



Coweta County Board of Commissioners

Public Hearing/Regular Session

22 E Broad Street
Newnan, GA 30263
www.coweta.ga.us

Shannon Zerangue
770.254.2601

Tuesday, July 13, 2021

6:00 PM

Commission Chambers

~ Minutes ~

COWETA COUNTY BOARD OF COMMISSIONERS

Call to Order

Attendee Name	Title	Status	Arrived
Bob Blackburn	District 3 - Chairman	Present	
Tim Lassetter	District 2 - Vice Chairman	Present	
Paul Poole	District 1	Present	
John Reidelbach	District 4	Present	
Al Smith	District 5	Present	
Michael Fouts	County Administrator	Present	
Eddie Whitlock	Associate Administrator	Absent	
Kelly Mickle	Assistant Administrator	Present	
Jerry Ann Conner	Assistant County Attorney	Present	
Shannon Zerangue	County Clerk	Present	

The Honorable Board of Commissioners of Coweta County, Georgia met in Public Hearing/Regular Meeting Session on Tuesday, July 13, 2021.

Meeting Called to Order

Chairman Blackburn called the meeting to order at 6:00 p.m.

Statement from the Chairman

Chairman Blackburn explained that at several previous Commission meetings, many citizens addressed the Board regarding proclaiming Coweta as a "Constitutional Rights Sanctuary County." He further explained that as County Commissioners, each Board member swore an oath of office to support the Constitution of the United States and the Constitution of the State of Georgia. Each Board member abides by that oath as they fulfill their duties as Commissioners with those duties being to establish policies and ordinances pertinent to Coweta County operations, to adopt a budget, and to act on certain other requests such as zoning matters. Each Commissioner will continue to abide by his oath of office and follow the laws of Georgia and the United States Constitution as he fulfills his duties. In closing, he explained that after hearing differing viewpoints by various individuals and groups, the Board will not entertain such resolution or proclamation on this topic.

Pledge of Allegiance

Chairman Blackburn led the Pledge of Allegiance.

Invocation

Invocation was given by Commissioner Smith.

Notification of Location of Rules

Chairman Blackburn explained that the rules governing the meeting could be found on the County's website as well as on the table located in the lobby just outside the meeting Chambers.

REGULAR SESSION

Motion To: **Amend the Agenda**

The Board voted to amend the agenda to move item # 5 *Continuation of a Public Hearing Regarding a Draft of the Proposed Land Development Guidance System (LDGS), Phase 2 - Residential Planned Development Project (R-PDP)* to the end of the agenda.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Al Smith, District 5
SECONDER: John Reidelbach, District 4
AYES: Blackburn, Lassetter, Poole, Reidelbach, Smith

APPROVAL OF MINUTES

1. **Minutes of Tuesday, June 15, 2021**

The Board voted to approve the minutes from the Public Hearing/Regular Meeting Session held on June 15, 2021.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Al Smith, District 5
SECONDER: Tim Lassetter, District 2 - Vice Chairman
AYES: Blackburn, Lassetter, Poole, Reidelbach, Smith

CONSENT AGENDA

2. 9352 Confirm Temporary Waiver of Tipping Fees at the C&D Landfill for Tornado Victims

The Board voted to confirm the temporary waiver of tipping fees at the C&D Landfill for property owners in the unincorporated area of the county who were impacted by the tornado beginning July 6, 2021 until December 31, 2021, subject to presentation of a valid photo ID and proof of residency.

RESULT: **CONFIRMED [UNANIMOUS]**
MOVER: Al Smith, District 5
SECONDER: Tim Lassetter, District 2 - Vice Chairman
AYES: Blackburn, Lassetter, Poole, Reidelbach, Smith

3. 8335 Confirm Providing Assistance to the Town of Moreland with Placement of a Tent and Dumpster Utilized During the July 4th Celebration - 2nd District

The Board voted to confirm providing assistance to the Town of Moreland with placement of a County-owned tent and a dumpster utilized during the Town's July 4th celebration.

RESULT: **CONFIRMED [UNANIMOUS]**
MOVER: Tim Lassetter, District 2 - Vice Chairman
SECONDER: Paul Poole, District 1
AYES: Blackburn, Lassetter, Poole, Reidelbach, Smith

SUPPLEMENTAL AND NON-AGENDA ITEMS

Motion To: **Approve Supplemental and/or Non-Agenda Items**

The Board voted to approve the addition of one (1) Non-Agenda item for discussion as presented by staff.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Tim Lassetter, District 2 - Vice Chairman
SECONDER: Al Smith, District 5
AYES: Blackburn, Lassetter, Poole, Reidelbach, Smith

PUBLIC HEARING (The Chairman will Call for Any Comments Regarding the Following Items After Each Item is Presented)

4. Motion To: **Public Hearing Regarding a New Consumption Beer and Wine License filed by Carisa LeClair in Operation of Macedonia Hills, LLC Located at 1390 Macedonia Road, Newnan - 3rd District**

Assistant Community Development Director Angela White presented an application for a new consumption beer and wine license filed by Carisa LeClair in operation of Macedonia Hills, LLC located at 1390 Macedonia Road, Newnan. She explained that the application has been reviewed and found to be in order and that the Business Tax Department obtained the required background check/fingerprint report, which revealed that Ms. LeClair meets the requirements set forth in the *Alcohol Ordinance* to be the license representative. She asked the Board to consider the application in accordance with *Chapter 6* of the *Coweta County Code of Ordinances*.

The applicant was present to field any questions from the Board, but declined to speak.

Chairman Blackburn called for any comments in support of or in opposition to the proposed new consumption beer and wine license. There were none.

The Board voted to close the Public Hearing regarding a new consumption beer and wine license filed by Carisa LeClair, license representative, in operation of Macedonia Hills, LLC located at 1390 Macedonia Road, Newnan.

RESULT: **PUBLIC HEARING CLOSED [UNANIMOUS]**
MOVER: Tim Lassetter, District 2 - Vice Chairman
SECONDER: Paul Poole, District 1
AYES: Blackburn, Lassetter, Poole, Reidelbach, Smith

- 8306 Public Hearing Regarding a New Consumption Beer and Wine License Filed by Carisa LeClair in Operation of Macedonia Hills, LLC Located at 1390 Macedonia Road, Newnan - 3rd District

The Board voted to grant a new consumption beer and wine license to Ms. Carisa LeClair, license representative, in operation of Macedonia Hills, LLC located at 1390 Macedonia Road, Newnan.

RESULT: **GRANTED [UNANIMOUS]**
MOVER: Al Smith, District 5
SECONDER: Tim Lassetter, District 2 - Vice Chairman
AYES: Blackburn, Lassetter, Poole, Reidelbach, Smith

5. **Continuation of a Public Hearing Regarding a Draft of the Proposed Land Development Guidance System (LDGS), Phase 2 - Residential Planned Development Project (R-PDP)**

The Board voted earlier in the meeting to move item # 5 *Continuation of a Public Hearing Regarding a Draft of the Proposed Land Development Guidance System (LDGS), Phase 2 - Residential Planned Development Project (R-PDP)* to the end of the agenda.

REGULAR SESSION**PUBLIC COMMENT (Items on the Agenda)****Public Comments Regarding Items On the Agenda**

Chairman Blackburn called for comments regarding any items on the agenda. There were none.

Recommendations from Community Development and/or the Board of Zoning Appeals**6. 8285 Recommend Approval of Petition # ZA 023-21 Filed by John Bowers Requesting a Distance Between Buildings Variance for Property Located at 270 Lamar Smith Drive, Newnan**

Assistant Community Development Director White presented Petition # ZA 023-21 filed by John Bowers requesting a distance between buildings variance for property located at 270 Lamar Smith Drive, Newnan (Parcel # 082-5213-007) along with a recommendation of approval from the Board of Zoning Appeals. She explained that the subject property consists of 13.84± acres currently zoned *RC (Rural Conservation)*. The applicant wishes to construct a pool within the courtyard of the existing residence (constructed in 1988) and is requesting a 2-foot distance between buildings variance because the southeastern corner of the pool will not meet the required 10-foot separation from the residence. In closing, she highlighted the factors considered by staff during the application process and presented one (1) condition for consideration by the Board should they chose to grant the request.

Ms. White fielded questions from the Board regarding the distance from the pool to the outer walls of the residence, the surface surrounding the pool deck, and means of ingress/egress from the residence to the pool.

The Board voted to grant a 2-foot distance between buildings reduction (from 10-feet to 8-feet) for property located at 270 Lamar Smith Drive, Newnan (Parcel # 082-5213-007) as requested in Petition # ZA 023-21 filed by John Bowers, subject to the following condition:

1. The separation be reduced to no more than 8-feet between the proposed swimming pool structure and residential structure.

RESULT:	GRANTED [UNANIMOUS]
MOVER:	Bob Blackburn, District 3 - Chairman
SECONDER:	Al Smith, District 5
AYES:	Blackburn, Lassetter, Poole, Reidelbach, Smith

7. 8286 Recommend Approval of Petition # ZA 024-21 Filed by Susan and Odell Sheriff Requesting a Rear Yard Setback Variance for Property Located at 325 Ryan's Court, Sharpsburg

Assistant Community Development Director White presented Petition # ZA 024-21 filed by Odell and Susan Sheriff requesting a rear yard setback variance for property located at 325 Ryan's Court, Sharpsburg (Parcel # 132-6119-106) along with a recommendation of approval from the Board of Zoning Appeals. She explained that the subject property consists of Lot C-23 located in the Westminster Village Subdivision, Phase C currently zoned *RC (Rural Conservation)*. The applicants wish to add a 20-foot x 16-foot sunroom to the rear of their residence; however, the property is located at the end of the cul-de-sac in a triangular shaped lot with a 40-foot sewer easement running along the property line. In order to place the

sunroom at the desired location, a 5-foot rear yard setback reduction (from 40-feet to 35-feet) will be needed. In closing, she highlighted the factors considered by staff during the application process and presented one (1) condition for consideration by the Board should they choose to grant the request.

The Board voted to grant a 5-foot rear yard setback reduction (from 40-feet to 35-feet) for property located at 325 Ryan's Court, Sharpsburg (Parcel # 132-6119-106) as requested in Petition # ZA 024-21 filed by Odell and Susan Sheriff, subject to the following condition:

1. The rear yard setback reduction shall not exceed the requested 5-foot reduction from 40-feet to 35-feet.

RESULT:	GRANTED [UNANIMOUS]
MOVER:	John Reidelbach, District 4
SECONDER:	Paul Poole, District 1
AYES:	Blackburn, Lassetter, Poole, Reidelbach, Smith

8. 9358 Request Approval to Enact an Amendment to the 2020 National Electrical Code (NEC)

Administrator Fouts explained that on December 1, 2020, the Department of Community Affairs (DCA) Board adopted the 2020 National Electrical Code (NEC) as the mandatory statewide electrical code, which became effective on January 1, 2021. On June 29, 2021, the State Codes Advisory Committee (SCAC) met and recommended that the DCA Board adopt amendments to the 2020 National Electrical Code (NEC) because of nuisance tripping and supply issues (availability) associated with the expanded Ground Fault Circuit Interrupter (GFCI) requirements. The DCA Board is scheduled to meet on August 11, 2021 to consider the proposed amendments. If approved, the amendments will become effective on September 1, 2021. Until these provisions are formally adopted by the DCA Board, in accordance with NEC regulations, the Authority Having Jurisdiction (AHJ) may waive specific requirements or permit alternative methods where it is assured that equivalent objectives can be achieved by establishing and maintaining effective safety. The County's Building Official, SAFEbuilt, recommends that Coweta County enact SCAC's proposed amendments to the 2020 National Electrical Code until these provisions are officially adopted by the Department of Community Affairs.

The Board voted to enact amendments to the 2020 National Electrical Code (NEC) as recommended by the State Codes Advisory Committee (SCAC) until such time that the Department of Community Affairs (DCA) Board officially adopts said amendments.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Paul Poole, District 1
SECONDER:	Al Smith, District 5
AYES:	Blackburn, Lassetter, Poole, Reidelbach, Smith

9. 8277 Request Approval/Execution of a Deed of Open Space Restriction and Acceptance of Greenway Donation for Timberbrook Subdivision, Phase 2B - 1st District

The Board voted to execute a Deed of Open Space Restriction and to accept a Greenway Donation associated with 12.22± acres located in Timberbrook Subdivision, Phase 2B.

RESULT: EXECUTED [UNANIMOUS]
MOVER: Paul Poole, District 1
SECONDER: Tim Lassetter, District 2 - Vice Chairman
AYES: Blackburn, Lassetter, Poole, Reidelbach, Smith

10. 9349 Request to Set the Second Public Hearing Regarding the Coweta County Comprehensive Plan 2041 on August 10, 2021

The Board voted to set the second Public Hearing regarding the Coweta County Comprehensive Plan 2041 update on August 10, 2021 at 6:00 p.m.

RESULT: PUBLIC HEARING SET/FINAL [UNANIMOUS]
MOVER: Tim Lassetter, District 2 - Vice Chairman
SECONDER: Paul Poole, District 1
AYES: Blackburn, Lassetter, Poole, Reidelbach, Smith

UNFINISHED BUSINESS

11. 9339 Appointments by Chairman for 2021

The Board voted to take the following actions regarding appointments by the Chairman:

- Appoint County Planner Jenny Runions to serve on the Transportation Coordinating Committee (TCC) of the Atlanta Regional Commission (ARC) for calendar year 2021
- Appoint Mayor Dub Pearman from the City of Senoia to serve as a member of the Metropolitan North Georgia Water Planning District (MNGWPD) Governing Board with Jay Boren from the Coweta County Water and Sewerage Authority serving as alternate for the term beginning July 1, 2021 and expiring June 30, 2024

RESULT: ACCOMPLISHED

12. 8322 Request Appointments to Various Boards/Authorities

The Board vote to take the following actions regarding appointments to various boards/authorities:

- Appoint Ms. Carla Green as the Citizen Representative to the Board of Trustees for the Salary Deferral and Employee Matching Plan to fill a vacant position for the term expiring December 31, 2022

RESULT: APPROVED [UNANIMOUS]
MOVER: Tim Lassetter, District 2 - Vice Chairman
SECONDER: Al Smith, District 5
AYES: Blackburn, Lassetter, Poole, Reidelbach, Smith

NEW BUSINESS

Bids and Contracts

13. 9366 Bid Award Associated with 2021 Resurfacing of Various County Roadways (RB21.9) - 1st, 2nd, 3rd, 4th, and 5th Districts

The Board voted to retain Baldwin Paving Company, Inc on a lowest and best bid basis to perform mill and inlay resurfacing on various County roadways at a total cost of

\$1,893,497.80 (RB21.9).

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Paul Poole, District 1
SECONDER: Al Smith, District 5
AYES: Blackburn, Lassetter, Poole, Reidelbach, Smith

14. 8326 Request Approval/Execution of Supplemental Agreement # 2 with Tri Scapes, Inc Associated with the Chattahoochee Hill Country Regional Greenway Trail Project (GEN15.13) - 2nd District

The Board voted to execute Supplemental Agreement # 2 with Tri Scapes, Inc associated with replacement of a portion of 12.5mm asphalt with 19mm asphalt for the Chattahoochee Regional Greenway Trail project (GEN15.13) at a cost savings of \$847.48 (General Fund).

RESULT: **EXECUTED [UNANIMOUS]**
MOVER: Tim Lassetter, District 2 - Vice Chairman
SECONDER: Al Smith, District 5
AYES: Blackburn, Lassetter, Poole, Reidelbach, Smith

15. 9338 Request Approval/Execution of a Resolution and Contract Associated with CARES Act Supplemental Funding for the Newnan-Coweta County Airport

The Board voted to execute a resolution and contract associated with CARES Act supplemental funding in the amount of \$23,000 through the Federal Aviation Administration (FAA) and the Georgia Department of Transportation (GDOT) for operating expenses at the Newnan-Coweta County Airport and to authorize the Chairman, County Attorney, County Administrator, and County Staff to execute such documents that may be necessary to fulfill this request for federal assistance.

RESULT: **EXECUTED [UNANIMOUS]**
MOVER: Tim Lassetter, District 2 - Vice Chairman
SECONDER: Paul Poole, District 1
AYES: Blackburn, Lassetter, Poole, Reidelbach, Smith

16. 8330 Request Approval/Execution of a Revised First Amendment to an Agreement with RMS Transit, Inc.

The Board voted to execute a second Revised First Amendment to an existing contract with RMS, Inc associated with transit services to renew the contract for an additional term, update the terms, provide additional compensation for services from February 1, 2020 - September 30, 2020 using an actual cost method, and continue use of the actual cost method for the period October 1, 2020 - June 30, 2021.

RESULT: **EXECUTED [UNANIMOUS]**
MOVER: Paul Poole, District 1
SECONDER: Al Smith, District 5
AYES: Blackburn, Lassetter, Poole, Reidelbach, Smith

17. 9337 Request Approval/Execution of the Fourth Amendment to a Memorandum of Understanding with Pathways Associated with Family Treatment Court

Administrator Fouts explained that in October 2016 Coweta County and Pathways Center

entered into a Memorandum of Understanding (MOU). Subsequently, the agreement has been amended three (3) times to incorporate additional services and updated fees. The Pathways Center would like to amend the MOU for a fourth time in order to include a fee for treatment plan updates to be completed every ninety (90) days at a rate of \$30.01 per 15 minute unit. Pathways also wishes to add language to the scope of services for Telemedicine (third amendment to the MOU) to clarify that it is only authorized during the duration of the COVID-19 crisis.

In response to a question from Commissioner Smith, Assistant Administrator Mickle explained that the Fourth Amendment provides for a fee structure for treatment plan updates that were not defined in the original MOU. She further explained that the amendment also clarifies that Telemedicine services outlined in a previous amendment as a result of the COVID-19 pandemic will no longer be offered when the pandemic is over.

The Board voted to execute the Fourth Amendment to a Memorandum of Understanding (MOU) with Pathways to allow the provision for assessment/treatment plan updates every ninety (90) days at a rate of \$30.01 per fifteen (15) minute unit for the Coweta County Family Treatment Court.

RESULT:	EXECUTED [UNANIMOUS]
MOVER:	Paul Poole, District 1
SECONDER:	Al Smith, District 5
AYES:	Blackburn, Lassetter, Poole, Reidelbach, Smith

18. 9367 Request Approval/Execution of an Intergovernmental Agreement with the Coweta County School System Associated with a Temporary Microwave Link

The Board voted to execute an Intergovernmental Agreement with the Coweta County School System associated with a temporary microwave link utilizing equipment owned by Coweta County.

RESULT:	EXECUTED [UNANIMOUS]
MOVER:	Tim Lassetter, District 2 - Vice Chairman
SECONDER:	Paul Poole, District 1
AYES:	Blackburn, Lassetter, Poole, Reidelbach, Smith

19. 5958 Request Approval/Execution of a Lease Renewal for Space Utilized by the Department of Juvenile Justice

The Board voted to execute a lease renewal with the Georgia State Properties Commission (SPC) for property located at 78 Greenville Street utilized by the Department of Juvenile Justice 78 Greenville Street, retroactively for the term beginning July 1, 2020 and expiring June 30, 2021 with five (5) annual renewal options, contingent upon final legal review and approval.

RESULT:	EXECUTED [UNANIMOUS]
MOVER:	Tim Lassetter, District 2 - Vice Chairman
SECONDER:	Al Smith, District 5
AYES:	Blackburn, Lassetter, Poole, Reidelbach, Smith

Additional Action Items

20. 9355 Request Approval to Implement an Employee Referral Incentive Program

Administrator Fouts explained that staff is requesting the Board's consideration to implement an employee referral incentive program to engage existing employees in filling full-time vacancies throughout the organization. As proposed, the following guidelines would apply to this program:

- Full-time or part-time employees on normal work status are eligible to refer potential candidates for vacant full-time positions.
- If a candidate is hired, the employee will receive a referral incentive of \$1,000 after the new employee completes the working test period in accordance with the *Employee Handbook*.
- Eligibility:
 - Only external candidates are eligible.
 - Candidates seeking re-employment with Coweta County are not eligible.
 - The employee making the referral must be employed with Coweta County and on normal work status at the time the working test period ends to receive the referral incentive.
 - Department Directors, Elected Officials, and employees with any direct hiring influence are not eligible to participate in the referral incentive program.
- Only one (1) referral incentive will be awarded per candidate. If a candidate is referred by more than one employee, the first Employee Referral Incentive Form received by Community & Human Resources will be the one rewarded if the candidate is hired.
- The referral incentive will be processed through payroll with applicable tax withholdings.
- There is no limit to the number of referrals an employee can make, or the number of referral incentives paid to an employee.

The Board voted to implement an Employee Referral Incentive Program to become effective immediately and to further incorporate the program into the *Employee Handbook*.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Paul Poole, District 1
SECONDER:	Tim Lassetter, District 2 - Vice Chairman
AYES:	Blackburn, Lassetter, Poole, Reidelbach, Smith

21. 9359 Request Approval/Execution of a Resolution Authorizing the District Attorney to Contract with the Prosecuting Attorney's Council of Georgia

The Board voted to execute a resolution authorizing District Attorney John Herbert (Herb) Cranford to contract with the Prosecuting Attorney's Council of Georgia (PACGA) regarding employee payroll expenses.

RESULT:	EXECUTED [UNANIMOUS]
MOVER:	Tim Lassetter, District 2 - Vice Chairman
SECONDER:	Paul Poole, District 1
AYES:	Blackburn, Lassetter, Poole, Reidelbach, Smith

22. 9360 Request Approval/Execution of a Resolution to Reimburse the County for Project Expenses at the Newnan-Coweta County Airport

The Board voted to execute a resolution authorizing reimbursement of expenses from bonds for capital improvements at the Newnan-Coweta County Airport.

RESULT: EXECUTED [UNANIMOUS]
MOVER: Tim Lassetter, District 2 - Vice Chairman
SECONDER: John Reidelbach, District 4
AYES: Blackburn, Lassetter, Poole, Reidelbach, Smith

23. 8334 Request Acceptance of a Juvenile Justice Incentive Grant Award

The Board voted to accept grant funds for the Coweta County Juvenile Court in the amount of \$82,714.00 through the Criminal Justice Coordinating Council (CJCC), to approve an updated agreement with Evidence Based Associates, LLC associated with implementation of the program, and to designate the County Administrator to act as the authorized official to execute any related documents.

RESULT: ACCEPTED [UNANIMOUS]
MOVER: Al Smith, District 5
SECONDER: Paul Poole, District 1
AYES: Blackburn, Lassetter, Poole, Reidelbach, Smith

24. 8324 Request Approval/Execution of a Right-of-Entry Associated with Storm Drain Repairs at 35 Cape Court, Newnan - 3rd District

The Board voted to execute a Right-of-Entry with Ms. Tracy Pimpo for the purpose of performing storm drain repairs at 35 Cape Court, Newnan (Parcel # 083-5183-122).

RESULT: EXECUTED [UNANIMOUS]
MOVER: Al Smith, District 5
SECONDER: Tim Lassetter, District 2 - Vice Chairman
AYES: Blackburn, Lassetter, Poole, Reidelbach, Smith

25. 9336 Request Approval/Execution of a Right-of-Entry Associated with Storm Drain Repairs at 10 Kensington Court, Sharpsburg - 4th District

The Board voted to execute a Right-of-Entry with Mr. and Ms. Joel McKeeby for the purpose of performing storm drain repairs at 10 Kensington Court, Sharpsburg (Parcel # 132-6120-089).

RESULT: EXECUTED [UNANIMOUS]
MOVER: Al Smith, District 5
SECONDER: Tim Lassetter, District 2 - Vice Chairman
AYES: Blackburn, Lassetter, Poole, Reidelbach, Smith

26. 9350 Request Approval/Execution of a Right-of-Entry Associated with Storm Drain Repairs at 12 Massengale Farms Court, Senoia - 1st District

The Board voted to execute a Right-of-Entry with Mr. and Ms. Charles Lee for the purpose of performing storm drain repairs at 12 Massengale Farms Court, Senoia (Parcel # 158-1200-001).

RESULT: EXECUTED [UNANIMOUS]
MOVER: Al Smith, District 5
SECONDER: Tim Lassetter, District 2 - Vice Chairman
AYES: Blackburn, Lassetter, Poole, Reidelbach, Smith

27. 9351 Request to Set a Public Hearing on July 27, 2021 Regarding a Proposed Abandonment of Oak Lane - 5th District

The Board voted to set a Public Hearing on July 27, 2021 regarding a proposed abandonment of Oak Lane.

RESULT: PUBLIC HEARING SET [UNANIMOUS] **Next: 7/27/2021 6:00 PM**
MOVER: Al Smith, District 5
SECONDER: Paul Poole, District 1
AYES: Blackburn, Lassetter, Poole, Reidelbach, Smith

28. 8325 Request from the City of Haralson for Assistance with Clearing Ditches on Various Streets - 1st District

The Board voted to provide labor and equipment to assist the City of Haralson with clearing overgrown brush and limbs in ditches on the rights-of-way of various streets inside the city limits.

RESULT: APPROVED [UNANIMOUS]
MOVER: Paul Poole, District 1
SECONDER: Al Smith, District 5
AYES: Blackburn, Lassetter, Poole, Reidelbach, Smith

SUPPLEMENTAL/NON-AGENDA ITEMS

29. 8332 Confirm Execution of a Settlement Agreement

The Board voted to confirm execution of a Settlement Agreement and Full and Final Release of Claims associated with a personnel issue as presented by staff.

RESULT: CONFIRMED [UNANIMOUS]
MOVER: Tim Lassetter, District 2 - Vice Chairman
SECONDER: Paul Poole, District 1
AYES: Blackburn, Lassetter, Poole, Reidelbach, Smith

PUBLIC HEARING

- 8253 Continuation of a Public Hearing Regarding a Draft of the Proposed Land Development Guidance System (LDGS), Phase 2 - Residential Planned Development Project (R-PDP)

Community Development Director Jon Amason explained that at the Commission meeting held on June 3, 2021, the Board voted to continue the Public Hearing regarding Phase 2 of the Land Development Guidance System (LDGS) associated with the proposed Residential Planned Development Project (R-PDP). Further, staff conducted a Public Information Open House meeting on June 22, 2021 to garner input from the citizens of the county, provided a survey for responses via the County's website, and also met individually with the Commissioners to discuss the proposed R-PDP. As a result, staff has compiled some edits to the initial framework of the proposed R-PDP for consideration.

He further explained that when the Board voted to adopt the LDGS, Phase 1 map (March 3, 2020), a methodology was established to assign points to certain parcels in the county with consideration of the types of infrastructure and services offered to each parcel. Phase 2 of the LDGS proposes to allow for residential development at a higher density. Staff is asking the Board to consider allowing higher density development for parcels meeting the following criteria:

He outlined the following for parcels in the county to qualify for the proposed R-PDP zoning district:

- Accumulation of eleven (11) points or higher or being adjacent to an incorporated municipality within the county
- Ten (10) acre minimum district size in a current residentially zoned district
- Served public water and sewer by the Coweta County Water and Sewerage Authority with the Authority having the first right to refuse service
- Three (3) units per acre with a 7,500 square feet minimum lot size and 15% open space
- Perimeter buffer of 50-feet to protect adjacent properties that may not be as dense
- Mandatory traffic study to determine the impacts these developments will have to the County's transportation system and what mitigation will be required by the developer (a transportation scoring system will be implemented)
- Flexible criteria to allow the developer to proffer conditions specific to the development

He explained that the timeline for the R-PDP rezoning application process will be the same as any other rezoning case. Staff has removed school, fire, and water/sewer from the scoring for these parcels and replaced those with scoring (points to be awarded) for concurrence with the Comprehensive Plan Growth Priority Strategy Map. The Comprehensive Plan is currently being updated and the Board will have an opportunity to review it in August prior to submission to the State for review. He also informed the Board that staff will be presenting an ordinance amendment to reduce the right-of-way requirement from 50-feet to 36-feet at a future Public Hearing. In closing, he asked the Board to consider continuing the Public Hearing regarding the proposed R-PDP zoning district until July 27, 2021 in order to review the edits (and any additional edits) presented tonight.

Commissioner Lassetter commended staff for their hard work in drafting an ordinance using the input they received from each Board member and from the community at large.

In response to a question from Commissioner Lassetter, Mr. Amason explained that the proposed R-PDP zoning does not affect the areas of the county that are currently zoned low density/*RC (Rural Conservation)*.

Commissioner Lassetter explained that he would like to review the City of Newnan's ordinances in order to compare those to staff's proposal for the R-PDP to examine whether the new ordinance will curb annexation requests.

Commissioner Reidelbach expressed his belief that defining parameters that are outside those of the City's ordinance(s) will not stop annexations. He would also like to compare the City of Newnan's ordinances to those proposed by staff for the R-PDP.

In response to questions from Commissioner Poole, Mr. Amason explained that staff is not recommending a change to the established calculations associated with the use of floodplain as green space/open space. He also explained that the County Planners are working on an extensive Comprehensive Land Use Plan update that will incorporate urban service boundaries. These efforts will help reinforce the

proposed R-PDP ordinance; however, the process that must be followed to update the Comprehensive Plan will not be completed until later this year.

In response to a question from Commissioner Reidelbach, Mr. Amason explained that the points calculated for access to water and sewerage and for proximity to schools have been reallocated to concurrence with the Comprehensive Plan.

Assistant Attorney Conner explained that the Coweta County Water and Sewerage Authority will have to provide a "will serve letter" for any development seeking the R-PDP zoning. She reiterated that the updated Comprehensive Plan will better support the R-PDP zoning via the Growth Priority Area, but there is a process the County must follow in order to complete the Plan update. In closing, she explained that rezoning decisions are more defensible when those decisions are consistent with the County's Comprehensive Plan.

In response to a question from Commissioner Reidelbach, Mr. Amason explained that calculations for architectural quality have been removed from the proposed R-PDP being presented. He further explained that 70% of the calculations are for transportation considerations, 10% are for concurrence with the Comprehensive Plan, and 20% are awarded for proximity to an incorporated municipality.

Development Review Manager Teresa Crow explained that R-PDP rezoning applications will require architectural renderings. Architectural quality could also become a condition of rezoning if the Board so chooses.

In response to a question from Commissioner Poole, Administrator Fouts explained that there are architectural standards that are required in the Quality Development Corridor (QDCD) and in the Residential Retirement Care Community (RRCC) district. Many times, developers will proffer architectural standards during the application process.

Commissioner Poole emphasized the need to address transportation issues that continue to be a challenge as the county grows. The only solution that he can see is limiting the number of homes allowed.

Assistant Attorney Conner and Administrator Fouts fielded questions from Commissioner Smith regarding the timeline and the process associated with the update to the Comprehensive Plan and its relation to the proposed R-PDP ordinance amendment.

In response to a comment from Commissioner Reidelbach, Administrator Fouts explained that the proposed R-PDP amendment has been continuously edited by staff up until tonight's meeting as they worked to produce a document that was concurrent with each Board member's input and desires as well as the input garnered from the community.

Commissioner Reidelbach explained that there is a lot of information to digest and he asked if it would be possible for staff to provide the Board with a summarization prior to any future meetings regarding ordinance amendments.

Commissioner Lassetter explained that he prefers that the Public Hearing regarding this issue be continued so more edits can be made to the proposed amendment to ensure that the Board feels confident in the ordinance they eventually adopt.

Commissioner Poole reiterated that transportation issues are only going to increase when more development continues.

Chairman Blackburn called for any comments regarding the proposed ordinance amendment.

The following individuals addressed the Board regarding Phase 2 of the Land Development Guidance System (LDGS) associated with the proposed Residential Planned Development Project (R-PDP):

Ms. Shirley Church, Walton Road, Newnan expressed her concerns regarding increased traffic, future public transportation, and the creation of potential drainage problems. She stated that higher density does not accomplish maintaining Coweta's rural character.

Mr. George Rosenzweig, Jackson Street, Newnan expressed his belief that parcels under common ownership instead of tax map parcels should be used for the zoning map. He also requested that the Board consider the following text amendments for the R-PDP:

- 1,000 square feet of open space per unit to be competitive (same as the City of Newnan)
- 3 units per gross acre instead of per net acre
- No minimum lot width or size

Ms. Leigh Ann Green, Al Roberts Road, Senoia explained that she supports an amendment to the zoning ordinance regarding higher density residential developments. She asked for clarification regarding minimum lot width, whether a parcel must abut an incorporated municipality to even be considered for the R-PDP zoning, and how the proposed ordinance will affect areas in Senoia. In closing, she explained that the City of Newnan has an ordinance that recently allowed for the development of sixty-eight (68) units on seventeen (17) acres.

Commissioner Smith explained that the ordinance is incomplete and needs additional research, review, and edits.

Mr. Edgar Hughston, Fortson, Georgia explained that he has been a developer for forty-nine (49) years. He commended staff for their efforts regarding high density residential zoning. He expressed his support for 7,500 square foot lots with a minimum width of 65-feet. In his opinion, 15% open space is adequate especially if it is not allowed in a floodplain. In closing, he would like to see a faster rezoning process.

Mr. Craig Jackson, Fox Hollow Run, Newnan commended staff for their efforts and believes the ordinance is headed in the right direction. He agrees that if the County wants to curb annexations, it must compete with or outperform the City. In closing, he explained that the marketplace (demand) will also serve as a guide for future development.

Mr. Clint Roughton, Pecan Trace, Newnan addressed the Board explaining that the County still benefits from rural property. He feels that the lot sizes should be larger than 7,500 square feet because tightly dense communities create "pocket crime" areas. In closing, he expressed his belief that higher density developments are better suited nearer the interstate.

Chairman Blackburn called for any further comments. There were none.

The Board voted to continue the Public Hearing regarding Phase 2 of the Land Development Guidance System (LDGS) associated with the proposed Residential Planned Development Project (R-PDP) until July 27, 2021 at 6:00 p.m.

RESULT:	CONTINUED/VOTE [UNANIMOUS]	Next: 7/27/2021 6:00 PM
MOVER:	Tim Lassetter, District 2 - Vice Chairman	
SECONDER:	Paul Poole, District 1	
AYES:	Blackburn, Lassetter, Poole, Reidelbach, Smith	

PUBLIC COMMENT (Items Not on the Agenda)**Public Comments Regarding Items Not on the Agenda**

Chairman Blackburn called for comments regarding any items not on the agenda.

Mr. Donald Kotasek, Poplar Road, Newnan explained that he has attended several Commission meetings and wants to know when an amendment will be adopted to allow ground mounted solar panels.

Mr. James Rowland, Shoreline Circle, Newnan explained that he does not feel safe in Coweta County because of the increased crime in the Atlanta area, an increased harassment by the local homeless population, and an increase in protests. He asked the Board to publicly support local law enforcement, and stated that everyone should be ashamed that all law enforcement personnel (as a whole) have been vilified because every profession has some bad employees (not all employees). In closing, he asked the Board to make a public statement that they will uphold the U.S. Constitution, laws of the County, and support law enforcement to let criminals know that crime will not be tolerated in Coweta County.

Ms. Aimee McBrier, Emmett Young Road, Grantville addressed the Board to express her complaints as a firefighter's spouse regarding manpower, morale, and mandatory overtime at Coweta County Fire/Rescue.

Mr. Maxwell Britton, Marion Beavers Road, Sharpsburg addressed the Board regarding the protection of private property rights during the planning and zoning process.

Mr. Spencer Lewis, Ashley Park Boulevard, Newnan addressed the Board regarding the need for more affordable housing in Coweta County, consideration of alternative sustainable building materials, and coordination with the municipalities and the Board of Education when scheduling future public meetings to prevent conflicting meeting times.

EXECUTIVE SESSION - In accordance with O.C.G.A. 50-14-4

Motion To: **Enter Into Executive Session**

The Board voted to enter into Executive Session for the purposes of discussing real estate issues.

Members in attendance included Chairman Blackburn, Commissioner Poole, Commissioner Lassetter, Commissioner Reidelbach, and Commissioner Smith. Staff members in attendance included Administrator Fouts, Assistant Administrator Mickle, Assistant Attorney Conner, County Clerk Zerangue, and Facilities Manager Mike Johnson.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Al Smith, District 5
SECONDER:	Paul Poole, District 1
AYES:	Blackburn, Lassetter, Poole, Reidelbach, Smith

REGULAR SESSION

Motion To: **Return to Regular Session**

The Board discussed real estate issues during Executive Session and voted to return to Regular Session.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Tim Lassetter, District 2 - Vice Chairman
SECONDER: John Reidelbach, District 4
AYES: Blackburn, Lassetter, Poole, Reidelbach, Smith

AFFIDAVIT

Motion To: **Execute Affidavit and Resolution for Executive**

The Board voted to execute an Affidavit and Resolution for Executive Session.

RESULT: **EXECUTED [UNANIMOUS]**
MOVER: Tim Lassetter, District 2 - Vice Chairman
SECONDER: John Reidelbach, District 4
AYES: Blackburn, Lassetter, Poole, Reidelbach, Smith

ADJOURNMENT

Motion To: **Adjourn**

The Board voted to adjourn the meeting.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Tim Lassetter, District 2 - Vice Chairman
SECONDER: Paul Poole, District 1
AYES: Blackburn, Lassetter, Poole, Reidelbach, Smith