

## **BRANTLEY COUNTY COMMISSION**

**March 4, 2025**

**Public Hearing**

**5:45 PM**

The Brantley County Board of Commissioners held a public hearing on March 4, 2025, 5:45 PM, in the Commission Office.

Present were Chairman Chris Harris, Randy Davison, Brian Hendrix and Andy Riggins, Board Members, County Manager, Joey Cason and County Attorney, Brad Collins.

### **1. Discussion of Agricultural Special Exception for Solar Farm**

The County Manager stated that in this public hearing the Commission will be asked to consider adding this to the agenda tonight to vote to add this special exception whether Bright Nite would be able to apply for the special exception once it is added. Bright Nite would like to present information on the project. Mr. Greg Vander Kamp, with Bright Nite, introduced Ms. Francesa Metcalf, Collin Cannon, Todd Elwood, Jay Baker, Marcu Rubenstein and Josh Yawn all with Bright Nite. Mr. Vander Kamp had a presentation and handed out material (included in minutes). Mr. Robert Wilson asked about the safe distance from the substation as far as livable space. There is no significant distance. Commissioner Davison asked about any hazardous waste in the panels; no hazardous waste is involved. Do landfills take the panels he was told yes, they do. Mr. Robert Wilson expressed his concern about hazardous waste. Mr. Wilson asked about contamination. Mr. Wilson also asked about the vegetation as to how they were going to control this; also, about his well water if it starts showing contamination who does he go to? The response was it may be something other than the panels there is nothing that the panels would produce to contaminate water. Mr. Anthony Lee questioned the tax abatement time, saying 20 years is a long time. Commissioner Davison stated that the abatement is negatable. Commissioner Davison asked about the bonding. The State requires that bonding is reissued every five (5) years. Commissioner Davison asked who does the demolish on the

panels. The bond is for the property owner for the panels to be removed by the property owner.

Commissioner Davison made a motion to add to tonight's agenda discussion for Special Exception for Brite Nite solar farm. Commissioner Riggins seconded the motion. All in favor. Motion carried.

Commissioner Riggins made a motion to adjourn. Commissioner Davison seconded the motion. All in favor. Motion carried.

There being no further business, the meeting adjourned in regular order.



Chris Harris, Chairman

ATTEST:   
Rene T. Jacobs, County Clerk



**BRANTLEY COUNTY COMMISSION**  
**March 4, 2025**  
**Work Session**  
**6:00 PM**

The Brantley County Board of Commissioners held a work session on March 4, 2025, at 6:00 PM, in the Commission Office.

Present were Chairman, Chris Harris, Hal Herndon, Brian Hendrix, Andy Riggins and Randy Davison, Board Members, Joey Cason, County Manager and County Attorney, Steven Blackerby.

Chairman Harris called the meeting to order; Ms. Mittie Vaughn gave the invocation and led in the pledge of allegiance to the flag.

The County Manager asked the Board to amend the agenda #6 is already on the agenda to amend the ordinance to add solar farm as special exception. The Board needs to add 6A discussion of Bright Nite. Commissioner Riggins made a motion that item #6 is an approved item added. Commissioner Davison seconded the motion. All in favor. Motion carried.

Commissioner Hendrix made a motion to amend the agenda by adding 6A Discussion for Bright Nite's proposal for the special exception. Commissioner Riggins seconded the motion. All in favor. Motion carried.

Commissioner Riggins made a motion to approve the agenda. Commissioner Hendrix seconded the motion. All in favor. Motion carried.

Public Participation - Speakers added to public participation agenda

Kendra Daniels – Paving Bamboo Trail

Ms. Daniels stated that about 12 families live on this road. Ms. Daniels is requesting the Board to consider paving the road.

Open Public Participation Agenda Items Only - None

## AGENDA

1. Consideration of Board of Elections re-appointment  
Mary Campbell

Consent Agenda

2. Consideration of Tax Assessor Board re-appointment  
Patricia Crews

Consent Agenda

3. Update on Riverside Road Ben Pierce GWES

Mr. Ben Pierce with GWES stated that this road is in the second phase and is almost finished and the Scruggs Company has done a good job. Scruggs Company should be doing the final striping later this month and the project will be complete.

4. Consideration of bids on Britt Still Road Ben Pierce GWES

Mr. Ben Pierce, with GWES stated there were four (4) bids received for the drainage improvement project; there are three (3) culvert crossings. Mr. Pierce recommends Scruggs Company's bid; it is not the lowest, but the start date is April 24<sup>th</sup>. The lowest bidder which was Thrift Brothers their start date is not until June. Based on Scruggs Company's experience and start date I recommend their bid in the amount of \$1,234,326.43. Mr. Pierce gave an update on the rest of the project on Britt Still Road. Regular Agenda

5. Bid opening on solid waste collection services

The County Manager stated four (4) bids were received. A tally sheet is attached. Regular Agenda

6. Consideration of amending the Land Use Ordinance to add solar farm as special exception

Regular Agenda

6A. Consideration of Bright Nite application for a special exception  
Regular Agenda

7. Consideration of Resolution for retired Judges

The County Manager stated that this is a resolution to provide Judges with a retirement stipend if the State passes the current legislation they are presenting. If the Judge is deceased the widow would get a one-time payment. This is only for the current Judges.  
Regular Agenda

8. Consideration of permit fees increase

The County Manager stated that fees from the surrounding counties were collected. Some of the fees increased. The County is now in Line with surrounding counties. Regular Agenda

9. Memorandum of understanding with Development Authority

The County Manager asked for this to be tabled at this time.

10. Consideration of 2024 budget amendments

The County Manager asked the Board to amend the proposed amendments to balance the end of 2024 budget. The County Manager also asked the Board to move approximately \$200,000.00 from the EMS Collection Fund to the General Fund, which would allow the County to provide a 2% COLA raise to employees and a 2% defined contribution into the retirement plan. Regular Agenda

11. Discussion on property to take in

Commissioner Riggins stated that a citizen asked him about a piece of property off Highway 259 that is less than an acre; he is tired of paying taxes on the property. He wants to give it to the county he has tried to give it to his neighbors but they don't want it.

## 12. Consideration of amendment to Alcohol Ordinance

The County Manager informed the Board that the County Attorney has amended the ordinance and is back in line with the State.

Regular Agenda

## 13. Consideration to adopt the State's Body Art standards

The County Manager stated that this is to adopt a formal resolution to adopt the State's Body Art standards. Regular Agenda

## 14. Consideration of revised cost for new building

The County Manager informed the Board this is an update on the cost of the building. The original estimate did not include the work the County did on the site; therefore there is a reduction in cost. The reduction is from \$3,800,000.00 down to \$3,678,160.30. Regular Agenda

## 15. Discussion on radios purchased by Nahunta VFD

The County Manager stated the Nahunta VFD had turned in two quotes; but the two quotes were for one item. The total was more than what the two quotes were; the total being \$10,707.00 for ten radios for Nahunta VFD. Regular Agenda

## 16. Consideration of purchase of tanker and 2 trucks for Waynesville VFD

The County Manager stated this is for a tanker in the amount of \$180,000.00 and 2 F250 brush trucks in the amount of \$49,600.00 each to be paid out of fire department fund. Regular Agenda

## 17. Discussion on Subdivision and Stormwater Planning requirements

The County Manager stated that the County Attorney has provided the Board with some information as far as what the County's next step will

be; once the Board has had a chance to review this the County will start implementing these for subdivision lots. Regular Agenda

18. Consideration of quote for 911 system upgrade

The County Manager stated this is for approval for new 911 panels. This new equipment will be transferred once the new building is built. The total cost is \$24,819.00 to be paid out of the new SPLOST; the General Fund can pay for it and be reimbursed from the new SPLOST. Regular Agenda

19. Consideration of purchase of turn out gear Hortense VFD

The County Manager stated this is for turn out gear for Hortense VFD. The total cost being \$10,841.00. Regular Agenda

20. Adjournment

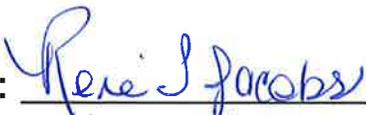
Commissioner Hendrix made a motion to adjourn. Commissioner Riggins seconded the motion. All in favor. Motion carried.

There being no further business, the meeting adjourned in regular order.



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Chris Harris, Chairman

ATTEST:   
Rene' T. Jacobs, County Clerk



**BRANTLEY COUNTY COMMISSION**  
**Regular Meeting**  
**March 6, 2025**  
**6:00 PM**  
**County Commission Office**

The Brantley County Board of Commissioners held a work session on March 6, 2025, at 6:00 PM, in the Commission Office.

Present were Chairman, Chris Harris, Hal Herndon, Brian Hendrix, Andy Riggins and Randy Davison, Board Members, Joey Cason, County Manager and County Attorney, Steven Blackerby.

Chairman Harris called the meeting to order; gave the invocation and led in the pledge of allegiance to the flag.

Commissioner Hendrix made a motion to approve February 2025 minutes. Commissioner Herndon seconded the motion. All in favor. Motion Carried.

Commissioner Davison made a motion to amend the agenda by adding to the Consent Agenda "Consideration of Development Authority – re-appointment Peggy Bowers". Commissioner Riggins seconded the motion. All in favor. Motion carried.

Commissioner Riggins made a motion to approve the agenda. Commissioner Hendrix seconded the motion. All in favor. Motion carried.

**CONSENT AGENDA**

Consideration of Board of Elections re-appointment  
Mary Campbell

Consideration of Tax Assessor Board re-appointment  
Patricia Crews

Consideration of Development Authority Board re-appointment Peggy  
Bowers

Commissioner Riggins made a motion to approve the Consent Agenda. Commissioner Davison seconded the motion. All in favor. Motion carried.

1. Executive Session – Legal matter

Commissioner Davison made a motion to go into executive session. Commissioner Hendrix seconded the motion. All in favor. Motion carried.

Reconvening after the Closed Session, Commissioner Hendrix made a motion to affirm matters discussed in Closed Session which was legal matter; and directed the Chairman to sign the affidavit required by O.C.G.A. 50-14-4(b). Commissioner Herndon seconded the motion. All in favor. Motion carried.

Chairman Harris stated that information was received no action taken.

Commissioner Riggins made a motion to add an item to the agenda for "A resolution of the Board of Commissioners of Brantley County, Georgia, imposing a temporary moratorium on the acceptance or approval of applications for certain permits related to construction and development; providing for an effective date; and for other purposes"; as Item 1A. Commissioner Hendrix seconded the motion. All in favor. Motion carried.

Commissioner Davison made a motion to add an item to the agenda for "A resolution of the Board of Commissioners of Brantley County, Georgia, imposing a temporary moratorium on non-single-family land disturbing activities, construction activities, site development, and other similar actions within Brantley County for a period of ninety (90) days; providing for the purpose of the moratorium; providing for an effective date; and for other purposes"; as Item 1B. Commissioner Hendrix seconded the motion. All in favor. Motion carried.

Commissioner Herndon made a motion to approve the agenda. Commissioner Hendrix seconded the motion. All in favor. Motion carried.

1A. Consideration of a resolution of the Board of Commissioners of Brantley County, Georgia, imposing a temporary moratorium on the acceptance or approval of applications for certain permits related to construction and development; providing for an effective date; and for other purposes

Commissioner Hendrix made a motion to approve the resolution. Commissioner Herndon seconded the motion. All in favor. Motion carried.

1B. Consideration of a resolution of the Board of Commissioners of Brantley County, Georgia, imposing a temporary moratorium on non-single-family land disturbing activities, construction activities, site development, and other similar actions within Brantley County for a period of ninety (90) days; providing for the purpose of the moratorium; providing for an effective date; and for other purposes

Commissioner Herndon made a motion to approve the resolution. Commissioner Hendrix seconded the motion. All in favor. Motion carried.

## 2. Consideration of bids on Britt Still Road Ben Pierce GWES

The County Manager stated that Mr. Ben Pierce with GWES recommend the bid from Scruggs Company in the amount of \$1,234,326.43. Commissioner Hendrix made a motion to approve the bid from Scruggs Company. Commissioner Davison seconded the motion. All in favor. Motion carried.

## 3. Bid opening on solid waste collection services

The County Manager stated a tally sheet is attached. Commissioner Hendrix made a motion to approve the bid from Ryland in the amount of \$17.97 for the first cart and \$12.97 for the second cart and \$300.00 haul. Commissioner Davison seconded the motion. All in favor. Motion carried.

## 4. Consideration of amending the Land Use Ordinance to add solar farm as special exception

Commissioner Davison asked for this item to be tabled until next month.

5. Consideration of Bright Nite application for a special exception

Commissioner Herndon asked for the item to be tabled.

6. Consideration of Resolution for retired Judges

The County Manager stated this is for retired Judges; which would include a lump sum payment for spouses of deceased Judges. Commissioner Davison made a motion to approve the resolution. Commissioner Riggins seconded the motion. All in favor. motion carried.

7. Consideration of permit fees increase

The County Manager stated that fees increase was presented to the Board on Tuesday night. Commissioner Davison made a motion to approve the permit fee schedule. Commissioner Herndon seconded the motion. All in favor. motion carried.

8. Consideration of 2024 budget amendments

The County Manager stated that these amendments were presented to the Board on Tuesday night. Commissioner Davison made a motion to approve the amendments. Commissioner Hendrix seconded the motion. All in favor. motion carried.

9. Consideration of amendment to Alcohol Ordinance

The County Manager stated this was presented to the Board on Tuesday night. Commissioner Riggins made a motion to approve the amendment. Commissioner Hendrix seconded the motion. All in favor. Motion carried.

10. Consideration to adopt the State's Body Art standards

The County Manager stated this this was requested by the Department of Public Health. Commissioner Herndon made a motion to adopt the State's Body Art standards. Commissioner Davison seconded the motion. All in favor. Motion carried.

#### 11.Consideration of revised cost for new building

The County Manager advised that this is a reduction of over \$100,000.00 for a total of \$3,678,160.30. Commissioner Davison made a motion to accept the revised cost. Commissioner Riggins seconded the motion. All in favor. Motion carried.

#### 12.Discussion on radios purchased by Nahunta VFD

The County Manager stated this is for approval of ten radios for Nahunta VFD in the amount of \$10,707 00; which were turned in on two (2) separate purchase orders were combined into one purchase order. Commissioner Riggins made a motion to approve the purchase. Commissioner Hendrix seconded the motion. All in favor. Motion carried.

#### 13.Consideration of purchase of tanker and 2 trucks for Waynesville VFD

The County Manager stated this is for a tanker in the amount of \$180,000.00 and 2 F250 brush trucks in the amount of \$49,600.00 each to be paid out of fire department fund. Commissioner Herndon made a motion to approve the purchases. Commissioner Davison seconded the motion. All in favor. Motion carried.

#### 14. Discussion on Subdivision and Stormwater Planning requirements

The County Manager stated that the County Attorney has provided the Board with some information as he presented the Board with an overview on stormwater and subdivision requirements. Commissioner Davison made a motion to accept the requirements. Commissioner Hendrix seconded the motion. All in favor. Motion carried.

#### 15.Consideration of quote for 911 system upgrade

The County Manager stated this will be paid out the upcoming SPLOST; but will be originally be funded by General Fund which will be reimbursed as the SPLOST money will be collected which started in February 2025. Commissioner Davison asked if the system carry over to the new building and was told yes. Commissioner Herndon asked if this was an enhanced system; the County Manager stated this will work with next gen 911. Commissioner Riggins made a motion to accept the quote for 911 system upgrade. Commissioner Hendrix seconded the motion. All in favor. Motion carried.

16. Consideration of purchase of turn out gear Hortense VFD

The County Manager stated this is the final request for turnn out gear for Hortense VFD; which has not been purchased yet the total cost being \$10,841.00. Commissioner Davison made a motion to approve the purchase. Commissioner Hendrix seconded the motion. All in favor. Motion carried.

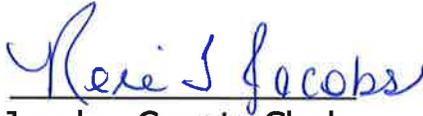
17. Adjournment

Commissioner Riggins made a motion to adjourn. Commissioner Davison seconded the motion. All in favor. Motion carried.

There being no further business, the meeting adjourned in regular order.



Chris Harris, Chairman

ATTEST:   
Rene' T. Jacobs, County Clerk

