REGULAR MEETING AGENDA
Peach County Board of Commissioners
6:00 PM, October 8, 2024

Minutes

I. PUBLIC HEARING (6:30 P.M.):

1. Rezoning Request - Nirav Patel

Mr. Al Wilson, Chairman of the Peach County Planning & Zoning Board, presented a Rezoning Request from Nirav Patel to rezone 2 acres from R-1 (Low Density Residential District) to C-1 (General Commercial District). Mr. Patel is requesting to have the property subdivided from the parent property for the construction of a convenience store fueling station. The Planning & Zoning Board recommends denial of the Rezoning Request due to traffic congestion. Chairman Moseley asked if anyone is in favor of the request. No one spoke in favor. Chairman Moseley asked if anyone is against the request. No one spoke against the request. Commissioner Lewis moved to approve the Rezoning Request upon review of the site plan by Bobby Cowart, Public Works Director. Motion failed for lack of a second. Commissioner Howell moved to accept the recommendation from the Planning & Zoning Board to deny the Rezoning Request. Vice-Chairwoman Hill seconded the motion. Motion carried 3-2 with Chairman Moseley and Commissioner Lewis opposing.

Mr. Wilson presented a second Rezoning Request from Nirav Patel to rezone 3 acres from R-1 (Low Density Residential District) to C-2 (General Commercial District). Mr. Patel is requesting to have the property subdivided from the parent property for the construction of a convenience store fueling station. The Planning & Zoning Board recommends approval of the Rezoning Request. Chairman Moseley asked if anyone is in favor of the request. No one spoke in favor. Chairman Moseley asked if anyone is against the request. No one spoke against the request. Commissioner Lewis moved to approve the Rezoning Request as presented. Commissioner Yoder seconded the motion. Motion carried unanimously.

2. Rezoning Request - CLK Global

Mr. Wilson presented a Rezoning Request from CLK Global to rezone 46.55 acres from R-AG (Agricultural Residential District) to C-1 (Neighborhood Service Commercial District). The applicant is requesting to have 46.55 acres rezoned from R-AG to C-1 for a commercial retail development. The Planning & Zoning Board recommends denial of the Rezoning Request. Chairman Moseley asked if anyone is in favor of the request. Mr. Larry Harris advised that he is a representative of the CLK Global Group. Mr. Harris stated that the Group has a contract with a local company (Racetrack Gas Station) that has an interest in rezoning this property.

Chairman Moseley asked if anyone is against the request. Mr. Randy Bryant advised that he owns a campground next to the property and stated that he has concerns about where the driveway will be placed. After further discussion, Commissioner Howell moved to approve the Rezoning Request as presented contingent on review of the site plan by Bobby Cowart, Public Works Director. Vice-Chairwoman Hill seconded the motion. Motion carried unanimously.

3. Rezoning Request - Barbara Brown

Mr. Wilson presented a Rezoning Request from Barbara Brown to rezone 5.66 acres from R-AG (Agricultural Residential District) to R-1 (Low Density Residential District). Ms. Brown is requesting to *have the property rezoned for a single family home. The Planning & Zoning Board recommends approval of the Rezoning Request. Chairman Moseley asked if anyone is in favor of the request. Ms. Barbara Brown advised that she was present to speak in favor of the request. Chairman Moseley asked if anyone is against the request. No one spoke against the request. Commissioner Lewis moved to approve the Rezoning Request as presented. Commissioner Yoder seconded the motion. Motion carried unanimously.*

4. Rezoning Request - Busbee/Moss

Mr. Wilson presented a Rezoning Request from Freddie Busbee to rezone 46.29 acres from R-1 (Low Density Residential District) to R-2 (Medium Density Residential District). Mr. Busbee is requesting to have 16.55 acres subdivided from the parent property, rezoned to R-2, and conjoined to an existing parcel. The proposed land use is for recreational purposes such as hunting. The Planning & Zoning Board recommends approval of the Rezoning Request. Chairman Moseley asked if anyone is in favor of the request. No one spoke in favor. Chairman Moseley asked if anyone is against the request. No one spoke against the request. Commissioner Yoder moved to table the matter until Mr. Busbee could be present to clarify the request. Commissioner Howell seconded the motion. Motion carried unanimously.

5. Ordinance - Demo Orders

James F. Banter, County Attorney, presented an Ordinance for Demo Orders to provide the County Marshal's Office with the tools to fight blight and nuisances, within compliance of Georgia Law. This Ordinance has the due process to allow the property owner an opportunity to comply with court orders, otherwise the County will step in. Chairman Moseley asked if anyone is in favor of the ordinance changes. No one spoke in favor. Chairman Moseley asked if anyone is against the ordinance changes. No one spoke against the changes. Vice-Chairwoman Hill moved to approve the changes as presented. Commissioner Howell seconded the motion. Motion carried unanimously.

6. Ordinance - Offenses

Attorney Banter presented an Ordinance for General Offenses to provide direction for law enforcement to charge those for lesser offenses. Chairman Moseley asked if anyone is in favor of the ordinance changes. No one spoke in favor. Chairman Moseley asked if anyone is against the ordinance changes. No one spoke against the changes. Commissioner Yoder moved to approve the changes as presented. Commissioner Howell seconded the motion. Motion carried unanimously.

II. CONSENT AGENDA:

1. October 1, 2024

Commissioner Lewis moved to approve the Consent Agenda as presented. Commissioner Yoder seconded the motion. Motion carried unanimously.

III. AGENDA APPROVAL:

1. October 8, 2024

Vice-Chairwoman Hill moved to approve the Agenda as presented. Commissioner Yoder seconded. Motion carried unanimously.

IV. APPROVAL OF MINUTES OF PREVIOUS MEETINGS:

1. Regular Meeting - September 10, 2024

Commissioner Yoder moved to approve the Minutes as presented. Vice-Chairwoman Hill seconded the motion. Motion carried unanimously.

V. ANNOUNCEMENTS & UPDATES:

1. Proclamation - Breast Cancer Awareness Month

No Action Taken.

2. Commissioner Yoder - Mental Health Sequential Intercept Mapping Update

No Action Taken.

3. James F. Banter - County Attorney - Elections Update

James F. Banter, County Attorney, advised that he wanted to take an opportunity to address the public regarding elections in order to remain transparent. Due to the death of the only candidate for Peach County's Tax Commissioner, the Democratic Candidate, this election contains two concurrent elections:

1) The 2024 General Election and
2) The Democrat Special Primary for Peach County Tax Commissioner

- *All registered voters who are voting will be allowed to participate in the 2024 General Election. Such selection is entitled "Nonpartisan."*
- *If a registered voter would like to **also** participate in the Democrat Special Primary for Peach County Tax Commissioner, such voter should choose to receive a "Democrat" ballot.*
- *A Democrat ballot means that the election in the Democrat Special Primary for Peach County Tax Commissioner will be added tpo said voter's 2024 General Election "Nonpartisan" ballot.*

Thus:

- *If a registered voter wants to only vote in the 2024 General Election = choose "Nonpartisan" ballot.*
- *If a registered voter wants to vote in the 2024 General Election **and** the Democrat Special Primary for Peach County Tax Commissioner = choose "Democrat" ballot.*

VI. APPEARANCES:

1. Ms. Tiffany Bland - Peach County Health Department - Proposed Septic and Water Fee Schedule

Commissioner Lewis moved to accept the recommendation for the fee schedule at 65% of the actual cost. Commissioner Howell seconded the motion. Motion carried unanimously.

VII. OLD BUSINESS:

VIII. NEW BUSINESS:

1. Brian Donaldson - EMS Director - Budget Amendment - Furniture

Brian Donaldson, EMS Director, presented a Budget Amendment for new furnishings and advised that the cost was $730.00 more than originally estimated. Commissioner Lewis moved to approve the Budget Amendment as presented. Commissioner Yoder seconded the motion. Motion carried unanimously.

2. Todd Shepherd - Chief County Marshal - Business License Presentation

Todd Shepherd, Chief County Marshal, presented the following business licenses for consideration: 1) Smoke Haven and 2) C&C Inflatables. Commissioner Yoder moved to approve the business license application for Smoke Haven as presented. Vice-Chairwoman Hill seconded the motion. Motion carried unanimously. Commissioner Lewis moved to approve the business license application for C&C Inflatables as presented. Commissioner Yoder seconded the motion. Motion carried unanimously.

3. Georgia Department of Natural Resources - Land and Water Conservation Fund Project Agreement

Commissioner Lewis moved to authorize Chairman Moseley to sign the Land and Water Conservation Fund Project Agreement documents on behalf of the Board. Commissioner Howell seconded the motion. Motion carried unanimously.

4. Commissioner Yoder - Peach County Sign Damage

No Action Taken.

5. Tim Bechtel - Fire Chief - Brush Truck #1 Purchase Request

Tim Bechtel, Fire Chief, advised that he is requesting approval from the Board to purchase a Fire Department Brush Truck for Fire Station #1. As a matter of urgency, the Brush Truck (Brush 1) assigned to Fire Station #1 is currently out of service due to mechanical damage to the motor. The Brush Truck assigned to Fire Station #5 (Brush 5) is currently acting as its replacement, leaving Fire District 5 without a Brush Truck. Chief Bechtel is requesting to purchase a 2024 Chevrolet Silverado 3500 Crew Cab Flatbed for the total price of $65,600.00, including the emergency light package, emergency reflective lettering and striping, and two (2) toolboxes. Commissioner Lewis moved to approve the request from Tim Bechtel, Fire Chief, to purchase a 2024 Chevrolet Silverado 3500 Crew Cab Flatbed for the total price of $65,600.00 with funding from the 327 account. Commissioner Yoder seconded the motion. Motion carried unanimously.

6. Hargray - Master Services Agreement

The District Attorney's Office has submitted a request to increase their internet speed by 1 gigabyte, which is an increase of $70.00 per month. Their current contract with Hargray amounts to $289.73 a month. Commissioner Howell moved to approve the request as presented and to allow April H. Hodges, County Administrator, to sign the contract on behalf of the Board. Vice-Chairwoman Hill seconded the motion. Motion carried 4-1 with Commissioner Lewis opposing.

IX. EXECUTIVE SESSION:

Commissioner Yoder moved to Enter Executive Session at 7:50 p.m. Commissioner Howell seconded the motion. Motion carried unanimously.

1. Personnel Matter

Commissioner Lewis moved to approve the request salary increases as follows:

- *Recruit Firefighter (Non-Certified): $38,783*
- *Certified NPQ Firefighter I: $40,823*
- *Certified NPQ Firefighter II: $43,736*

Commissioner Yoder seconded the motion. Motion carried unanimously.

2. Attorney/Client Privilege #1

Commissioner Lewis moved to allow James F. Banter, County Attorney, to move forward with litigation against Walker Erosion Control if necessary. Commissioner Howell seconded the motion. Motion carried unanimously.

3. Attorney/Client Privilege #2

No Action Taken.

4. Attorney/Client Privilege #3

No Action Taken.

X. ADJOURN:

Commissioner Lewis moved to Adjourn at 8:40 p.m. Commissioner Howell seconded the motion. Motion carried unanimously.

[MIN_FOOT]