Bryan County Board of Commissioners – January 13, 2026

The regular meeting of the Bryan County Board of Commissioners was held on Tuesday, January 13, 2026, in Pembroke. The following members were present: Chairman Carter Infinger, Commissioner Patrick Kisgen, Commissioner Jeff Nielsen, Commissioner Alex Floyd, Commissioner Wade Price and Commissioner Gene Wallace. Also present: County Administrator Ben Taylor, County Clerk Lori Tyson and County Attorney Aaron Kappler.

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

Chairman Infinger recognized Councilmember Van Hunter from the City of Richmond Hill.

Presentation – Mr. Thomas Seaman presented the Board with a framed copy of the National Motto of the United States, in commemoration of the 250th Anniversary of the United States, which will take place July, 2026.

A motion was made by Patrick Kisgen and seconded by Gene Wallace to approve the proposed agenda, with the following changes: Community Development Public Hearing Items 2, 3 and 4 to be presented last, because the representative for all three applicants is running late, due to a medical emergency. Motion carried unanimously. Vote 5:0

A motion was made by Alex Floyd and seconded by Jeff Nielsen to approve the minutes of the December 2025 meetings as presented. Motion carried unanimously. Vote 5:0

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

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

* Stravinski Capital Management, LLC – Sketch Plat for ±707.48 acres – Parcels 028-027, 028-028, and 028-030

* Sebrina Hendley representing Henry Dell Murray - Second Reading of an Ordinance to Amend the Zoning Map for ± 1.63 acres – Parcel 007-031

* Second Reading of an Ordinance to Amend Section 114-612(c) “Maximum percentage of gross land area to be covered” of the Unified Development Ordinance

* Second Reading of an Ordinance to Amend Sec. 114-109 “Code Administration Responsibilities and Organization” of the Unified Development Ordinance

A motion was made by Gene Wallace and seconded by Alex Floyd to close the Public Hearing and reopen the Regular Meeting to vote on the items. Motion carried unanimously. Vote 5:0

*** Stravinski Capital Management, LLC – Sketch Plat for ±707.48 acres – Parcels 028-027, 028-028, and 028-030** – The applicant is requesting approval of a sketch plat for approximately 707.48 acres. The property is zoned “I-2”, general industrial. The sketch plat is for four parcels, a private road, utility easements, access easements, and property for future widening of Warnell Farm Rd. A motion was made by Patrick Kisgen and seconded by Wade Price to approve the sketch plat for Parcels 028-027, 028-028 and 028-030 with the following conditions:

1. The following shall be dedicated to Bryan County prior to approval of the final plat:
   a. The 20-foot exclusive County water utility easement;
   b. The 20-foot access easement from the cul-de-sac to the existing Bryan County well site;
   c. The right-of-way area along Warnell Farm Road, identified as “Parcel B”;
   d. The access easement across the 100-foot private road right-of-way.

2. The developer’s water and sewer agreement must be finalized prior to issuance of any Land Disturbance Activity or Construction permit.

3. Record drawings for all public and private water, sewer, and dry utility installations shall be submitted to the County following construction, and final acceptance of all County utility lines shall occur prior to approval of the utility tie-in for the first building.

After discussion, Commissioner Kisgen modified his motion to include condition No. 4 as follows:

4. Further discussion of granting a sidewalk waiver to be discussed with staff.

Motion carried unanimously. Vote 5:0

*** Sebrina Hendley representing Henry Dell Murray - Second Reading of an Ordinance to Amend the Zoning Map for ± 1.63 acres – Parcel 007-031** – The applicant proposes to rezone approximately 1.63 acres of a 6.72-acre parcel from the A-5 Agricultural Zoning District to the RR-1.5 Rural Residential Zoning District. The subject property is located at 2481 Beautiful Zion Church Road (PIN 007-031). The rezoning would facilitate a minor subdivision and the development of an additional residential dwelling. A motion was made by Wade Price and seconded by Alex Floyd to approve rezoning for Parcel 007-031 from "A-5" Agricultural to the "RR-1.5" Rural Residential Zoning District. Motion carried unanimously. Vote 5:0

*** Second Reading of an Ordinance to Amend Section 114-612(c) “Maximum percentage of gross land area to be covered” of the Unified Development Ordinance** – The proposed ordinance would amend Section 114-612(C) of the Unified Development Ordinance to clarify regulations governing the maximum allowable lot coverage. The amendment specifies that all hard surfaces, including impervious surfaces, are counted toward the maximum percentage of land area permitted to be covered. A motion was made by Gene Wallace and seconded by Patrick Kisgen to approve the Second Reading of an Ordinance to Amend Section 114-612(c) of the Bryan County Unified Development Ordinance, as presented. Vote 3:2 with Commissioners Floyd, Price and Nielsen opposing. Motion failed. A new motion was made by Alex Floyd to table the item to the February meeting for further discussion. Gene Wallace seconded the motion. Motion carried unanimously. Vote 5:0

*** Second Reading of an Ordinance to Amend Sec. 114-109 “Code Administration Responsibilities and Organization” of the Unified Development Ordinance** – Section 114-109 of the Unified Development Ordinance outlines the roles and responsibilities of the Planning and Zoning Commission and the Board of Adjustment. Currently, members must be residents of Bryan County. Because these boards serve only unincorporated areas, staff recommends limiting membership to residents of unincorporated Bryan County. The proposed amendment would implement this requirement. A motion was made by Wade Price and seconded by Alex Floyd to approve the Second Reading of an Ordinance to Amend Section 114-109 of the Unified Development Ordinance, as presented. Motion carried unanimously. Vote 5:0

Amanda Clement and Audra Miller met with the Commissioners on the following **Non-Public Hearing issues**.

* **Adoption of the 2026 Road Classification Map –** The Bryan County Board of Commissioners adopted the Unified Development Ordinance in December 2020, which includes a Road Classification Plan identifying all county roads. The Engineering Director maintains the County's Road Inventory and updates the Road Classification Plan annually. In accordance with Section 114-1000, the 2026 Road Classification Plan has been reviewed and accurately reflects the County's Road Inventory as of December 31, 2025.A motion was made by Gene Wallace and seconded by Jeff Nielsen to approve a Resolution Adopting the 2026 Road Classification Plan, as presented. Motion carried unanimously. Vote 5:0

* **Memorandum of Agreement Between Georgia Department of Community Affairs and Bryan County -** Bryan County applied for PlanFirst designation from the Georgia Department of Community Affairs (DCA) on May 15, 2025. PlanFirst recognizes communities that consistently and effectively implement their comprehensive plans. The County was awarded the designation on September 15, 2025. As a condition of this designation, DCA requires the County to execute a Memorandum of Agreement outlining the terms of the designation and the responsibilities of both DCA and Bryan County. A motion was made by Alex Floyd and seconded by Patrick Kisgen to approve a Resolution authorizing a Memorandum of Understanding between DCA and the County for PlanFirst designation, and authorize the Chairman to execute the MOA, as presented. Motion carried unanimously. Vote 5:0

* **First Reading of an Ordinance to Amend Section 114-511 "Authorized Uses in Residential Districts" and Section 114-512 "Residential District Use Conditions" of the Unified Development Ordinance -** This proposed ordinance amendment would amend Sections 114-511 and 114-512 of the Unified Development Ordinance to permit the keeping of small farm animals, specifically chickens, as an accessory use in the R-15 zoning district. The amendment adds "small farm animals" to the list of allowed accessory uses and establishes supplemental standards, including a maximum of four chickens, setback-compliant enclosures, and a prohibition on commercial activity. This is a first reading so no action was required.

A motion was made by Alex Floyd and seconded by Patrick Kisgen to close the regular meeting and **re-open the Public Hearing**, as Ms. Holly Young had arrived. Motion carried unanimously. Vote 5:0

* Holly Young representing Harold W. and Angela L. Davis - Second Reading of an Ordinance to Amend the Zoning Map for ± 10.66 acres – Parcel 034-017

* Holly Young representing Michael D. Jr. and Alison M. Holcombe - Second Reading of an Ordinance to Amend the Zoning Map for ± 14.73 acres – Parcels 034-016 and 034-016-02

* Holly Young representing Michael D. Sr and Sandra K. Holcombe - Second Reading of an Ordinance to Amend the Zoning Map for ± 6.29 acres – Parcel 034-016-01

A motion was made by Gene Wallace and seconded by Alex Floyd to **close the Public Hearing** and reopen the Regular Meeting to vote on the items. Motion carried unanimously. Vote 5:0

*** Holly Young representing Harold W. and Angela L. Davis - Second Reading of an Ordinance to Amend the Zoning Map for ± 10.66 acres – Parcel 034-017** – The applicant is requesting the rezoning of a 10.66-acre property from the RR-1 Rural Residential Zoning District to the I-2 General Industrial Zoning District. The property is located on U.S. Highway 280 between Deer Run Road and U.S. Highway 80 (PIN 034-017). No specific development plans have been submitted, as the request is speculative in nature. A motion was made by Gene Wallace and seconded by Jeff Nielsen to approve the rezoning request for Parcel 034-017 to the I-1 zoning district. Motion carried unanimously. Vote 5:0

*** Holly Young representing Michael D. Jr. and Alison M. Holcombe - Second Reading of an Ordinance to Amend the Zoning Map for ± 14.73 acres – Parcels 034-016 and 034-016-02** – The applicant is requesting the rezoning of a 14.73-acre property from the RR-1 Rural Residential Zoning District to the I-2 General Industrial Zoning District. The property is located on U.S. Highway 280 between Deer Run Road and U.S. Highway 80 (PINs 034-016 and 034-016-02). No specific development plans have been submitted, as the request is speculative in nature. A motion was made by Wade Price and seconded by Alex Floyd to approve the rezoning request for Parcel 034-016 & 034-016-02 to the I-1 zoning district. Motion carried unanimously. Vote 5:0

*** Holly Young representing Michael D. Sr and Sandra K. Holcombe - Second Reading of an Ordinance to Amend the Zoning Map for ± 6.29 acres – Parcel 034-016-01** – The applicant is requesting the rezoning of a 6.29-acre property from the RR-1 Rural Residential Zoning District to the I-2 General Industrial Zoning District. The property is located on U.S. Highway 280 between Deer Run Road and U.S. Highway 80 (PIN 034-016-01). No specific development plans have been submitted, as the request is speculative in nature. A motion was made by Jeff Nielsen and seconded by Wade Price to approve the rezoning request for Parcel 034-016-01 to the I-1 zoning district. Motion carried unanimously. Vote 5:0

Kathryn Downs, Assistant County Administrator and Ben Taylor, County Administrator, met with the board on the following administration issues:

*** Appointment of the Commission Vice-Chairman** – This item is for the appointment of a Vice-Chairman for the Bryan County Board of Commissioners for 2026. A motion was made by Jeff Nielsen and seconded by Wade Price to appoint Alex Floyd District 1, as the Vice-Chairman of the Bryan County Board of Commission for FY 2026. Vote 5:0, motion carried unanimously.

*** Appointment of the County Attorney –** This item is for the appointment of the County Attorney for 2026, which the Board of Commissioners appoints each January. Aaron Kappler of Thompson, O'Brien, Kappler & Nasuti, P.C., has served in this role since January 2023. A motion was made by Wade Price and seconded by Patrick Kisgen to appoint Aaron Kappler as the County Attorney for FY 2026. Vote 5:0, motion carried unanimously.

*** 2026 Qualifying Fees -** The Bryan County Board of Commissioners are required to set and publish qualifying fees for County Offices by February 1, 2026. Qualifying fees are generally set by Law; each amount is dependent on the County Office. A motion was made by Patrick Kisgen and seconded by Alex

Floyd to approve a Resolution setting the 2026 Qualifying Fees for County Offices, as presented. Vote 5:0, motion carried unanimously.

*** Axon Enterprises Contract - Sheriff Office (50 Body Cameras) -** The Sheriff's Office is requesting authorization to purchase fifty (50) body cameras at a total cost of $494,095, to be paid over five years. These cameras would aid in promoting officer professionalism, enhancing accountability, and building trust between law enforcement and the community. A motion was made by Patrick Kisgen and seconded by Wade Price to authorize staff to execute and sign a 5-year payment contract with Axon Enterprise, Inc., for the purchase of 50 body cameras with a total contract value not to exceed $494.095. Vote 5:0, motion carried unanimously.

*** EMS Billing Services Agreement - Trinity EMS Consulting Services, LLC -** This agenda item requests approval for an EMS billing service to manage claims, payments, and compliance for emergency medical transport. The service will be provided for a monthly fee of 6% of all funds collected, under a three-year fixed-term agreement. A motion was made by Gene Wallace and seconded by Jeff Nielsen to authorize staff to execute a three-year fixed term agreement for EMS billing services with Trinity EMS Consulting Services, LLC. Vote 5:0, motion carried unanimously.

*** Conveyance of Pembroke Senior Center to City of Pembroke -** In accordance with the 2021 Service Delivery Strategy, Bryan County agreed to transfer the former Senior Citizens Center at 24 West Bacon St. to the City of Pembroke once a new center was operational. With the new Senior Center now open at 50 McFadden Dr., the attached resolution authorizes transferring the West Bacon St. property to the City of Pembroke. A motion was made by Alex Floyd and seconded by Wade Price to approve a resolution authorizing the transfer of the former Senior Citizens Center property to the City of Pembroke. Vote 5:0, motion carried unanimously.

*** Effingham County Water Memorandum of Understanding –** This Memorandum of Understanding (MOU) outlines the key terms for the joint management of a proposed regional surface water project by Bryan County and Effingham County. It addresses ownership and operation, easement usage, capacities, and water rates. Once approved by both counties, staff will begin negotiating a formal intergovernmental agreement incorporating these terms. A motion was made by Jeff Nielsen and seconded by Wade Price to approve a Resolution authorizing a Memorandum of Understanding between Bryan and Effingham County. Vote 5:0, motion carried unanimously.

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

*** Consideration of a Resolution Authorizing Settlement of Halls Lane V, LLC Property Condemnation –** In preparation of the pedestrian improvements along Harris Trail Road and Brisbon Road, the Board of Commissioners authorized condemnation of the property owned by Halls Lane V, LLC and Halls Lane VI, LLC, Tax Parcel 054-068-08, on February 11, 2025. Since then, the County Attorney and the property owners have negotiated a settlement of $52,500, plus acknowledgment of a $38,500 non-cash charitable contribution, as full compensation for Bryan County's acquisition of the property. A motion was made by Gene Wallace and seconded by Jeff Nielsen to approve a condemnation settlement agreement for Parcel 054-068-08, for road right-of-way needed for the Harris Trail Road and Brisbon Road pedestrian improvements. Vote 5:0, motion carried unanimously.

*** Commissioner Salary Consideration (Effective January 1, 2027) -** Under Georgia law, any adjustment of Commissioner salary cannot take effect until January 1 of the year following the next general election, making the earliest effective date January 1, 2027. To proceed, the Board must publish a notice of intent, including the fiscal impact, in Bryan County's legal organ once a week for three consecutive weeks. This resolution authorizes County staff to calculate the fiscal impact and publish the notice of intent. A motion was made by Jeff Nielsen and seconded by Wade Price to approve a Resolution authorizing county staff to determine the fiscal impact and publish a Notice of Intent for the Bryan County Board of Commissioners Annual Compensation. Vote 5:0, motion carried unanimously.

The following citizens made **Public Comments**:

*** Floyd Harbin** spoke concerning the proposed development of Westwin Elements.

*** Trey Bragg** spoke in favor of the proposed development, Westwin Elements.

*** Doris Miller** spoke about her grandson, Cody Shuman's structure that is out of compliance on Lake Lorraine.

*** Brian Dehaan** spoke as a neighbor of Cody Shuman and stated he has no issue with the out of compliance structure.

*** Amy Mitchell** spoke on the need for a Historic Preservation Ordinance in Bryan County.

*** Van Hunter** spoke in favor of the proposed Westwin Elements development.

*** Captain Joey Waters** informed to Board that he will be retiring in August, and wanted to thank the Board for the opportunity to serve and offer security to them for so many years. The Board thanked Captain Waters for his many years of service and congratulated him on his retirement.

At 6:53 p.m. a motion was made by Patrick Kisgen and seconded by Jeff Nielsen to go into Executive Session for litigation and personnel. Vote 5:0; motion carried unanimously.

At 8:02 p.m. the Commissioners returned to the Regular Meeting.

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

The meeting was adjourned at 8:02 p.m.