REGULAR MEETING AGENDA
Peach County Board of Commissioners
6:00 PM, November 13, 2025

Minutes

I. Public Hearing:

1. Rezoning Request - The Bateman Group, LLC.

April Howard, County Administrator/County Clerk, presented a Rezoning Request on behalf of Hal Chitwood with Bureau Veritas, who was unable to attend the meeting. The request, submitted by the Bateman Group, LLC, proposes rezoning approximately 176 acres from R-AG (Residential-Agricultural) to M-2 (Heavy Industrial). The Planning and Zoning Board held a public hearing on October 16, 2025, to consider the request.

The property is located along Robins International Boulevard and Vietnam Veterans Memorial Parkway and lies adjacent to the Peach County and City of Warner Robins Joint Development Authority property. The site is divided by Interstate 75 and Vietnam Veterans Memorial Parkway and is bordered to the west by Housers Mill Road. The portion of the property between Housers Mill Road and Interstate 75 is not included in this rezoning request. A 55-acre tract on the far eastern portion of the property is proposed to be subdivided under a separate rezoning application. The Planning and Zoning Board recommended approval of the request with the condition that permitted uses be limited to those that promote economic growth and development. Specifically, truck terminals, agriculture, forestry, livestock and poultry processing, and residential dwellings will not be permitted unless a special exception is granted by the County.

Chairman Moseley asked if anyone wished to speak in favor of the rezoning request. Ash Brewer, co-managing member of Gunn Properties, spoke in support. He noted that his family has owned the property since the Revolutionary War and is currently growing timber with plans to harvest it. Mr. Brewer stated that his family is requesting the rezoning to allow for future development in partnership with the Joint Development Authority. Chairman Moseley asked if anyone else wished to speak in favor of the rezoning request. BJ Walker, Executive Director of the Development Authority of Peach County, stated that the Development Authority is also in favor of the request.

Chairman Moseley asked if anyone was present to speak against the rezoning request. No one spoke in opposition. Commissioner Lewis made a motion to approve the rezoning request with the condition that permitted uses be limited to those that promote economic growth and development. Specifically, truck terminals, agriculture, forestry, livestock and poultry processing, and residential dwellings will not be permitted unless a special exception is granted by the County. These conditions were consented to by the applicant. Commissioner Howell seconded the motion. Motion carried unanimously.

2. Rezoning Request - Gregory B. Street

April Howard presented a Rezoning Request from Gregory B. Street to rezone approximately 44.72 acres from Multi-Use zoning to R-AG (Residential-Agricultural). The property is located at 6133 Peach Parkway, Byron, Georgia, and is currently being used as a cattle farm, which is a permitted use in the R-AG district. The applicant intends to construct and operate a micro-processing facility for the purpose of slaughtering and processing his own meat. While this specific use is not explicitly listed as a permitted use, its commercial nature aligns with the intent of the R-AG district. The Planning and Zoning Board *recommended approval of the rezoning request.*

Chairman Moseley asked if anyone wished to speak in favor of the rezoning request. Gregory B. Street spoke in favor and stated that he intends to sell Wagyu beef through his micro-processing facility, fully complying with the required licensing.

Chairman Moseley asked if anyone wished to speak against the rezoning request. No one spoke in opposition. Commissioner Yoder made a motion to approve the rezoning request as presented. Commissioner Howell seconded the motion. Motion carried unanimously.

II. Consent Agenda:

1. November 4, 2025

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

III. Agenda Approval:

1. November 13, 2025

Vice-Chairwoman Hill moved to approve the Agenda with an addition under Executive Session. Commissioner Yoder seconded the motion. Motion carried unanimously.

IV. Approve of Minutes of Previous Meetings:

1. Regular Meeting - October 14, 2025

Commissioner Yoder moved to approve the minutes from the Regular Meeting held on October 14, 2025, as presented. Commissioner Howell seconded the motion. Motion carried unanimously.

V. Announcements/Updates:

1. Grand Opening of Animal Control Center

Chairman Moseley reported that the Peach County Animal Control Facility held its Grand Opening on November 12, 2025. He noted that Peach County extends a heartfelt thank you to everyone who attended and supported the celebration of this important milestone. The new facility reflects the County's ongoing commitment to animal welfare, public safety, and compassionate care for both pets and residents. Chairman Moseley shared that the County is excited for this next chapter and grateful to celebrate it with such a supportive community.

2. Bobby Cowart - Public Works Director - Fire Station #7 Update

Bobby Cowart, Public Works Director, provided an update on the completion of Fire Station #7, as requested by Vice-Chairwoman Hill. Mr. Cowart reported that the station is currently operational. He explained that the Public Works Department encountered issues with the earthwork that will need to be addressed, requiring the project to go back out for bid. The elevations received during the initial phase were significantly inaccurate, resulting in shortfalls in the stormwater area that now must be corrected. Mr. Cowart stated that he wants to ensure these issues are properly resolved. He noted that, aside from paving, his goal is to have the remaining work on the station completed by late February.

VI. Appearances:

1. Dewey Smith - Citizen Concerns - Stormwater

No Action Taken.

VII. Old Business:

VIII. New Business:

1. Commissioner Yoder - Website Information for Peach County Food Bank System

Commissioner Yoder discussed plans for adding a new "Community Resources" tab to the Peach County website, which will include a directory of food banks and other assistance programs. He explained that this initiative is part of Peach County's ongoing commitment to supporting the well-being of all residents by helping families connect with trustworthy local services. The directory will highlight several reputable food banks serving Fort Valley, Byron, and surrounding communities. Each listing will include location details, hours of operation, donation information, and helpful links for additional assistance. Commissioner Yoder noted that additional community resources will be added over time as the page grows, further expanding support for individuals and families throughout Peach County.

2. April Howard - County Administrator/County Clerk - Association of County Commissioners of Georgia (ACCG) - County Legislative Coordinators for 2026

April Howard, County Administrator/County Clerk, reported that the Georgia General Assembly will return to the Capitol in January. She noted that while the Association of County Commissioners of Georgia (ACCG) provides frequent updates throughout the legislative session, there are often times when a rapid response or county-specific input is needed regarding pending legislation. To support this, ACCG utilizes a network of County Legislative Coordinators who serve as the primary point of contact. Their responsibilities include relaying pertinent legislative information to county commissioners and county management, and maintaining open communication with ACCG to ensure timely feedback on how proposed legislation may impact the county. Ms. Hodges recommended appointing Commissioner Yoder to serve in this role. Commissioner Lewis made a motion to appoint Commissioner Yoder as the County Legislative Coordinator for 2026. Commissioner Howell seconded the motion. Motion carried unanimously.

3. Bruce Mackey - Parks & Recreation Director - Bid Award - North & South Peach Park Improvements

Bruce Mackey, Parks and Recreation Director, reported that bids were received on September 2, 2025, at 3:00 p.m. for the North and South Peach Park Improvement Projects (RFB #25-005). A total of two (2) bids were submitted. The bids were opened with no public comment. An evaluation committee consisting of Kalyn Collins, Recreation Program Manager; Bruce Mackey, Parks and Recreation Director; Matt Ingram, Human Resources Director; and Kent McCormick, Principal Engineer for Triple Point Engineering, reviewed and scored the bids in accordance with Peach County standards outlined in Section 00100, Instruction to Bidders, of the contract documents.

The lowest bid was submitted by Ogles Construction in the amount of $1,365,660.00; however, this amount exceeded the project budget. The committee entered into negotiations with Ogles Construction to reduce the project scope to align with the available grant funding, resulting in a revised bid of $868,516.00.

The Triple Point Engineering evaluation committee recommends awarding the contract to Ogles Construction for the revised scope of work in the amount of $868,516.00. Commissioner Lewis moved to accept the recommendation as presented, with funding to be allocated from the Special Purpose Local Option Sales Tax (SPLOST) account. Commissioner Howell seconded the motion. Motion carried unanimously.

4. Commissioner Lewis - Change Order #4 - South Peach Park - Parking Lot(s) Paving

Commissioner Lewis stated that the County has an existing contract with Reeves Construction for road paving and recommended utilizing Reeves Construction for the parking lot paving portion of the North & South Peach Parks Improvement Project. Commissioner Lewis presented Change Order #4 from Reeves Construction. The change order includes cleaning, patching, resurfacing, and striping of parking lots 1, 2, and 3 at South Peach Park in Fort Valley. The total lump sum amount of the change order is $43,250.00, representing a savings of $302,600.00. With this change, along with previous reductions in project scope, the adjusted bid amount for the park improvement project remains within the grant funding value. Funding for this work will be allocated from the Special Purpose Local Option Sales Tax (SPLOST) account. Commissioner Lewis moved to accept Change Order #4 with funding allocation from SPLOST. Commissioner Howell seconded the motion. Motion carried unanimously.

5. Errol Newark - Grants Manager - Request to Begin Community Development Block Grant (CDBG) Architectural Procurement Process - South Peach Park

Matt Ingram, Human Resources Director, introduced Errol Newark, the County's new Grants Manager, to the Board. Errol Newark presented a request to begin the Community Development Block Grant (CDBG) process for the South Peach Park concession stand. He discussed the need to expand the existing structure, including enlarging the concession area, renovating restrooms, and creating multipurpose meeting rooms that could be rented for events, meetings, and other activities. This expansion would support the growth of recreation programming.

Commissioner Lewis explained that the CDBG program requires a 10–20% match, depending on the total award amount. Based on the anticipated project scope, the County's match is estimated between $100,000 and $200,000. Accordingly, the grant application would be submitted for up to $1 million. He recommended securing an architect to prepare renderings for the proposed project. He added that an architect could also be utilized for future grant-funded projects.

Commissioner Lewis made a motion to apply for the CDBG grant and to begin the process of obtaining an architect to create the project renderings. Vice-Chairwoman Hill seconded the motion. Motion carried unanimously. Commissioner Howell also requested to be included in the planning and design meetings for the project.

6. James F. Banter - County Attorney

i. Resolution - Solid Waste Fees

James F. Banter, County Attorney, presented a Resolution regarding the collection of solid waste fees. The Resolution outlines the conditions under which the Tax Commissioner may waive solid waste collection fees. Under the Resolution, a fee may be waived if a private or commercial business contracts with a private waste collection company and provides proper documentation, which the Tax Commissioner will be responsible for obtaining. Commissioner Lewis made a motion to approve the Resolution as presented. Commissioner Yoder seconded the motion. Motion carried unanimously.

ii. Discussion - Accountability Court Contracts

Attorney Banter advised that he has spoken with the Macon-Bibb County Attorney's Office as well as Judge Ken Smith, one of the Superior Court judges in Peach County, regarding Accountability Court service contracts. He explained that the Accountability Court serving Peach and Crawford counties is funded by a grant held in Macon-Bibb County's name, although the grant supports the Peach and Crawford accountability courts. Macon-Bibb County is moving forward with executing the contracts for the service providers for the two (2) courts. Attorney Banter noted that Peach County is not responsible for any funding, as all costs are covered by the grant. He further stated that he is ensuring the contracts are properly executed and wanted to provide the Board with an update. No Action Taken.

IX. Executive Session:

Commissioner Howell made a motion to enter into Executive Session at 6:50 p.m. Commissioner Yoder seconded the motion. Motion carried unanimously.

1. Property Acquisition #1

Commissioner Lewis made a motion to offer up to $38,220.00 for access to the property owner's wells and to authorize James F. Banter, County Attorney, to negotiate the offer on behalf of the Board. Commissioner Howell seconded the motion. Motion carried unanimously.

2. Property Acquisition #2

Commissioner Lewis made a motion to offer up to $5,000.00 for access to property owner's wells and to authorize James F. Banter, County Attorney, to negotiate the offer on behalf of the Board. Commissioner Yoder seconded the motion. Motion carried unanimously.

3. Property Acquisition #3

Commissioner Lewis made a motion to proceed with obtaining concept drawings from Triple Point Engineering for White Road and Gunn Road projects. Commissioner Yoder seconded the motion. Motion carried unanimously.

4. Personnel Matter

No Action Taken.

X. Adjourn:

Vice-Chairwoman Hill made a motion to come out of Executive Session at 8:02 p.m. Commissioner Howell seconded the motion. Motion carried unanimously.
Commissioner Lewis made a motion to adjourn at 8:06 p.m. Commissioner Howell seconded the motion. Motion carried unanimously.