



BALDWIN COUNTY BOARD OF COMMISSIONERS REGULAR MEETING

February 4, 2025

1601 N Columbia St, Suite 220

6:00 PM

MINUTES

PRESENT

Andrew Strickland, Chairman
Emily Davis
Kendrick Butts
Sammy Hall
Scott Little

OTHERS PRESENT

Carlos Tobar
Dawn Hudson
Brandon Palmer
Bo Danuser

CALL TO ORDER

Commission Chairman Andrew Strickland called the meeting to order at 6:00 PM with all commission members present.

INVOCATION

Reverend Donald Hill of Vaughn Chapel gave the invocation.

PLEDGE OF ALLEGIANCE

Commissioner Sammy Hall led the Pledge of Allegiance.

PRESENTATIONS

Chairman Strickland announced that Keep Milledgeville/Baldwin Beautiful had scheduling conflicts and would not be able to give a presentation.

APPROVAL OF MINUTES

Commissioner Emily Davis made a motion to approve the January 7, 2025 Called Commission Meeting, the January 7, 2025 Executive Session minutes and the January 7, 2025 Regular Commission meeting minutes. Commissioner Scott Little seconded the motion and the motion passed unanimously.

Commissioner Little made a motion to amend the agenda to remove items 11 – Mutual Termination Agreement with C & A Aviation and item 12 – Baldwin County Regional Airport Operator's Agreement from the agenda. Commissioner Davis seconded the motion and the motion passed unanimously.

ADMINISTRATIVE/FISCAL MATTERS

Ordinance O-2025-01 - Adopt Land Use Code

County Manager Carlos Tobar discussed the Land Use Code stating that a work session had been held last week and additional revisions were made to density in subdivisions, deletion of some approved trees, a correction to the definition of group quarters and replaced a section in the mobile manufactured homes section; the commissioners had the clean copy.

Commissioner Sammy Hall made a motion to adopt the Land Use Code. Commissioner Little seconded the motion and the Land Use Code was adopted unanimously.

Resolution R-2025-07 - Victims of Crime Acts Grant - Solicitor General

Assistant County Manager Dawn Hudson discussed the Victims of Crime Acts Grant for the Solicitor General stating the county received the grant covering the period of October 1, 2024 through September 30, 2025 in the amount of \$90,104 and funded two victims advocate positions in the Solicitor's Domestic Violence Program.

The resolution was presented as follows:

RESOLUTION NO. 2025-07

A RESOLUTION TO AUTHORIZE AN APPLICATION BE SUBMITTED TO THE VICTIMS OF CRIME ACTS ASSISTANCE GRANT FOR CONTINUED FUNDING FOR THE SOLICITOR GENERAL FOR THE PERIOD OF OCTOBER 1, 2024 THROUGH SEPTEMBER 30, 2025; AND FOR OTHER PURPOSES.

WHEREAS, the Baldwin County Board of Commissioners desire to continue to receive funding from the Victims of Crime Acts Assistance (VOCA) Grant for the Solicitor General; and

WHEREAS, the Grant provides funding of \$90,104 for the period October 1, 2024 through September 30, 2025.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of Baldwin County, Georgia, and it hereby resolved by authority of the same, as follows:

1. Incorporation of Recitals. The above stated recitals are true and correct and are incorporated as though fully set forth herein.
2. Authorization of Grant Application. The Board of Commissioners hereby authorizes the preparation and submission of an Application for the Victims of Crime Acts Assistance Grant.
3. Authorization of Chairman. The Board of Commissioners hereby authorizes the Chairman of the Baldwin County Board of Commissioners to sign any documentation or take any other action necessary or reasonably required to carry out, give effect to, and consummate the application and administration of the Grant and to take all action necessary in conformity therewith.
4. Severability. In case any one or more of the provisions of this Resolution shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any other provision of this Resolution, but this Resolution shall be construed and enforced as if such illegal or invalid provision had not been contained herein.
5. Repeal of Conflicting Resolutions. Any and all resolutions in conflict with this Resolution this day passed be and they are hereby repealed.
6. Effective Date. This Resolution shall take effect immediately upon its adoption.

SO RESOLVED, this 4th day of February, 2025.

BALDWIN COUNTY, GEORGIA

Honorable Andrew Strickland, Chairman
Baldwin County Board of Commissioners

ATTEST:

Bo Danuser, County Clerk
Baldwin County Georgia
DATE ADOPTED _____
[SEAL]

Commissioner Davis made a motion to approve the grant. Commissioner Butts seconded the motion and the motion passed unanimously.

Resolution R-2025-08 - Georgia Workforce Innovation and Opportunity Act (WIOA) Grant

Assistant County Manager Dawn Hudson stated that Baldwin County was the fiscal agent for the Middle Georgia Workforce, the grant was for the Dislocated Workforce Program for the period of January 1, 2025 through December 31, 2025 in the amount of \$50,000.

The resolution was presented as follows:

RESOLUTION NO. 2025-08

A RESOLUTION TO AUTHORIZE AN APPLICATION BE SUBMITTED FOR THE GEORGIA WORKFORCE INNOVATION AND OPPORTUNITY ACT (WIOA) GRANT FOR FUNDING THE DISLOCATED WORKER PROGRAM FOR THE OF PERIOD OF JANUARY 1, 2025 THROUGH DECEMBER 31, 2025; AND FOR OTHER PURPOSES.

WHEREAS, the Baldwin County Board of Commissioners desire to continue to receive funding from the Georgia Workforce Innovation and Opportunity Act (WIOA) Grant; and

WHEREAS, the Grant provides funding of \$50,000 for the period of January 1, 2025 through December 31, 2025.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of Baldwin County, Georgia, and it hereby resolved by authority of the same, as follows:

1. Incorporation of Recitals. The above stated recitals are true and correct and are incorporated as though fully set forth herein.
2. Authorization of Grant Application. The Board of Commissioners hereby authorizes the preparation and submission of a Georgia Workforce Innovation and Opportunity Act (WIOA) Grant.
3. Authorization of Chairman. The Board of Commissioners hereby authorizes the Chairman of the Baldwin County Board of Commissioners to sign any documentation or take any other action necessary or reasonably required to carry out, give effect to, and consummate the application and administration of the Grant and to take all action necessary in conformity therewith.
4. Severability. In case any one or more of the provisions of this Resolution shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any other provision of this Resolution, but this Resolution shall be construed and enforced as if such illegal or invalid provision had not been contained herein.

5. Repeal of Conflicting Resolutions. Any and all resolutions in conflict with this Resolution this day passed be and they are hereby repealed.
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BALDWIN COUNTY, GEORGIA

Honorable Andrew Strickland, Chairman
Baldwin County Board of Commissioners

ATTEST:

Bo Danuser, County Clerk
Baldwin County Georgia

DATE ADOPTED _____
[SEAL]

Commissioner Davis made a motion to approve the grant. Commissioner Little seconded the motion and the motion passed unanimously.

Resolution R-2025-09 - Edward Byrne Memorial Justice Award Grant (JAG)

Assistance County Manager Dawn Hudson stated Baldwin County receive an award in the amount of \$10,944. Funds would be used to purchase a server for the Realtime Crime Center. There was a discussion.

The Resolution was presented as follows:

RESOLUTION NO. 2025-09

A RESOLUTION TO AUTHORIZE AN APPLICATION BE SUBMITTED FOR THE
EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE (JAG) GRANT;
AND FOR OTHER PURPOSES.

WHEREAS, the Baldwin County Board of Commissioners desire to receive funding from the Edward Byrne Memorial Justice Assistance (JAG) Grant; and

WHEREAS, the Grant provides funding of \$10,944.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of Baldwin County, Georgia, and it hereby resolved by authority of the same, as follows:

1. Incorporation of Recitals. The above stated recitals are true and correct and are incorporated as though fully set forth herein.

2. Authorization of Grant Application. The Board of Commissioners hereby authorizes the preparation and submission of an Edward Byrne Memorial Assistance (JAG) Grant.
3. Authorization of Chairman. The Board of Commissioners hereby authorizes the Chairman of the Baldwin County Board of Commissioners to sign any documentation or take any other action necessary or reasonably required to carry out, give effect to, and consummate the application and administration of the Grant and to take all action necessary in conformity therewith.
4. Severability. In case any one or more of the provisions of this Resolution shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any other provision of this Resolution, but this Resolution shall be construed and enforced as if such illegal or invalid provision had not been contained herein.
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BALDWIN COUNTY, GEORGIA

Honorable Andrew Strickland, Chairman
Baldwin County Board of Commissioners

ATTEST:

Bo Danuser, County Clerk
Baldwin County Georgia

DATE ADOPTED _____
[SEAL]

Commissioner Little made a motion to approve the grant. Commissioner Davis seconded the motion and the motion passed unanimously.

Resolution R-2025-10 - GDOT Local Maintenance and Improvement Grant

County Manager Carlos Tobar stated that every year the county needed to adopt a resolution to apply for GDOT LMIG funds. The grant would be for just over \$600,000 and be from the TSPLOST list of roads. LMIG helped supplement the TSPLOST.

The resolution was presented as follows:

RESOLUTION NO. 2025-10

A RESOLUTION TO AUTHORIZE AN APPLICATION BE SUBMITTED FOR THE
GEORGIA DEPARTMENT OF TRANSPORTATION LOCAL MAINTENANCE AND
IMPROVEMENT (LMIG) GRANT FOR THE 2025 FISCAL YEAR

WHEREAS, the Baldwin County Board of Commissioners desire to receive funding from the Georgia Department of Transportation Local Maintenance and Improvement (LMIG) Grant; and

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of Baldwin County, Georgia, and it hereby resolved by authority of the same, as follows:

1. Incorporation of Recitals. The above stated recitals are true and correct and are incorporated as though fully set forth herein.
2. Authorization of Grant Application. The Board of Commissioners hereby authorizes the preparation and submission of a Georgia Department of Transportation Local Maintenance and Improvements (LMIG) Grant.
3. Authorization of Chairman. The Board of Commissioners hereby authorizes the Chairman of the Baldwin County Board of Commissioners to sign any documentation or take any other action necessary or reasonably required to carry out, give effect to, and consummate the application and administration of the Grant and to take all action necessary in conformity therewith.
4. Severability. In case any one or more of the provisions of this Resolution shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any other provision of this Resolution, but this Resolution shall be construed and enforced as if such illegal or invalid provision had not been contained herein.
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BALDWIN COUNTY, GEORGIA

Honorable Andrew Strickland, Chairman
Baldwin County Board of Commissioners

ATTEST:

Bo Danuser, County Clerk

Baldwin County, Georgia

DATE ADOPTED _____
[SEAL]

Commissioner Hall made a motion at approve the LMIG grant. Commissioner Davis seconded the motion and the motion was approved unanimously.

Resolution R-2025-11 - Intergovernmental Agreement with the City of Milledgeville and Mary Vinson Memorial Library

County Manager Carlos Tobar stated the City of Milledgeville requested this amendment, the request would provide upfront funds for renovation shortfalls to the Mary Vinson Library that would have been collected over the term of the Service Delivery Strategy; this would save the county \$160,000. There was a discussion about the terms set forth in the SDS

The resolution was presented as follows:

RESOLUTION NO. 2025-11

A RESOLUTION TO AUTHORIZE AN INTEGGOVERNMENTAL AGREEMENT WITH
THE CITY OF MILLEDGEVILLE AND THE MARY VINSON MEMORIAL LIBRARY

WHEREAS, the Baldwin County Board of Commissioners desire enter into an intergovernmental agreement with the City of Milledgeville and Mary Vinson Memorial Library; and

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of Baldwin County, Georgia, and it hereby resolved by authority of the same, as follows:

1. Incorporation of Recitals. The above stated recitals are true and correct and are incorporated as though fully set forth herein.
2. Authorization of Grant Application. The Board of Commissioners hereby authorizes the intergovernmental agreement with the City of Milledgeville and Mary Vinson Memorial Library.
3. Authorization of Chairman. The Board of Commissioners hereby authorizes the Chairman of the Baldwin County Board of Commissioners to sign any documentation or take any other action necessary or reasonably required to carry out, give effect to, and consummate the application and administration of the intergovernmental agreement and to take all action necessary in conformity therewith.

4. Severability. In case any one or more of the provisions of this Resolution shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any other provision of this Resolution, but this Resolution shall be construed and enforced as if such illegal or invalid provision had not been contained herein.
5. Repeal of Conflicting Resolutions. Any and all resolutions in conflict with this Resolution this day passed be and they are hereby repealed.
6. Effective Date. This Resolution shall take effect immediately upon its adoption.

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BALDWIN COUNTY, GEORGIA

Honorable Andrew Strickland, Chairman
Baldwin County Board of Commissioners

ATTEST:

Bo Danuser, County Clerk
Baldwin County Georgia

DATE ADOPTED _____
[SEAL]

Commissioner Little made a motion to approve the IGA with the City of Milledgeville and the Board of the Mary Vinson Memorial Library. Commissioner Hall seconded the motion and the motion passed unanimously.

Resolution R-2025-12 - Georgia Workforce Innovation and Opportunity Act (WIOA) in the amount of \$350,000

Assistant County Manager stated this was another grant for the Dislocated Worker Program for the period of July 1, 2024 through June 30, 2025 in the amount of \$350,000.

The resolution was presented as follows:

RESOLUTION NO. 2025-12

A RESOLUTION TO AUTHORIZE AN APPLICATION BE SUBMITTED FOR THE GEORGIAWORKFORCE INNOVATIONAND OPPORTUNITY ACT (WIOA) GRANT FOR FUNDING THE DISLOCATED WORKER PROGRAM FOR THE OF PERIOD OF JULY 1, 2024 THROUGH JUNE 30, 2025; AND FOR OTHER PURPOSES.

WHEREAS, the Baldwin County Board of Commissioners desire to continue to receive funding from the Georgia Workforce Innovation and Opportunity Act (WIOA) Grant Number AFRI-31-22-23-06-011 FAIN AA-38524-22-55-A-13; and

WHEREAS, the Grant provides funding of \$350,000 for the period of July 1, 2024 through June 30, 2025.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of Baldwin County, Georgia, and it hereby resolved by authority of the same, as follows:

1. Incorporation of Recitals. The above stated recitals are true and correct and are incorporated as though fully set forth herein.
2. Authorization of Grant Application. The Board of Commissioners hereby authorizes the preparation and submission of a Georgia Workforce Innovation and Opportunity Act (WIOA) Grant.
3. Authorization of Chairman. The Board of Commissioners hereby authorizes the Chairman of the Baldwin County Board of Commissioners to sign any documentation or take any other action necessary or reasonably required to carry out, give effect to, and consummate the application and administration of the Grant and to take all action necessary in conformity therewith.
4. Severability. In case any one or more of the provisions of this Resolution shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any other provision of this Resolution, but this Resolution shall be construed and enforced as if such illegal or invalid provision had not been contained herein.
5. Repeal of Conflicting Resolutions. Any and all resolutions in conflict with this Resolution this day passed be and they are hereby repealed.
6. Effective Date. This Resolution shall take effect immediately upon its adoption.

SO RESOLVED, this 4th day of February, 2025.

BALDWIN COUNTY, GEORGIA

Honorable Andrew Strickland, Chairman
Baldwin County Board of Commissioners

ATTEST:

Bo Danuser, County Clerk
Baldwin County Georgia

DATE ADOPTED _____
[SEAL]

Commissioner Davis made a motion to approve the grant. Commissioner Little seconded the motion and the motion passed unanimously.

Resolution R-2025-13 - Aquatic Center Change Order - County Manager

County Manger Carlos Tobar stated he submitted his report regarding the change order for Phase 2; the process started in 2021 and the project had aged with inflation and had to be slimmed down to \$2,116,924. There was a discussion about the funding of the Aquatic Center and completion date.

The resolution was presented as follows:

RESOLUTION NO. 2025-13

A RESOLUTION TO AUTHORIZE AN AQUATIC CENTER PHASE II
CONTRACT CHANGE ORDER

WHEREAS, the Baldwin County Board of Commissioners desire to authorize a change order in the scope of work for Phase II of the Baldwin County Aquatic Center at Walter B. Williams Jr. Park; and

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of Baldwin County, Georgia, and it hereby resolved by authority of the same, as follows:

7. Incorporation of Recitals. The above stated recitals are true and correct and are incorporated as though fully set forth herein.
8. Authorization of Change Order. The Board of Commissioners hereby authorizes the change order in the contract with Dyer Construction, Inc. for Phase II as prepared by Freedman Engineering Group.
9. Authorization of Chairman. The Board of Commissioners hereby authorizes the Chairman of the Baldwin County Board of Commissioners to sign any documentation or take any other action necessary or reasonably required to carry out, give effect to, and consummate the application and administration of the change order and to take all action necessary in conformity therewith.
10. Severability. In case any one or more of the provisions of this Resolution shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any other provision of this Resolution, but this Resolution shall be construed and enforced as if such illegal or invalid provision had not been contained herein.
11. Repeal of Conflicting Resolutions. Any and all resolutions in conflict with this Resolution this day passed be and they are hereby repealed.

12. Effective Date. This Resolution shall take effect immediately upon its adoption.

SO RESOLVED, this 4th day of February, 2025.

BALDWIN COUNTY, GEORGIA

Honorable Andrew Strickland, Chairman
Baldwin County Board of Commissioners

ATTEST:

Bo Danuser, County Clerk
Baldwin County Georgia

DATE ADOPTED _____
[SEAL]

Chairman Strickland read from the rules of decorum established for public comment.

Desiree Liggins of Pine Ridge Road and Sidney Butts Road addressed the commission regarding the Aquatic Center questioning the amount the project cost and the need to fund other projects.

Commissioner Davis made a motion to approve the change order. Commissioner Butts seconded the motion and the motion was approved unanimously.

Commissioner Butts asked if there would be any other change orders. Mr. Tobar responded he didn't think so. Commissioner Little stated no one was excited about an overage but they could not stop this project in the middle, the end result would be a beautiful water park. Commissioner Butts asked if this would affect any other park. Ms. Hudson responded that it would not.

Chairman Strickland stated that Resolution R-2025-14 approving a Mutual Termination Agreement with C & A Aviation was struck and Resolution R-2025-15 approving an operator's agreement for the Baldwin County Regional Airport was struck and

Resolution R-2025-16 - Magnolia State Bank temporary loan to pay current operating expenses from time to time

Assistant County Manager Dawn Hudson stated funds were needed to cover costs of operation during the year until tax revenue collections at the end of 2025. Requests for interest rate quotes were sent to all banks with Magnolia State bank giving the lowest rate at 4.49%.

The resolution was presented as follows:

RESOLUTION No. 2025-16
A RESOLUTION TO AUTHORIZE THE DOCUMENTS TO BORROW FROM
THE MAGNOLIA STATE BANK TO PAY CURRENT YEAR OPERATING EXPENSES
FROM TIME TO TIME

WHEREAS, under and by virtue of the Constitution of the State of Georgia, *Article IX, Section V, Paragraph V*, each city, county, and political subdivision of the State authorized to levy taxes is given the authority to make temporary loans between January 1 and December 31 in each year to pay expenses for such year upon certain conditions, and

WHEREAS, such conditions have been fulfilled by Baldwin County as hereinafter appears; and

WHEREAS, said Baldwin County has now outstanding no such temporary loans or renewals thereof made in any prior year; and

WHEREAS, the total gross income of said Baldwin County from taxes in the last preceding calendar year was \$24,244,000; and

WHEREAS, the total anticipated income (revenue) of Baldwin County for the current year exceeds \$25,000,000; and

WHEREAS, the amount to be borrowed, \$7,000,000, plus all other temporary loans of Baldwin County for the current calendar year are less than the total anticipated revenue from all sources for such calendar year; and

WHEREAS, under the aforesaid authority, Baldwin County Board may make such temporary loans in the current year in a total amount not to exceed \$18,750,000 which amount is seventy-five percent of \$25,000,000; and

WHEREAS, said temporary loans are needed by Baldwin County to pay the current year's operating expenses; and

WHEREAS, the Baldwin County Board of Commissioners constitutes the governing body of Baldwin County.

NOW THEREFORE, BE IT RESOLVED by the Baldwin County Board of Commissioners:

1. Incorporation of Recitals. The above stated recitals are true and correct and are incorporated as though fully set forth herein.
2. Authorization of Temporary Loan. That the Chair of the Baldwin County Board of Commissioners is hereby authorized to execute documents to borrow from the Magnolia State Bank money to pay current year's operating expenses from time to time during the year, the aggregate amount of which is not to exceed \$7,000,000, said sums to bear interest not to exceed 4.49 percent per annum, and the entire amount, together with interest, to be repaid on or before December 31 of the current year. The money may be drawn upon from time to time as authorized by the Baldwin County Board of Commissioners and interest shall be paid only on that portion of the total sum which is utilized and only for the period of time it is used. The loan(s) shall be evidenced by promissory note(s) executed in the name of the Baldwin County Board of Commissioners.

3. Authorization of Chairman. The Board of Commissioners hereby authorizes the Chairman of the Baldwin County Board of Commissioners to sign any documentation or take any other action necessary or reasonably required to carry out, give effect to, and consummate the application of a temporary loan and to take all action necessary in conformity therewith.
4. Severability. In case any one or more of the provisions of this Resolution shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any other provision of this Resolution, but this Resolution shall be construed and enforced as if such illegal or invalid provision had not been contained herein.
5. Repeal of Conflicting Resolutions. Any and all resolutions in conflict with this Resolution this day passed be and they are hereby repealed.
6. Effective Date. This Resolution shall take effect immediately upon its adoption.

SO RESOLVED, this 4th day of February, 2025.

BALDWIN COUNTY, GEORGIA

Honorable Andrew Strickland, Chairman
Baldwin County Board of Commissioners

ATTEST:

Bo Danuser, County Clerk
Baldwin County Georgia

DATE ADOPTED _____
[SEAL]

Commissioner Hall made a motion to approve the loan from Magnolia State Bank.
Commissioner Little seconded the motion.

There was a discussion about where the County did business and why there was a need for the bank loan.

Chairman Strickland called for the vote and the resolution was approved unanimously.

Resolution R-2025-17 - Moratorium on multifamily residential development on Log Cabin Road

County Manager Carlos Tobar expressed concern for the traffic capacity on Log Cabin Road. There was a discussion about the need for a moratorium on multifamily development on Log Cabin Road.

The resolution was presented as follows:

RESOLUTION NO. 2025-17

A RESOLUTION ENACTING A MORATORIUM ON MULTIFAMILY RESIDENTIAL DEVELOPMENT TO INCLUDE HORIZONTAL AND VERTICAL APARTMENTS, TOWNHOMES, DUPLEX AND MULTIPLEX DEVELOPMENTS IN THE AREA OF LOG CABIN ROAD FOR AN INDEFINITE PERIOD NOT TO EXCEED SIX MONTHS; TO PROVIDE FOR THE PURPOSE OF THE MORATORIUM; TO PROVIDE FOR FINDINGS OF FACT, IMPOSITION OF MORATORIUM, THE DURATION OF THE MORATORIUM; TO PROVIDE FOR SEVERABILITY; TO PROVIDE AN EFFECTIVE DATE OF THIS RESOLUTION; AND FOR OTHER PURPOSES.

WITNESSETH:

WHEREAS, Baldwin County (the "County") is a duly formed political subdivision of the State of Georgia;

WHEREAS, Baldwin County has been vested with substantial powers, rights and functions under Article IX, Sec. II, Par. I to generally regulate the practice, conduct or use of property for the purposes of maintaining health, morals, safety, security, peace, and the general welfare of the County;

WHEREAS, Georgia law recognizes that local governments may impose moratoria on zoning decisions, building permits, and other developmental approvals where exigent circumstances exist to warrant the same, including to protect and preserve the status quo when acting on behalf of the public welfare and to ensure the provision of public safety and health;

WHEREAS, it is the belief of the Board of Commissioners of Baldwin County, Georgia (the "Board of Commissioners") that the concept of "public welfare" is broad and inclusive and includes, but is not limited to, the valid public objectives of aesthetic conservation, preservation of the value of existing lands and buildings within the County, making the most appropriate use of resources, preserving existing neighborhood characteristics, enhancing and protecting the economic well-being of the community, facilitating adequate provision of public services, and the preservation of the resources of the County;

WHEREAS, the County has a strong interest in regulating growth management so as to lessen the burden on public utility, public infrastructure, public safety services and traffic congestion. The County imposes land use regulations to maintain orderly and safe operation of the County and to protect the citizens of the County;

WHEREAS, the County has determined that the area surrounding Log Cabin Road (as shown in Exhibit "A", attached hereto) does not yet have the necessary

infrastructure including, but not limited to, public utilities and road capacity, to support an increase in the number of multifamily residential developments in the area;

WHEREAS, the Board of Commissioners recognizes the negative impact to health, safety and welfare to the citizens of the County and the burdens on the County should the County not take immediate measures to protect against additional multifamily residential developments in the area shown on Exhibit "A";

WHEREAS, Board of Commissioners recognizes that substantial and irreparable harm would result to the citizens of the County if the County does not regulate the current land use procedures and impose a moratorium on multifamily housing in the area shown on Exhibit "A";

WHEREAS, the Board of Commissioners has directed County staff to explore and present recommendations for implementing district-based land use regulations;

WHEREAS, the Board of Commissioners is, and has been, interested in developing a cohesive and coherent policy regarding development in the County, and has intended to promote community development through stability, predictability and balanced growth which will further the prosperity of the County as a whole;

WHEREAS, the Board of Commissioners' findings as stated herein and its desire to review and implement district-based land use regulations necessitates a cessation of multifamily residential development in the area shown on Exhibit "A" and finds that such cessation is reasonable and in the public interest;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Baldwin County, Georgia, and it is hereby resolved by authority of the same, as follows:

1. Incorporation of Recitals. The above stated recitals are true and correct and are incorporated as though fully set forth herein.
2. Findings of Fact. The Board of Commissioners hereby makes the following findings of fact:
 - a. The area surrounding Log Cabin Road (as shown in Exhibit "A", attached hereto) does not yet have the necessary infrastructure including, but not limited to, public utilities and adequate road capacity to support an increase of multifamily developments in the area;
 - b. The County staff is in the process of exploring options to prepare recommendations to the Baldwin County Board of Commissioners for implementation of district-based land use regulations;
 - c. The County's implementation of district-based land use regulations and evaluating and planning necessary public infrastructure for increased multifamily housing developments in the area shown on Exhibit "A" requires a cessation of the application and issuance of any development

permits, variances, or licenses or other permits pertaining to multifamily residential developments;

- d. It is necessary and in the public interest to delay, for a reasonable time, the processing of applications for and the issuance of any development permits, variances, or licenses or other permits pertaining to multifamily residential developments to ensure that the same are consistent with the long-term planning objectives of the County.

3. Moratorium on Multifamily Residential Development. The County does hereby enact a moratorium for an indefinite period, not to exceed six (6) months from the effective date of this Resolution, to allow the County Manager and staff to adequately study, review, evaluate, and devise a recommendation to the Board of Commissioners regarding implementation of district-based land use regulations and to study the impact of increased multifamily housing developments in the area shown on Exhibit "A".

During the moratorium period, no applications for any development permits, variances, or licenses or other permits of any kind shall be accepted by the County or any of its Departments, Boards, or Committees pertaining to multifamily residential developments, including horizontal and vertical apartments, townhomes, duplex and multiplex developments, to be located or operated on any property located within the area shown on Exhibit "A", attached hereto. Any such applications tendered and/or submitted to the County or any Department, Board, or Committee during this moratorium period shall not be accepted, considered, nor acted upon by the County, nor any Department, Board, or Committee thereof. Should an application be accepted, in error, during the moratorium period, such application shall be deemed null and void and have no effect whatsoever and shall constitute no assurance of any right to engage in any act or action related to the development of multifamily residential developments. Reliance on any such permit shall be unreasonable.

This moratorium shall have no effect upon approvals of permits for multifamily residential developments previously issued or as to development plans previously approved by the County prior to the effective date of this Resolution.

Property owners who claim to have a vested right, pursuant to the laws of the State of Georgia, to obtain a permit for multifamily residential development must follow the following procedure, which provides consideration of an exemption request from this moratorium where a claim of legal vesting is made:

- i. A written application shall be submitted to the County Manager, with verified supporting data, documents, and facts which the Applicant feels supports a claim of legal vesting. Such information will be reviewed by the Baldwin County Board of Commissioners and approved/denied within thirty (30) days of submission in a public meeting. During this 30-day timeframe,

additional facts and data may be requested on behalf of Baldwin County by its staff to further the review process.

- ii. Should the Applicant fail to provide requested information or otherwise fail to cooperate during the review process, the exemption request will be denied. If the information provided fails to support a claim of legally vested rights, the exemption request will be denied.
- iii. Any exemption granted by the Board of Commissioners shall merely grant the Applicant the right to have County staff accept and process the underlying application in accordance with all existing County and State laws.

4. Severability. In case any one or more of the provisions of this Resolution shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any other provision of this Resolution, but this Resolution shall be construed and enforced as if such illegal or invalid provision had not been contained herein.

5. Repeal of Conflicting Resolutions. Any and all resolutions in conflict with this Resolution this day passed be and they are hereby repealed.

6. Effective Date. This Resolution shall take effect immediately upon its adoption.

SO RESOLVED, this 4th day of February, 2025.

BALDWIN COUNTY, GEORGIA

Honorable Andrew Strickland, Chairman
Baldwin County Board of Commissioners

ATTEST:

Bo Danuser
Baldwin County Clerk
DATE ADOPTED
[SEAL]

Desiree Liggins of Pine Ridge Road addressed the commission asking why the commissioners were limiting the building of multifamily growth on Log Cabin Road, and asked when they were going to invest in expanding Log Cabin Road. She stated they needed to utilize high dollar areas with an additional taxes and fees for the builders. She asked why they were protecting Log Cabin Road when there were other roads that were neglected.

Commissioner Little made a motion to approve the moratorium. Commissioner Davis seconded the motion and the motion passed unanimously.

Commissioner Hall stated that he was in favor of the moratorium but did not support the district map. There was discussion about the moratorium to address concerns regarding development on Log Cabin. There was discussion about developing a land use map.

Chairman Strickland called for a vote with all commissioners voting in favor of the moratorium.

Appointment of Election Supervisor

County Manager Carlos Tobar stated this was just a formality, the commissioners had already interviewed and hired Mr. Erick Unold.

Commissioner Hall made a motion to appoint Mr. Erick Unold as Election Supervisor. Commissioner Butts seconded the motion and the motion passed unanimously.

OLD BUSINESS

Commissioner Hall stated that the current moratorium, except for on Log Cabin, had been lifted.

Commissioner Butts asked for an update on the sewer pump stations behind Harrisburg Road. Mr. Tobar responded they were hunting for the dollars. There was a discussion about changing the pump stations to gravity fed and funding with SPLOST and other funds to make the change.

Commissioner Strickland asked for an update on a spay and neuter ordinance. Attorney Palmer stated it was being worked on.

NEW BUSINESS

Commissioner Davis announced that this was Black History Month and that February 7th was Black HIV/Aids Day.

Commissioners Emily Davis and Sammy Hall questioned adopting items by resolution.

There was a discussion about resolutions being able to be tracked more easily for this and future Clerks and that adopting actions by resolution was a matter of form not substance.

Commissioner Davis asked the County Attorney about a resolution she requested be prepared. There was a discussion about the County Attorney preparing an ordinance to require rotation of the chairmanship by district.

Commissioner Davis made a motion to direct the attorney to prepare an ordinance that the commission chair be rotated by district. Commissioner Butts seconded the motion.

There was a discussion about the method for selecting the chairman.

Commissioner Butts made a motion to amend the motion to allow everyone equal opportunity next year. Commissioner Davis seconded the motion to make an amendment.

Chairman Strickland called for the vote on the amendment to the original motion.

Commissioners Davis and Butts vote aye and Commissioners Hall, Strickland and Little voted no. The motion to amend to original motion failed.

Chairman Strickland called for the vote on the original motion to direct the county attorney to change the ordinance surrounding the chairmanship.

Commissioners Davis and Butts vote aye and Commissioners Hall, Strickland and Little voted no. The motion failed.

COUNTY MANAGER'S REPORT

County Manager gave an update on ongoing projects including the CHIP and CDBG grants, an adoption event at the animal shelter and that he was available before and after meetings to answered questions, but they did not answer questions during the public comment period.

Commissioner Little expressed his concern of having discount animals.

PUBLIC COMMENT PERIOD FOR NON-AGENDA ITEMS

Oconee Recovery Coalition – members of the organization discussed substance abuse and recovery and counseling and what the organization provided. The Oconee Recovery Coalition provided a place for people in recovery to have a safe place to hang out, do fun things, they helped with job applications and resumes, and was a place to thrive. Recidivism and divorce rates dropped in the 46 communities that had recovery coalition organizations. Commissioners were invited to attend a listening session.

Barry Havior of East Walton Street addressed the commission requesting transportation at the Recreation Department for the kids, to include the track and the aquatic park. He asked why they couldn't get a bus or a van with SPOLST money. He stated that he had concerns with the director of the park.

Desiree Liggins of Pine Ridge Road and Sidney Butts Road addressed the commission on a variety of topics. She discussed decorum, her Mexican heritage, the selection of the chairman, Log Cabin Road, Dollar General store being there for the working class,

Baldwin County was not growing and needed people with jobs, airport use charges, HB 581 and who would receive benefits, and euthanizing animals.

Deb Campbell of Kenan Drive passed out information and address the commission regarding vetted and adoptable animals and their housing. She discussed the practice of euthanizing animals and their matrix for doing so. She didn't want to have an expiration date on animals.

Commissioner Strickland read the rules of decorum once again, and he would have unruly speakers removed from the meeting.

Maurice Liggins of Sidney Butts Road addressed the commission asking the commission to make the next list of roads being repaved available to the public.

Allene Veazey of Sparta Highway in Milledgeville commended the animal shelter staff and volunteers, the shelter was well run and compliant. She discussed the actions they took to help animals during the cold snap. She expressed her concern about euthanizing animals at the end of the month.

EXECUTIVE SESSION

Commissioner Butts made a motion to go into executive session to discuss litigation and personnel. Commissioner Little seconded the motion and the motion passed unanimously.

The commission moved into executive session at 7:17 PM

Commissioner Little made a motion to returned to open session at 8:18. Commissioner Butts seconded the motion and the motion passed unanimously.

The commission moved back into open session at 8:18 PM.

ADJOURNMENT

Commissioner Little made a motion to adjourn the meeting at 8:18 PM. Commissioner Butts seconded the motion and the motion passed unanimously.
The meeting was adjourned at 8:18 PM.

Respectfully submitted,


Andrew Strickland, Chairman


Bo Danuser, County Clerk