

Bryan County Board of Commissioners – Pre-Agenda Meeting – May 5, 2026

The pre-agenda meeting of the Bryan County Board of Commissioners was held on Tuesday, May 5, 2026, at 3:30 p.m. in Pembroke, in the Commission Meeting Room. The following members were present in person: Chairman Carter Infinger, Commissioner Gene Wallace, Commissioner Jeff Nielsen, Commissioner Alex Floyd and Commissioner Wade Price. 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, Charlene Bunch, Laura Vickers, Brett Kohler, Riley Johnson, Nick Beard, Keith Page, Riley Johnson, Brian Conley, and Eric G. Van Otteren. Staff was present from Thomas & Hutton, and Cindy Drury with ACCG.

Chairman Carter Infinger called the meeting to Order at 3:30 p.m.

The following **Non-Agenda Items** were presented:

1. Project of the Year - North Bryan County Membrane Bioreactor (MBR) Water Reclamation Facility
The Chairman would like to add this item to the May Agenda to give public recognition to staff for a job well done.

Human Resources Director Riley Johnson presented a department report to the board, providing updates on HR related issues such as insurance and potential changes concerning spousal coverage and employee coverage, due to rising costs.

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

1. Dedication of Right-of-Way McAllister Pointe Subdivision Phase 1 – Ben Taylor
2. 2025 Annual Year End Budget Amendments – Laura Vickers

Brett Kohler and Amanda Clement presented the following **Community Development Public Hearing** items to the Commissioners:

1. Coleman Engineering, representing Price 3689 Wilma Edwards, LLC, Second Reading of an Ordinance to Amend the Zoning Map ± 7.86 acres – Parcel 025-005. *Commissioner Price recused himself from the discussion.*
2. Coleman Engineering, representing Price 3689 Wilma Edwards, LLC, Conditional Use Permit for Heavy Automotive ± 7.86 acres – Parcel 025-005. *Commissioner Price recused himself from the discussion.*
3. James E. “Jed” DeZelle – Request to abandon Garrard Road
4. Continued - Second 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.
5. Shiv Shakti 2026, LLC - Alcohol License – 10819 Hwy 280 E – Parcel# 030-005

Brett Kohler presented the following **Community Development Non-Public Hearing** items to the Commissioners:

1. John D. Northup, representing Cape Group, LLC, First Reading of an Ordinance to Amend zoning Map ± 38.86 acres – Parcel 062-114
2. Resolution approving Recreational Trails Program Grant

Ben Taylor presented the following proposed **County Administrator** Agenda Items were presented:

1. 2025 Road Striping Project (LMIG-LAR) Contract Award

2. Stravinski Capital Management, LLC Transportation Improvement Agreement
3. Stravinski Capital Management, LLC Water and Sewer Service Agreement
4. Scannell Properties #794, LLC Water and Sewer Service Agreement
5. Anatolia Capital Belfast, LLC Private Development Agreement

A motion was made by Alex Floyd and seconded by Wade Price to go into Executive Session for litigation at 4:24 p.m. Vote 4:0.

The following proposed **County Attorney** Items were discussed in Executive Session:

1. Consideration of a Resolution to Condemn a property interest in Tax Parcel 054-026, Bryan County, Georgia (Parcel 2 of the Bryan County Harris Trail and Timber Trail Road Signal ROW Project; Owner: Tai and Hong Vo Nguyen); to authorize the Chairman to execute documents in furtherance of the same; to authorize the County Attorney to proceed with proceedings in furtherance of the same.
2. Consideration of a Resolution to Condemn a property interest in Tax Parcel 054E-066, Bryan County, Georgia (Parcel 3 of the Bryan County Harris Trail and Timber Trail Road Signal ROW Project; Owner: Ziya Investments 102, LLC); to authorize the Chairman to execute documents in furtherance of the same; to authorize the County Attorney to proceed with proceedings in furtherance of the same.

The Board returned to the open meeting at 5:39 p.m.

A motion was made by Jeff Nielsen and seconded by Gene Wallace to adjourn. Motion carried unanimously.

The meeting was adjourned at 5:39 p.m.