

**REGULAR SESSION  
TIFT COUNTY BOARD OF COMMISSIONERS  
MONDAY, FEBRUARY 13, 2023 (6:00 PM)**

The scheduled Regular Session of the Tift County Board of Commissioners was called to order by Chairman Tony McBrayer on Monday, February 13, 2023 at 6:00 pm in Room 207 of the Charles Kent Administration Building. Members of the Commission present in addition to Chairman McBrayer were Commissioners Paul Webb, Greg Wood, Donnie Hester and Stan Stalnaker. Commissioners Fred "Buck" Rigdon and Melissa Hughes were absent.

Chairman Tony McBrayer offered an invocation and led in the Pledge of Allegiance to the United States Flag.

**PUBLIC COMMENTS**

There were none to report.

**APPOINTMENTS**

- 3.1 W. Michael Stubbs, P.E., with Hodges, Harbin, Newberry & Tribble, Inc. was present to discuss with the Board of Commissioners options for the closing and/or expansion of the landfill. He stated that the landfill is nearing its end of life so City of Tifton and Tift County will need to decide how they want to proceed. He discussed three (3) options. City of Tifton Finance Director Larry Lawrence was present and stated that the City has \$8.3 M for post closure and \$5.4 M for future expansion. A Workshop Session will be held at a later date to discuss further.

**ITEMS TO BE ADDED TO THE AGENDA**

Commissioner Greg Wood made a motion to add the following item to the Regular Agenda:

- 4.1 Commercial Purchase and Sale Agreement for 211 N. Tift Ave.

Motion was seconded by Commissioner Paul Webb. Motion carried 5-0 with the Chairman voting.

**MINUTES**

Commissioner Greg Wood made a motion to approve the following minutes: (1) Workshop Session – January 3, 2023; (2) Executive Session – January 3, 2023; and (3) Regular Session – January 9, 2023. Motion was seconded by Commissioner Stan Stalnaker. Motion carried 5-0 with the Chairman voting.

**PUBLIC HEARINGS**

- 6.1 **Comprehensive Plan Update Transmittal:** Loretta Hylton with the Southern Georgia Regional Commission was present to answer any questions. She stated that the purpose of the hearing was to hear questions and/or comments on the comprehensive plan update before transmittal to the Southern Georgia Regional Commission and the Georgia Department of Community Affairs.

County Attorney Anthony Rowell opened the Public Hearing.

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Julie Lester, 139 Mill Ridge Circle, thanked Loretta for her work on the plan. She also urged the Board to refer to the plan in all zoning decisions.

There being no further comments, Mr. Rowell closed the Public Hearing. Commissioner Greg Wood made a motion to transmit the comprehensive plan update to the Southern Georgia Regional Commission and the Georgia Department of Community Affairs for their review. Motion seconded by Commissioner Paul Webb. Motion carried 5-0 with the Chairman voting.

- 6.2 **TC-ZA-23-01:** Petition is being made by Mark Fletcher, owner, and Nick Stein, agent, for a Special Exception to allow a solar farm to be constructed at 4192 GA Hwy 125 N – Tax Map 0057 Parcel 008. The parcel is 26.5 acres and is zoned AG (Agriculture).

Development Support Services Director Chris Davis stated that the newly adopted ordinance regulating solar farms in Tift County requires a special exception be approved by the Board of Commissioners. The proposed solar farm would have to meet all the requirements of that ordinance. After the Planning Commission heard this petition and considered the zoning criteria on January 12, 2023, they recommended approval by a 4 to 1 vote

County Attorney Anthony Rowell opened the public hearing and asked for those who would like to speak in support of the application.

Nick Stein, 139 Ormond St, Atlanta, GA 30315, spoke in favor of the application. Mr. Stein is the agent for the applicant and is with Inman Solar.

Mr. Rowell then asked for those who would like to speak in opposition of the application. The following came forward.

Dustin Griffin, 4165 GA Hwy 125 N, spoke in opposition.  
Emma Sommers, Accelerated Builders, spoke in opposition.  
Justin Beck, 70 Waterfront St, spoke in opposition.  
Shane Hudson, 36 Long Pine Rd, spoke in opposition.  
Jordan Pope, 56 Waterfront St, spoke in opposition.  
Scott Shiver, 74 Long Pine Rd, spoke in opposition.  
Fortson Turner, 48 Waterfront St, spoke in opposition.  
Tony Reed, 31 Long Pine Rd, spoke in opposition.  
Cami Beck, 70 Waterfront St, spoke in opposition.  
Peter North, 92 Waterfront St, spoke in opposition.

There being no further comments, Mr. Rowell closed the Public Hearing.

Commissioner Stan Stalnaker made a motion to table consideration of the application for 30 days to give the applicant time to present an alternate plan. Motion seconded by Commissioner Greg Wood. Motion carried 5-0 with the Chairman voting.

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**CONSENT AGENDA:**

- 7.1 Motion to Approve Purchase of Two (2) Stryker Power Loads for EMS in the Amount of \$48,221 to be Paid from Contingency
- 7.2 Motion to Signalize and Add Left Turn Lanes to the Intersection of New River Church Road and Ferry Lake Road and Approve Amendment to Contract with Watkins & Associates for Engineering Services for This Project with a Total Project Costs for Engineering and Construction Estimated at \$790,795 to be Funded with TIA Funds
- 7.3 Motion to Approve User Agreement with GCIC for Non-Criminal Justice Fingerprinting
- 7.4 Motion to Approve Alcohol Beverage License Application Submitted by Stacey D. Anderson for a Retail Malt Beverage Package and Retail Wine Package License for Dollar General #10931 Located at 1290 Hwy 82 E
- 7.5 Motion to Approve Alcohol Beverage License Application Submitted by Mohammed M. Hossain for a Retail Malt Beverage Package and Retail Wine Package License for Tifton Business dba Tifton Food Mart Located at 607 Short Street
- 7.6 Motion to Approve Alcohol Beverage License Application Submitted by Nizarali Jafarali for a Retail Malt Beverage Package and Retail Wine Package License for Tifton 2509, Inc. dba Tifton Food Mart #2 Located at 2509 Main Street
- 7.7 Motion to Approve Quitclaim Deed Conveying 1.6 Acres of Property Adjacent to the Henry Tift Myers Airport from Tift County Board of Commissioners to the Tift County Airport Authority

Commissioner Paul Webb made a motion to approve the Consent Agenda as read by the Chairman. Motion was seconded by Commissioner Stan Stalnaker. Motion carried 5-0 with the Chairman voting.

**REGULAR AGENDA:**

- 8.1 **Appointments to Tourism Board:** County Clerk Miriam Jordan stated that there are two (2) seats on the Tourism Board that have expired. Pat Welker has expressed interest in serving another term and an application has been received from Jonathan Judy. No other applications have been received.

Chairman Tony McBrayer opened the floor for nominations. Commissioner Stan Stalnaker nominated Pat Welker and Jonathan Judy. There being no other names brought forth, the Chairman closed the nominations.

Commissioner Stan Stalnaker made a motion to appoint Pat Welker and Jonathan Judy to the Tourism Board. Motion was seconded by Commissioner Paul Webb. Motion carried 5-0 with the Chairman voting.

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- 8.2 **Appointment to Planning Commission:** County Clerk Miriam Jordan stated that sadly with the passing of Gene Tompkins, there is now a vacancy on the Planning Commission. Zoning Board of Appeals member Lynda Fisher has expressed her interest in serving on the Planning Commission. No other applications have been received.

Chairman Tony McBrayer opened the floor for nominations. Commissioner Stan Stalnaker nominated Lynda Fisher. There being no other names brought forth, the Chairman closed the nominations.

Commissioner Stan Stalnaker made a motion to appoint Lynda Fisher to the Planning Commission. Motion was seconded by Commissioner Greg Wood. Motion carried 5-0 with the Chairman voting.

- 8.3 **Commercial Purchase and Sale Agreement for 211 N. Tift Ave.:** County Manager Jim Carter stated that staff is asking that the Board ratify the commercial purchase and sale agreement for the "old gazette building" located at 211 N. Tift Avenue and authorize staff to move forward with the closing. Commissioner Greg Wood made a motion to ratify the commercial purchase and sale agreement for 211 N. Tift Ave and authorize staff to proceed with closing. Motion seconded by Commissioner Paul Webb. Motion carried 5-0 with the Chairman voting.

**COUNTY MANAGER'S COMMENTS:**

County Manager Jim Carter stated that an Executive Session is needed for legal.

**COUNTY ATTORNEY'S COMMENTS:**

There were none to report.

**COMMISSIONER'S COMMENTS:**

Chairman Tony McBrayer encouraged each of the commissioners to contact the House Rules Committee concerning proposed legislation that would increase truck weights on roadways.

**EXECUTIVE SESSION:**

Commissioner Stan Stalnaker made a motion to adjourn into Executive Session for legal. Motion was seconded by Commissioner Greg Wood. Motion carried 5-0 with the Chairman voting.

Commissioner Greg Wood made a motion to adjourn the Executive Session. Motion was seconded by Commissioner Paul Webb. Motion carried 5-0 with the Chairman voting.

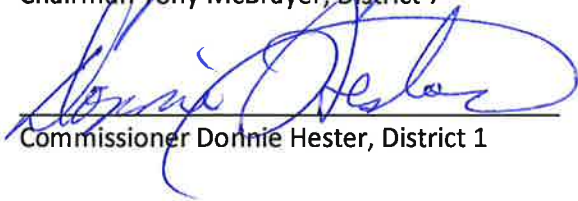
**ADJOURN:** There being no further discussion, Commissioner Greg Wood made a motion to adjourn the meeting. Motion was seconded by Commissioner Paul Webb. Motion carried 5-0 with the Chairman voting.

**[SIGNATURES TO FOLLOW ON THE NEXT PAGE.]**

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\_\_\_\_\_  
Chairman Tony McBrayer, District 7

  
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Vice Chairman Stan Stalnaker, District 4


  
\_\_\_\_\_  
Commissioner Donnie Hester, District 1

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ABSENT  
Commissioner Fred "Buck" Rigdon, District 5

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ABSENT  
Commissioner Melissa Hughes, District 2

  
\_\_\_\_\_  
Commissioner Greg Wood, District 6

  
\_\_\_\_\_  
Commissioner Paul Webb, District 3

ATTEST:   
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March 13, 2023