Members Present: Chairman William (Bill) J. Kicklighter, Commissioners Ricky C. Jarriel, Bobby Kennedy, Billy D. Conley, Wayne Tatum, and Wanda S. Allen

Staff Present: County Manager Frank H. Murphy, Certified County Clerk Sheila R. Mills, County Attorney Tom Peterson, Road Superintendent Wayne Martin, County Project Consultant Dennis Odom, County Project Manager Hal Dasher, Code Enforcement Officer Gerald Reese, County Extension Coordinator/ANR Agent Aubrey Shirley, County Election Administrator Barbie Mock, and Chief Deputy Jeff Rogers

Elected Officials Present: Sheriff Kyle Sapp

Chairman Bill Kicklighter called the meeting to order at 9:00 a.m. and welcomed everyone.

Chairman Kicklighter delivered the invocation and led the Pledge of Allegiance.

1. **Approval of Agenda:**

Chairman Kicklighter next called for a motion to approve the agenda.

There was a motion by Commissioner Conley and a 2nd by Commissioner Kennedy to approve the agenda. Motion carried unanimously.

2. **Approval of Consent Agenda:**

Chairman Kicklighter next called for approval of the Consent Agenda as follows:

1. Regular Commission Meeting Minutes – **May 4, 2026**
2. Workshop Minutes: 2026 SPLOST Capital Outlay Projects & Proposed Emergency Services Expansion – **May 4, 2026**
3. Special Called Meeting Minutes – **May 12, 2026**
4. Workshop Minutes: 2026-37 RFP Architectural Services 2026 SPLOST Capital Outlay Projects: New EMA Facility & Various County Renovations – **May 19, 2026**
5. FY 2026 Budget Amendment: **100/3920 EMA**
6. FY 2026 Budget Amendment: **100 Revenue**

There was a motion by Commissioner Jarriel and a 2nd by Commissioner Kennedy to approve the Consent Agenda. Motion carried unanimously.

Old Business:

None

New Business:

3. **RFP 2026-37 Architectural Services 2026 SPLOST Capital Outlay Projects: New EMA Facility & Various County Renovations Committee Recommendation**

County Manager Frank H. Murphy stated a Request for Proposals (RFP) was publicly advertised on the Georgia Procurement Registry and in the local newspaper. A committee of the following individuals was formed to evaluate and score the proposals received: County Project Manager Hal Dasher, Chairman Bill Kicklighter, County Manager Frank H. Murphy, Certified County Clerk Sheila R. Mills,

Commissioner Billy D. Conely – Public Buildings/Code Enforcement Liaison, and Commissioner Wanda S. Allen – Emergency Services/Public Safety Liaison. A total of three (3) proposals were received, and all successfully met the solicitation criteria for review and scoring:

Company	Scoring	Fee
McCall Architecture	667/700	7%
GMC (Goodwyn Mills Cawood	481/700	7.375%
Jericho Design Group	419/700	7.5%

Proposals were scored based on the following criteria:

- Description and Resources of Firm
- Experience and Qualifications
- Statement of Suitability
- Project Support/Delivery
- Guaranteed Cost

County Manager Murphy shared after scoring the Committee requested a workshop with the full Board of Commissioners and the proposed architect, McCall Architecture, to address specific questions and refine project details prior to the submission of a final recommendation to the Board today. As a result of the workshop, the committee recommendation was McCall Architecture.

Hearing no questions, Chairman Kicklighter called for a motion to approve.

There was a motion by Commissioner Kennedy and a 2nd by Commissioner Conley to award the contract to McCall Architecture. Motion carried unanimously.

4. **Mandy Dutton Hudson: Co-Founder Better Construction Company**

Mandy Dutton Hudson, Co-Founder of Better Construction Co., beautifully wove her family legacy together with her current business goals. She is the sixth-generation sole owner of a family farm in the Gooseneck area of Tattnall County, where Better Construction Co. is headquartered. Her desire to preserve the family farm and create a working enterprise for her three sons is at the heart of her vision, while focusing on leveraging this legacy to create quality jobs in rural Georgia. Better Construction Co. utilizes 40' long shipping containers and transforms them into a 320 sq. ft., one bedroom, one bath home for $150,000.00, or for $197,000 a 640 sq. ft. double unit 16 ft. X 40 ft. The units are built with fully equipped kitchens, full-size appliances, washer/dryer, HVAC, and can be constructed ADA compliant. Ms. Hudson shared she currently has a pilot program contract with an Indian tribe to provide this type of affordable housing. The current models are to be built in Bowling Green, Kentucky, but her intention is to one day have the construction done here locally. Her initial plans were to have a model container located on the family property in Tattnall County that prospective buyers could spend a night or two in and fully experience it. The reason she came to the meeting was to seek clarity, as she had no idea there was a moratorium in place restricting this type of non-traditional housing until she went through the process of trying to get a septic permit. She respectfully sought a variance to the moratorium in order to continue her business operations. After a brief discussion, members were all in agreement to table granting any variance decisions as they expect to extend the current moratorium with the goal of finalizing the Land Use and Zoning Ordinance in progress to ensure decisions are what is safest and best for Tattnall County.

Ms. Hudson gracefully acknowledged and accepted the ruling. However, she asked members to consider the information during the upcoming zoning discussions.

5. **Resolution 2026-12: Tattnall County Solar Facility/Solar Farm Moratorium (Attached)**

County Attorney Tom Peterson stated this moratorium is a 180-day continuation as the County is currently navigating land use and zoning regulations and further study the effects of solar facilities or solar farms on the public health, safety and welfare of the County's residents and businesses. He did note notwithstanding anything in this resolution to the contrary, absent imminent threat to the public health, safety, and welfare, this resolution does not apply to the establishment, construction, development and/or operation of any project, farm or facility concerning Silicon Ranch Corporation and SR Mendes, LLC, as described in the Memorandum of Understanding dated on or about July 9, 2025 between Silicon Ranch Corporation, SR Mendes, Tattnall County Industrial Authority, and BOC, and acknowledged by Tattnall County Board of Tax Assessors, Tattnall County Tax Commissioner and Tattnall County Board of Education.

Hearing no questions, Chairman Kicklighter called for a motion to approve and accept.

There was a motion by Commissioner Jarriel and a 2nd by Commissioner Kennedy to approve and accept Resolution 2026-12: Tattnall County Solar Facility/solar Farm Moratorium. Motion carried unanimously.

6. **Resolution 2026-13: Tattnall County Data Center Moratorium (Attached)**

County Attorney Tom Peterson stated this moratorium is a 180-day continuation giving the board additional time to study and decide what limits and regulations they want to incorporate into the Land Use & Development Zoning Ordinance. The Board of Commissioners desire to protect the public health, safety, welfare and property values of the citizens of Tattnall County.

Hearing no questions, Chairman Kicklighter called for a motion to approve and adopt.

There was a motion by Commissioner Conley and a 2nd by Commissioner Jarriel to approve and accept Resolution 2026-13: Tattnall County Data Center Moratorium. Motion carried unanimously.

7. **Resolution 2026-14: Tattnall County Non-Traditional Housing Structure Moratorium (Attached)**

County Attorney Tom Peterson stated this moratorium is a 180-day continuation as the County is currently navigating land use and zoning regulations and how best to approach these non-traditional structures such as where they can be located, and permitting requirements for construction and maintenance.

Hearing no questions, Chairman Kicklighter called for a motion to approve and accept.

There was a motion by Commissioner Jarriel and a 2nd by Commissioner Conley to approve and accept Resolution 2026-14: Tattnall County Non-Traditional Housing Structure Moratorium. Motion carried unanimously.

8. **Request for Use of Opioid Settlement Funds: Patrol Vehicle for Transport to Crisis Stabilization and Treatment Services**

Sheriff Kyle Sapp respectfully requested approval for the use of opioid settlement funds to purchase another new patrol vehicle for use when transporting individuals suffering from substance use disorders and mental

health crises to Crisis Stabilization Units (CSUs), treatment facilities, hospitals, and other court-ordered rehabilitation services. Sometimes these transports are even out of state depending on space available. A Dodge Durango was purchased in 2023 with opioid funds and currently has 105,000 miles on it. If approved, the new vehicle will be assigned as the primary transport and the older vehicle will be transferred down to an additional deputy that helps transport services when the primary transport deputy is not available.

Sheriff Sapp explained our deputies are increasingly tasked with transporting individuals experiencing opioid addiction, withdrawal, overdose recovery, co-occurring mental health conditions, and other substance-related crises. These transports are often ordered by the Courts or initiated to ensure individuals receive immediate access to treatment and stabilization services rather than continued incarceration. The requested vehicle would serve many important purposes directly aligned with the intent of opioid settlement funding, including:

- Improving access to treatment and recovery services for individuals suffering from opioid and substance use disorders;
- Supporting diversion efforts that prioritize treatment over incarceration when appropriate;
- Enhancing public safety by ensuring safe and reliable transportation for individuals in crisis;
- Reducing delays in transport to Crisis Stabilization Units, detoxification centers, hospitals, and rehabilitation facilities; and
- Allowing deputies to respond more effectively to the growing number of behavioral health and substance-related incidents within Tattnall County.

Sheriff Sapp presented a quote in the amount of $56,000.00 for the proposed new transport vehicle from Brannen Motor Company; a 2025 Chevy Silverado demonstration vehicle which already has most of the needed equipment installed, a full factory warranty, and only 2,100 miles on it. He explained it will require additional minor equipment such as window bars, a computer docking station, and striping with Tattnall County Sheriff's Office decals. Other equipment such as the radios, camera and cradle point will be installed from an existing older vehicle.

County Manager Frank H. Murphy shared there are opioid remediation funds available for the purchase, but their long-term revenue stream remains variable as funds depend on fluctuating annual litigation payouts. To avoid deficits or non-compliance with settlement guidelines, we do not pre-emptively budget unconfirmed settlement revenues, but allocate the available cash balance at budget time to contingency reserve for only expenditures which are strictly reviewed and formally approved on a case-by-case basis at the time they are proposed.

Commissioner Kennedy expressed he was all for it, emphasizing that treatment for those in crisis, along with dedicated mental health and substance abuse services, is important.

Hearing no questions, Chairman Kicklighter called for a motion to accept the quote and approve the purchase.

There was a motion by Commissioner Allen and a 2nd by Commissioner Kennedy to accept the quote from Brannen Motor Company in the amount of $56,000.00 and approve the purchase, as well as the additional equipment needed to outfit the vehicle. Motion carried unanimously.

9. **Request to Surplus:**
   a) 2020 Bush-Whacker ST-180 Rotary Mower w/ aircraft tires SN:12013
   b) 2020 Bush-Whacker ST-180 Rotary Mower w/ aircraft tires SN:13019

County Road Superintendent Wayne Martin shared the new Rhino batwing mower decks are performing great and requested permission to surplus the two (2) older 2020 Bush-Whacker ST-180's and advertise as-is on GovDeals with no reserve.

There was a motion by Commissioner Conley and a 2nd by Commissioner Tatum to approve the request to surplus the mowers listed above and advertise on GovDeals as-is with no reserve. Motion carried unanimously.

10. **Department Reports**

County Election Administrator Barbie Mock shared the local primary election tabulation is complete and they are awaiting the official state database results. She also stated that advance voting for the June 16, 2026 General Primary/Nonpartisan Election Runoff will be held at the following locations on these dates and times:

Tattnall County Elections Office
114 W. Brazell Street
Reidsville, GA 30453
Monday – Friday, June 8-12, 2026
8:00 a.m. to 5:00 p.m.

East Glennville Polling Place (Old STC)
209 Bolton Street
Glennville, GA 30427
Wednesday – Friday, June 10-12, 2026
8:00 a.m. to 5:00 p.m.

11. **Commission/Staff Comments**

Commissioner Ricky C. Jarriel praised the Lord for the rain and all replied "Amen".

12. **Public Comments**

Ms. Mandy Dutton Hudson asked for a copy of Resolution 2026-14. County Clerk Sheila R. Mills agreed to get her email information following the meeting and provide it.

13. **Executive Session**

None

14. **Adjournment**

With no further discussion, there was a motion by Commissioner Jarriel and a 2nd by Commissioner Kennedy to adjourn the meeting at 9:50 a.m. Motion carried unanimously.

William (Bill) J. Kicklighter, Chairman

CLERK COUNTY COMMISSIONERS COURT SEAL TATTNALL CO., GA.

Sheila R. Mills, Certified County Clerk

REQUEST FOR BUDGET AMENDMENTS

PRESENTED AT COUNTY COMMISSIONER'S MEETING

FUND/ DEPARTMENT - 100	**DEPARTMENT DESCRIPTION - REVENUE**			
LINE ITEM	ACCOUNT NUMBER	ORIGINAL BUDGET AMOUNT	REQUEST: INCREASE OR (DECREASE)	PROPOSED AMENDED BUDGET
GEMA/FEMA = FEDERAL GRANTS	100-00000-331000	$ 331,495.24	$ 3,271,563.90	**$ 3,603,059.14**
			$ 3,271,563.90	$ 3,603,059.14
Explanation of Request: To Realign budget to cover projected expenses for the FY2026				

Recommended by:

Frank H. Murphy

Frank Murphy, County Manager

APPROVED:

William J. Kicklighter, Chairman

ATTEST:

Sheila R. Mills

Sheila Mills, County Clerk

CLERK COUNTY COMMISSIONERS COURT • TATTNALL CO., GA. • SEAL

REQUEST FOR BUDGET AMENDMENTS

PRESENTED AT COUNTY COMMISSIONER'S MEETING

FUND/ DEPARTMENT - 100/3920	**DEPARTMENT DESCRIPTION - EMA**			
LINE ITEM	ACCOUNT NUMBER	ORIGINAL BUDGET AMOUNT	REQUEST: INCREASE OR (DECREASE)	PROPOSED AMENDED BUDGET
DISPOSAL (DEBRIS)	100-03920-522110	$ -	$ 1,344,840.73	**$ 1,344,840.73**
MAINTENANCE & REPAIR - OFFICE EQUIP	100-03920-522202	$ -	$ 2,900.00	**$ 2,900.00**
HAZARD MITIGATION PLANS	100-03920-523600	$ -	$ 20,000.00	**$ 20,000.00**
	0.00	$ -	$ -	$ -
			$ 1,367,740.73	$ 1,367,740.73
Explanation of Request:				
To Realign budget to cover projected expenses for the FY2026				

Recommended by:

Frank H Murphy

Frank Murphy, County Manager

APPROVED:

William J. Kicklighter, Chairman

ATTEST:

Sheila R. Mills

Sheila Mills, County Clerk

CLERK COUNTY COMMISSIONERS COURT SEAL TATTNALL CO., GA.

2026-12

Reading: the 1st day of June, 2026.

A RESOLUTION OF TATTNALL COUNTY BOARD OF COMMISSIONERS TO AUTHORIZE AND ENACT MORATORIUM RELATED TO LAND USE AND DEVELOPMENT INVOLVING CONSTRUCTION, PLACEMENT, MAINTENANCE AND IMPROVEMENTS OF SOLAR FACILITIES AND SOLAR FARMS; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES ALLOWED BY LAW.

WHEREAS, as provided in the Georgia Constitution, the Tattnall County Board of Commissioners ("BOC") enjoys home rule powers, including police power, and land development and governmental and supplementary powers, and the power to adopt such ordinances and regulations as necessary to perform all functions of government in order to promote and protect the health, safety and general welfare of the citizens and general public of Tattnall County ("County");

WHEREAS, the BOC finds that the ordered regulation of commercial and industrial development is necessary to protect the public health, safety, welfare and property values of the citizens of the County;

WHEREAS, the BOC from time to time reviews its ordinances to ensure that its laws preserve the quality of life for citizens while imposing limited and effective regulations on certain commercial and industrial development and uses that impact quality of life;

WHEREAS, the BOC intends to study the effects of solar facilities or solar farms (hereinafter collectively referred to as "solar farms") on the public health, safety and welfare of the County's residents and businesses;

WHEREAS, the BOC intends to consider revisions to its Code of Ordinances ("Code") designed to promote and protect the public health, safety and welfare of the County's residents and businesses, including concerns regarding entities establishing, developing and operating solar farms and utility scale solar farms, which commonly requires large areas of real property and the impacts of same on the County's residents and businesses, through zoning classifications and/or regulations and standards for distance, environmental impacts and other ancillary impacts of solar farms on surrounding properties;

WHEREAS, the BOC finds that it must take immediate and responsive action to protect the County, and it is in the best interests of the health, safety and welfare of the citizens of the County that no applications be accepted in the unincorporated areas of the County for a period of 180 days from the effective date of this resolution if or where such applications relate to the establishment, construction, development and/or operation of solar farms or those existing or under development, including any applications for special land use permits, rezonings, zonings, land disturbance permits, building permits, business licenses, or certificates of occupancy;

WHEREAS, the BOC finds that it is in the County's best interests and that the aims and goals provided herein are best served by declaring and adopting a temporary and limited moratorium to protect the public as a temporary measure to preserve the status quo;

WHEREAS, the Governing Authority desires to strike an appropriate balance between the development of real property for solar farms and any public concerns related thereto;

WHEREAS, in *City of Roswell et al. v. Outdoor Systems, Inc.*, 274 Ga. 130 (2001), the Georgia Supreme Court held that limited moratoria are reasonable and do not constitute land use when such moratoria are applied throughout the County; as well, the notice requirements of the Georgia Zoning Procedures Law do not apply to such moratoria;

NOW, THEREFORE, IT IS HEREBY DECLARED AND RESOLVED AS FOLLOWS:

1. The moratorium imposed herein incorporates the findings and statements set forth in the preceding "WHEREAS" clauses and such clauses are made a part of this resolution. For the purposes of this resolution, "solar farm" means a development, project, facility or operation, ten (10) acres or more in size, that contains, consists of or houses equipment or infrastructure related to or in connection with the gathering, obtaining, delivering or transmitting of solar energy or power.

2. From the date of adoption of this resolution until 180 days from its adoption, notwithstanding any provision of the Code or County ordinance or regulation to the contrary, there shall be a complete moratorium on the acceptance of any applications relating to the establishment, construction, development and/or operation of new solar farms or the expansion of currently existing or under development solar farms, including any applications for special land use permits, rezonings, zonings, land disturbance permits, building permits, business licenses, or certificates of occupancy, in the unincorporated areas of the County and no licenses with respect to the establishment, expansion or development of the same shall be acted upon in the unincorporated areas of the County.

3. The BOC will study the effects of solar farms on the health, safety and welfare of the County's residents and businesses and report its findings

4. This moratorium will expire at 11:59 p.m. on the 180th day from the adoption of this resolution, unless shortened or extended by official action of the BOC.

5. The provisions of this resolution are severable and should any part of this resolution be deemed by a court of competent jurisdiction to be invalid, such

invalidity shall not affect the validity of the resolution as a while, or any part thereof other than the part declared to be invalid.

6. All resolutions or parts of resolutions in conflict with this resolution are, to the extent of such conflict, hereby repealed.

7. This resolution shall become effective upon its approval by the BOC.

8. Notwithstanding anything in this resolution to the contrary, absent an imminent threat to the public health, safety and welfare, this resolution does not apply to the establishment, construction, development and/or operation of any project, farm or facility concerning Silicon Ranch Corporation and SR Mendes, LLC, as described in the Memorandum of Understanding dated on or about July 9, 2025 between Silicon Ranch Corporation, SR Mendes, Tattnall County Industrial Authority, and BOC, and acknowledged by Tattnall County Board of Tax Assessors, Tattnall County Tax Commissioner and Tattnall County Board of Education.

9. This resolution is a continuation of:

"A RESOLUTION OF TATTNALL COUNTY BOARD OF COMMISSIONERS TO AUTHORIZE AND ENACT MORATORIUM RELATED TO LAND USE AND DEVELOPMENT INVOLVING CONSTRUCTION, PLACEMENT, MAINTENANCE AND IMPROVEMENTS OF SOLAR FACILITIES AND SOLAR FARMS; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES ALLOWED BY LAW", which was approved on or about January 5, 2026.

So resolved and approved this 1st day of June, 2026, by the Governing Authority.

Tattnall County Board of Commissioners

BY: _____
William (Bill) J. Kicklighter
Chairman

ATTEST:

BY: _____
Sheila Mills
County Clerk

CLERK COUNTY COMMISSIONERS COURT • SEAL • TATTNALL CO., GA.

Reading: the 1st day of June, 2026.

A RESOLUTION OF TATTNALL COUNTY BOARD OF COMMISSIONERS TO AUTHORIZE AND ENACT MORATORIUM RELATED TO LAND USE AND DEVELOPMENT INVOLVING CONSTRUCTION, PLACEMENT, MAINTENANCE AND IMPROVEMENTS OF DATA CENTERS; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES ALLOWED BY LAW.

WHEREAS, as provided in the Georgia Constitution, the Tattnall County Board of Commissioners ("BOC") enjoys home rule powers, including police power, and land development and governmental and supplementary powers, and the power to adopt such ordinances and regulations as necessary to perform all functions of government in order to promote and protect the health, safety and general welfare of the citizens and general public of Tattnall County ("County");

WHEREAS, the BOC finds that the ordered regulation of commercial and industrial development is necessary to protect the public health, safety, welfare and property values of the citizens of the County;

WHEREAS, the BOC from time to time reviews its ordinances to ensure that its laws preserve the quality of life for citizens while imposing limited and effective regulations on certain commercial and industrial development and uses that impact quality of life;

WHEREAS, the BOC intends to study the effects of data centers on the public health, safety and welfare of the County's residents and businesses;

WHEREAS, the BOC intends to consider revisions to its Code of Ordinances ("Code") designed to promote and protect the public health, safety and welfare of the County's residents and businesses, including but not limited to access to power and water supply for the County's residents and businesses, through zoning classifications and/or regulations and standards for distance, noise and other ancillary impacts of data centers on surrounding properties;

WHEREAS, the BOC finds that it must take immediate and responsive action to protect the County, and it is in the best interests of the health, safety and welfare of the citizens of the County that no applications be accepted in the unincorporated areas of the County for a period of 180 days from the effective date of this resolution if or where such applications relate to the establishment, construction, development and/or operation of data centers or those existing or under development, including any applications for special land use permits, rezonings, zonings, land disturbance permits, building permits, business licenses, or certificates of occupancy;

WHEREAS, the BOC finds that it is in the County's best interests and that the aims and goals provided herein are best served by declaring and adopting a temporary

and limited moratorium to protect the public as a temporary measure to preserve the status quo;

WHEREAS, the BOC desires to strike an appropriate balance between the development of real property for data centers and any public concerns related thereto; and

WHEREAS, in *City of Roswell et al. v. Outdoor Systems, Inc.*, 274 Ga. 130 (2001), the Georgia Supreme Court held that limited moratoria are reasonable and do not constitute land use when such moratoria are applied throughout the County; as well, the notice requirements of the Georgia Zoning Procedures Law do not apply to such moratoria;

NOW, THEREFORE, IT IS HEREBY DECLARED AND RESOLVED AS FOLLOWS:

1. The moratorium imposed herein incorporates the findings and statements set forth in the preceding "WHEREAS" clauses and such clauses are made a part of this resolution. For the purposes of this resolution, "data center' means a physical room, building, or facility that contains or houses infrastructure for building, running, operating, delivering or transmitting applications and services, or for storing and managing the data associated with those applications or services.

2. From the date of adoption of this resolution until 180 days from its adoption, notwithstanding any provision of the Code or County ordinance or regulation to the contrary, there shall be a complete moratorium on the acceptance of any applications relating to the establishment, construction, development and/or operation of new data centers or the expansion of currently existing or under development data centers, including any applications for special land use permits, rezonings, zonings, land disturbance permits, building permits, business licenses, or certificates of occupancy, in the unincorporated areas of the County and no licenses with respect to the establishment, expansion or development of the same shall be acted upon in the unincorporated areas of the County.

3. The BOC will study the effects of data centers on the health, safety and welfare of the County's residents and businesses and report its findings

4. This moratorium will expire at 11:59 p.m. on the 180th day from the adoption of this resolution, unless shortened or extended by official action of the BOC.

5. The provisions of this resolution are severable and should any part of this resolution be deemed by a court of competent jurisdiction to be invalid, such invalidity shall not affect the validity of the resolution as a while, or any part thereof other than the part declared to be invalid.

6. All resolutions or parts of resolutions in conflict with this resolution are, to the extent of such conflict, hereby repealed.

7. This resolution shall become effective upon its approval by the BOC.

8. This resolution is a continuation of:

"A RESOLUTION OF TATTNALL COUNTY BOARD OF COMMISSIONERS TO AUTHORIZE AND ENACT MORATORIUM RELATED TO LAND USE AND DEVELOPMENT INVOLVING CONSTRUCTION, PLACEMENT, MAINTENANCE AND IMPROVEMENTS OF DATA CENTERS; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES ALLOWED BY LAW", which was approved on or about January 5, 2026.

So resolved and approved this 1st day of June, 2026, by the Governing Authority.

Tattnall County Board of Commissioners

BY: _____
William (Bill) J. Kicklighter
Chairman

ATTEST:

BY: _____
Sheila Mills
County Clerk

(SEAL)

2026-14

Reading: the 1st day of June, 2026.

A RESOLUTION OF TATTNALL COUNTY BOARD OF COMMISSIONERS TO AUTHORIZE AND ENACT MORATORIUM RELATED TO LAND USE AND DEVELOPMENT INVOLVING NON-TRADITIONAL HOUSING STRUCTURES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES ALLOWED BY LAW.

WHEREAS, as provided in the Georgia Constitution, the Tattnall County Board of Commissioners ("BOC") enjoys home rule powers, including police power, and land development and governmental and supplementary powers, and the power to adopt such ordinances and regulations as necessary to perform all functions of government in order to promote and protect the health, safety and general welfare of the citizens and general public of Tattnall County ("County");

WHEREAS, the BOC finds that the ordered regulation of residential, commercial and/or industrial development is necessary to protect the public health, safety, welfare and property values of the citizens of the County;

WHEREAS, the BOC from time to time reviews its ordinances to ensure that its laws preserve the quality of life for citizens while imposing limited and effective regulations on certain residential, commercial and/or industrial development and uses that impact quality of life;

WHEREAS, the rapid land development in counties and cities near or adjoining the County has led to widespread population growth, which, in turn, has led to an increased need to provide housing for temporary or transient workers, and for individuals who seek to purchase, lease or otherwise occupy housing in the County's unincorporated areas on a longer-term basis;

WHEREAS, longstanding inflation in the United States has caused increasing numbers of Americans to move to rural Georgia counties, like the County, where they can to obtain land at cheaper prices and then use and develop real property for non-traditional housing, including tent communities, yurts, Quonset huts, containers homes, park model homes, tree houses, glamping facilities and tiny houses (hereinafter all of the aforesaid structures are collectively called "non-traditional housing");

WHEREAS, in light of the growing need for housing, the Governing Authority has recently been confronted with genuine interest or desire on the part of one or more individuals to receive approval to use or develop land in the County's unincorporated areas for non-traditional housing, including housing or a structure known as a "tiny house" (a tiny house is typically defined as a single-family home, in general 400 square feet or less, excluding lofts);

WHEREAS, the BOC intends to study the effects of non-traditional housing on the public health, safety and welfare of the County's residents and businesses;

WHEREAS, the BOC intends to consider revisions to its Code of Ordinances ("Code") designed to promote and protect the public health, safety and welfare of the County's residents and businesses, including concerns regarding persons or entities establishing, constructing, installing, placing, developing and occupying non-traditional housing and the impacts of same on the County's residents and businesses, through zoning classifications and/or regulations and standards for distance, density, environmental impacts and other ancillary impacts of non-traditional housing on surrounding properties;

WHEREAS, the BOC finds that it must take immediate and responsive action to protect the County, and it is in the best interests of the health, safety and welfare of the citizens of the County that no applications be accepted in the unincorporated areas of the County for a period of 180 days from the effective date of this resolution if or where such applications relate to the establishing, constructing, installing, placing, developing and/or occupying non-traditional housing or such non-traditional housing exists or is under construction, installation, placement and development, including any applications for special land use permits, rezonings, zonings, land disturbance permits, building permits, business licenses, or certificates of occupancy;

WHEREAS, the BOC finds that it is in the County's best interests and that the aims and goals provided herein are best served by declaring and adopting a temporary and limited moratorium to protect the public as a temporary measure to preserve the status quo;

WHEREAS, the BOC desires to strike an appropriate balance between the development of real property for non-traditional housing and any public concerns related thereto;

WHEREAS, in *City of Roswell et al. v. Outdoor Systems, Inc.*, 274 Ga. 130 (2001), the Georgia Supreme Court held that limited moratoria are reasonable and do not constitute land use when such moratoria are applied throughout the County; as well, the notice requirements of the Georgia Zoning Procedures Law do not apply to such moratoria;

NOW, THEREFORE, IT IS HEREBY DECLARED AND RESOLVED AS FOLLOWS:

1. The moratorium imposed herein incorporates the findings and statements set forth in the preceding "WHEREAS" clauses and such clauses are made a part of this resolution.

2. From the date of adoption of this resolution until 180 days from its adoption, notwithstanding any provision of the Code or County ordinance or regulation to the contrary, there shall be a complete moratorium on the acceptance of any applications relating to the establishment, construction, installation, placement

and development of non-traditional housing and including but not limited to any real property in the unincorporated areas of the County where subdivisions have been developed, may be planned for development or are in existence or use.

3. The BOC will study the effects of non-traditional housing on the health, safety and welfare of the County's residents and businesses and report its findings

4. This moratorium will expire at 11:59 p.m. on the 180th day from the adoption of this resolution, unless shortened or extended by official action of the BOC.

5. The provisions of this resolution are severable and should any part of this resolution be deemed by a court of competent jurisdiction to be invalid, such invalidity shall not affect the validity of the resolution as a while, or any part thereof other than the part declared to be invalid.

6. All resolutions or parts of resolutions in conflict with this resolution are, to the extent of such conflict, hereby repealed.

7. This resolution shall become effective upon its approval by the BOC.

So resolved and approved this 1st day of June, 2026, by the Governing Authority.

Tattnall County Board of Commissioners

BY: _____
William (Bill) J. Kicklighter
Chairman

ATTEST:

BY: _____
Sheila Mills
County Clerk

(SEAL)

CLERK COUNTY COMMISSIONERS COURT
SEAL
TATTNALL CO., GA.