REGULAR MEETING AGENDA
Peach County Board of Commissioners
6:00 PM, June 9, 2026

Minutes

I. Public Hearing:

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

1. Rezoning Request - 287 Highway 96

A rezoning request was presented by Stream Realty–National Services, LLC, for approximately 190.71 acres located at 287 Highway 96, Fort Valley, Georgia. The applicant requested to rezone the property from R-AG (Agricultural Residential District) to M-1 (Wholesale and Light Industrial District) to allow for the development of a distribution center. The property is currently owned by Super Land Holdings, LLC.

The subject property is currently zoned R-AG and is bordered by R-AG zoning to the north, south, and east. Property located to the west is zoned RR-1 and Multi District. Additional surrounding zoning includes Multi District and C-1 (Commercial) property to the north and C-2 (Commercial) property to the east.

The Middle Georgia Regional Commission (MGRC) submitted a Development of Regional Impact (DRI) review, as the proposed development qualifies as a DRI based on the total acreage and square footage of the proposed facilities. The DRI report concluded that the proposed rezoning would not create a burden on existing schools or impact the City of Fort Valley's utilities; however, it would have an impact on streets and highways as identified in the report.

Following its public hearing, the Peach County Planning and Zoning Board voted to recommend approval of the rezoning request.

Chairman Lewis asked if anyone present wished to speak in favor of the rezoning request.

Timmy Geran spoke in favor of the request and advised that the proposed development consists of two (2) industrial distribution centers. He stated that the availability of a local workforce in Peach County was a significant factor in the applicant's decision to pursue the project and that the site is well suited for light industrial development. Mr. Geran further explained that stormwater generated by the development will be managed by directing runoff to an existing pond on the property, as well as a new detention pond that will be constructed. He also noted that Super Land Holdings, LLC (Super-Sod) will retain approximately sixty (60) acres of the property.

Chairman Lewis asked how far the roadway improvements would extend. Mr. Geran responded that the proposed paving would continue to the intersection of Sod Farm Road. He noted that the County would be responsible for completing the remaining section of pavement beyond that point.

B.J. Walker, Executive Director of the Development Authority of Peach County, also spoke in favor of the rezoning request. He stated that the Development Authority has actively marketed the property for approximately eight (8) years and noted that the area has long been identified as a corridor suitable for commercial and industrial development. Mr. Walker further advised that a traffic signal is planned for the site entrance, contingent upon approval by the Georgia Department of Transportation (GDOT).

Commissioner Yoder inquired about the anticipated flow of semi-truck traffic associated with the development. Chairman Lewis responded that GDOT is working on planned improvements to Aultman Road to help accommodate increased traffic and improve overall traffic flow in the area.

Tate Reddick also spoke in favor of the rezoning request on behalf of Super-Sod. He stated that the property has been actively marketed for approximately ten (10) years and explained that the rising tax burden has made it increasingly difficult to continue farming the land. Mr. Reddick expressed his belief that the proposed development would be a positive addition to Peach County by promoting economic growth and productive use of the property.

Chairman Lewis asked if anyone present wished to speak in opposition to the rezoning request.

Steve Bertram spoke in opposition to the request and stated that he recently built a home on Smyrna Church Road. He expressed concerns regarding potential impacts from the development, including noise and lighting mitigation, the importance of maintaining a tree buffer, and the need for road improvements and paving in the surrounding area.

Chairman Lewis advised that the County has ordinances in place to address these types of concerns and requirements related to development.

James Carland also spoke in opposition to the rezoning request. He expressed concerns regarding potential impacts on endangered species in the area and the overall environmental impact of the proposed development.

Additional concerns expressed by those in opposition included the proximity of the proposed development to existing homes, potential traffic impacts, effects on the Fort Valley Utility Commission's resources, water pressure, property values, light pollution, emergency service response, noise levels, and anticipated operating hours. Concerns were also raised regarding the potential impact on Housers Mill Road, particularly due to existing traffic conditions and the number of accidents that have occurred along that roadway.

Following further discussion, Commissioner Moseley made a motion to accept the recommendation of the Planning and Zoning Board and approve the rezoning request. Commissioner Howell seconded the motion. The motion carried by a vote of 4-1, with Vice-Chairwoman Hill opposing.

The Public Hearing closed at 7:20 p.m.

II. Consent Agenda:

1. June 2, 2026

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

III. Agenda Approval:

1. June 9, 2026

Commissioner Moseley made a motion to approve the Agenda as amended. Commissioner Howell seconded the motion. The motion carried unanimously.

IV. Approve of Minutes of Previous Meetings:

1. Regular Meeting - May 12, 2026

Commissioner Moseley made a motion to approve the minutes of the Regular Meeting held on May 12, 2026, as presented. Commissioner Yoder seconded the motion. The motion carried unanimously.

V. Announcements/Updates:

1. Proclamation - Men's Health Month

The Board presented a proclamation recognizing June 15–21, 2026, as Men's Health Week in Peach County. The proclamation highlighted the importance of preventive health screenings, early detection, and healthy lifestyles for men and boys. It also acknowledged the health disparities men face, including higher rates of chronic disease and shorter life expectancy, while emphasizing the need to address mental health challenges, substance-use disorders, and other factors contributing to "Deaths of Despair." The Board encouraged residents to observe Men's Health Week through activities and initiatives that promote awareness, education, and overall well-being for men and boys in the community.

VI. Appearances:

1. Belinda Baker - CEO, Fort Valley Youth Center of Excellence - Scholar Program Presentation

Belinda Baker, Chief Executive Officer of the Fort Valley Youth Center of Excellence (FVYCE), presented the Youth Excellence Scholar (YES!) Program, a proposed partnership between FVYCE and Peach County designed to provide need-based scholarships for local students. The program would fund five (5) Peach County students for a full academic year of after-school educational and youth development programming, including academic enrichment, STEM activities, leadership development, and other approved program activities. Ms. Baker stated that the program would eliminate financial barriers for participating families and require an annual county investment of approximately $25,000. She noted that the normal cost to attend the center is $50 per week and emphasized FVYCE's more than thirty (30 years of service to the community. Ms. Baker further advised that FVYCE would provide an annual impact and return-on-investment report to the Board and welcomed Board members to visit the facility and volunteer.

Commissioner Yoder inquired whether FVYCE maintains a partnership with the Peach County School System. Ms. Baker responded that the organization maintains a Memorandum of Agreement (MOA) with the school system through the 21st Century Grant program.

Chairman Lewis expressed concern that several organizations throughout Peach County provide similar services and stated that the County is not in a position to fund all of them. He referenced organizations such as the Kiwanis Club, Lions Club, literary clubs, and the Byron Neighborhood Service Center, noting that the Board would face difficulty in selecting one organization to support over another. Chairman Lewis further stated that he did not believe direct funding of such programs should be a function of *county government and suggested that responsibility for these types of initiatives rests more appropriately with the school system.*

Commissioner Howell stated that she believed the County should support children in the community because they are constituents and that investing in prevention and youth development can help reduce future involvement with juvenile and accountability courts.

Chairman Lewis responded that the Board could support FVYCE by providing letters of support for grant applications but reiterated his opposition to funding one organization over another.

Commissioner Moseley asked whether a lower funding amount would be feasible and questioned how the organization serves residents in the northern portion of the county. Ms. Baker advised that students from Byron currently participate in the program.

Commissioner Yoder noted that budget discussions for Fiscal Year 2027 were underway and asked whether the matter could be considered during budget hearings. Chairman Lewis responded that the funding was not available within the current budget.

Following further discussion, Commissioner Howell made a motion to contribute $10,000 annually to the Fort Valley Youth Center of Excellence Youth Excellence Scholar (YES!) Program. Vice-Chairwoman Hill seconded the motion. The motion failed by a vote of 3-2, with Chairman Lewis, Commissioner Moseley, and Commissioner Yoder voting in opposition.

VII. Old Business:

1. James F. Banter - County Attorney - Energy Systems Group, LLC. Contract Review - Energy and Technology Related Upgrades

James F. Banter, County Attorney, presented a contract review for Energy Systems Group, LLC, regarding energy and technology-related upgrades. The review included discussion of the equipment insurance renewal through Bank of America and confirmed that the agreement complies with the Association of County Commissioners of Georgia (ACCG) policy requirements. The remaining balance due on the agreement is approximately $1.5 million.

Attorney Banter advised that the County's options include adding Bank of America as an additional insured and requesting additional insurance coverage through ACCG, selecting a self-insured option, or proceeding with paying off the remaining loan balance rather than pursuing the other available options.

Chairman Lewis recommended allowing the Finance Department, County Administrator, and County Attorney to further review the available options and proceed with paying off the remaining loan balance. Commissioner Moseley made a motion to approve this recommendation. Commissioner Yoder seconded the motion. The motion carried unanimously.

2. Chairman Lewis - Request to Send Letter - Middle Georgia Regional Commission (MGRC) - Land Bank Coordination

Chairman Lewis requested approval to send a letter to the Middle Georgia Regional Commission (MGRC) formally requesting technical and advisory assistance in exploring the establishment of a Land Bank for Peach County.

The letter referenced addressing the challenges associated with distressed, non-revenue-generating, and vacant properties throughout the County. A Land Bank, established pursuant to the Georgia Land Bank Act (O.C.G.A. § 48-4-100 et seq.), would provide a tool to assist in returning these properties to productive use, stabilizing neighborhoods, and supporting local economic development efforts.

The requested assistance from MGRC would include evaluating the feasibility and planning of a local Land Bank, including reviewing the current inventory of tax-delinquent and abandoned properties; assisting with intergovernmental coordination and outreach efforts with municipal partners; providing guidance in developing the Land Bank's initial bylaws, mission statement, and administrative structure; and sharing best practices from successful Land Bank models throughout Georgia, including potential funding and grant opportunities.

Commissioner Yoder made a motion to approve sending a letter to the Middle Georgia Regional Commission requesting technical and advisory assistance in exploring the establishment of a Land Bank for Peach County. Vice-Chairwoman Hill seconded the motion. The motion carried by a vote of 4-1, with Commissioner Howell opposing.

VIII. New Business:

1. Chairman Lewis

    i. ~~Resolution - Local Homestead Option Sales Tax (LHOST)~~

No action taken.

    ii. Resolution - Transportation Special Purpose Local Option Sales Tax (TSPLOST) Referendum

Chairman Lewis presented an Intergovernmental Agreement for the use and distribution of proceeds from the 2026 Special District Mass Transportation Sales and Use Tax between Peach County, the City of Fort Valley, City of Byron, City of Warner Robins, and City of Perry.

Chairman Lewis advised that, in accordance with the requirements of O.C.G.A. § 48-8-262(a)(2), Peach County and the participating municipalities met on June 3, 2025, to discuss the proposed Transportation Special Purpose Local Option Sales Tax (TSPLOST) referendum, including the proposed tax rate and potential transportation projects for inclusion.

The Intergovernmental Agreement outlines the responsibilities of the County and municipalities regarding the use and distribution of TSPLOST proceeds. The agreement provides that Peach County will take all necessary actions to call an election to be held in all voting precincts within the County on November 3, 2026, for the purpose of submitting to qualified voters the question of whether a one percent (1%) Transportation Special Purpose Local Option Sales Tax should be imposed within the special district of Peach County for a period of six (6) years, beginning April 1, 2027.

Commissioner Howell made a motion to approve the Intergovernmental Agreement as presented and authorize the Chairman to execute the agreement on behalf of the Board of Commissioners. Commissioner Moseley seconded the motion. The motion carried unanimously.

iii. Kay Road/Walker Road Drainage Improvements - Task Order

Chairman Lewis presented a Task Order for professional scope of services associated with the emergency drainage repair improvements at the intersection of Kay Road and Walker Road. The proposed services will be provided by Triple Point Engineering (TPE) and include survey coordination, design and bid document preparation, bid administration services, and construction administration services. The estimated fees for the professional services are as follows:

- Task 1 – Topographic Survey: $4,850
- Task 2 – Design & Bid Document Preparation: $5,000
- Task 3 – Bid Administration Services: $4,500
- Task 4 – Construction Administration Services: $3,500

Total Estimated Cost: $17,850

The services will be provided in accordance with the firm's Schedule of Fees under the current active Purchase Order for miscellaneous on-call professional services.

Commissioner Yoder made a motion to approve the Task Order for professional scope of services associated with the emergency drainage repair improvements at the intersection of Kay Road and Walker Road as presented. Vice-Chairwoman Hill seconded the motion. The motion carried unanimously.

2. Bobby Cowart - Public Works Director

i. Dirt Road Maintenance - Discussion

Bobby Cowart, Public Works Director, provided an update regarding the current dirt road maintenance contract. Mr. Cowart advised that the current contract terms have not been adequately met, specifically regarding progress tracking and the level of maintenance being performed. He stated that the existing contract has expired and that the County is currently continuing services on a month-to-month basis.

Mr. Cowart recommended that the County solicit bids for a new dirt road maintenance contract. He explained that Public Works would like to develop a new contract tailored to its specific needs and expectations, based on the experience gained from the current agreement and a clearer understanding of the services required.

Chairman Lewis stated that he was in favor of moving forward with seeking proposals from a different vendor. Commissioner Howell recommended proceeding with the bid process within the next thirty (30) days, if possible, and made a motion to accept Mr. Cowart's recommendation. Vice-Chairwoman Hill seconded the motion. The motion carried unanimously.

ii. Stop Signs with Flashing Lights - Pricing

Bobby Cowart, Public Works Director, presented pricing information for stop signs with flashing lights. Mr. Cowart advised that current prices for these signs range from approximately $1,100.00 to $2,500.00 and noted that the cost of this type of signage has increased significantly. He stated that he plans to research additional vendors and seek a more reasonable source for purchasing the necessary signage. No action taken.

3. Ryan Roberts - Assistant Fire Chief/EMA Director - Tower Light Replacement - Station 6

Ryan Roberts, Assistant Fire Chief/Emergency Management Agency (EMA) Director, presented a quote from McDonald Tower Service, Inc. for mobilization and labor services to replace the existing strobe lighting system with LED lighting on the tower at Station 6. Assistant Chief Roberts advised that the lighting system is required for aircraft visibility and safety purposes. The total amount of the quote is $35,000.00.

Vice-Chairwoman Hill made a motion to approve the quote from McDonald Tower Service, Inc. for the replacement of the strobe lighting system with LED lighting on the tower at Station 6, with funding to be provided from SPLOST funds. Commissioner Howell seconded the motion. The motion carried unanimously.

4. Sheriff Shannon

    i. Replacement Vehicle

Sheriff Shannon advised that the Sheriff's Office is in need of an additional SUV due to a patrol vehicle being involved in an accident after one of their officers was struck by another driver who was uninsured. Sheriff Shannon requested approval to purchase a fully outfitted 2025 Ford Police Interceptor Utility (FPIU) SUV in the amount of $62,899.00. Insurance proceeds will be applied toward the purchase, with the remaining balance of $28,797.69 to be covered by the County.

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

    ii. Communications & Antenna Upgrade - E911 Center

Sheriff Shannon presented a quote from Radio One, Inc. for E911 Center antenna upgrades. The proposed upgrades include the installation of a control station combiner to provide isolation between control station antennas and eliminate the need for construction of a tower at the E911 Center.

Sheriff Shannon advised that the existing E911 Center base stations consist of various models with questionable interface cables connected through both the back and microphone ports of the radios. The proposed upgrades will improve the reliability and functionality of the E911 communications system. The total amount of the quote from Radio One, Inc. is $37,081.40.

Commissioner Moseley made a motion to approve the quote from Radio One, Inc. for the E911 Center antenna upgrades, with funding to be provided from SPLOST funds. Commissioner Howell seconded the motion. The motion carried unanimously.

5. Jillian Bowen - County Administrator - House Bill 1261 - Freeport Exemption for the Inventory of Electric Utilities - Discussion

Jillian Bowen, County Administrator, presented House Bill 1261, which authorizes a Freeport exemption for certain inventory held by electric utilities. Ms. Bowen advised that the legislation becomes effective July 1, 2026, and provides for a Level One Freeport exemption on the inventory of electric utility equipment.

Ms. Bowen explained that counties have the option to adopt this exemption; however, if the County elects to provide the exemption, the question must be submitted to voters for approval through a referendum. The exemption percentage may be established at 20%, 40%, 60%, 80%, or 100% of the inventory value. The exemption applies only to qualifying inventory and does not extend to electric utility equipment that has been incorporated into operating electric generation, distribution, or transmission facilities.

Ms. Bowen brought the matter before the Board for consideration to determine whether the Board wished to place the Freeport exemption referendum on the ballot. County Attorney James F. Banter advised that the Board would be required to adopt a resolution calling for a referendum and requested direction from the Board regarding the desired exemption percentage.

The Board indicated its desire to move forward with a 100% exemption for qualifying electric utility inventory. Commissioner Moseley made a motion to authorize Attorney Banter to draft the resolution establishing a 100% Freeport exemption for qualifying electric utility inventory and to bring the resolution back before the Board for consideration and approval. Commissioner Howell seconded the motion. The motion carried unanimously.

IX. Executive Session:

Vice-Chairwoman Hill made a motion to enter into Executive Session at 8:12 p.m. Commissioner Howell seconded the motion. The motion carried unanimously.

1. Attorney/Client Privilege #1

Commissioner Moseley made a motion to approve the recommendation to negotiate the Sullivan Road utility easement for an amount not to exceed $20,000.00, as presented. Commissioner Howell seconded the motion. The motion carried unanimously.

2. Attorney/Client Privilege #2

No action taken.

3. Attorney/Client Privilege #3

Commissioner Howell made a motion to approve authorization to execute the $7,500.00 ESRP settlement, as presented. Commissioner Moseley seconded the motion. The motion carried unanimously.

4. Attorney/Client Privilege #4

No action taken.

5. Board Reappointments (2) - Library Board of Trustees

Commissioner Howell made a motion to approve the reappointment of Bill Gresham and Ann Lanter to the Library Board of Trustees. Vice-Chairwoman Hill seconded the motion. The motion carried unanimously.

6. Board Reappointment (1) - Board of Assessors

Vice-Chairwoman Hill made a motion to approve the reappointment of Beverly T. Miller to the Board of Assessors. Commissioner Howell seconded the motion. The motion carried unanimously.

7. Board Reappointments (2) - Region V EMS Council

Commissioner Yoder made a motion to approve the reappointment of Brian Donaldson and A.K. Lewis to the Region V EMS Council. Vice-Chairwoman Hill seconded the motion. The motion carried unanimously.

8. Board Reappointments (5) - Public Facilities Authority

Commissioner Howell made a motion to approve the reappointment of David Cleveland, Michael A. Huckabee, Bobby Vinson, Sam Henderson, and Albert O'Bryant to the Public Facilities Authority. Commissioner Moseley seconded the motion. The motion carried unanimously.

X. Adjourn:

Commissioner Moseley made a motion to come out of Executive Session at 8:43 p.m. Commissioner Yoder seconded the motion. The motion carried unanimously.

Commissioner Howell made a motion to adjourn the meeting at 8:47 p.m. Commissioner Moseley seconded the motion. The motion carried unanimously.