



Minutes

I. PUBLIC HEARING:

1. Rezoning Request—John Philip Fox

2. Rezoning Request - Graham Engineering Services

Joshua Scroggins, Bureau Veritas Project Manager, presented a Rezoning Request from Graham Engineering Services on behalf of Paul Schofill. Graham Engineering Services is requesting to rezone 10.32 acres on Housers Mill Road from RR-1 (Residential District) to R-2 (Medium Density Residential District) for the purpose of residential development. The Planning & Zoning Board has recommended approval of this request. Chairman Moseley asked for anyone speaking in favor of the Rezoning Request. Casey Graham advised that he is the Civil Engineer on the project and presented plans that call for twenty-five (25) individual single-family lots on the parcel. Commissioner Lewis asked about stormwater retention plans. Mr. Graham advised that the stormwater would be located on the back side of the property. Bobby Cowart, Public Works Director, advised that the county would require stormwater plans before approval.

After further discussion, Chairman Moseley asked if anyone is against the request. Joe Barlow advised that he is against the request and stated that the entrance to the property is directly in front of his driveway. Mr. Barlow expressed concerns regarding traffic flow and maintaining the tranquility of the area.

Dustin Brown also spoke against the request. Mr. Brown explained that the hills on Housers Mill Road already create issues with traffic visibility. There are also existing flooding issues in the area due to the natural springs on the property and this development would make the erosion worse.

Craig Finley advised that his property borders the proposed development and stated that there is a steep hill that traffic speeds down. Mr. Finley expressed that all the drainage from Housers Mill Road culminates on his property as it is and raised concerns regarding the Environmental Protection Agency (EPA).

Christy Bloodworth-Bozeman stated that her property also borders the proposed development. Ms. Bloodworth-Bozeman advised that she has two (2) ponds on her property that will be sure to flood if this development is approved. After further discussion, Ms. Bloodworth-Bozeman stated that this property was previously brought before the Planning and Zoning Board in 2023 and was turned down due to traffic concerns.

Susan Bryant stated that she lives on Housers Mill Road and is also the mail carrier for the residents in the area. Ms. Bryant expressed concerns about safety and water drainage.

Tabitha Finley also spoke against the request, stating that she has lived in many counties and does not want to lose the existing access to wildlife and the serene landscape. There are no residents on the road who want twenty-five (25) houses on ten (10) acres.

David Roberts spoke against the request, expressing concerns about traffic and the effect on property values if the development is approved.

Beverly Smith said that she has lived on Housers Mill Road for twenty-five (25) years, and she has seen numerous accidents over time. Ms. Smith echoed concerns about traffic and the safety of the residents on the road.

John Buzzard advised that he lives in a high traffic area in Peach County and stated that he would hate to see more traffic on the road due to development. The area has had enough traffic already and new development would be a public safety issue.

Karen Holzworth stated that she lives on Housers Mill Road and has four (4) ponds on her property. If the ponds were to break, many properties would flood. Ms. Holzworth asked if the money brought in would be worth risking lives for.

Stephanie Bloodworth-Sharpe stated that she lives next door to the property and expressed that the Board really should consider public safety when making their final decision. Ms. Bloodworth-Sharpe stated that she has already seen so many accidents in the area, and she has concerns about her children and grandchildren's safety.

Amanda Bozeman cited the Planning and Zoning Board meeting minutes from 2023 when the rezoning request was denied and asked why this time is different.

Chairman Moseley asked if anyone else would like to speak against the Rezoning Request. Being none, Commissioner Lewis moved to accept the recommendation from the Planning and Zoning Board to approve the Rezoning Request as presented. Motion failed for lack of a second.

Commissioner Howell moved to deny the recommendation from the Planning & Zoning Board as presented. Commissioner Yoder seconded the motion. Motion carried 3-2 with Chairman Moseley and Commissioner Lewis opposing.

3. Animal Control Ordinance

James F. Banter, County Attorney, presented the Animal Control Ordinance for consideration. Attorney Banter advised that this Ordinance will allow Code Enforcement and Animal Control to enforce specific guidelines. Todd Shepherd, Chief County Marshal, and Jessica McAbee, Animal Control Supervisor, assisted in amending the Ordinance to better meet the needs of Peach County. These amendments are with regard to the keeping of wild animals, livestock, or fowl and the allowable number of dogs and cats per residential lot. Chairman Moseley asked if anyone would like to speak in favor of the Ordinance. No one spoke in favor. Chairman Moseley asked if anyone would like to speak against the Ordinance. Being none, Commissioner Yoder moved to approve the Animal Control Ordinance with the amendments and a limitation of 1.5 acres under Section 10-8. Vice-Chairwoman Hill seconded the motion. Motion carried unanimously.

II. CONSENT AGENDA:

1. February 4, 2025

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

III. AGENDA APPROVAL:

1. February 11, 2025

Vice-Chairwoman Hill moved to approve the Agenda with the addition of Attorney/Client Privilege under Executive Session. Commissioner Yoder seconded the motion. Motion carried unanimously.

IV. APPROVE OF MINUTES OF PREVIOUS MEETINGS:

1. Regular Meeting - January 14, 2025

Commissioner Yoder moved to approve the minutes as presented. Commissioner Lewis seconded. Motion carried unanimously.

V. ANNOUNCEMENTS & UPDATES:

1. Proclamation - Future Farmers of America (FFA) Week

Chairman Moseley presented the Peach County Schools Future Farmers of America (FFA) Chapter with a Proclamation establishing February 10-14, 2025, as FFA Week. The FFA and agricultural education program provides a strong foundation for the youth of America and the future of food, fiber, and natural resource systems. Agricultural education also ensures a steady supply of young professionals to meet the growing needs in the science, business, and technology of agriculture.

VI. APPEARANCES:

1. David Roberts - Citizen Concerns - Junk Car Ordinance

David Roberts advised that he has concerns regarding the County's Junk Car Ordinance and expressed that his hobby is at stake because it has been classified as junk. Mr. Roberts stated that 95% of the vehicles in his yard are in working order, and he did not have these issues with the previous County Marshal. James F. Banter, County Attorney, advised that there are timelines that allow people to work on vehicles as long as they are operable and not in violation of the Ordinance.

VII. OLD BUSINESS:

1. Susan Arnette - Area Manager - RMS Transit - 5307 Contract

Susan Arnette, Area Manager for RMS Transit, presented a one (1) year 5307 Contract for consideration. The Georgia Department of Transportation (GDOT) has advised that Peach County is becoming urbanized and recommended the 5307 system to run in tandem with the 5311. The contract outlines \$75 per operating hour, not to exceed 4,533 hours. This money has already been allocated within the existing budget. Commissioner Lewis moved to approve the 5307 Contract pending attorney review. Commissioner Howell seconded the motion. Motion carried unanimously.

VIII. NEW BUSINESS:

1. Bruce Mackey - Parks & Recreation Director - Land & Water Conservation Fund (LWCF) - South Peach Park - Trail Expansion

Bruce Mackey, Parks & Recreation Director, advised that the County is under the Land and Water Conservation Fund (LWCF) Grant as well as the Improving Neighborhood Outcomes in Disproportionally Impacted Communities Grant. Tripe Point Engineering has oversight of the Neighborhood Outcomes Grant, which includes the South Peach Park trail expansion project. Mr. Mackey proposed to secure Triple Point for the oversight of the LWCF Grant as well. Triple Point's scope of work totals to \$31,400.00. Commissioner Lewis moved to accept the proposal from Mr. Mackey as presented. Commissioner Yoder seconded the motion. Motion carried unanimously.

2. April H. Hodges - County Administrator/County Clerk - Request for Budget Amendment - Employee Appreciation

James F. Banter, County Attorney, presented the request for a Budget Amendment for Employee Appreciation on behalf of April H. Hodges, County Administrator/County Clerk. Attorney Banter advised that the Budget Amendment is in the amount of \$16,500.00. Commissioner Howell moved to approve the Budget Amendment as presented. Commissioner Yoder seconded the motion. Motion carried unanimously.

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

Todd Shepherd, Chief County Marshal, presented a Business License Application for ACP Concrete Pumping on 110 Clopine Lake Road in Fort Valley, Georgia. Commissioner Lewis moved to approve the Business License Application as presented. Commissioner Howell seconded the motion. Motion carried unanimously.

4. Commissioner Lewis

- i. Local Road Assistance (LRA)

Commissioner Lewis presented four (4) roads for consideration for the Local Road Assistance (LRA) Grant. Triple Point Engineering (TPE) has advised that Hayes Road, Harper Road, and Hayes Court will require patching and resurfacing. Boy Scout Road will require a full-depth reclamation. After further discussion, Commissioner Lewis moved to conditionally begin work on Hayes Road and Hayes Court with the utilization of LRA funds and \$134,000 from Special Local Option Sales Tax (SPLOST) contingency funds, upon Governor Brian Kemp's approval. Vice-Chairwoman Hill seconded the motion. Motion carried unanimously.

- ii. Change Order #1 - Reeves - Felton Woods Road Paving

Commissioner Lewis presented a Change Order request from Reeves Construction for Felton Wood Road in the amount of \$134,820.00. Commissioner Lewis moved to approve the Change Order as presented. Commissioner Yoder seconded the motion. Motion carried unanimously.

5. Commissioner Yoder - Chamber Business After Hours

Commissioner Yoder advised that the Peach County Chamber of Commerce Board is requesting its members to host a Business After Hours. Commissioner Yoder proposed hosting at the Peach County Government Center in May 2025. These events are typically a networking gathering, providing local business owners, professionals, and community members with an opportunity to meet, mingle, and make valuable connections in a relaxed and informal setting. Commissioner Yoder moved to host the Business After Hours as presented. Vice-Chairwoman Hill seconded the motion. Motion carried unanimously.

6. Triple Point Engineering - Task Order - Stormwater

Anthony Rodriguez of Triple Point Engineering (TPE) presented a Task Order and Agreement for On-Call Municipal Separate Stormwater Sewer System (MS4) Stormwater Assistance. The task order outlines the scope of services and TPE's opinion of probable costs associated with on-call services related to MS4 Assistance. The probable cost of these services totals to \$40,000.00. Commissioner Lewis moved to approve the Task Order & Agreement upon Attorney review. Commissioner Yoder seconded the motion. Motion carried unanimously.

IX. EXECUTIVE SESSION:

Commissioner Lewis moved to enter into Executive Session at 8:26 p.m.

1. Board Reappointment - Middle Georgia Regional Development Authority

Commissioner Howell moved to reappoint Ms. Talisha Moody to the Middle Georgia Regional Development Authority for a four (4) year term. Commissioner Yoder seconded the motion. Motion carried unanimously.

2. Attorney/Client Privilege

No Action Taken.

X. ADJOURN:

Commissioner Howell moved to adjourn at 8:45 p.m. Vice-Chairwoman Hill seconded the motion. Motion carried unanimously.

[MIN_FOOT]