



Minutes

I. Announcements/Updates:

1. Parks & Recreation Department - 14U Boys Basketball State Champions

Damian Smith, Athletic Director, recognized the Peach Elite 14U Boys Basketball Team for winning the 2026 GRPA Class B State Championship for District 6. Mr. Smith commended the team for their dedication and commitment, as well as the continued support of their coaches and parents.

He noted that after a challenging loss in pool play on Friday against Thomson-McDuffie, the team demonstrated resilience and determination, going undefeated on Saturday in Effingham County. The team secured victories over Bainbridge/Decatur County, Summerville, and Douglas/Coffee County, with a final score of 50-47 in the championship game.

Mr. Smith expressed appreciation to the recreation staff, coaches, and parents for their time, dedication, and unwavering support, emphasizing that their contributions are essential to the team's success.

II. Public Hearing:

The Public Hearing opened at 6:30 p.m.

1. Middle Georgia Regional Commission (MGRC) - Joint Comprehensive Plan Process

Alex Smith, Environmental and Land Use Planner with the Middle Georgia Regional Commission (MGRC) presented the process for the joint comprehensive plan between Peach County, the City of Fort Valley, and the City of Byron. He noted that a public hearing is required to announce the beginning of the planning process.

Mr. Smith explained that a comprehensive plan is a policy document designed to guide development, growth, and investments over a five (5) year period. The State of Georgia requires all local governments to maintain a comprehensive plan to retain Qualified Local Government status. Peach County's joint comprehensive plan was last published in 2022, making the next update due by February 2027.

He outlined that the plan's components develop a long-term vision by identifying community goals, needs, opportunities, and a community work program, all of which support a more resilient planning process for the County. Topics addressed in the comprehensive plan include economic development, workforce and education, housing, natural and cultural resources, public facilities and utilities, public safety and health, transportation, broadband, and land use. Mr. Smith noted that there will be a particular emphasis on economic development, transportation, and land use, as these are required elements by the MGRC.

Mr. Smith presented the timeline for the planning process, which will include public surveys, town hall meetings, stakeholder committees, and additional public hearings. He explained that the public may participate through town halls, community events, and online surveys. Commissioner Yoder asked whether the survey is generally formatted or tailored to the community. Mr. Smith stated that the

MGRC prefers to open the survey to the public first to gather initial perspectives, and then use those responses to guide discussions through the stakeholder committees. Survey participants will have the option to specify their residence (Peach County, Fort Valley, or Byron) to help identify community strengths and weaknesses. He also noted that the survey will be accessible to all, with both online and paper options available.

Chairman Lewis stated that a priority for the County is the Highway 96 overlay, and he wants to ensure this area is documented so the public can provide input. Mr. Smith confirmed that the MGRC will include this detail in the process.

The public hearing closed at 6:46 p.m.

III. Consent Agenda:

1. March 3, 2026

Commissioner Moseley made a motion to approve the Consent Agenda as presented. Vice-Chairwoman Hill seconded the motion. The motion carried unanimously.

IV. Agenda Approval:

1. March 10, 2026

Vice-Chairwoman Hill made a motion to approve the amended Agenda as presented. Commissioner Yoder seconded the motion. The motion carried unanimously.

V. Approve of Minutes of Previous Meetings:

1. Regular Meeting - February 10, 2026

Commissioner Yoder made a motion to approve the Minutes of the Regular Meeting held on February 10, 2026, as presented. Commissioner Moseley seconded the motion. The motion carried unanimously.

VI. Appearances:

1. Beverly Delton - Citizen Concerns - State University Drive - Speeding

Beverly Delton addressed the Board regarding concerns about speeding and loud vehicles along State University Drive and Ira Hicks Boulevard. She reported observing vehicles traveling at speeds as high as eighty (80) miles per hour, including during late evening hours, and provided several specific dates and times when these incidents occurred.

Ms. Delton noted that speed bumps are already in place but suggested that additional signage may help address the issue. She stated that the posted speed limits in the area range from thirty (30) to forty (40) miles per hour.

Vice-Chairwoman Hill suggested involving the Sheriff's Office to help address the concerns. Chairman Lewis stated that the information would be shared with the Sheriff to determine what actions may be taken.

VII. Old Business:

1. Greg Boike - Middle Georgia Regional Commission (MGRC) - Director of Planning & Public Administration - Peach County Service Delivery Strategy

Greg Boike, Director of Planning and Public Administration with the Middle Georgia Regional Commission (MGRC), presented a proposed update to the Service Delivery Strategy (SDS) pertaining to senior center services within Peach County. He explained that the City of Byron has recently begun providing senior center activities and services at Byron City Hall. As a result, residents of Peach County may utilize either the Peach County Senior Center located in Fort Valley near South Peach Park or the Byron Senior Center.

Mr. Boike further noted that the City of Byron is currently pursuing a Community Development Block Grant (CDBG) application to establish a dedicated facility for its senior center services. In order to qualify for this grant, the City's role as a provider of senior center services must be formally recognized in the SDS.

The proposed amendment to the SDS reflects that both Peach County and the City of Byron provide senior center services, allowing residents the option to attend either location. The amendment also maintains the current funding mechanisms without change.

Mr. Boike advised that, in accordance with SDS requirements, all affected jurisdictions with sufficient population must approve the amendment. This includes Peach County, the City of Fort Valley, the City of Byron, and the City of Warner Robins. He stated that the Board's approval of a resolution is required to authorize the amendment.

Commissioner Yoder made a motion to approve the resolution authorizing the amendment to the Service Delivery Strategy (SDS) as presented. Vice-Chairwoman Hill seconded the motion. The motion carried unanimously.

2. Commissioner Yoder - Request to Send Letter - Georgia Department of Transportation (GDOT) - Crepe Myrtle Maintenance

Commissioner Yoder requested authorization for the Board to send a letter to the Georgia Department of Transportation (GDOT) authorizing the clearing of crepe myrtles along the corridor in Fort Valley from Moseley Road to the entrance of Pine Needles Country Club. This request will be completed at no cost to the County.

Commissioner Yoder made a motion to authorize the Board to send the letter. Commissioner Moseley seconded the motion. The motion carried unanimously.

VIII. New Business:

1. Todd Shepherd - Chief County Marshal

i. Business License Presentation - Roof Roof Roofing, LLC.

Todd Shepherd, Chief County Marshal, presented a business license application for Roof Roof Roofing, LLC. Chief Marshal Shepherd explained that the application is for a home occupation license to allow the owner to conduct office-related work from a residence for the startup roofing company. The property is located at 230 Liberty Court in Byron.

Chairman Lewis inquired whether any business-related vehicles would be kept onsite. Chief Marshal Shepherd advised that only personal family vehicles would be present at the residence, and that any necessary vehicles or equipment would be delivered directly to job sites. He further noted that the applicant intends to seek commercial property in the future as the business grows.

Commissioner Yoder made a motion to approve the business license application as presented. Commissioner Moseley seconded the motion. The motion carried unanimously.

ii. Business License Presentation - Seven Sisters Handcrafted Goods, LLC.

Chief Marshal Shepherd presented a business license application for Seven Sisters Handcrafted Goods, LLC, located at 303 Burnett Road in Byron. He explained that the business will involve the production and online sale of food and handmade items. The property is zoned R-AG and includes a medium-sized storage facility to support the operation. Chief Marshal Shepherd also confirmed that the applicant has obtained the necessary food licensing.

Vice-Chairwoman Hill made a motion to approve the business license application as presented. Commissioner Yoder seconded the motion. The motion carried unanimously.

iii. Business License Presentation - Valley Storage Parking

Chief Marshal Shepherd presented a business license application for Valley Storage Parking, located at 2828 Peach Parkway adjacent to Freddie's Car Lot. He explained that the business will operate as a fenced storage facility for vehicles, boats, trailers, and similar items. The property is commercially zoned and appropriate for this use. Chief Marshal Shepherd confirmed that all required permits have been obtained, including those for fencing, signage, and a guard shack.

Commissioner Yoder made a motion to approve the business license application as presented. Commissioner Moseley seconded the motion. The motion carried unanimously.

2. Vice-Chairwoman Hill - Ira Hicks Boulevard Conditions - Discussion

Vice-Chairwoman Hill advised that constituents have raised concerns regarding the condition of Ira Hicks Boulevard. She stated that she has personally driven the roadway and confirmed that its condition is rough and poses potential safety hazards.

Chairman Lewis responded that Ira Hicks Boulevard is included in the current Transportation Special Purpose Local Option Sales Tax (TSPLOST) program for the City of Fort Valley, which is receiving funding for future repairs. He explained that, according to the City's Public Works Director, the City plans to

proceed with the project once sufficient funds have been accumulated. Chairman Lewis further noted that discussions have taken place regarding coordinating repair efforts between Peach County and the City of Fort Valley. He added that the roadway could be moved up on the priority list for resurfacing if the City is willing to partner with the County on the project.

Vice-Chairwoman Hill inquired whether the County could address potholes in the interim to help prevent accidents. Bobby Cowart, Peach County Public Works Director, advised that the County has the equipment available to assist with patching the most severe areas. He stated that the City of Fort Valley would provide the necessary materials, while the County would supply the equipment to complete the work.

Vice-Chairwoman Hill also noted that students from Fort Valley State University (FVSU) frequently travel this roadway and have expressed concerns about limited visibility at night. She asked whether the County could coordinate with the Fort Valley Utility Commission (FVUC) to install lighting along the corridor. Commissioner Yoder clarified that the referenced portion of the roadway lies within the City of Fort Valley. Chairman Lewis added that street lighting is typically the responsibility of municipal governments and expressed concern that addressing this request could set a precedent for similar requests on other roadways.

3. Tax Levy Resolution - Peach County Board of Education

Chairman Lewis advised that the Peach County Board of Education has requested approval of the presented Tax Levy Resolution. He noted that the Board of Education is scheduled to meet on March 6, 2026, to consider and adopt their own bond resolution. The Tax Levy Resolution is structured to align with that Bond Resolution, including reference to the Debt Service Account established therein.

Chairman Lewis explained that debt service on the bonds will be paid first from proceeds of the 1% Sales Tax for Education approved by voters. The ad valorem tax levy serves as an unlimited constitutional backstop and will be imposed only to the extent necessary to cover any shortfall. The primary purpose of the levy resolution is to satisfy the constitutional requirement under Article IX, Section V, Paragraph VI of the Georgia Constitution. The resolution provides for an unlimited ad valorem tax, without limitation as to rate or amount, sufficient to pay principal and interest on the bonds. The School System is issuing \$9.5 million in bonds.

Blake Sharpton, attorney for the Peach County School System, was present to answer any questions regarding the resolution.

Commissioner Moseley made a motion to approve the resolution as presented. Vice-Chairwoman Hill seconded the motion. The motion carried unanimously.

4. Annexation Request - City of Byron

Chairman Lewis presented an annexation request from the City of Byron for property parcel number 044B 020A on Highway 49 South to be incorporated into the city limits of Byron, Georgia. The property is currently zoned RR-1 by Peach County and is requested to be zoned Commercial C-3 PUD upon annexation into the City. Chairman Lewis noted that the property is contiguous to the existing city limits of Byron.

Commissioner Moseley made a motion to approve the annexation request as presented and to send a letter of approval to the Byron City Council. Vice-Chairwoman Hill seconded the motion. The motion carried unanimously.

IX. Appointment of County Administrator

1. Jillian Bowen

Chairman Lewis advised that there is a vacancy for the County Administrator position. The County advertised the position for the minimum required two (2) weeks and utilized the services of the Middle Georgia Regional Commission (MGRC) to conduct interviews and screen applicants. The MGRC presented the Board of Commissioners with their recommended top three (3) candidates, and the Board subsequently interviewed those applicants.

Chairman Lewis stated that the Board has selected their top applicant, Jillian Bowen. Commissioner Yoder made a motion to appoint Jillian Bowen as County Administrator for Peach County. Commissioner Moseley seconded the motion. The motion carried unanimously.

Jillian Bowen was present and expressed that it is truly an honor to serve as the new County Administrator. She stated that it will be an absolute pleasure to serve the citizens of Peach County, and she looks forward to working with the County's team in this capacity.

X. Executive Session:

Commissioner Moseley made a motion to enter into Executive Session at 6:54 p.m. Vice-Chairwoman Hill seconded the motion. The motion carried unanimously.

1. Board Reappointment (1) - Board of Assessors

Commissioner Moseley made a motion to reappoint Milton Pittman to the Peach County Board of Assessors for a three (3) year term. Commissioner Yoder seconded the motion. The motion carried unanimously.

2. Board Appointment (1) - Technical Coordinating Committee (TCC)

Vice-Chairwoman Hill made a motion to appoint Bobby Cowart to the Warner Robins Area Transportation Study (WRATS) Technical Coordinating Committee (TCC). Membership on the committee is based upon the organizational position held, which in this case is Public Works Director. Commissioner Yoder seconded the motion. The motion carried unanimously.

3. Property Acquisition

No action taken.

4. Personnel Matter #1

Commissioner Yoder made a motion to approve the County Administrator contract as presented. Vice-Chairwoman Hill seconded the motion. The motion carried unanimously.

5. Personnel Matter #2

Commissioner Moseley made a motion to approve the Parks and Recreation Administrative Specialist position pay increase from Grade 11, Step 8 to Grade 11, Step 9, as presented. Vice-Chairwoman Hill seconded the motion. The motion carried unanimously.

XI. Adjourn:

Commissioner Moseley made a motion to come out of Executive Session at 7:10 p.m. Commissioner Yoder seconded the motion. The motion carried unanimously.

Commissioner Yoder made a motion to adjourn the meeting at 7:14 p.m. Commissioner Moseley seconded the motion. The motion carried unanimously.