Bryan County Board of Commissioners – March 10, 2026

The regular meeting of the Bryan County Board of Commissioners was held on Tuesday, March 10, 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. and gave the invocation. Savannah Sims and Emma Gravino with Bryan County 4-H led everyone in the Pledge of Allegiance.

Chairman Infinger recognized the students in attendance from the Bryan County 4-H Club.

A motion was made by Alex Floyd and seconded by Wade Price to approve the agenda, as presented. Motion carried unanimously. Vote 4:0

A Proclamation was read aloud by Chairman Infinger for the Bryan County 4-H Club and their recent outstanding achievements at the Southeast District Project Achievement.

A motion was made by Gene Wallace and seconded by Patrick Kisgen to approve the minutes of the February 2026 meetings as presented. Motion carried unanimously. Vote 4:0

Alex Floyd made a motion to approve the **Consent Agenda** and Gene Wallace seconded the motion. Motion carried unanimously. Vote 4:0

1. Stanley Martin Homes, LLC Right-of-Way Dedication – Port Royal
2. HIC Port Royal, LLC Right-of-Way Dedication – Port Royal
3. CDBG Application Submission Approval – FY 2026 Annual Competition

County Administrator Ben Tayloy gave recognition to the Community Development Department and shared with the Commission about the recent trip to Atlanta where the department was awarded the 2026-2028 PlanFirst Designation by The Georgia Department of Community Affairs.

A motion was made by Alex Floyd and seconded by Gene Wallace to close the regular meeting and open the Public Hearing. Motion carried unanimously. Vote 4:0

*Commissioner Nielsen arrived at 5:35 p.m., while the Community Development Public Hearing Items were being presented.*

Sara Farr-Newman met with the Commissioners on the following **Public Hearing Items**.

* Robert McCorkle representing Interport LLC -Second Reading of an Ordinance to Amend the Zoning Map for ±12.95 acres - Parcel 034-015

* Southern Metals Properties, LLC – Comprehensive Plan Amendment for ± 9.56 acres – Parcels 008-022, 008-023-1, and 008-023. James Gerard and Madison Elliott, applicants, were present for questions from the Board.

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

*** Robert McCorkle representing Interport LLC -Second Reading of an Ordinance to Amend the Zoning Map for ±12.95 acres - Parcel 034-015** – The applicant is requesting to rezone approximately 12.95 acres of property identified by Parcel Number 034-015 from the existing "RR-1", Rural Residential District, to the "I-1," Light Industrial Zoning District, for warehouse and industrial use. A motion was made by Patrick Kisgen and seconded by Wade Price to approve the rezoning of Parcel Number 034-015 from the "RR-1", Rural Residential, to the "I-1," Light Industrial Zoning District, with the following conditions:

1. The developer shall enter into a Water and Sewer Agreement with the County prior to the issuance of any development permits, if required by the Engineering Director.
2. The developer shall enter into a Transportation Agreement with the County prior to the issuance of any development permits, if required by the Engineering Director.
3. A boundary survey shall be completed and approved via a minor plat and recorded prior to site plan approval.

Motion carried unanimously. Vote 5:0

*** Southern Metals Properties, LLC – Comprehensive Plan Amendment for ± 9.56 acres – Parcels 008-022, 008-023-1, and 008-023** – James Gerard, on behalf of the applicant, is requesting an amendment to the Comprehensive Plan to change the Character Area from "Rural Residential" to "Industrial" for property off Harvey Road. This request is intended to support a future rezoning to the "I-2" General Industrial district, which is not compatible with the current "Rural Residential" designation. To clarify the record, Audra Miller informed the Board that the intended use of the property, as provided by the applicant to Community Development, did not justify an amendment to the Comprehensive Plan. After some discussion regarding the property's future use, the County Attorney advised that such discussion be deferred, as the application under consideration was solely for a Comprehensive Plan amendment and not a rezoning request. A motion was made by Wade Price and seconded by Jeff Nielsen to approve the Comprehensive Plan Character Area amendment for Parcels 008-022, 008-023-02, and 008-023, as presented. Motion carried, Vote 3:2. Commissioner Kisgen and Commissioner Wallace opposed the motion.

Ben Taylor, County Administrator, and Kathryn Downs, Assistant County Administrator, met with the board on the following **Administration Issues**:

*** Amendment to Medical Services for the Detention Center** – Staff first issued a contract for inmate medical care in 2012, with a 2-year term and automatic 1-year renewals. An updated agreement in 2025 expanded services. Staff now seeks to extend the contract for another year through 2026 at a cost of $592,572. A motion was made by Patrick Kisgen and seconded by Gene Wallace to authorize the Chairman to execute Contract Addendum #5 of the Genesys Health Alliance Contract in the amount of $592,572.00. Vote 5:0, motion carried unanimously.

*** Bryan County Sheriff's Department Tower Lease – PAC Fiber** – This item is for a proposed tower lease agreement to allow the Bryan County Sheriff's Department to use space on an existing communications tower for public safety equipment. The agreement is between The Pembroke Telephone Company and the Bryan County Board of Commissioners, providing tower space on an existing tower located at 685 East Bacon Street in Pembroke. It includes a 5-year initial term with automatic renewals, an annual cost of $32,724, and standard terms for access, maintenance, and operations to ensure reliable communication services. A motion was made by Wade Price and seconded by Jeff Nielsen to authorize the Chairman to execute a lease agreement, on behalf of the Bryan County Sheriff's Office, with The Pembroke Telephone Company, Inc., for space on a communications tower, located at 685 E. Bacon St., Pembroke, Georgia. Vote 5:0, motion carried unanimously.

*** Return of 2021 John Deere 672G Motor Grader and Execute New Lease of 2025 CAT 140LVR Motor Grader** – The county's current lease of a JD 672G motor grader ends on March 26, 2026, with a buyout price of $127,766.08. Instead of purchasing this equipment, staff is recommending returning the machine and leasing a new one. In June 2025, staff requested quotes from vendors through a Sourcewell contract. Yancey Caterpillar provided the lowest bid and has agreed to keep that price, with slightly lower annual payments due to reduced interest rates. The new 2025 CAT motor grader costs $402,442 or can be leased for 5 years with annual payments of $62,185 and a $154,500 buyout option. Funding will come from TSPLOST. A motion was made by Gene Wallace and seconded by Alex Floyd to authorize staff to execute a 5-year/7,500-hour lease with Yancey for a 2025 CAT 140LVR Motor Grader, for a total amount of $154,500. Vote 5:0, motion carried unanimously.

*** IGA with Bryan County Schools – ESPLOST Elections** – This agenda item is for approval of an agreement for the Bryan County Elections Board to conduct ESPLOST elections on behalf of the Bryan County School District. Under the agreement, the Elections Board will handle all materials, supplies, personnel, and legal requirements for the election, with all costs covered by the school district. A motion was made by Gene Wallace and seconded by Alex Floyd to authorize the Chairman to execute the Intergovernmental Agreement with Bryan County Schools District to conduct the ESPLOST elections. Vote 5:0, motion carried unanimously.

*** RFP- Award for Audit and Appraisal Services- Large-Scale Industrial/Manufacturing** – On January 22, 2026, staff issued a Request for Proposals (RFP) for Audit and Appraisal Services- Large-Scale Industrial/Manufacturing Company to provide comprehensive audit and appraisal services related to the review of personal valuations and exemptions reported by a large-scale industrial/manufacturing company. Qualification packages were due on February 10, 2026, and two packages were received at that time. A motion was made by Jeff Nielsen and seconded by Gene Wallace to authorize staff to execute a contract with StempleCrites, LLC, for Audit and Appraisal Services, as presented. Vote 5:0, motion carried unanimously.

*** Planning and Zoning Commission/Board of Adjustment Appointment** – There is an unexpired term on the Planning and Zoning Commission and Board of Adjustment, due to the vacancy of Kevin Bowes. A motion was made by Wade Price and seconded by Jeff Nielsen to appoint Michael Saporito to the Bryan County Planning and Zoning Commission and Board of Adjustment, for a term to begin April 1, 2026 and expire February 28, 2027. Vote 5:0, motion carried unanimously.

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

*** Transportation Impact Fee Credits –** The current Development Impact Fee Ordinance (DIFO) sets transportation impact fees and allows credits when developers dedicate land or build improvements tied to approved transportation projects. As development increases, some developers are completing these improvements before County projects begin, making them eligible for credits. While a formal policy is being developed, staff is proposing interim guidelines that limit reimbursements to 50% of transportation impact fees collected each year, and distribute reimbursements evenly, regardless of the amount owed or when the credit was earned. A motion was made by Wade Price and seconded by Gene Wallace to execute a Resolution Establishing Transportation Impact Fee Credit Policies, as presented. Vote 5:0, motion carried unanimously.

*** Consideration of a resolution providing consent to Public Facilities Authority for the issuance of revenue bonds for the benefit of the City of Pembroke –** This item is for Commission consent of bond issuance by the Bryan County Public Facilities Authority. On February 17, 2026, the Facilities Authority approved a bond resolution authorizing $5,140,000 in revenue bonds for the City of Pembroke. The funds will be used to acquire, construct, and equip a public theater, pocket park, and related parking. The City plans to repay the bonds using SPLOST funds. A motion was made by Wade Price and seconded by Gene Wallace to execute a Resolution providing consent to the Public Facilities Authority for the issuance of revenue bonds for the benefit of the City of Pembroke. Vote 5:0, motion carried unanimously.

*** Consideration of a resolution providing consent to Public Facilities Authority for the issuance of revenue bonds for the benefit of the Bryan County Board of Education –** This item is for Commission consent of bond issuance by the Bryan County Public Facilities Authority. On February 17, 2026, the Facilities Authority approved a bond resolution authorizing up to $30,000,000 in revenue bonds for Bryan County Schools. The funds will be used to acquire, construct, and equip various school projects and cover bond issuance costs. The School District plans to repay the bonds using a portion of its PILOT payments from Hyundai. A motion was made by Alex Floyd and seconded by Jeff Nielsen to execute a Resolution providing consent to the Public Facilities Authority for the issuance of revenue bonds for the benefit of The Bryan County Board of Education. Vote 5:0, motion carried unanimously.

*** Acceptance of Right of Way from Raydient for Warren Hill and Belfast River Road Improvement Project –** Under a Right of Way Deed between Raydient, LLC and Bryan County, certain property is being dedicated for the Warren Hill and Belfast River Road Improvement Project. This item is for accepting that right of way from Raydient, LLC. A motion was made by Gene Wallace and seconded by Patrick Kisgen to accept Right of Way access from Raydient for the Warren Hilland Belfast River Road Improvement project, as presented. Vote 5:0, motion carried unanimously.

*** Amendment to SDS to authorize Pembroke to provide revitalization to incorporated limits of Pembroke –** The City of Pembroke is requesting that the Department of Community Affairs allow it to provide housing revitalization services within its city limits under the Service Delivery Strategy Act. This item authorizes County staff to complete and submit the necessary documents so the City can add this service. A motion was made by Wade Price and seconded by Patrick Kisgen to amend the SDS, authorizing the City of Pembroke to Provide Revitalization to Incorporated Limits of Pembroke, as presented. Vote 5:0, motion carried unanimously.

The following citizens made **Public Comments**:

*** Mary Beasley** asked the Board to reconsider the appointment of Tripp Addison on the Development Authority Board, which would also affect his position on the Airport Authority Board, due to some dissatisfaction of his position and decisions in current events.

*** Amy Mitchell** spoke about her desire to see a Historic Preservation Ordinance in Bryan County, and reassured the Board that decisions such as the age of applicable property, boundaries and other details of the ordinance, would not have to be decided on until much further in the process.

At 6:26 p.m. a motion was made by Alex Floyd and seconded by Jeff Nielsen to go into Executive Session for litigation. Vote 5:0; motion carried unanimously.

At 7:13 p.m. the Commissioners returned to the Regular Meeting.

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 6:26 p.m.