

Bryan County Board of Commissioners – July 14, 2026

The regular meeting of the Bryan County Board of Commissioners was held on Tuesday, July 14, 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: Assistant County Administrator Kathryn Downs, County Clerk Lori Tyson and County Attorney Aaron Kappler. County Administrator Ben Taylor was not present at the meeting.

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.

Commissioner Patrick Kisgen made a motion to approve the proposed agenda. The motion was seconded by Gene Wallace. Motion carried unanimously. Vote 5:0

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

Alex Floyd made a motion to approve the **Consent Agenda** and Gene Wallace seconded the motion. Motion carried unanimously. Vote 5:0

1. Surplus Property for Sale/Disposal – IT Department
2. Easement for Water, Sewer and Access with Effingham County

The order of the Agenda was slightly altered, as Bryan County Tax Assessor Liz Todd was not yet present at the meeting.

A motion was made by Alex Floyd and seconded by Jeff Nielsen to close the regular meeting and open the Public Hearing. Motion carried unanimously. Vote 5:0

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

* James Garrard, Oliver Mann, LLP, representing Southern Metals Properties, LLC, Second Reading of an Ordinance to Amend the Zoning Map for ± 9.56 acres – Parcels 008-022, 008-023, and 008-023-01. *Kate Cobb was present for James Gerrard and available for any questions. No members of the public spoke for or against.*

* Annual Capital Improvement Update

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

*** James Garrard, Oliver Mann, LLP, representing Southern Metals Properties, LLC, Second Reading of an Ordinance to Amend the Zoning Map for ± 9.56 acres – Parcels 008-022, 008-023, and 008-023-01** – James Gerard, on behalf of Forrest Harvey, Administrator of the Estate, and Southern Metal Properties, has submitted a request to rezone approximately 9.56 acres of property identified by PINs 008-022, 008-023-01, and 008-023. The request seeks to change the current zoning designation from RR-1 (Rural Residential District) to I-2 (General Industrial District) to allow for the development of a rail spur and storage yards. A motion was made by Wade Price and seconded by Patrick Kisgen to approve the

rezoning of Parcels 008-022, 008-023-01, and 008-023 from the existing “RR-1”, Rural Residential District, to “I-2” with the following conditions:

1. A minor plat must be submitted, approved, and recorded to combine the three subject lots prior to proceeding with any additional permitting.
2. Should the average daily trips exceed 118 on a regular basis, as determined by the Bryan County Public Works Department, updated trip generation data may be required.
3. A 75-foot undisturbed vegetative buffer shall be provided on the property along the property lines adjacent to “RR-1”, Rural Residential, zoned properties and/or any properties with residential uses.
4. The applicant shall obtain all required clearing, grading, and site development permits, to address stormwater management, site access, buffers, tree preservation, soil erosion control, etc. prior to the commencement of any on-site operations.

Motion carried unanimously. Vote 5:0

*** Annual Capital Improvement Update** – The County adopted its Capital Improvement Element as part of the 2018 Comprehensive Plan Update on January 8, 2019, and updated it on March 13, 2020, July 14, 2020, and December 9, 2025. State law requires the County to update this plan each year and submit it to the Georgia Department of Community Affairs. Before submitting the update, the County must prepare the required documents, hold a public hearing, adopt a resolution, and submit the update at least 60 days before the October 31, 2026, deadline. A motion was made by Gene Wallace and seconded by Jeff Nielsen to approve the Transmittal of the Annual Update of the Capital Improvement Element to the Department of Community Affairs, as presented. Motion carried unanimously. Vote 5:0

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

*** 2025 LMIG Road Striping Project – Part 2** – In February 2026, Bryan County issued a Request for Proposals for the 2025 Road Striping Project (LMIG-SAP). The bids for the initial phase of the project came in under budget, allowing staff to develop and initiate Part 2 of the project. A second RFP for Part 2 of the 2025 Road Striping Project was advertised on May 19, 2026, with bids due on June 18, 2026. A motion was made by Gene Wallace and seconded by Wade Price to authorize staff to negotiate and execute a contract with Peek Pavement Marking, LLC, in the amount of \$209,696.08 for the 2025 Road Striping Project - Part 2, and authorize the associated 2026 budget amendment, as presented. Vote 5:0, motion carried unanimously.

***Library Board Appointment** – There is a vacancy to be filled on the Bryan County Library Board. A motion was made by Partick Kisgen and seconded by Jeff Nielsen to appoint Martha Coffield to the Bryan County Library Board, with a term to begin immediately and expire on June 30, 2029. Vote 5:0, motion carried unanimously.

***Amendment to the Bulloch County Water & Sewer Agreement** – This item approves the First Amendment to Water and Sewer Service Agreement between Bryan County, Georgia and Bulloch County, Georgia. The amendment revises the cost sharing of the original Water and Sewer Service Agreement and allocates initial water and sewer capacity to Bulloch County, Georgia. A motion was made by Wade Price

and seconded by Gene Wallace to approve the Amendment of the Bulloch County Water & Sewer Agreement, as presented. Vote 5:0, motion carried unanimously.

***Harris Trail and Timber Trail Road Signal and Sidewalk Project Bid Award** – This item is for a traffic signal at the intersection of Harris Trail Road and Timber Trail Road. The project also includes the addition of a five-foot sidewalk along the southeast side of Timber Trail Road. This is a joint project between the City of Richmond Hill and Bryan County. The County received two bids on June 30, 2026. A motion was made by Jeff Nielsen and seconded by Gene Wallace to award the Harris Trail and Timber Trail Road Traffic Signal and Sidewalk Project to Platinum Paving and Concrete, LLC, in the amount of \$718,895.85, and approve the associated budget amendment for the project, as presented. Vote 5:0, motion carried unanimously.

Bryan County Tax Assessor, Liz Todd, gave a brief presentation to the Board and citizens in attempt to give clarification of the 2026 tax bills and the form sent, which is required by the State.

The following citizens made **Public Comments**:

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

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 6:00 p.m.