was made by Gene Wallace. Vote 4:0, Motion carried unanimously.

Meeting adjourned at 4:40 p.m.