

City of Byron
Mayor and Council Minutes
March 16, 2026

The City of Byron Mayor and Council met in special session at 3:00 pm in the Office of the Mayor at the Municipal Complex. Mayor Michael Chidester, Council Members James Richardson, Rusty Adams, Michael Chumbley, Chris Hodges, and Alan Dorsey were in attendance. City Attorney Brian Causey was absent. City employees that attended were City Administrator Tiffany Sandefur, City Clerk Telina Allred, and Captain Bryan Hunter. There were no visitors at the meeting. A representative from Byron Buzz attended.

Mayor Michael Chidester called the meeting to order at 3:02 pm.

CDBG APPLICATION: Cammie Sanchez from the Middle Georgia Regional Commission went over the application process and answered all questions regarding the Community Development Block Grant pertaining to the Senior Center. Motion made by Michael Chumbley, seconded by Chris Hodges to approve the 2026 CDBG for a proposed Senior Center located in the Toomersville neighborhood. Also, to authorize the Mayor to execute any and all necessary updates to the City of Byron's Community Work Program and the Peach County Service Delivery Strategy to support the City's CDBG application. Unanimous.

ORDINANCE #2026-1 REGARDING ANNEXATION OF PROPERTY: First reading was held of AN ORDINANCE #2026-1 PURSUANT TO THE CHARTER AND CODE OF BYRON, GEORGIA, AND THE OFFICIAL CODE OF GEORGIA ANNOTATED, AUTHORIZING THE CITY OF BYRON TO ANNEX A PARCEL OF PROPERTY INTO THE CORPORATE LIMITS OF THE CITY OF BYRON; AND FOR OTHER PURPOSES.

LAND DEVELOPMENT DISCUSSION: The Council discussed proposed changes to the Land Development section of the Code of Ordinances as follows:

1. In all residential districts, zoning ordinances require that any street-facing garage be recessed at a minimum distance of 20 feet behind the front building facade. This standard is part of broader design requirements intended to maintain architectural variety and ensure that garage doors are not the dominant feature of a home's street-side appearance.
2. Lot sizes shall meet the required size, excluding easements from "lot area" when determining if a property meets minimum size requirements for building or subdivision. This easement referenced is for drainage easements only. Private streets, powerlines, or pipelines are not included in calculations for minimum lot size

3. R-1 .60
4. R-2 .50
5. R-3 No single family allowed anymore; removing apartments and ii under R-3.
6. The principal street shall not have vinyl, aluminum, metallic, or plastic siding and shall not be used on vertical surfaces, unless for soffits or trim to the home.

Items discussed are pending final review from the Planning & Zoning Committee and a vote of Council. Items will go before the Planning & Zoning Committee on May 5th and will also be ran in the paper next week.

LAND ACQUISITION: The Mayor stated that this had to happen in order to fix flooding issues in certain subdivisions. Motion made by Chris Hodges, seconded by Alan Dorsey to approve the Order, Resolution, and Declaration of Taking to acquire portions of properties for public use. Unanimous.

RESOLUTION REQUESTING LEGISLATION TO BE INTRODUCED CONCERNING HOUSER'S MILL ROAD DE-ANNEXATION BY CITY OF FORT VALLEY AND ANNEXATION BY CITY OF BYRON: Motion made by Rusty Adams, seconded by Chris Hodges to approve the following Resolution. Unanimous. (Resolution on file in the City Clerk's office at the Municipal Complex.)

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF BYRON, GEORGIA, REQUESTING THE PEACH COUNTY DELEGATION TO THE 2026 GEORGIA GENERAL ASSEMBLY TO INTRODUCE LEGISLATION TO AMEND THE CHARTERS OF THE CITY OF BYRON AND THE CITY OF FORT VALLEY SO THAT THE PORTION OF HOUSER'S MILL ROAD CURRENTLY IN THE CITY OF FORT VALLEY BE DE-ANNEXED AND THE SAME BE ANNEXED INTO THE CITY OF BYRON.

WHEREAS, the City of Byron and the City of Fort Valley were parties in CA 06-V-0970 in Peach Superior Court; and

WHEREAS, the parties, as a result of said action, reached an Agreement known locally as "The Peace at Powersville"; and

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WHEREAS, as a result of the Agreement (a copy being attached hereto) an annexation line was established; and

WHEREAS, Paragraph 3 of said agreement required Fort Valley to de-annex that portion of Houser's Mill located in Byron's Annexation Area; and

WHEREAS, in Paragraph 4 of said agreement, the parties agreed jointly to request the Peach County Legislative Delegation to support the annexation of roadbeds consistent with said agreement; and

WHEREAS, Houser's Mill Road North of the City of Fort Valley Utilities Commission Road and tower is wholly within the Byron Annexation Area, said road being described as follows:

"That portion of the right-of-way of Houser's Mill Road lying Northerly of the North Intersection of the West end of the road leading from Houser's Mill Road to the property of the City of Fort Valley Utilities Department upon which is located an elevated water tower; thence the entire right-of-way proceeding north to the 247 Connector.

That portion of Houser's Mill Road being entirely within the City of Byron annexation area pursuant to the Agreement of March 20, 2007, between the City of Byron and the City of Fort Valley in settlement of CA 06-V-0970, Peach Superior Court."

BE IT THEREFORE RESOLVED that the City of Byron, by its Mayor and City Council, does hereby request the Peach County Legislative Delegation to amend the City Charters of Byron and Fort Valley so that that portion of Houser's Mill Road currently in the City of Fort Valley be de-annexed and that the same be annexed into the City of Byron.

SO RESOLVED, AND ADOPTED BY THE MAYOR AND COUNCIL OF THE CITY OF BYRON this 16th day of March, 2026.

SKATE PARK DESIGN: Council spoke about needed lighting at the skate park and Captain Bryan Hunter suggested an on-site camera system for safety as well. Motion made by Chris Hodges, seconded by Michael Chumbley to approve the final skate park design. Unanimous.

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ADJOURNMENT: Motion made by Michael Chumbley, seconded by Chris Hodges to adjourn the meeting at 3:49 pm. Unanimous.

Telina Allred
Clerk of Council