



**128TH SESSION OF THE BOARD OF COMMISSIONERS OF BUTTS COUNTY
2025-2026 TERM
DOCKET OF THE MEETING FOR JUNE 8, 2026**

SECTION 1:	WORKSHOP (5:30 PM)	PRESENTING
☐ WS (A)	CR202606039 Batwing Mower Purchase	Joey Lowe
☐ WS (B)	CR202606040 Rezoning Item Briefing	Brad Vaughan
☐ WS (C)	CR202606041 2026 Transit Agreement	Brad Johnson
SECTION 2:	PRELIMINARIES (6:00 PM)	PRESENTING
Call to Order Welcome Invocation Pledge		Board Chairman
Approval Docket May Minutes		Board Chairman
SECTION 3:	NEW BUSINESS PRESENTATIONS	PRESENTING
☐ 2026-06-006	Approval Consent Agenda A & C	Board Chairman
☐ 2026-06-007	Hearing #02-05-2026 (RZ) - 100 Bunch Road	Brad Vaughan
☐ 2026-06-008	Reports Deputy County Manager Operations	Michael Brewer
☐ 2026-06-009	Reports County Manager Updates & Information	Brad Johnson
SECTION 4:	CONCLUDING BUSINESS	PRESENTING
☐ 2026-06-010	Public Comment Joseph Johnston Hens in Subdivision	Board Chairman
☐ 2026-06-011	Executive Session Legal	Board Chairman
☐ 2026-06-012	Attorney Report Adjournment	
☐	Packet Materials File	



FORM 440 REQUEST FOR DOCKET PLACEMENT

440-A FISCAL CONSIDERATIONS (CHECK ALL THAT APPLY)

(The item is budgeted in one or more of the following funding centers)

- | | |
|--|----------------------|
| ☐ General Fund | Dollar Amount: _____ |
| ☐ SPLOST | Dollar Amount: _____ |
| ☐ Grants Funding | Dollar Amount: _____ |
| ☐ Enterprise Funds | Dollar Amount: _____ |
| ☐ Other Funds Source | Dollar Amount: _____ |
| ☐ The item is not budgeted and will require other funding sources. | |
| ☐ The project is Grant Funded and requires an unfunded _____% match | |

CFO Signature Required if any of the above is checked so submit first to CFO

- ☐ The item has no fiscal impact and requires no approval of funds

440-B DEPARTMENT HEAD RESPONSIBILITIES TO COMPLETE

- | | |
|--|--|
| ☐ 1 ST and 2 ND Readers Required | ☐ Copy of Ad by Department* |
| ☐ Public Hearing Is Required | ☐ PowerPoint Slides Complete* |
| ☐ Contract and/or Documents Included* | ☐ Attorney Review Completed |
| ☐ Resolution Required (Check if Yes) | ☐ Resolution Submitted* |
| ☐ Commission Vote Required | * = Yellow Folder Document |
| ☐ Entered by Department Head or Manager into CivicClerk | |

440-C DOCKET AREA (ASSIGNED BY BOC OFFICE)

- ☐ Budget and Finance (Contracts, Fiscal, Grants, Insurance)
- ☐ Governmental Affairs (Appointments, Legislative, Policy, Governance)
- ☐ Merit System & Personnel (Personnel, Benefits, Human Resources)
- ☐ Planning and Development (Ordinances, Public Hearings, Zoning)
- ☐ Public Safety & Courts (911, EMA, EMS, Fire, Justice, Law, Sheriff)
- ☐ Reports and Information (No Action; Information Items; Recognitions)
- ☐ Transportation and Infrastructure (Facilities and Public Works)
- ☐ Assigned to Consent Agenda for Vote

- ☐ Entered by Department Head or Manager into CivicClerk

- ☐ Requires Approval of Chief Financial Officer (If Section 440-A Requires)

Electronic Approval with Civic Plus

Final approvals will be handled once submitted electronically with your docket submissions. Please provide this form and a resolution if the item requires board approval, along with supporting documentation uploaded to CivicPlus.

INSTRUCTIONS: THIS FORM SHOULD BE FILLED OUT BY THE DEPARTMENT HEAD WHO IS RESPONSIBLE FOR ALL INFORMATION THROUGH SECTION 440-A AND 440-B, AND SUBMITTED TO THE BOC OFFICE FOR PROCESSING. INCOMPLETE FORMS OR REQUESTS THAT ARE UNCLEAR MAY RESULT IN UNAVOIDABLE DELAYS IN SCHEDULING OR COMPLETION. ALL SUPPORTING DOCUMENTATION SHALL BE SUBMITTED ALONG WITH THIS FORM. YELLOW FOLDER DOCKET PREP SHALL BE HELD THE TUESDAY BEFORE THE BOC MEETING AT 10:00 AM. SUBMIT AN INDIVIDUAL FORM FOR EACH SEPARATE REQUEST FOR PLACEMENT ON THE DOCKET. YOU MUST PARTICIPATE IN YELLOW FOLDER MEETINGS IF YOU HAVE ITEMS GOING BEFORE THE BOC.

PLEASE FILL OUT THE FOLLOWING INFORMATION:

DATE: _____

FROM: _____
DEPARTMENT MANAGER OR EXECUTIVE SUBMITTING ITEM(S)

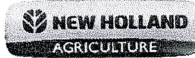
DEPT: _____

MEETING DATE: _____
DATE OF BOC MEETING DESIRED FOR PRESENTATION

DESCRIPTION OF ITEM TO BE PLACED ON DOCKET

Signature of County Official Submitting Request

WADE TRACTOR & EQUIPMENT

**WOODS****(770)227-2011****WWW.WADETRACTOR.COM****Government Quote**

Monday, May 4, 2026

DEALER CONTACT INFO

Name: Wes Ellerbee
E-mail: wes@wadetractor.com
Office: (770)227-2011
Cell:
Fax: (678)688-3434
Address: 1218 Enterprise Way
Griffin, GA 30224

CUSTOMER INFORMATION**Organization:** Butts County Board of Commissioners**Phone:****Name:** Joey Lowe**Cell:****E-Mail:** jlowe@buttscounty.org**Fax:****Address:****Other:**

Qty	Model	Description	MSRP	Discount	Savings	Your Price	Total
1	BW10.72	Woods BW10.72 Batwing Cutter, Axle Suspension Springs on Each Axle, Double Row Chains, 65PTO HP Minimum, 4.5" Cut Capacity, 275hp Splitter Gearbox, 225 Wing Gearboxes	\$36,027.00	37.00%	\$13,329.99	\$22,697.01	\$22,697.01
1	1039976F	Severe Heavy Duty 5-Lug Ag Tires Foam Filled (QTY 5)	\$3,040.00	37.00%	\$1,124.80	\$1,915.20	\$1,915.20
					\$0.00	\$0.00	\$0.00
					\$0.00	\$0.00	\$0.00
					\$0.00	\$0.00	\$0.00
1		Prep/PDI	\$300.00	100.00%	\$300.00	\$0.00	\$0.00
1		Local Delivery	\$300.00	100.00%	\$300.00	\$0.00	\$0.00
1		Additional Local Government Discount For ITB #26-17			\$1,500.00	-\$1,500.00	-\$1,500.00

TOTAL MSRP**\$39,667.00****TOTAL SAVINGS****\$16,554.79****CONTRACT PRICE GRAND TOTAL****\$23,112.21****COMMENTS**

Priced as Delivery from Wade Tractor and Equipment - Lead Time 45-60 Days - Quote Valid for 30 Days - PO must be dated within 30 Days of Quote Date

READ MORE SPECIFICATIONS

**RATED #1 IN CUT QUALITY BY ROTARY
CUTTER OWNERS & OPERATORS**

[Learn More](#)

AVAILABLE COLORS



Some colors only available on select models.





**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF BUTTS COUNTY TO
AUTHORIZE THE PURCHASE OF A “BATWING” MOWER FOR PUBLIC WORKS**

WHEREAS, Butts County is a duly created and validly existing political subdivision of the State of Georgia under the Constitution and laws of the state of Georgia, governed by the Butts County Board of Commissioners, who is the governing authority of the County, elected by the voters of Butts County and vested with fiscal and legislative responsibilities necessary to provide for the managing of the affairs of the County government, as well as the health, safety and welfare of the citizens of Butts County, and;

WHEREAS, the County wishes to purchase a Woods BW10.72 batwing mower from Wade Tractor in the amount of \$23,112.21 and;

WHEREAS, the Butts County Board of Commissioners in the exercise of their sound judgment and discretion, after giving thorough consideration to all implications involved, and keeping in mind the public interest and welfare of the citizen of the County, have determined that authorizing this Resolution would be advantageous to and would best benefit the citizens of the County; it is now, therefore;

RESOLVED BY THE BUTTS COUNTY BOARD OF COMMISSIONERS AS FOLLOWS:

- Approve.** The Butts County Board of Commissioners approves this Resolution
- Authorization.** The Board of Commissioners hereby authorizes the Chairman sign all documents associated with this purchase, and;
- Recordation.** County Staff is hereby directed to record this Resolution in the official Book of Resolutions in use at the time of this Resolution as referenced in the Minutes of the Board of Commissioners, and;
- Severability.** To the extent that any portion of any related Agreement, Contracts and this Resolution is declared to be invalid, unenforceable, or nonbinding, that said invalidation shall not affect the remaining portions of this Resolution.
- Repeal of Conflicting Provisions.** All County resolutions are hereby repealed to the extent that they are in conflict with this Resolution.
- Effective Date.** This Resolution shall take effect immediately.

Approved in Session 8th Day of June, 2026

Chairman Joe Brown


J. Michael Brewer, Deputy County Manager
Attesting





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DATE: _____

FROM: _____
DEPARTMENT MANAGER OR EXECUTIVE SUBMITTING ITEM(S)

DEPT: _____

MEETING DATE: _____
DATE OF BOC MEETING DESIRED FOR PRESENTATION

DESCRIPTION OF ITEM TO BE PLACED ON DOCKET

Signature of County Official Submitting Request

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- | | |
|--|--|
| ☐ 1 ST and 2 ND Readers Required | ☐ Copy of Ad by Department* |
| ☐ Public Hearing Is Required | ☐ PowerPoint Slides Complete* |
| ☐ Contract and/or Documents Included* | ☐ Attorney Review Completed |
| ☐ Resolution Required (Check if Yes) | ☐ Resolution Submitted* |
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- ☐ **Requires Approval of Chief Financial Officer (If Section 440-A Requires)**

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BUTTS COUNTY PLANNING & DEVELOPMENT DEPARTMENT

625 West Third Street, Suite 3 - Jackson, Georgia 30233

Office 770-775-8210 - Fax 770-775-8225

ZONING REPORT

CASE NO. 02-05-2026 RZ

APPLICANT/OWNER: Michelle Wilkerson
LaChuzma Properties, LLC
101 Sims Rd.
Jackson, GA 30233

DATE OF APPLICATION: February 25, 2026

REQUESTED ACTION: The requested action is to rezone a parcel of land approximately 20.00 acres in size from M-1, Manufacturing-Light, to P-M, Planned Development Mixed Use for the purposes of developing a mixed use of manufacturing offices with warehouse space in three buildings.

LOCATION OF PROPERTY: The subject property is 100 Bunch Rd., Jackson, GA and is located in Land Lot 139 of the 1st Land District of Butts County. It is further identified as Parcel ID: 00300-021-A00 and is approximately 20.00 acres in total size.

EXISTING ZONING AND USE: The property is presently zoned M-1, Manufacturing- Light. It is currently developed as Better Pallets.

PREVIOUS CASES: Case #03(01)2020 RZ zoned 10 acres from A-R to M-1.
Case #01(01)2021 RZ zoned additional 10 acres from A-R to M-1.

HEARINGS:

Butts County Planning & Zoning Commission:

Thursday, May 14th, 2026 - 6:00 pm, County Administration
Building, 625 West Third Street

Butts County Board of Commissioners:

Monday, June 8th, 2026 - 6.00 pm, County Administration
Building, 625 West Third Street

Fig 1.1. Site Location w/Zonings*

***Zoning district incorrectly displayed on Q-Public**

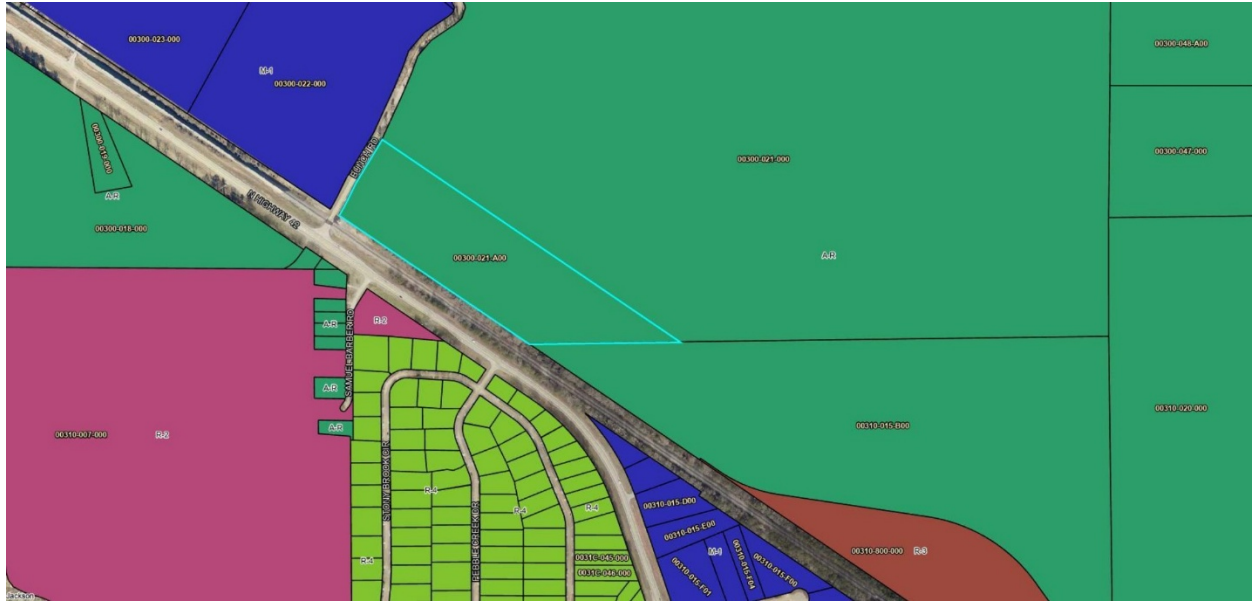


Figure 1.2 Site Location Aerial Map



LAND USE CONSIDERATIONS

ZONING AND USE OF ADJACENT PROPERTIES:

North: A-R, Agricultural-Residential. Currently undeveloped.

South: Highway 42 forms the immediate southern border. A-R, Agricultural-Residential is southeast. Currently undeveloped. Across the highway, an undeveloped parcel of R-2, Single-Family Residential-medium Density. And R-4, General-Residential, developed as the Pebble Creek Subdivision.

East: A-R, Agricultural-Residential. Two large undeveloped tracts.

West: Bunch Rd. and Hwy 42 form the immediate western borders. Across Bunch Rd. M-1, Manufacturing Light. Developed as Southern Exteriors. Across Hwy 42, A-R, Agricultural-Residential, developed with single-family detached residences and associated accessory structures. A large tract of undeveloped R-2, Single-Family Residential-Medium Density.

DEVELOPMENT STANDARDS COMPARISON:

M-1 manufacturing—light. M-1 zoning districts are intended to establish and preserve physically and aesthetically desirable areas in which clean, low-intensity manufacturing activities may locate and be protected from the intrusion of incompatible land uses. By having such areas available, both new and existing industries may operate and undertake expansion of facilities with the least possible adverse effect on other types of activities which might be incompatible with manufacturing. The elimination of non-manufacturing activities from M-1 districts benefits manufacturing activities by removing some possible obstacles to their smooth operation and expansion.

P-M planned development—mixed use. P-M zoning districts are intended to provide for planned developments with mixed use.

ADDITIONAL REZONING FACTORS:

1. Does the zoning proposal permit a use that is suitable in view of the use and development of the adjacent and nearby property?

The adjacent properties south and west of the highway are all zoned for some type of residential use. North of the highway, land has been zoned and developed as manufacturing uses. The Future Land Use Map indicates the subject property for use as “Agricultural”. North and West of the subject property, the Future Land Use map indicates the subject property as “Rural Activity Center”. Staff could not find record of a

FLUM update from the previous cases. Staff recommends the FLULM be updated for the subject property to “Industrial/Commercial”.

The Comprehensive Plan identifies Rural Activity Center character areas as follows:

“Rural Activity Centers are neighborhood focal points with a concentration of small commercial, civic, and public activities. This type of small, node-like commercial development is intended to be local-serving. Retail and services within these areas are encouraged to be pedestrian-oriented and compatible with surrounding residential areas. Some attached housing may be an appropriate land use for within these areas. An example of a rural activity center in Butts County is the Indian Springs Village.

Rural Activity Centers are typically situated at the intersection of two streets or highways, which helps to minimize traffic on local streets. Commercial buildings should be oriented toward streets that are easily accessible from surrounding neighborhoods. Buildings should have minimal front setbacks, and building entrances should be oriented toward streets. Developments should include sidewalks and pedestrian amenities where possible. Surface parking should be located behind or to the side of buildings; parking and vehicle drives should be located away from building entrance—not between building entrances and the street. Landscape buffering should be provided between parking lots, adjacent sidewalks, and adjacent residential uses where possible.

In order to ensure that these areas do not negatively impact nearby uses, and are compatible with the character of the area, these areas should be limited in scale with a maximum height of two (2) stories and with small-scale establishments that are each less than 5,000 square feet in size.

Permitted Uses

- ☐ *Crossroads Commercial*
- ☐ *Low Rise Office/Professional*
- ☐ *Civic / Public / Church*
- ☐ *Parks / Recreation / Greenspace*
- ☐ *Single Family Residential*

Conditional Uses

- ☐ *Townhomes*
- ☐ *Condominiums*
- ☐ *Apartments*

The Comprehensive Plan identifies Industrial/Commercial Character areas as follows:

The Industrial Compatible Areas in Butts County include areas with a concentration of industrial parks, warehousing, distribution, manufacturing, and mining. It is important to plan for the development of industrial properties in order to provide job opportunities for residents, create a balanced economy, and maintain a healthy tax base. Butts County should make sure to locate industrial development in areas that do not conflict with residential neighborhoods. Industrial uses such as warehousing, logistics, and distribution are particularly suitable in areas with access to major transportation facilities such as I-75 and railway corridors. The County has the potential for such industrial development due to its favorable location between Atlanta and Macon. The intersection of I-75 and GA 36 represents a key Industrial Compatible Area because of the County's investment in sewer facilities and the Industrial Development Authority's Riverview Business Park.

Permitted Uses

- ☐ *Light Industrial*
- ☐ *Transportation / Distribution Center*
- ☐ *Warehousing*
- ☐ *Highway Commercial*
- ☐ *Office Park*
- ☐ *Civic / Public / Church*

Conditional Uses

- ☐ *Heavy Industrial*

2. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?

The adjacent parcels to the northwest across from Bunch Rd. are zoned M-1 and developed with manufacturing uses. The immediate parcels north and south of the subject property are zoned A-R and are undeveloped. The parcels to the south and west across the highway are a mix of A-R, R-2, and R-4.

The subject property is currently zoned M-1. The proposed use would add two additional buildings that would house other light manufacturing uses. Therefore, the proposed use would not change the usability of the subject property or the adjacent properties. A portion of Bunch Rd. has been improved to accommodate the traffic from the subject property as well as the adjacent M-1 property across the street. The proposed use would add two

buildings to the existing property. The new uses would share common private inter-parcel access via Bunch Rd.

The applicant proposes adding two new structures to the existing parcel. Each of the new facilities will house office space and additional warehouse space similar to what Better Pallets occupies now. The end users of the new facilities is yet to be determined. Staff would recommend limiting the uses of the P-M zoning to M-1, Light Manufacturing or C-2 Commercial only. Staff would further recommend prohibiting residential uses.

3. Does the property to be affected by the zoning proposal have a reasonable economic use as currently zoned?

Yes. The property is currently zoned M-1 and is developed with a pallet factory. The proposed zoning would allow for additional uses to further develop the property.

4. Does the zoning proposal result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?

Infrastructure for the proposed site includes:

Electricity: Available

Telephone: Available

Water Service: Available

Sewer Service: BCWSA would have to approve availability/connectivity to any public sewer system. The Health Department would have to approve any/all private septic systems.

No traffic figures were submitted with the application. Bunch Rd. is improved to the property line of the subject property. If approved, the applicant will have to develop a private access road that connects the proposed uses. Staff would recommend applicant confer with GDOT regarding any improvements needed for the intersection at Bunch Rd. and Hwy 42.

The proposed rezoning would have no effect on the school system.

5. Is the zoning proposal in conformity with the policy and intent of the land use plan?

The FLUM still indicates the subject property as Agricultural Use. This is likely an error since there were two previous zoning cases for the subject property. Staff would recommend a FLUM update to Commercial-Industrial to better reflect the existing and proposed use.

6. *Are there other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal?*

On May 11, 2020 the BOC rezoned 10 acres of the subject property from A-R to M-1 as a result of case # 03-01-2020.

On March 8, 2021 the BOC rezoned and additional 10 acres of the subject property to M-1 with the following conditions:

- 1. The property shall not be used for any other permitted use other than the manufacturing, reuse, assembly, disassembly, and storage of pallets.***
- 2. A rail spur onto the property or its use shall not be permitted.***
- 3. If a certificate of occupancy has not been issued within two years from the date of the rezoning by the Board of Commissioners, then the property owner consents and the Zoning Administrator shall initiate a rezoning, in accordance with zoning procedures, to revert the zoning of the property to the AR zoning district.***

The property was developed so condition 3 is null and void. The new proposed zoning would eliminate the limitation to the property only being used for manufacturing, reuse, assembly, disassembly, and storage of pallets. Staff would recommend limiting the uses to M-1, light manufacturing uses and prohibiting residential use. Staff does not know of any plans for a rail spur, and applicant has not proposed any such expansion of rail. Staff would recommend keeping the prohibition of a rail spur.

At the time of this report, there are no known changing conditions for the subject property.

The applicant did not file constitutional or statutory objections with this application.

CONCLUDING ANALYSIS

Staff would recommend the application for **APPROVAL** with the following conditions:

1. Coordination with GDOT and/or the Director of Public Works and County Engineer for design and construction of access to the proposed project.
2. Proposed uses be limited to M-1, Manufacturing-Light for the subject property.
3. The inter-parcel access shall remain private, maintenance shall be the responsibility of the applicant or successive owners.
4. Residential uses shall be prohibited.

5. A rail spur shall be prohibited unless, a plat shall be provided, and proof of authorization from Norfolk Southern shall be presented to the BOC for approval.
6. A landscape plan shall be submitted which provides a planted buffer along Hwy 42 and Bunch Rd.
7. A planted buffer shall be installed where the subject property abuts the A-R parcels to the northeast and southeast.
8. Any lighting installed shall be night-sky friendly and not be aimed at the highway or towards the A-R zoned properties.
9. All signs shall conform to the sign ordinance.
10. All parking and interior roadways shall be paved with curb and gutter.

The Planning Commission heard this case on May 14th, 2026 and recommends the application for **APPROVAL** with the following revised conditions:

1. Coordination with GDOT and/or the Director of Public Works and County Engineer for design and construction of access to the proposed project.
2. Proposed uses be limited to M-1, Manufacturing-Light for the subject property.
3. The inter-parcel access shall remain private, maintenance shall be the responsibility of the applicant or successive owners.
4. Residential uses shall be prohibited.
5. A landscape plan shall be submitted which provides a planted buffer along Hwy 42 and Bunch Rd.
6. A planted buffer shall be installed where the subject property abuts the A-R parcels to the northeast and southeast.
7. Any lighting installed shall be night-sky friendly and not be aimed at the highway or towards the A-R zoned properties.
8. All signs shall conform to the sign ordinance.
9. All parking and interior roadways shall be paved with curb and gutter.

TIMES JOURNAL, INC.
P.O. BOX 1633
ROME GA 30162-1633
(770)795-3050

ORDER CONFIRMATION

Salesperson: JACKIE TORRES

Printed at 03/01/26 00:02 by jtorr-tj

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Ad #: 540296

Status: New WHOLD

BUTTS COUNTY COMMISSIONERS/L
625 WEST THIRD STREET, STE 4
FINANCIAL SERVICES DEPT
JACKSON GA 30233

Start: 04/08/2026 Stop: 04/08/2026

Times Ord: 1

Times Run: ***

LEGLV 1.00 X 6.96 Words: 300

Total LEGLV 6.96

Class: 9003 PUBLIC HEARING

Rate: LEGL

Cost: 45.00

Ad Descrpt: CASE #02-05-2026 RZ

Descr Cont: JPA102 GPN16 PUBLIC HEARI

Given by: *

P.O. #: CHANNING CAWTHON

Created: jtorr 03/01/26 00:00

Last Changed: jtorr 03/01/26 00:02

Contact: ATTN: TINA LUNSFORD

Phone: (770)775-8200

Fax#:

Email: TLunsford@buttscounty.org

Agency:

COMMENTS:

COPIED from AD 540295

PUB ZONE EDT TP RUN DATES

JPA A 95 S 04/08

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Name (print or type)

Name (signature)

(CONTINUED ON NEXT PAGE)

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Status: New WHOLD WHOL

JPA102
GPN16

**PUBLIC HEARING
NOTICE**

The Butts County Planning Commission will conduct a Public Hearing to consider the following:

Case #02-05-2026 RZ Michelle Wilkenson, applicant and owner and Newton Galloway, Agent, of 100 Bunch Road, Jackson, Georgia, also known as Better Pallets Inc, has requested a rezoning from the M-1C zoning district to the P-M zoning district. The proposed location is 100 Bunch Road, Jackson, GA 30233. The subject property is further identified by Tax Parcel ID: 00300-021-A00. It is approximately 20 acres in size and is located in Land Lots 139 of the 1st Land District of Butts County.

The Public Hearing will be held on **Thursday, May 14th, 2026, at 6:00 PM** at the Butts County Administration Building located at 625 West Third Street, Jackson, Georgia. The public is invited to attend to speak in favor or in opposition of the request.

The Planning Commission will vote on a recommendation to either approve, approve with conditions or deny the application; this recommendation will be sent to the Board of Commissioners. The Board of Commissioners will conduct another Public Hearing on **Monday, June 8th, 2026, at 6:00 pm** at the Butts County Administration Building located at 625 West Third Street, Jackson, GA 30233.

In accordance with the Americans with Disabilities Act, persons with disabilities needing special accommodations to participate in these meetings should call the Butts County Planning & Development Department at 770-775-8210, no later than one week prior to the public hearing.

Persons interested in viewing these documents can view the files in advance of the meeting at the Butts County Planning & Development Department, 625 West Third Street, Suite 3, Jackson, Georgia 30233.

9003-540296, 04/08/2026

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ROME GA 30162-1633
(770)795-3050

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625 WEST THIRD STREET, STE 4
FINANCIAL SERVICES DEPT
JACKSON GA 30233

Start: 05/06/2026 Stop: 05/06/2026
Times Ord: 1 Times Run: ***
LEGLV 1.00 X 6.13 Words: 300
Total LEGLV 6.13

Class: 9003 PUBLIC HEARING

Rate: LEGL Cost: 45.00

Ad Descrpt: CASE #02-05-2026 RZ

Descr Cont: JPA101 GPN16 PUBLIC HEARI

Given by: *

P.O. #: CHANNING CAWTHON

Created: jtorr 02/28/26 23:56

Last Changed: jtorr 02/28/26 23:58

Contact: ATTN: TINA LUNSFORD

Phone: (770)775-8200

Fax#:

Email: TLunsford@buttscounty.org

Agency:

COMMENTS:

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JPA A 95 S 05/06

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Name (print or type)

Name (signature)

(CONTINUED ON NEXT PAGE)

TIMES JOURNAL, INC.
P.O. BOX 1633
ROME GA 30162-1633
(770)795-3050

ORDER CONFIRMATION (CONTINUED)

Salesperson: JACKIE TORRES

Printed at 02/28/26 23:58 by jtorr-tj

Acct #: 238974

Ad #: 540295

Status: New WHOLD WHOL

JPA101
GPN16

**PUBLIC HEARING
NOTICE**

The Butts County Board of Commissioners will conduct a Public Hearing to consider the following:

Case #02-05-2026 RZ Michelle Wilkenson, applicant and owner and Newton Galloway, Agent, of 100 Bunch Road, Jackson, Georgia, also known as Better Pallets Inc, has requested a rezoning from the M-1C zoning district to the P-M zoning district. The proposed location is 100 Bunch Road, Jackson, GA 30233. The subject property is further identified by Tax Parcel ID: 00300-021-A00. It is approximately 20 acres in size and is located in Land Lots 139 of the 1st Land District of Butts County.

The Planning Commission will hear the case on May 14th, 2026 and will vote on a recommendation; to either approve, approve with conditions or deny the application; which will be sent to the Board of Commissioners. The Board of Commissioners will conduct another Public Hearing on **Monday, June 8th, 2026 at 6:00 pm** at the Butts County Administration Building located at 625 West Third Street, Jackson, GA 30233.

In accordance with the Americans with Disabilities Act, persons with disabilities needing special accommodations to participate in these meetings should call the Butts County Planning & Development Department at 770-775-8210, no later than one week prior to the public hearing.

Persons interested in viewing these documents can view the files in advance of the meeting at the Butts County Planning & Development Department, 625 West Third Street, Suite 3, Jackson, Georgia 30233.

9003-540295, 05/06/2026

Apr 8, 2026 at 11:33:13 AM

**BETTER
PALLETES, INC.**

100 Bunch Rd.

770-775-2182

NOTICE



NO FIREARMS
OR WEAPONS
ALLOWED ON
THIS PROPERTY

PRIVATE PROPERTY

**NO
TRESPASSING**

PUBLIC HEARING

This property is subject to a request for:

CASE #02-05-2026 RZ

Requesting Action:

Rezone from M-1C to P-M

Public Hearing Dates:

Planning Commission: 05/14/2026

Board of Commissioners : 06/08/2026

County Admin Building
625 W Third St. Courtroom B
Jackson, GA 30233 @ 6:00 PM



INSTRUCTIONS: THIS FORM SHOULD BE FILLED OUT BY THE DEPARTMENT HEAD WHO IS RESPONSIBLE FOR ALL INFORMATION THROUGH SECTION 440-A AND 440-B, AND SUBMITTED TO THE BOC OFFICE FOR PROCESSING. INCOMPLETE FORMS OR REQUESTS THAT ARE UNCLEAR MAY RESULT IN UNAVOIDABLE DELAYS IN SCHEDULING OR COMPLETION. ALL SUPPORTING DOCUMENTATION SHALL BE SUBMITTED ALONG WITH THIS FORM. YELLOW FOLDER DOCKET PREP SHALL BE HELD THE TUESDAY BEFORE THE BOC MEETING AT 10:00 AM. SUBMIT AN INDIVIDUAL FORM FOR EACH SEPARATE REQUEST FOR PLACEMENT ON THE DOCKET. YOU MUST PARTICIPATE IN YELLOW FOLDER MEETINGS IF YOU HAVE ITEMS GOING BEFORE THE BOC.

PLEASE FILL OUT THE FOLLOWING INFORMATION:

DATE: June 3, 2026

FROM: J. Michael Brewer
DEPARTMENT MANAGER OR EXECUTIVE SUBMITTING ITEM(S)

DEPT: Administration

MEETING DATE: June 8, 2026
DATE OF BOC MEETING DESIRED FOR PRESENTATION

DESCRIPTION OF ITEM TO BE PLACED ON DOCKET

Authorizing the Chairman to sign the 2026 Transit Agreement with the Three Rivers Regional Commission.

/s/ J. Michael Brewer, Deputy County Manager for County Manager

Signature of County Official Submitting Request

FORM 440 REQUEST FOR DOCKET PLACEMENT

440-A FISCAL CONSIDERATIONS (CHECK ALL THAT APPLY)

(The item is budgeted in one or more of the following funding centers)

- | | |
|--|--------------------------------------|
| ☐ General Fund | Dollar Amount: \$10,800.00 per annum |
| ☐ SPLOST | Dollar Amount: _____ |
| ☐ Grants Funding | Dollar Amount: _____ |
| ☐ Enterprise Funds | Dollar Amount: _____ |
| ☐ Other Funds Source | Dollar Amount: _____ |
| ☐ The item is not budgeted and will require other funding sources. | |
| ☐ The project is Grant Funded and requires an unfunded _____% match | |

CFO Signature Required if any of the above is checked so submit first to CFO

- ☐ The item has no fiscal impact and requires no approval of funds

440-B DEPARTMENT HEAD RESPONSIBILITIES TO COMPLETE

- | | |
|---|---|
| ☐ 1 ST and 2 ND Readers Required | ☐ Copy of Ad by Department* |
| ☐ Public Hearing Is Required | ☐ PowerPoint Slides Complete* |
| ☐ Contract and/or Documents Included* | ☐ Attorney Review Completed |
| ☒ Resolution Required (Check if Yes) | ☒ Resolution Submitted* |
| ☐ Commission Vote Required | * = Yellow Folder Document |
| ☒ Entered by Department Head or Manager into CivicClerk | |

440-C DOCKET AREA (ASSIGNED BY BOC OFFICE)

- ☒ Budget and Finance (Contracts, Fiscal, Grants, Insurance)
- ☐ Governmental Affairs (Appointments, Legislative, Policy, Governance)
- ☐ Merit System & Personnel (Personnel, Benefits, Human Resources)
- ☐ Planning and Development (Ordinances, Public Hearings, Zoning)
- ☐ Public Safety & Courts (911, EMA, EMS, Fire, Justice, Law, Sheriff)
- ☐ Reports and Information (No Action; Information Items; Recognitions)
- ☐ Transportation and Infrastructure (Facilities and Public Works)
- ☐ Workshop Item Only
- ☐ Assigned to Consent Agenda for Vote

☒ Entered by Department Head or Manager into CivicClerk

- ☐ Requires Approval of Chief Financial Officer (If Section 440-A Requires)

Electronic Approval with Civic Plus

Final approvals will be handled once submitted electronically with your docket submissions. Please provide this form and a resolution if the item requires board approval, along with supporting documentation uploaded to CivicPlus.

SECTION 5311
PUBLIC TRANSPORTATION SERVICE AGREEMENT
FOR OPERATION OF THE
THREE RIVERS REGIONAL TRANSIT SYSTEM
BETWEEN THE
BOARD OF COMMISSIONERS OF BUTTS COUNTY AND
THREE RIVERS REGIONAL COMMISSION

PREAMBLE

This Agreement is made and entered into this _____ day of _____, 2026 by and between the Board of Commissioners of BUTTS COUNTY hereinafter referred to collectively as the “COUNTY”; and THREE RIVERS REGIONAL COMMISSION, hereinafter referred to as “TRRC”; and shall terminate on the 30th day of June, 2026, unless terminated earlier under other provisions of this Agreement.

WHEREAS, the Georgia Department of Transportation (GDOT) in cooperation with the Three Rivers Regional Commission has agreed to participate in the operation of a Regional 5311 Public Transportation System; and

WHEREAS, the Georgia Department of Human Services (DHS) will purchase transportation services from Three Rivers Regional Commission through its assigned broker; and

WHEREAS, The COUNTY has agreed to participate in this regional transportation system administered by the Three Rivers Regional Commission; and

NOW, THEREFORE, the parties agree as follows:

ARTICLE I

**TERM OF AGREEMENT TERMINATION PROVISIONS
AND ATTACHED DOCUMENTS**

1. Engagement: The TRRC is retained and engaged by the counties for the purpose of operating a 49 U.S.C. 5311 public transportation program aka the Three Rivers Regional Transit System (the “Program”).
2. Term of Agreement: The term of Agreement shall be from July 1, 2025 through June 30, 2026.
3. Termination of Agreement: The COUNTY and TRRC reserve the right to terminate this Agreement for just cause upon 60 (sixty) days written notice to the other party.

4. Attachments:

Attachment A: Terms of Usage

Attachment B: Service Areas and Fares

Attachment C: Georgia Security and Immigration Compliance Act of 2006

ARTICLE II

SCOPE OF WORK

COUNTY RESPONSIBILITIES

1. The COUNTY will appropriate funds to operate the Section 5311 Rural Public Transportation Program for the stated contract year.
2. The COUNTY will provide one or more vehicles for use by the TRRC in the regional public transit program.
3. The COUNTY understands that the typical useful life of a transit bus is approximately five years. The COUNTY will support TRRC's 5311 application to GDOT for vehicle replacements including provision of required local match.

TRRC RESPONSIBILITIES

1. The TRRC will manage the day-to-day operation of the Regional 5311 Public Transportation program. The TRRC ensure compliance with local, state, and federal laws and regulations.
2. The TRRC will manage the financial reporting and statistical analysis for the Program and request the appropriated funds from the COUNTY no more than monthly and no less than once a year.
3. The TRRC shall procure insurance policies for all DOT assigned vehicles including automotive liability, commercial general liability, and excess liability with endorsement to insure contractual liability, broad form property damage, personal injury, personal and advertising liability. The insurance certificates must include the COUNTY, if listed, as additional insured parties. Said insurance must meet the below qualifications or their equivalency:
 - a. \$1,000,000 per occurrence (Each Occurrence Limit – indicates the amount of coverage the contractor has under a liability policy for any one occurrence other than Personal & Advertising injury occurrences.)
 - b. \$3,000,000 aggregate (Aggregate Limit – indicates the amount of coverage (for other than Products/Completed Operations Liability occurrences) the contractor has under a liability policy for the policy period; no matter how many separate losses that may occur.)

ADDITIONAL RESPONSIBILITIES

1. The TRRC shall defend all lawsuits, not related to insurance claims, brought in connection with the Program, or any claim related to the Program. The TRRC agrees to pay in full all costs and expenses incidental thereto; however, the COUNTY may have the right, at its own expense, to participate in the defense of any suit, without relieving TRRC of any obligation.
2. All expenses for the operation of the Program, including without limitation, all wages, salaries, fringe benefits, other employee costs, services, and all maintenance and operation of the vehicles, including without limitation, fuels, lubricants, parts, materials, taxes and the expenses required for the performance of this contract shall be supplied and paid for by the TRRC. Payment from the COUNTY to the TRRC for all expenses incurred in fulfilling the intent of this Agreement shall be limited to the fund amount listed in Article IV.
3. TRRC shall operate the Program services in accordance with all laws and regulations, including the guidelines and policies set by GDOT and DHS. TRRC further agrees to maintain appropriate books, records, documents, papers, and other evidence pertaining to public transportation operations for the period of this Agreement and for three years beyond the period of this Agreement and to make such materials available for inspection, upon request by the Authorized Representative or his designee, the COUNTY, GDOT, DHS or their representatives.
4. Service expansions or improvements may be recommended by TRRC to the participating County. It is agreed that the TRRC must have approval and additional funds (if applicable) from the COUNTY before implementation of expansions or improvements.

ARTICLE III

SCOPE OF SERVICES TO BE OFFERED

Services to be offered under this Agreement will be based on response to specific requests (hereinafter “demand response transportation”), within the following parameters:

1. This service (demand response transportation) will be offered only under the terms of this Agreement.
2. Demand response service constitutes service with at least 24-hour advance notice. Any advance notice less than 24-hours should be worked into the regular schedule when feasible. Demand response service is either subscription service (prearranged to meet the repetitive travel needs of riders) or random service (scheduled sporadically by riders).
3. Service is available to public passengers a minimum of 8 (eight) hours a day, Monday through Friday. The Georgia Department of Human Services related services may be available up to 7 (seven) days per week.

4. Passenger constitutes any resident of the COUNTY. A normal passenger trip constitutes transporting one passenger one-way between two locations within the service area described in Attachment B.

REVENUE AND EXPENSE REPORTING AND INVOICING

Fare Box Revenue: There is a fare box structure established for the transit system. The fare amount is described in Attachment B. The fare structure shall remain in force until the TRRC has sufficient data to justify a change.

ACCIDENT REPORTING

A written report must be sent to the TRRC within 24 hours (but no sooner than the next business day) after an accident by the driver or Human Service Provider (HSP). This accident report shall describe the nature of the accident, the findings as to cause, personal injury sustained, property damage and information, and if a drug and alcohol test was administered. The TRRC will notify the COUNTY and an accident report will be forwarded to the COUNTY once it is received.

FEDERAL COMPLIANCE

The COUNTY and TRRC hereby agree as a condition of participating in the Section 5311 Rural Transportation Program, that:

1. No persons shall on the grounds of race, color, religion, creed, national origin, sex, age, or handicap be excluded from participation in, or denied the benefits of, or be subject to discrimination under any project, program, or activity for which this recipient receives federal financial assistance from the Federal Transit Act;
2. TRRC shall not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin, and shall take affirmative action to ensure that applicants are employed and that employees are treated during employment without regard to their race, color, religion, sex, or national origin;
3. TRRC will conduct any program or operate any facility that receives or benefits from federal financial assistance administered by the Department of Transportation in compliance with all requirements imposed by or pursuant to 49 CFR, Part 27, Non-discrimination on the Basis of Handicap in Federally Assisted Programs and Activities received or benefiting from Federal Financial Assistance.

ARTICLE IV
COMPENSATION

The Operating and Program Administration and Vehicle Matching Funds required for program operations are provided below.

Operating & Program Administration: \$10,800

Vehicle Matching Funds \$0

Total Funding Request: \$10,800

The COUNTY's maximum obligation to TRRC for the term of this contract shall not exceed \$10,800. Compensation will be requested no less than once a year.

BUTTS COUNTY

**THREE RIVERS
REGIONAL COMMISSION**

Joe Brown, Jr., Chairman
Board of Commissioners

Mark Butler, Executive Director

ATTEST:

Joe Walter, Council Chairman

Brad Johnson, County Manager
Butts County

Witness

SUBSCRIBED AND SWORN BEFORE ME ON
THIS THE ____ DAY OF _____, 20 ____

Notary Public

My Commission Expires: _____

ATTACHMENT A
TERMS OF USAGE

*An Attachment to the Service Agreement Between the
Board of Commissioners of the aforementioned
County and the Three Rivers Regional Commission*

WHEREAS, the Board of Commissioners for the aforementioned COUNTY has indicated a desire to contract with THREE RIVERS REGIONAL COMMISSION to provide public transportation services within their county area, located in the Three Rivers region; and

WHEREAS, the aforementioned COUNTY has supplied at least one vehicle for operation of a public transportation system in the Three Rivers region.

THEREFORE, the parties agree to the following, as an Attachment to their Service Agreement as referenced above:

1. THREE RIVERS REGIONAL COMMISSION will have the right to operate and manage vehicles placed by the above named COUNTY into the Three Rivers Regional Transit System, an FTA Section 5311 program.
2. THREE RIVERS REGIONAL COMMISSION will follow all state and federal laws regarding the safe operation of any vehicle placed in the Three Rivers Regional Transit System.
3. THREE RIVERS REGIONAL COMMISSION recognizes that program vehicles are the property of BUTTS COUNTY, and will treat said property with proper care and attention. Nothing in the "Terms of Usage" shall constrain the County from its rights of ownership and supervision over respective program vehicles.
4. THREE RIVERS REGIONAL COMMISSION acknowledges the following: Should the COUNTY withdraw from the main Service Agreement, program vehicle(s) must be returned to the COUNTY.

This "Terms of Usage" agreement is effective only upon execution of the main agreement between the COUNTY and THREE RIVERS REGIONAL COMMISSION. Termination of the main agreement automatically eliminates any claim the TRRC may have pertaining to rights of operation for said program vehicles.

ATTACHMENT B

SERVICE AREAS AND FARES

NORMAL SERVICE AREAS:

Butts County Service Area:	Butts, Lamar, Pike, Spalding, and Upson Counties
Carroll County Service Area:	Carroll County and the City Limits of Bremen, Georgia.
Lamar County Service Area:	Butts, Lamar, Pike, Spalding, and Upson Counties
Meriwether Co. Service Area:	Meriwether County
Pike County Service Area:	Butts, Lamar, Pike, Spalding, and Upson Counties
Spalding County Service Area:	Butts, Lamar, Pike, Spalding, and Upson Counties
Upson County Service Area:	Butts, Lamar, Pike, Spalding, and Upson Counties
City of Griffin Service Area:	Butts, Lamar, Pike, Spalding, and Upson Counties

FARES:

Carroll County Fare:	\$3.00 per one-way passenger trip (\$1.00 for veterans)
Butts County Fare:	\$2.00 per one-way passenger trip
Lamar County Fare:	\$2.00 per one-way passenger trip
Meriwether County Normal Fare:	\$3.00 per one-way passenger trip \$10 per one-way passenger trip out of county. Minimum two passengers going to same place at the same time. Locations limited to Columbus, Griffin, Newnan, and Senoia.
Pike County Fare:	\$2.00 per one-way passenger trip
Spalding County Fare:	\$2.00 per one-way passenger trip
Upson County Fare:	\$2.00 per one-way passenger trip
City of Griffin Fare:	\$2.00 per one-way passenger trip

ATTACHMENT C

GEORGIA SECURITY AND IMMIGRATION COMPLIANCE ACT OF 2006

Effective July 1, 2007, the following language is required to be included in all contracts entered into by **COUNTY** for the physical performance of services:

- A. Pursuant to the Georgia Security and Immigration Compliance Act of 2006, the Contractor understands and agrees that compliance with the requirements of O.C.G.A. § 13-10-91 and Georgia Department of Labor Rule 300-10-1-.02 are conditions of this Agreement. The Contractor further agrees that such compliance shall be attested by the Contractor through execution of the contractor affidavit required by Georgia Department of Labor Rule 300-10-1-.07, or a substantially similar contractor affidavit. The Contractor's fully executed affidavit is attached hereto as Exhibit 1 and is incorporated into this Agreement by reference herein.
- B. By initialing in the appropriate line below, the Contractor certifies that the following employee-number category as identified in O.C.G.A. § 13-10-91 is applicable to the Contractor:
1. _____ 500 or more employees;
 2. _____ 100 or more employees;
 3. X Fewer than 100 employees.
- C. The Contractor understands and agrees that, in the event the Contractor employs or contracts with any subcontractor or subcontractors in connection with this Agreement, the Contractor shall:
1. Secure from each such subcontractor an indication of the employee-number category as identified in O.C.G.A. § 13-10-91 that is applicable to the subcontractor;
 2. Secure from each such subcontractor an attestation of the subcontractor's compliance with O.C.G.A. § 13-10-91 and Georgia Department of Labor Rule 300-10-1-.02 by causing each such subcontractor to execute the subcontractor affidavit required by Georgia Department of Labor Rule 300-10-1-.08, or a substantially similar subcontractor affidavit. The Contractor further understands and agrees that the Contractor shall require the executed subcontractor affidavit to become a part of the agreement between the Contractor and each such subcontractor. The Contractor agrees to maintain records of each subcontractor attestation required hereunder for inspection by the Department at any time."

Contractor Affidavit under O.C.G.A. § 13-10-91(b)(l)

The undersigned contractor ("Contractor") executes this Affidavit to comply with O.C.G.A. §13-10-91 related to any contract to which Contractor is a party that is subject to O.C.G.A. §13-10-91 and hereby verifies its compliance with O.C.G.A. § 13-10-91, attesting as follows:

- a) The Contractor has registered with, is authorized to use and uses the federal work authorization program commonly known as E-Verify, or any subsequent replacement program;
- b) The Contractor will continue to use the federal work authorization program throughout the contract period, including any renewal or extension thereof;
- c) The Contractor will notify the public employer in the event the Contractor ceases to utilize the federal work authorization program during the contract period, including renewals or extensions thereof;
- d) The Contractor understands that ceasing to utilize the federal work authorization program constitutes a material breach of Contract;
- e) The Contractor will contract for the performance of services in satisfaction of such contract only with subcontractors who present an affidavit to the Contractor with the information required by O.C.G.A. § 13-10-91(a), (b), and (c);
- f) The Contractor acknowledges and agrees that this Affidavit shall be incorporated into any contract(s) subject to the provisions of O.C.G.A. § 13-10-91 for the project listed below to which Contractor is a party after the date hereof without further action or consent by Contractor; and
- g) Contractor acknowledges its responsibility to submit copies of any affidavits, drivers' licenses, and identification cards required pursuant to O.C.G.A. § 13-10-91 to the public employer within five business days of receipt.

Federal Work Authorization User Identification Number

Date of Authorization

Butts County

Name of Contractor

Rural Transit Program

Name of Project

Three Rivers Regional Commission

Name of Public Employer

I hereby declare under penalty of perjury that the foregoing is true and correct.

Executed on _____, _____, 20____ in _____ (city), _____ (state).

Signature of Authorized Officer or Agent

Printed Name and Title of Authorized Officer or Agent SUBSCRIBED

AND SWORN BEFORE ME
ON THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC

My Commission Expires: _____



**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF BUTTS COUNTY TO
AUTHORIZE THE CHAIRMAN TO SIGN THE 2026 TRANSIT AGREEMENT FOR THREE
RIVERS REGIONAL COMMISSION AND FOR OTHER AUTHORIZED PURPOSES**

WHEREAS, Butts County is a duly created and validly existing political subdivision of the State of Georgia under the Constitution and laws of the state of Georgia, governed by the Butts County Board of Commissioners, who is the governing authority of the County, elected by the voters of Butts County and vested with fiscal and legislative responsibilities necessary to provide for the managing of the affairs of the County government, as well as the health, safety and welfare of the citizens of Butts County, and;

WHEREAS, the County wishes to continue the transit agreement currently in place with Three Rivers Regional Commission for 2026-2027 and to fund the apportioned \$10,800.00 in appropriations, and;

WHEREAS, the Butts County Board of Commissioners in the exercise of their sound judgment and discretion, after giving thorough consideration to all implications involved, and keeping in mind the public interest and welfare of the citizen of the County, have determined that authorizing this Resolution would be advantageous to and would best benefit the citizens of the County; it is now, therefore;

RESOLVED BY THE BUTTS COUNTY BOARD OF COMMISSIONERS AS FOLLOWS:

- Approve.** The Butts County Board of Commissioners approves this Resolution
- Authorization.** The Board of Commissioners hereby authorizes the Chairman to execute the contract through authorized staff and to sign all documents associated with the assigning of this project, and;
- Recordation.** County Staff is hereby directed to record this Resolution in the official Book of Resolutions in use at the time of this Resolution as referenced in the Minutes of the Board of Commissioners, and;
- Severability.** To the extent that any portion of any related Agreement, Contracts and this Resolution is declared to be invalid, unenforceable, or nonbinding, that said invalidation shall not affect the remaining portions of this Resolution.
- Repeal of Conflicting Provisions.** All County resolutions are hereby repealed to the extent that they are in conflict with this Resolution.
- Effective Date.** This Resolution shall take effect immediately.

Approved in Session 8th Day of June, 2026 with a retroactive effective date of April 12, 2026

Chairman Joe Brown

A handwritten signature in black ink, appearing to read "J. Michael Brewer".

J. Michael Brewer, Deputy County Manager
Attesting





Official Document-Butts County Board of Commissioners Office
BUTTS COUNTY BOARD OF COMMISSIONERS
128th Session Covering Calendar Year 2026
2025-2026 Biennium

Minutes of the Board of Commissioners for May 11, 2026

Commissions:

Mike Wilson, District 1
Jeremiah Hosford, District 2
Joe Brown, District 3
Keith Douglas, District 4
Russ Crumbley, District 5

Staff:

Brad Johnson County Manager
J. Michael Brewer, Deputy County Manager
Rhonda Blissit, Chief Financial Officer

WORKSHOP (5:30 PM)

CR202605037 | Business Associate Agreement EMS Billing LLC

Chief Johnston presented an updated Billing Services Agreement from EMS Billing LLC for approval by the board for the Chairman to sign. This will be on the consent agenda for approval.

CR202605038 | Purchase of Pickup for Fire Department

This item was an agenda walk-on item for approval which is the purchase of a pickup truck for the Fire Department. This item falls under Administration's approval but it was decided to bring it before the board to make sure the Board was good with this too.

Tax Assessor's Update

Chief Assessor Donald Long gave an update on the assessment processes and notices due to go out. No action is needed.

PRELIMINARIES (6:00 PM)

Call to Order | Welcome | Invocation | Pledge

Chairman Joe Brown called the May 11th meeting to order, welcomed those present and called for the invocation and pledge.

Approval of Docket | Approval of Minutes

A motion to approve the docket with Workshop Items B and C added to the workshop and Item B to the consent agenda was made by Mr. Douglas and seconded by Mr. Wilson. Mr Douglas made a motion to approve the minutes, seconded by Mr. Wilson. Both motions passed with unanimous consent.

Service Recognition

The Board and Administration recognized Deputy Fire Chief Brad Forest for reaching 25 years of service with the County and the Fire Department.

NEW BUSINESS PRESENTATIONS

Consent Agenda

Mr. Douglas moved to approve the consent agenda, seconded by Mr. Crumbley with unanimous consent.

Deputy Manager Report | Operations

Mr. Brewer presented the monthly operation report.

Manager Report | Updates & Activities

Mr. Johnson presented the County Manager's report.

CONCLUDING BUSINESS

Executive Session

Mr. Douglas moved to go into executive session, seconded by Mr. Wilson and approved with unanimous consent.

Attorney Summary | Adjournment

Mr. Douglas moved to reconvene, seconded by Mr. Crumbley. Mr. Welch gave the report of the board action in Executive session.

A motion to adjourn was offered by Mr. Crumbley and seconded by Mr. Douglas to adjourn. The motion passed unanimously.

Packet File

Administration Department (Executive, Human Resources, Finance, Code Enforcement)

Personnel	New Full Time	New Part Time	Separations F/T	Separations PT	Retirements	Vacancies
May 2026	5	1	1	1	0	12
Code Cases	New Cases	Active Cases	Cleared Cases	Total 2026		
May 2026	45	42	44	374		

Departments of Public Safety (911, Fire, EMS, Police, Sheriff, Animal Care)

Calls & Stats	911 Calls In/Out	Daily Average		County FD/EMS	Jackson Fire	
May 2026	7,872	262		556	222	
Last May	8,327	278		565	201	
Difference	-455	-15		-9	21	
Animal Care	Calls Answered	Canine Intake	Feline Intake	Canine Out	Feline Out	Euthanized
May 2026	55	24	49	24	32	24D / 49C
Last May	N/A	N/A	N/A	N/A	N/A	N/A
Law Enforcement	Jackson PD	Butts County SO			Co Fire Daily Avg	
May 2026	691	1,848			18	
Last May	434	1,611			18	
Difference	257	237			0	

Planning and Development (Zoning, Licensing, Inspections, Permits)

Cases	Rezoning	Admin Variances	Special Uses	Variances	Land Disturb	Preliminary Plats
May 2026	0	3	2	7	1	0
Last May	1	1	1	3	13	1
Difference	-1	2	1	4	-12	-1
Services	Business Lic	Alcohol Lic	Pre-Clearance	Server Badges	Permit Fees	Impact Fees
May 2026	7	0	8	0	\$108,539.81	\$284,496.92
Last May	6	0	4	2		
Difference	1	0	4	-2		
Permits/Inspects	Building	Residential	Commercial	Business Insp	Inspections	Meetings
May 2026	35	7	2	0	149	5
Last May	32	6	3	4	126	4
Difference	3	1	-1	-4	23	1

Public Works Department (Roads, Permits, Solid Waste)

Month	Logging Permit	Driveway Permit	Utility Permit	Work Orders	Tons Waste	Vehicle Repairs
May 2026	0	7	2	400	341	73
Last May	1	10	0	347	363	78
Difference	-1	-3	2	53	-22	-5

Parks & Recreation | Senior Center

Sports Regular	Baseball	Basketball	Cheerleading	Football	Soccer	Softball
Participants	227 (Ends)	0	15	57	295	95 (Ends)
Gymnastics	Classes	Pre-Team	Team	Camps		
Participants	86	9	26	0		
Rentals	Facilities	Tournaments				
Times Rented	29	0				
Senior Center	Meals Internal	Meals Delivered	Weekly Activ.	Day Trips	Special On-Site	Month Activities
All are = or greater	835	813	13	3	2	6

Butts County Coroner's Office

May 2026	12	Year to Date	56
----------	----	--------------	----

Last May

15

Last YTD

44



IN ACCORDANCE WITH THE OFFICIAL CODE OF BUTTS COUNTY, ALL PERSONS DESIRING TO APPEAR BEFORE THE BOARD OF COMMISSIONERS AND SPEAK UNDER PUBLIC COMMENT MUST COMPLETE THIS FORM AND SUBMIT IT TO THE COUNTY MANAGER NO LATER THAN THREE (3) BUSINESS DAYS PRIOR TO A SCHEDULED REGULAR MEETING OF THE BOARD. THE TOPIC SHALL BE STATED CLEARLY ON THIS FORM AND THE SPEAKER SHALL SPEAK ONLY ON THE STATED TOPIC FOR NO MORE THAN THREE (3) MINUTES UNLESS AN EXTENSION IS GIVEN BY THE BOARD. IN THE EVENT THE COUNTY MANAGER IS NOT AVAILABLE, THE FORM SHALL BE GIVEN TO THE DEPUTY COUNTY MANAGER OR COUNTY CLERK IN THE ABSENSE OF THE MANAGER.

PERSONNEL ISSUES WILL NOT BE DISCUSSED IN OPEN SESSION AND ARE SUBJECT TO BE RULED OUT OF ORDER. ADDITIONALLY, COMPLAINTS OR MATTERS REQUIRING CORRECTIVE ACTION BY THE COUNTY THAT HAVE NOT FIRST BEEN VETTED THROUGH APPROPRIATE COUNTY STAFF MAY BE RULED OUT OF ORDER.

PLEASE NOTE THAT PUBLIC HEARINGS ARE NOT GOVERNED BY THE RULES PERTAINING TO PUBLIC COMMENT. PUBLIC HEARINGS WILL INCLUDE A SPECIFIC PORTION OF TIME FOR THE PUBLIC TO BE HEARD ON THE MATTER REQUIRING A PUBLIC HEARING AND IT IS NOT NECESSARY TO FILL OUT THIS FORM TO BE GIVEN TIME TO SPEAK DURING A SCHEDULED PUBLIC HEARING.

DATE: _____

NAME: Joseph Johnston

ADDRESS: 125 Post Oak dr

TELEPHONE: 678 472 5213

EMAIL: Joseph Johnston 1313@gmail.com
Optional


Signature of Requestor

PUBLIC COMMENT REQUEST FORM

TOPIC FOR PUBLIC COMMENT

Zoning restrictions in R-1
R-2 R-3. Allowing a small
flock of hens in a R-1C

COMMENTS OR ADDITIONAL INFORMATION

FOR OFFICIAL USE ONLY

RECEIVED BY: _____
County Manager, Deputy Manager or Clerk

COUNTY CLERK: _____
Approval for Docket Placement

DOCKET DATE: _____

DOCKET ITEM: _____