



The Commission

of the Unified Government of Cusseta-Chattahoochee County, Georgia

215 McNaughton St Cusseta, Georgia 31805
(706) 989-3602 Fax (706) 989-2005 lisa@ugoccc.com

Charles Coffey, Chairman
Timothy Biddle, Vice Chairman
Gerald Douglas
Damon Hoyte
Jason Frost

Thomas Weaver, County Manager
Lisa Bickel, County Clerk
Bin Minter, County Attorney

MINUTES PUBLIC HEARING-CUP-Perez-468 Manta Rd.

Mar. 3, 2026

215 McNaughton St.

PRESENT:

Chairman Coffey
Vice-Chairman Biddle
Commissioner Douglas
Commissioner Hoyte
Commissioner Frost

Thomas Weaver, County Manager
Lisa Bickel, County Clerk

Chairman Coffey the Public Hearing of the *Commission of the Unified Government of Cusseta-Chattahoochee County, Georgia* to order at 9:00 a.m., and live streaming on our Facebook page.

PUBLIC HEARING-CUP-Perez-468 Manta Rd.

CHAIRMAN COFFEY opened the public hearing for 468 Manta Rd; the request requires a conditional use permit for a hunting camp to be established in an A1 zoning district. The property is 534.70 acres.

Mr. Perez – Mr. Perez lives in Florida, he has a petition for the CUP, for the campers, he has been at this location for 14 years, he was not aware they needed a cup and now that he knows, he is getting one. Thanked the Commission, he told Mr. Robertson he went and got the stands off his property he told him about.

Al Robertson – He lives at 325 Powell Rd, Buena Vista, Ga, however he owns land near Manta Rd, and he is against this conditional use permit. He stated that they have trespassed on his property and he isn't sure if they know where they are even shooting at. He wants to be able to develop his land and put housing on it, and he isn't sure if it will sale with the hunting camp behind it. **Chairman Coffey** did ask Mr. Robertson wouldn't he like to be able to do what he'd like with his 20 acres, to which Mr. Robertson replied, yes, if the zoning allowed it. Mr. Robertson said that Mr. Perez admitted to trespassing.

Commissioner Hoyte stated there were several letters for and against the hunting camp, and he didn't feel right making a decision today.

Commissioner Frost didn't understand why they are using a conditional use permit for a hunting camp. The attorney stated because the hunting camp is a "use" and that is considered a short-term rental.


The County Manager Weaver stated that it might be something we need to look into changing, and start doing permits instead, however this is the current process as the ordinance stands. Commissioner Hoyte asked had code enforcement been out to the property yet, the County Manager stated that yes, a letter was sent to the owner, then we were able to get ahold of someone with the timber company, to get the area cleaned up. This is when we got Mr. Perez, and we got cooperation and got the area cleaned up. Previously there was sewage on the ground, and Mr. Perez cleaned it up in a timely manner.

Commissioner Biddle asked what is the result from Planning and Zoning, **The County Manager** stated they have postponed until their April meeting, **Chairman Coffey** asked why until the April meeting, he stated they need to make a decision or put it on their March meeting. **Chairman Coffey** stated if they can meet all of the requirements with the dept of health, and the noise and then we will see what the decision of Planning and Zoning is before we make a fair decision.

Motion to adjourn the public hearing made by Commissioner Hoyte, Seconded by Commissioner Frost, the vote was unanimous.

ADJOURNMENT

There being no further business to be conducted by and with the Commission of the Unified Government of Cusseta-Chattahoochee County, Georgia, Chairman Coffey declared the Public Hearing of the Board of Commissioners adjourned at 9:56 am on Tuesday, Mar. 3, 2026.


CHARLES COFFEY, CHAIRMAN


TIMOTHY BIDDLE, VICE CHAIRMAN



GERALD DOUGLAS, COMMISSIONER


DAMON HOYTE, COMMISSIONER


JASON FROST, COMMISSIONER

April 7, 2026
DATE APPROVED

I hereby certify that the foregoing documentation, the Minutes of Mar. 3, 2026, Public Hearing, was approved via majority vote by the Board of Commissioners in its Mar. 3, 2026, regular meeting.

ATTESTED BY: 
THOMAS WEAVER, COUNTY MANAGER
UNIFIED GOVERNMENT OF
CUSSETA-CHATTAHOOCHEE COUNTY

Seal:





*The Board of Commission
of the Unified Government of Cusseta-Chattahoochee County, Georgia*

March 3, 2026-BOC Public Hearing - Perez

PLEASE SIGN IN
If you Would Like to Speak

- | | |
|------------------------|-----------|
| 1. <u>Joel Paul</u> | 21. _____ |
| 2. <u>Julia Perez</u> | 22. _____ |
| 3. <u>Al Robertson</u> | 23. _____ |
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Jason Frost

Thomas Weaver, County Manager

Lisa Bickel, County Clerk

Bin Minter, County Attorney

MINUTES OF THE REGULAR MEETING

Mar. 3, 2026

215 McNaughton St.

PRESENT:

Chairman Coffey
Vice-Chairman Biddle
Commissioner Douglas
Commissioner Hoyte
Commissioner Frost

Thomas Weaver, County Manager
Lisa Bickel, County Clerk
Bin Minter, County Attorney

Chairman Coffey called the Regular Monthly Meeting of the *Commission of the Unified Government of Cusseta-Chattahoochee County, Georgia* to order at 9:00 a.m., with all other Commissioners present, and live streaming on our Facebook page.

APPROVAL OF THE MINUTES OF THE FEB. 3, 2026, REGULAR MEETING

Commissioner Frost made the motion to approve the minutes as written. Seconded by **Commissioner Douglas**. The vote was unanimous.

APPROVAL OF THE FEB. 3, 2026, EXECUTIVE SESSION MINUTES

Commissioner Hoyte made the motion to approve the minutes as written. Seconded by **Commissioner Frost**. The vote was unanimous.

APPROVAL OF THE FEB. 23, 2026, WORK SESSION AND CALLED MEETING MINUTES

Commissioner Douglas made the motion to approve the minutes as written. Seconded by **Commissioner Biddle**. The vote was unanimous.

OPEN FORUM

NONE

SPEAKER

NONE

OLD BUSINESS

ATTORNEY - Has a team meeting with the County Manager and GDOT about the railway today shortly after the meeting, they will discuss maybe having a short-term maintenance agreement with the railway.

County Manager - Wanted to update the Commission on the IGSA stray facility and how they have been speaking back and forth about trying to get us to keep the stray facility, however they could not meet what we needed, which was the vet care and euthanizations, so our last day with the stray facility will still be on May 9th.

NEW BUSINESS

ATTORNEY - Just wanted to remind the Commission about the updates with ACCG on property tax.

County Manager - Wanted to piggyback off the attorney and discuss the phasing out of the homestead by 2032, it won't be an issue, they will be taking all of the money from the LOST, FLOST, SPLOST, tax, if the state tries to split these then we will run into some issues. We will keep everyone posted on this item, because this will possibly be a ballot item in the future. The **County Manager** also stated the Sheriff is requesting funds from Sanford Bishop for help with the radios and we have a letter for everyone to sign. **Chairman Coffey** said kudos to the sheriff for finding funding to help with the radios. **Commissioner Frost** also wanted to add about the hunting camp process that we need to determine the facts and definitions before we make any decisions, and work with planning and zoning and what conditions need to be applied with one. The Commission stated they would like to ask Planning and Zoning the following questions and conditions, one that it is not visible from the road, two, waste disposal agreement must be maintained, or sewage disposal plan, three, address these needs on letters, the noise must be under control, which it sounds like they have managed to taken care of the noise with the quieter generators, four, no permanent structures, we do have the concern about who is the actual owner of the property and is Dusty the legal source to sign the documents. These are the conditions the Commission would like to see met and brought to planning and zoning.

AGENDA ITEMS

Cemetery Rules & Regulations: Motion to table until the Work Session until draft is ready might need to make more into ordinance instead of just resolution, made by **Commissioner Hoyte**, seconded by **Commissioner Douglas**. The vote was unanimous.


Hiring Southern Heritage Woodworks to Demo Buildings:(Option #2) Motion to approve made by **Commissioner Hoyte**, seconded by **Commissioner Douglas**. The vote was unanimous.

Conditional Use Permit – Jose Perez – 468 Manta Rd: Motion to table until Planning & Zoning meet again and make a decision made by **Commissioner Douglas**, seconded by **Commissioner Hoyte**. The vote was unanimous.

No executive session is needed.

ADJOURNMENT

There being no further business to be conducted by and with the Commission of the Unified Government of Cusseta-Chattahoochee County, Georgia, Chairman Coffey declared the Monthly Meeting of the Board of Commissioners adjourned at 10:29 am on Tuesday, Mar. 3, 2026.



CHARLES COFFEY, CHAIRMAN



TIMOTHY BIDDLE, VICE CHAIRMAN



GERALD DOUGLAS, COMMISSIONER




DAMON HOYTE, COMMISSIONER



JASON FROST, COMMISSIONER

April 7, 2026
DATE APPROVED

I hereby certify that the foregoing documentation, the Minutes of Mar. 3, 2026, Regular Meeting, was approved via majority vote by the Board of Commissioners in its Apr. 7, 2026, regular meeting.

ATTESTED BY: 

THOMAS WEAVER, COUNTY MANAGER
UNIFIED GOVERNMENT OF
CUSSETA-CHATTAHOOCHEE COUNTY



Southern Heritage Woodworks
Demo For Buildings:

Option #1

Demo old mill building to ground level. Clean up area and load trash in containers supplied and paid for by city. Contractor retains all salvage materials.

Option #2

All of Option #1 plus demo the 3 buildings on property and load in containers supplied by city for \$5500.

Contractor shall provide workers comp. and proof of insurance. Contractor is NOT responsible for any EPA hazardous materials or removal discovered during demo. If you have any questions please feel free to contact me.

David Acord

Southern Heritage Woodworks
229-349-7403.



*The Board of Commission
of the Unified Government of Cusseta-Chattahoochee County, Georgia*

March 3, 2026-BOC Regular Meeting

PLEASE SIGN IN
So We Can Record Your Attendance

1. <u>Joe R. Peep</u>	21. _____
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of the Unified Government of Cusseta-Chattahoochee County, Georgia

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Timothy Biddle, Vice Chairman
Gerald Douglas
Damon Hoyte
Jason Frost

Thomas Weaver, County Manager
Lisa Bickel, County Clerk
Bin Minter, County Attorney

MINUTES OF THE MONTHLY WORK SESSION

Mar. 23, 2026

215 McNaughton St.

PRESENT:

Chairman Coffey
Vice-Chairman Biddle
Commissioner Douglas
Commissioner Hoyte
Commissioner Frost-Absent

Lisa Bickel, County Clerk
Thomas Weaver, County Manager

Chairman Coffey called the Called Meeting and Monthly Work Session of the *Commission of the Unified Government of Cusseta-Chattahoochee County, Georgia* to order at 9:00 a.m., with all Commissioners present, with the exception of Commissioner Frost and live streaming on our Facebook page.

SPEAKER:

Gary Harden – Lives at 136 Massey Rd, spoke on cleaning up mobile homes on Massey Rd., the County Manager explained to him that the mobile homes he had concerns about were cited and would be fined the maximum if they are not cleaned up. The County Manager will keep Mr. Harden and the Commission updated on the outcome.

Paris Traweek – Didn't Show, will reach back out.

COUNTY MANAGER UPDATES:

County Manager Weaver – Gave updates for the department heads, for water department, Jose came back, there was a repair to system one, two water taps, thirty-six locates, they assisted with a main on the roundabout. For the recreation department, Latavia's Closet the Easter Egg hunt will be Saturday April 4th. T-ball, and Baseball registration are in full swing. Samantha Hedgecoke gave out her packet to the Commission with the April newsletter and the monthly permits; there will be a conditional use permit at April evening meeting for the Beaudin's. Code enforcement at the moment is on a case-by-case basis right now. The Core of Engineer is still in the planning process, but still underway. County Manager stated for public works, they are still working on the roads continuing work for the shoulder grants, they are currently on Fire tower, they finished on Box Springs Rd, by May-June the contractor will be here, our only part is to get the shoulders ready. **Commissioner Biddle** asked about Riverbend and the decals for people coming out to camp and fish, he was out there this past weekend and did not see any decals in the vehicles. **County Manager Weaver** said he will look into this and be sure we do have the decals and proper signage and way to better monitor this situation.

The following items were discussed as to their relevance for appearance on April 7, 2026, regular meeting agenda:

Cemetery Rules and Regulations Resolutions – County Manager Weaver stated this is still ongoing and not ready, will keep on the Work Session. Also get with Bin and surveyor.

Conditional Use Permit-Proposed Amendments to CUP Ordinance- Add to next Work Session for further discussion, these were the changes sent back to planning and zoning, will need to look at making entire changes to ordinance. Will look and have RVRC get with us as well for the technical revisions and input. County Manager Weaver also informed the Commission that the previous CUP has withdrawn their permit, and no longer is applying for the hunting camp permit.

Sheriff Radios – County Manager Weaver stated that the Sheriff will be getting the radios for free and we will only be paying for the service, it will not start until the next fiscal year, add to the agenda to vote. The original cost was 78,000.00, we went back and forth, and then the sheriff found a grant to help with cost, and then the Sheriff and southern link came to an agreement with 10 Harris units for no funding, and just the monthly service at 300.00 a month. We have 30 to 60 days to send back.

EXECUTIVE SESSION:

None needed.

ADJOURNMENT

There being no further business to be conducted by and with the Commission of the Unified Government of Cusseta-Chattahoochee County, Georgia, Chairman Coffey declared the Work Session of the Board of Commissioners adjourned at 9:47am on Monday, Mar. 23, 2026.



CHARLES COFFEY, CHAIRMAN



TIMOTHY BIDDLE, VICE CHAIRMAN



GERALD DOUGLAS, COMMISSIONER




DAMON HOYTE, COMMISSIONER

Absent

JASON FROST, COMMISSIONER

April 7, 2026
DATE APPROVED

I hereby certify that the foregoing documentation, the Minutes of Mar. 23, 2025, Work Session, was approved via majority vote by the Board of Commissioners on April 7, 2026, regular meeting.

ATTESTED BY: 

THOMAS WEAVER, COUNTY MANAGER
UNIFIED GOVERNMENT OF
CUSSETA-CHATTAHOOCHEE COUNTY





*The Board of Commission
of the Unified Government of Cusseta-Chattahoochee County, Georgia*

March 23, 2026-BOC Work Session

PLEASE SIGN IN
So We Can Record Your Attendance

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