



## **BALDWIN COUNTY BOARD OF COMMISSIONERS REGULAR MEETING**

**August 5, 2025**

**1601 N Columbia St, Suite 220**

**6:00 PM**

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### **MINUTES**

#### **CALL TO ORDER**

Commission Chairman Andrew Strickland called the August 5, 2025 meeting to order at 6:00 PM.

#### **INVOCATION**

Commissioner Hall said the prayer.

#### **PLEDGE OF ALLEGIANCE**

Commissioner Davis led the Pledge of Allegiance.

#### **APPROVAL OF MINUTES**

Commissioner Davis made a motion to approve the July 15, 2025 regular meeting minutes and executive session minutes. Commissioner Hall seconded the motion and the motion passed unanimously.

#### **PRESENTATIONS**

Commissioner Little made a motion to amend to agenda to include a presentation from State Court Judge Paul Hitchcock. Commissioner Davis seconded the motion and the motion passed unanimously.

#### **State Court Judge Paul Hitchcock**

Judge Hitchcock addressed the commissioners requesting that the State Court Judgeship be made a full-time position. He handed out a judicial workload assessment and presented historical information about the court. He discussed statistical information from the workload assessment that outlined the State Court case load and that the report recommended the need for a full-time judge. Judge Hitchcock expressed his desire to increase his community outreach.

There was a discussion about including the change in the budgetary process, that the change would require local legislation, the tort reform increased the docket load, the judge developing outreach projects, there would be an expected increase in case filing and in revenue, only Baldwin County had a full time solicitor and not a full time judge, the salary was based on a percentage of the District Attorney's salary, the time commitment the judgeship required was increasing, staffing, all counties had a

Magistrate Court, Probate Court, Superior Court, Juvenile Court and 72 counties had a State Court.

Judge Hitchcock compared the Baldwin County State Court to similar State Courts.

#### Baldwin County Public Safety Dive Team

Commission Chairman Strickland gave information about required training for the members of the dive team and presented Certificates of Recognition and medals to the team members in support of their ongoing performance of a difficult duty.

Deputy Sheriff Col. Scott Deason spoke stating the dive team were volunteers who saw a need for an additional resource for Baldwin County, the members paid for their own training and often their gear, and recoveries were hard on the members. Col. Deason saluted the dive team members.

Chairman Strickland recognized each member of the dive team and presented them with a certificate and a medal.

Chairman Strickland highlighted the trophy for the Recreation Departments Girls Youth Softball second place win in the Softball World Series.

#### River of Life

Ms. Marty Sirmans shared information about the annual community outreach provided by the participants of River of Life. She stated that young people came to Milledgeville for three days; 20 teams completed 38 exterior projects including 22 wheelchair ramps, painting the Life Enrichment Center, and yard work. She stated that they appreciated all the support they got in the community.

Chairman Strickland stated that he appreciated River of Life in this community and was a great way to teach children about service.

State Senator Rick Williams was recognized as being in attendance.

#### Citizen Advocacy Program

Katina Atmore addressed the Commissioners giving information about the Citizens Advocacy Program where ordinary people acted with extraordinary purpose through relationships that were transformative for people with developmental disabilities and gave rise for justice, inclusion, and protection as a root to citizen advocacy. She presented information about the creation of the advocacy movement and the creation of a Citizen Advocacy office in Milledgeville in 1986; Natacha Ansley was carrying on this work. Ms. Atmore shared stories about people the program helped.

There was a discussion about funding for the Citizen Advocacy Program.



Natacha Ansley stated that she loved her city and was there for the people; she was passionate about her work and about people. She further stated that citizen advocacy was about disability and community. Ms. Ansley read "A Parable" by Michael McCarthy and thanked the commissioners for having Citizen Advocacy on the agenda.

## **ADMINISTRATIVE/FISCAL MATTERS**

### **WIOA Adult Program Grant**

Chairman Strickland read the caption for Resolution R-2025-61 that authorized a WIOA Adult Program Grant.

The resolution was presented as follows:

### **RESOLUTION 2025-61**

A RESOLUTION TO AUTHORIZE AN APPLICATION BE SUBMITTED FOR THE GEORGIA WORKFORCE INNOVATION AND OPPORTUNITY ACT (WIOA) GRANT FOR FUNDING THE ADULT PROGRAM FOR THE OF PERIOD OF JULY 1, 2025 THROUGH JUNE 30, 2027; 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 11-25-25-06-011 FAIN 25A55AT000157; and

WHEREAS, the Grant provides funding of \$147,000 for the period of July 1, 2025 through June 30, 2027 for the Adult Program.

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 5<sup>th</sup> day of August, 2025.

BALDWIN COUNTY, GEORGIA

Honorable Andrew Strickland, Chairman  
Baldwin County Board of Commissioners

ATTEST:

Bo Danuser, County Clerk  
Baldwin County Georgia

Assistant County Manager Dawn Hudson stated the County received a grant from the Workforce Innovation and Opportunity Act for the Adult Program Grant for \$147,006 for July 1, 2025 – June 30, 2027. The resolution accepts the award and authorizes the chairman to execute the documents.

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

WIAO Youth Program Grant

Chairman Strickland read the caption for Resolution R-2025-62 that authorized a WIAO Youth Program Grant.

The resolution was presented as follows:

**RESOLUTION 2025-62**

A RESOLUTION TO AUTHORIZE AN APPLICATION BE SUBMITTED FOR THE GEORGIA WORKFORCE INNOVATION AND OPPORTUNITY ACT (WIOA) GRANT FOR FUNDING THE YOUTH PROGRAM FOR THE OF PERIOD OF APRIL 1, 2025 THROUGH JUNE 30, 2027; 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 15-25-25-06-11 FAIN 25A55AY000159

WHEREAS, the Grant provides funding of \$693,676 for the period of April 1, 2025 through June 30, 2027 for the Youth Program.



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 Grant Application. The Board of Commissioners hereby authorizes the preparation and submission of a Georgia Workforce Innovation and Opportunity Act (WIOA) Grant.
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 Grant 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 5<sup>th</sup> day of August, 2025.

BALDWIN COUNTY, GEORGIA

Honorable Andrew Strickland, Chairman  
Baldwin County Board of Commissioners

ATTEST:

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Bo Danuser, County Clerk  
Baldwin County Georgia

Assistant County Manager Dawn Hudson stated the County received a grant from the Workforce Innovation and Opportunity Act for the Adult Program Grant for \$693,676 for July 1, 2025 – June 30, 2027. The resolution accepts the award and authorizes the chairman to execute the documents.

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

## Public Defender Agreement

Chairman Strickland read the caption for Resolution R-2025-63 authorizing an agreement with the Georgia Public Defender Court to provide council for indigent persons in the Superior Court.

The resolution was presented as follows:

### **RESOLUTION R-2025-63**

A RESOLUTON TO APPROVE AN AGREEMENT WITH THE GEORGIA PUBLIC DEFENDERS COUNCIL OF THE OCMULGEE JUDICIAL CIRCUIT; TO APPROVE THE 2026 FISCAL YEAR ANNUAL OPERATING BUDGET FOR THE PUBLIC DEFENDER OFFICE FOR OF THE OCMULGEE JUDICAL CIRCUIT; AND FOR OTHER PURPOSES

WHEREAS, Baldwin County must provide council for representation of indigent persons on the Ocmulgee Judicial Circuit as mandated by the Georgia Indigent Defense Act of 2003 either on its own or through an agreement with the Georgia Public Defender Council and the Public Defender Office;

WHEREAS, the Baldwin County Board of Commissioners currently joins Greene, Hancock, Jasper, Jones, Morgan, Putnam and Wilkinson Counties in providing the annual funding to carry on the operations of the Public Defender Office of the Ocmulgee Judicial Circuit based on the pro rata share of the population of the respective county;

WHEREASE, the Baldwin County Board of Commissioners desire to continue to contract with the Georgia Public Defender Council and the Public Defender Office to provide council for indigent persons as required by the Georgia Indigent Defense Act of 2003 by entering into a Georgia Indigent Defense Service Agreement;

WHEREAS, the aforementioned agreement is hereby attached and by reference duly incorporated and made a part of this resolution as "Exhibit A";

WHEREAS the budget for Baldwin County's share of the pro rate cost of providing council for indigent persons is hereby attached and by reference duly incorporated into this resolution as "Exhibit B";

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

1. Incorporation of Recitals. The above stated recitals are true and correct and are incorporated as though fully set forth herein.
2. Authorization of the Georgia Indigent Defense Service Agreement. The Board of Commissioners hereby approves the Georgia Indigent Defense Service Agreement.



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 reasonably required to carry out, give effect to, and consummate the Georgia Indigent Defense Service Agreement.
4. Authorization of the Public Defender Budget for the 2026 Fiscal Year. The Board of Commissioners hereby approves the Public Defender Budget for the 2026 Fiscal Year.
5. 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.
6. Repeal of Conflicting Resolutions. Any and all resolutions in conflict with this Resolution this day passed be and they are hereby repealed.
7. Effective Date. This Resolution shall take effect immediately upon its adoption.

SO RESOLVED, this 5<sup>th</sup> day of August, 2025.

BALDWIN COUNTY, GEORGIA

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Andrew Strickland, Chairman  
Baldwin County Board of Commissioners

ATTEST:

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Bo Danuser, County Clerk  
Baldwin County Georgia

Assistant County Manager Dawn Hudson stated the Ocmulgee Circuit has public defenders with the cost divided amongst the counties in the circuit. There is a request for \$42,237 that would be split between two of the county's annual budgets.

Kristen Waller from the Ocmulgee Circuit Public Defender addressed the commission. She introduced herself and shared information about herself. She stated the increase was due to a full-time position moving to Baldwin County State Court.

There was a discussion about the budget increase, the different budget cycles, seeking a continued agreement, making any change during the county's budget cycle, and that the county previously approved a position in the State Court.

Commissioner Strickland made a motion to table the resolution for further discussion. Commissioner Little seconded the motion and the motion passed unanimously.

ACCG Defined Contribution Plan Amendment

Chairman Strickland read the caption for Resolution R-2025-64 that authorized an amendment to the Defined Contribution Retirement Plan to include the Clerk of Superior Court for the 2023 fiscal year only.

The resolution was presented as follows:

**RESOLUTION R-2025-64**

A RESOLUTION TO AUTHORIZE AN AMENDMENT TO THE ASSOCIATION OF  
COUNTY COMMISSIONERS OF GEORGIA (ACCG) 401(a) DEFINED  
CONTRIBUTION PLAN FOR BALDWIN COUNTY EMPLOYEES TO INCLUDE THE  
CLERK OF SUPERIOR COURT FOR THE 2023 YEAR PLAN

WHEREAS, Baldwin County, Georgia (the "Employer") established a 401(a) Defined Contribution Plan for Baldwin County Employees (the "Plan") through an Adoption Agreement with the Association of County Commissioners of Georgia (ACCG) that was first effective as of February 1, 2019, and was most recently amended and restated effective as of January 1, 2022;

WHEREAS, Section 13.01 of the Plan allows the Employer to amend the elective provisions of the Adoption Agreement;

WHEREAS, the Board of Commissioners desires to amend the Adoption Agreement's definition of "Eligible Employee" to include the Clerk of Superior Court for the 2023 Plan Year only, to reflect that the Clerk of Superior Court was appointed, and not elected, to such position in 2023, and was, therefore, ineligible to participate in the state-sponsored retirement fund.

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

1. Incorporation of Recitals. The above stated recitals are true and correct and are incorporated as though fully set forth herein.
2. Authorization of the amendment to the Commissioners of Georgia 401(a) Defined Contribution Plan for Baldwin County Employees. The Board of Commissioners hereby approves an amendment to the adoption agreement of the Association of County Commissioners of Georgia (ACCG) 401(a) Section 2.17 entitled "Eligible Employees" to include the Clerk of Superior Court for the 2023 Plan Year only.
3. Effective Date. Effective as of January 1, 2023, the afore described Adoption Agreement Section 2.17 entitled Eligible Employees shall be amended to select "Include" and to unselect "Exclude" for the Clerk of Superior Court and effective January 1, 2024 Section 2.17 entitled Eligible Employees shall be amended to select "Exclude" and to unselect "Include" for the Clerk of Superior Court.
4. 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 reasonably required to carry



out, give effect to, and consummate the amendment to the Association of County Commissioners of Georgia 401 (a) Defined Contribution Plan to include the Clerk of Superior Court in the 2023 Year plan only.

5. 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.
6. Repeal of Conflicting Resolutions. Any and all resolutions in conflict with this Resolution this day passed be and they are hereby repealed.
7. Effective Date. This Resolution shall take effect immediately upon its adoption.

SO RESOLVED, this 5<sup>th</sup> day of August, 2025.

BALDWIN COUNTY, GEORGIA

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Andrew Strickland, Chairman  
Baldwin County Board of Commissioners

ATTEST:

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Bo Danuser, County Clerk  
Baldwin County Georgia

Assistant County Manager Dawn Hudson stated the resolution adopted an amendment to the 401(a) Defined Contribution Plan. The Court Clerk was appointed for one year prior to being elected. The Amendment allowed the Court Clerk's participation in the county's retirement plan for the one year she was appointed and not elected.

The commissioners discussed the amendment including its validity, that the amendment came from the ACCG retirement plan administrators and having the county attorney review the amendment. There was discussion about the legality of the amendment.

Commissioner Hall made a motion to approve the resolution. Commissioner Strickland seconded the motion. The motion was approved unanimously.

#### Lake Laurel Road Repaving

Chairman Strickland read the caption from Resolution R-2025-65 that authorized a change order with Pittman Construction to include repaving Lake Laurel Road.

The resolution was presented as follows:

## **RESOLUTION R-2025-65**

### **A RESOLUTION TO AUTHORIZE AN AMENDMENT TO THE CONSTRUCTION CONTRACT WITH PITTMAN CONSTRUCTION FOR CHANGE ORDER 1 TO INCLUDE THE PAVING OF LAKE LAUREN ROAD FROM JULE INGRAM ROAD TO STATE HIGHWAY 22**

WHEREAS, the Baldwin County board of Commissioners have been informed by the Georgia Department of Transportation of the Department's plan to construct a roundabout at the intersection of State Route 22 and State Route 24 in 2027; and,

WHEREAS, the County Manager has informed the commissioners that the construction of a roundabout at this location will likely cause Lake Lauren Road, a primary arterial road east of the Oconee River, to become a detour route during construction; and,

WHEREAS, the County Manager along with staff has recommended that the current paving contract with Pittman Construction be amended to include the repaving of Lake Laurel Road from Jule Ingram Road to State Highway 22 in response to, and in preparation of, the increased traffic caused by the roundabout construction; and,

WHEREAS, the Baldwin County Board of Commissioners have been informed by the County Manager of the need to amend the construction contract with Pittman Construction to include repaving Lake Lauren Road from Jule Ingram Road to State Route 22;

WHEREAS, the amendment includes resurfacing an additional 18,000 feet, equivalent to 3.41 miles, of roadway with an additional 5,560 tons of asphalt.

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

8. Incorporation of Recitals. The above stated recitals are true and correct and are incorporated as though fully set forth herein.
9. Authorization of the amendment to the current repaving contract with Pittman Construction Company. The Board of Commissioners hereby approves the amendment to the Construction Agreement with Pittman Construction to include repaving Lake Laurel Road from Jule Ingram Road to State Route 22.
10. 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 reasonably required to carry out, give effect to, and consummate the amendment to the agreement with Pittman Construction.
11. 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.
12. Repeal of Conflicting Resolutions. Any and all resolutions in conflict with this



Resolution this day passed be and they are hereby repealed.

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

SO RESOLVED, this 5<sup>th</sup> day of August, 2025.

BALDWIN COUNTY, GEORGIA

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Andrew Strickland, Chairman  
Baldwin County Board of Commissioners

ATTEST:

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Bo Danuser, County Clerk  
Baldwin County Georgia

County Manager Carlos Tobar stated that he presented a staff report to recap the change order for \$660,245 to the current Pittman Construction contract to include paving 3.41 miles of Lake Laurel Road to help Lake Laurel cope with the additional traffic anticipated from the construction of a roundabout at the highway 22/24 split in 2027.

There was a discussion about the other roads under the contract not being affected and the additional mileage coming from an increase in LMIG funding not allocated to a specific project.

The motion was approved unanimously.

Raceway Alcohol License

Commissioner Little made a motion to approve a Retail Package Beer and/or Wine Alcohol License for Raceway located at 500 Meriwether Road. Commissioner Butts seconded the motion and the motion passed unanimously.

Commissioner Hall discussed a resolution to reimpose the moratorium on multi-family residential development on Log Cabin Road.

Commissioner Little made a motion to amend to the agenda to add a resolution to extend the moratorium on Log Cabin Road. Commissioner Butts seconded the motion and the motion carried unanimously. The agenda was amended.

The resolution was numbered and presented as follows:

RESOLUTION R-2025-66

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 5<sup>th</sup> day of August, 2025.

BALDWIN COUNTY, GEORGIA

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Honorable Andrew Strickland, Chairman  
Baldwin County Board of Commissioners

ATTEST:

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Bo Danuser, Clerk  
Baldwin County, Georgia

Commissioner Hall stated that the motion was to reinstate the moratorium on multi-family residential development on Log Cabin Road for the next six months.

Commissioner Little made a motion to approve the resolution. Commissioner Davis seconded and the motion and the motion was approved unanimously.

### **OLD BUSINESS**

There was no old business.

### **NEW BUSINESS**

Commissioner Davis expressed her concern about the location of a garbage transfer station. She asked that a location proposal be prepared for all five districts to see what land was available.

There was a discussion about the location of a proposed garbage transfer station, ownership of the station, and the cost to develop and revenue that would be received. Commissioner Davis was not in favor of having a transfer station in her district if one at all.

## **COUNTY MANAGER'S REPORT**

County Manager Carlos Tobar gave his report for August 5, 2025 updating the commission on:

- Collins P. Lee Memorial Library design had begun.
- Galvanized water line inventory was ongoing
- The customer transfer of the residents on the northside (of Log Cabin) where they finished the work would happen in the morning
- No SCADA update, it would come later
- Smith-Sibley was still in environmental phase
- Sewer line replacement bids were coming due August 21<sup>st</sup>
- He was waiting on the 2025 sewer rehab and housing rehab grant
- The 2026 CDBG was being prepared and consultants had been graded
- Gave a presentation and updated on the street resurfacing showing pictures
- Fishing Creek Trail was being finished and silt screen was being prepared
- The Oconee Heights Streetscape environmental had begun
- Working on the contract with Paws for Georgia for the low cost spay and neuter clinic
- Walter B. Williams trail phase 2 was almost completed
- Aquatic Center meeting, still had work to do. There was a September delivery date and the foundation was ready for slide
- Harrisburg park improvements to storm drains were ongoing and they should be getting the foundation plans for the new building soon
- The Oconee Heights ribbon cutting would be the next Thursday
- The first of two shipments for the Coopers Park splash pad had arrived
- The rural housing initiative was advertised – the proposals were due October 3<sup>rd</sup>
- 2024 CHIP Grant work on 115 Barnes began
- No news on the congressional directed spending request but may get a visit from Sen. Warnock's staff
- Walter B. Williams master plan was underway
- GDOT recognized Baldwin County for outstanding promotions in aviation
- Staff had been overwhelmed by work. Since 2018 Baldwin County secured \$31,497,408 in competitive grants of that \$17,960,784 were for projects on the south side of the county with a total investment \$20,630,784.
- Mr. Tobar introduced CT Trumbo as the new Management Analyst and would be the airport manager and the transit manger and ensure compliance with animal control.

Chares Trumbo presented the commissioners with information about himself, including his education, training, and being on the Board of Education in Putnam County.

County Manager Tobar discussed the resurfacing on Sidney Butts road and that there were corrections that needed to be made to the work. There was a discussion about the road being resurfaced in preparation for triple surface treatment. The triple surface was being subcontracted.



Commissioner Davis asked for an update on the mowing. There was a discussion about mowing quickly but finishing correctly.

Commissioner Butts asked about the videos on the website and some were missing because they dropped off of Facebook after 30 days.

Commissioner Davis asked for a point of personal privilege to recognize the 64<sup>th</sup> birthday of Barak Obama.

### **PUBLIC COMMENT PERIOD FOR NON-AGENDA ITEMS**

Debra Roberts addressed the commissioners in reference to an incident with the ambulance service after a request for a medical transport for her brother to the emergency room at Navicent Heath in Macon. She stated that the 911 dispatcher stated it would not be a problem to provide transport, but the two EMTs that arrived stated that they could not transport because it broke protocol that required them to transport her brother to the nearest facility.

There was a discussion about the ambulance service which consisted partly of commissioners questioning Ms. Roberts regarding the incident, the ambulance contract, the number of ambulances on duty and reviewing the ambulance protocol.

Cindy Humphrey addressed the commissioners regarding the poor quality of repaving Covey Road and Pettigrew Road needing resurfacing. There was a discussion about the road still needing to be chip sealed.

Desiree Liggins addressed the commissioners regarding the way Ms. Humphrey addressed the commissioners, about the number of vape shop and alcohol licenses. She discussed calling animal control on a pit bull, she did not get a response from animal control and she had to call 911. She stated there was no information was being given to the public requiring the spaying and neutering of their pets. She asked when the county was going to start a TNR program.

The commissioners discussed pursuing grants for spaying and neutering animals and implementing a TNR program.

Tara Burney, principal of Midway Hill Primary School, addressed the commissioners regarding revitalizing neighborhoods to provide decent housing for her students. She stated that some neighborhoods were not getting the same attention as others. She stated that some of her students were homeless and some were in houses with no running water, if her students had the necessities, they could focus on school. She asked the commissioners to consider the neighborhoods that were being overlooked. Mr. Tobar presented Ms. Burney with his card stating there were three target areas the county was focused on; there were over 70 houses rehabbed east of Vinson Highway.

Maurice Liggins addressed the commissioners asking that a list of the order of repaving be published. He stated that without structure there would be failure.

### **EXECUTIVE SESSION**

Commissioner Little made a motion to move into executive session to discuss real estate acquisition and personnel. Commissioner Butts seconded the motion and the motion passed unanimously.

The commissioners moved into executive session at 8:20 PM.

Commissioner Little made a motion to return to open session. Commissioner Davis seconded the motion and the motion passed unanimously.

The commissioners move back into regular session at 8:52 PM.

### **ADJOURNMENT**

Commissioner Little made a motion to adjourn the meeting. Commissioner Hall seconded the motion and the motion passed unanimously.

The August 5, 2025 Commission meeting was adjourned at 8:52 PM.

Submitted,



Andrew Strickland, Chairman  
Baldwin County Board of Commissioners

ATTEST:



Bo Danuser, County Clerk  
Baldwin County Georgia

