

Bryan County Board of Commissioners – May 12, 2026

The regular meeting of the Bryan County Board of Commissioners was held on Tuesday, May 12, 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 and everyone joined in the Pledge of Allegiance.

Gene Wallace made a motion to approve the proposed agenda, with the following changes: **removal** of County Administration Item 4 - Anatolia Capital Belfast, LLC Private Development Agreement, County Attorney Item 1 - Consideration of a Resolution to Condemn a property interest in Tax Parcel 054-026, and **add** Executive Session for litigation. The motion was seconded by Alex Floyd. Motion carried unanimously. Vote 5:0

Chairman Infinger gave the following **special recognitions**:

Project of the Year – The Chairman recognized and congratulated staff for their outstanding work on the project, which earned the prestigious American Public Works Association (APWA) Public Works Project of the Year Award in the Environmental category for projects exceeding \$75 million. He commended the team's dedication, expertise, and collaborative efforts that contributed to the successful delivery of this significant project

Brantley County Fire Assistance – The Chairman recognized and expressed his appreciation to staff and volunteers who assisted in the Brantley County fire containment efforts. He commended their dedication, long hours, and willingness to respond during a challenging situation, noting that their coordinated efforts helped protect lives, property, and natural resources. The Chairman thanked everyone involved for their commitment to serving the community during the emergency.

A motion was made by Alex Floyd and seconded by Jeff Nielsen to approve the **minutes** of the April 2026 meetings as presented. Motion carried unanimously. Vote 5:0

Wade Price made a motion to approve the **Consent Agenda** and Jeff Nielsen seconded the motion. Motion carried unanimously. Vote 5:0

1. Dedication of Right-of-Way McAllister Pointe Subdivision Phase 1
2. 2025 Annual Year End Budget Amendments

A motion was made by Patrick Kisgen and seconded by Alex Floyd 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**.

Commissioner Wade Price recused himself from the presentation, discussion and vote of Community Development Public Hearing Items 1 & 2 and returned to the meeting for the remaining items on the agenda.

* Coleman Engineering, representing Price 3689 Wilma Edwards, LLC, Second Reading of an Ordinance to Amend the Zoning Map ±7.86 acres – Parcel 025-005. Janice Mizell, Jay Womble, Arlene Hobbs, Ray Butler, Tim Traywick all spoke in opposition to the rezoning. Valli Gapac spoke in favor. The property owners and applicant were present and spoke giving further clarification to the issues raised.

* Coleman Engineering, representing Price 3689 Wilma Edwards, LLC, Conditional Use Permit for Heavy Automotive ±7.86 acres – Parcel 025-005

* James E. “Jed” DeZelle – Request to abandon Garrard Road

* 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

* Shiv Shakti 2026, LLC - Alcohol License – 10819 Hwy 280 E – Parcel# 030-005

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

*** Coleman Engineering, representing Price 3689 Wilma Edwards, LLC, Second Reading of an Ordinance to Amend the Zoning Map ±7.86 acres – Parcel 025-005** – Coleman Company, representing Price 3689 Wilma Edwards, LLC, is requesting the rezoning of a 7.86-acre property from B-1 (Neighborhood Commercial) to B-2 (General Commercial). The property is located at the northwest corner of Wilma Edwards Road and Bill Futch Road (PIN #025 005). The applicant intends to continue operating a heavy automotive repair facility on the site. A motion was made by Jeff Nielsen and seconded by Alex Floyd to approve the rezoning of Parcel 025-005 from "B-1" Neighborhood Commercial, to the "B-2" General Commercial Zoning District, as presented. Vote 3:1. Motion Carried. *Commissioner Wallace voted in opposition and Commissioner Price recused himself.*

*** Coleman Engineering, representing Price 3689 Wilma Edwards, LLC, Conditional Use Permit for Heavy Automotive ±7.86 acres – Parcel 025-005** – Coleman Company, representing Price 3689 Wilma Edwards, LLC, is requesting conditional use approval to continue operating a Heavy Automobile Repair Facility in the B-2 (General Commercial) zoning district. The 7.86-acre property is located at the northwest corner of Wilma Edwards Road and Bill Futch Road. A motion was made by Alex Floyd and seconded by Jeff Nielsen to approve the conditional use with the following conditions:

1. Continued compliance with the specific supplemental use regulations governing heavy auto repair facilities as set forth in Section 114-722 of the Bryan County Unified Development Ordinance.
2. Installation of a street yard buffer and opaque fencing to screen stored vehicles must be completed prior to the issuance of a business license.
3. The business shall not be open for operation before noon on Sundays.

Vote 3:1. Motion carried. *Commissioner Wallace voted in opposition and Commissioner Price recused himself.*

***James E. “Jed” DeZelle – Request to abandon Garrard Road** – The Westervelt Company has requested the abandonment of approximately 3.67 acres of County-maintained right-of-way on Garrard Road. The road mainly serves the applicant’s timberland and does not provide access to homes or important public facilities. The area has experienced ongoing issues with illegal dumping, bonfires, and other activities requiring law enforcement response. Because the road provides little public benefit and has created safety and environmental concerns, abandoning this section of Garrard Road is considered to be in the public's best interest. A motion was made by Patrick Kisgen and seconded by Gene Wallace to table the item to a date to be determined by staff, for further discussion and consideration by the property owners. Motion carried unanimously. Vote 5:0

*** 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** – This proposed ordinance would amend the Unified Development Ordinance (UDO) to allow residents in the R-15 zoning district to keep chickens as an accessory use. The original proposal allowed up to four chickens per property and prohibited roosters. Following discussions with the Board of Commissioners and the Planning and Zoning Commission, the ordinance was revised to allow additional chickens on larger lots. Staff also reviewed similar regulations in nearby jurisdictions and compared the proposal to existing Rural Residential (RR) standards. A motion was made by Gene Wallace and seconded by Patrick Kisgen to approve the amendment of section 114-511 “Authorized Uses in Residential Districts” and section 114-512 “Residential District Use Conditions” of the Unified Development Ordinance to be modified as follows: 1) Properties that are less than one (1) acre be permitted a maximum of four (4) chickens; 2) Properties that are a minimum of one (1) acre, be permitted five (5) additional chickens per one-half (0.5) acre, up to a maximum of twenty (20) chickens, and further move to delay enforcement date sixty (60) days from approval date, allowing HOAs adequate time to notify homeowners and make further restrictions to their private covenants, if desired. Motion carried unanimously. Vote 5:0

*** Shiv Shakti 2026, LLC - Alcohol License – 10819 Hwy 280 E – Parcel# 030-005** – Applicant, Ankitkumar Patel, owner and manager of Shiv Shakti 2026, LLC, doing business as OM Foods, has applied for an Alcohol Beverage License to allow the package sale of beer and wine for off-premises consumption. The license for this location was previously held by Premfuel06, Inc., doing business as Ellabell Food Mart. The property is located at 10819 Highway 280 East in northern unincorporated Bryan County. A motion was made by Alex Floyd and seconded by Jeff Nielsen to approve the alcoholic beverage license for Mr. Patel, for package sales of beer and wine for off premise consumption, as presented. Motion carried unanimously. Vote 5:0

Brett Kohler met with the Commissioners on the following **Non-Public Hearing Items**:

*** John D. Northup, representing Cape Group, LLC, First Reading of an Ordinance to Amend zoning Map ±38.86 acres – Parcel 062-114** – Bouhan Falligant LLP, on behalf of The Cape Group, LLC, has requested the rezoning of a 38.86-acre property from the A-5 (Agricultural) Zoning District to the B-2 (General Commercial) Zoning District. The property is located at the southeast corner of GA SR 144 and Belfast River Road (PIN #062 114). The proposed development includes a grocery store and additional outparcels for future commercial uses. This was a first reading, so no action was taken.

*** Resolution approving Recreational Trails Program Grant** – Bryan County plans to improve the Green Creek Trail by adding amenities such as benches, signage, and a trail extension to Henderson Park

Boulevard. To help fund the project, the County is applying for a \$189,000 grant through the Georgia Department of Natural Resources Recreational Trails Program toward the estimated \$258,000 project cost. After advancing through the pre-application phase, the County was invited to submit a full application. The attached resolution authorizes the grant application, commits the required local funding, and accepts the grant terms if awarded. A motion was made by Jeff Nielsen and seconded by Patrick Kisgen to approve a resolution authorizing the submittal of the full Recreational Trail Program grant application for the Green Creek Trail Extension Project, committing all necessary and required funds, and accepting agreement terms, as presented. Motion carried unanimously. Vote 5:0

Ben Taylor, County Administrator met with the board on the following **Administration Issues**:

*** 2025 Road Striping Project (LMIG-LAR) Contract Award** – This item is for the 2025 Road Striping Project (LMIG-SAP), which includes approximately 65 miles of road striping and the installation of 5,439 raised pavement markers (RPMs). Staff advertised a Request for Proposals (RFP) on February 23, 2026, and held a pre-bid meeting with interested contractors on April 16, 2026. A motion was made by Patrick Kisgen and seconded by Gene Wallace to authorize staff to negotiate and execute a contract with Peek Pavement Marking, LLC, in the amount of \$170,209.29, for the 2025 Road Striping Project and authorize the associated 2026 budget amendments, as presented. Vote 5:0, motion carried unanimously.

***Stravinski Capital Management, LLC Transportation Improvement Agreement**– Stravinski Capital Management, LLC owns three properties along Warnell Farm Road and is required, under zoning conditions, to enter into a Transportation Agreement to address impacts on the County's transportation system. This agreement outlines the responsibilities of both the County and Stravinski, including possible transportation impact fee credits for improvements to Warnell Farm Road. A motion was made by Wade Price and seconded by Jeff Nielsen to approve the Transportation Improvement Contribution Agreement with Stravinski Capital Management, LLC, as presented. Vote 5:0, motion carried unanimously.

***Stravinski Capital Management, LLC Water and Sewer Service Agreement**– Stravinski Capital Management, LLC owns three properties along Warnell Farm Road and, under the zoning conditions, must enter into a Water and Sewer Service Agreement for the extension of water and sewer infrastructure to serve the proposed development. This agreement sets out the terms for providing utility service, including payment of Capital Recovery Fees for connection to Bryan County's system and any eligible reimbursements or credits for upsizing regional infrastructure. A motion was made by Gene Wallace and seconded by Alex Floyd to approve the Water and Sewer Service Agreement with Stravinski Capital Management, LLC, as presented. Vote 5:0, motion carried unanimously.

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

*** Consideration of a Resolution to Authorize Acquisition of Fee Simple Right-of-Way Interests from Tax Parcel 054E-066 (Parcel 3 of the Bryan County Harris Trail/Timber Trail Road Signal ROW Project), Owner: Ziya Investments 102, LLC** – This item authorizes Bryan County to acquire right-of-way interests from Ziya Investments 102, LLC for property identified as Tax Parcel 054E-066. The County will pay \$14,283.20 in exchange for fee simple right-of-way and easement rights. The property is located at 1355 Harris Trail Road in Richmond Hill. A motion was made by Gene Wallace and seconded by Alex Floyd to approve the acquisition of road rights-of-way needed from Parcel 054E-066, for the Harris Trail/Timber Trail Road Signal Project. Vote 5:0, motion carried unanimously.

The following citizens made **Public Comments**:

* **Kate Lucey** spoke concerning an issue with a neighbor's goat and the care of said goat.

* **Amy Mitchell** spoke on historic preservation.

At 6:48 p.m. a motion was made by Wade Price and seconded by Jeff Nielsen to go into Executive Session for litigation. Vote 5:0; motion carried unanimously.

At 7:27 p.m. the Commissioners returned to the Regular Meeting.

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

The meeting was adjourned at 7:27 p.m.