



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 12, 2022

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	
John Reidelbach	District 4 - Vice Chairman	Present	
Paul Poole	District 1	Present	
Tim Lassetter	District 2	Present	
Al Smith	District 5	Present	
Michael Fouts	County Administrator	Present	
Eddie Whitlock	Associate Administrator	Absent	
Kelly Mickle	Assistant Administrator	Present	
Michael Hill	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 12, 2022.

Meeting Called to Order

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

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 outside the meeting room.

REGULAR SESSION

APPROVAL OF MINUTES

1. Minutes of Wednesday, June 15, 2022

The Board voted to approve the minutes from the Called Meeting/Regular Meeting Session held on Wednesday, June 15, 2022.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Paul Poole, District 1
SECONDER:	John Reidelbach, District 4 - Vice Chairman
AYES:	Blackburn, Reidelbach, Poole, Lassetter, Smith

2. Minutes of Tuesday, June 21, 2022

The Board voted to approve the minutes from the Public Hearing/Regular Meeting Session held on Tuesday, June 21, 2022.

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

CONSENT AGENDA

3. 13189 Confirm Execution of a Proclamation in Memoriam of Ms. Ida Johnson

The Board voted to confirm execution of a proclamation in memoriam of Ms. Ida Johnson.

RESULT: **CONFIRMED [UNANIMOUS]**
MOVER: Al Smith, District 5
SECONDER: Paul Poole, District 1
AYES: Blackburn, Reidelbach, Poole, Lassetter, 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) Supplemental item and one (1) Non-Agenda item for discussion as presented by staff.

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

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

4. Motion To: **13072 : Public Hearing Regarding Petition # REZ 22-000010 - Thomas Crymes - Rezoning C-6 to C-6 w/Conditions**

Zoning Coordinator Lisa Eschman presented Petition # REZ 22-10 filed by Tom Crymes requesting to rezone Lot 5 located in the Oak Hill Professional Park (Parcel # 109-6005-026). She explained that the subject property consists of 1.49± acres originally rezoned on September 17, 1996 (Petition # 0010-96) to C-6 (*Commercial Minor Shopping*) subject to fifteen (15) conditions. She further explained that as construction of the professional park continues, the applicant is requesting review of the following conditions:

12. Structures located within 300-feet of Sullivan Road (as it exists today) shall be used only for office and institutional purposes.

15. Out parcels shall consist of a sit-down restaurant and a bank branch.

Ms. Eschman explained that the applicant potentially plans to split Lot 5 into two (2) parcels and would like the option to construct other commercial uses based upon tenant/client preference as permitted in the C-6 (*Commercial Minor Shopping*) zoning district. Although a restaurant is permitted in this zoning district, the applicant is requesting that it not be a requirement per condition # 15. Also, with the split of the lot and unknown commercial use, structure placement will be

located over 100-feet from Sullivan Road (see condition # 12). In closing, she reviewed the zoning classifications of the properties surrounding the subject property (also part of the Oak Hill Professional Park), highlighted the factors reviewed by staff during the rezoning process, explained that many of the fifteen (15) required conditions of the previous rezoning (Petition # 0010-09) have been completed by the developer, and presented seven (7) conditions for consideration by the Board should they choose to approve the request.

Mr. Tom Crymes, applicant, explained that he purchased the subject property in 2005, and since that time the development has been being built-out with Lot 5 remaining. He further explained that the lot is not conducive to a restaurant and would be better suited for office uses similar to those nearby.

Chairman Blackburn called for any comments in support of or in opposition to the proposed rezoning. There were none.

The Board voted to close the Public Hearing regarding Petition # REZ 22-10 filed by Tom Crymes requesting to rezone Lot 5 located in the Oak Hill Professional Park (Parcel # 109-6005-026) from C-6 (*Commercial Minor Shopping*) to C-6 (*Commercial Minor Shopping*).

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

13072 Public Hearing Regarding Petition # REZ 22-10 Filed by Thomas Crymes Requesting to Rezone Property Located off Oak Hill Boulevard, Newnan

The Board voted to rezone Lot 5 located in the Oak Hill Professional Park consisting of 1.49± acres (Parcel # 109-6005-026) from C-6 (*Commercial Minor Shopping*) to C-6 (*Commercial Minor Shopping*) with updated conditions as requested in Petition # REZ 22-10 filed by Tom Crymes, subject to the following conditions:

1. All applicable requirements of Development Review, Quality Development Corridor District (QDCD), Building, Public Works, Fire, Water and Sewerage Authority shall be met unless a variance is granted through the normal procedures of *Article 28*.
2. The applicant shall obtain a building permit within a 12-month period beginning the next business day following approval by the Board. If the applicant fails to do so, the Board may initiate rezoning of the property.
3. The following uses permissible under C-6 zoning district shall not be used within the development:
 - Emissions Inspection Stations
 - Hotels and Motels
 - Lawn Mower Repair Shops
 - Pet Shops and Grooming Establishments
 - Taxi Services
4. The applicant shall comply with *Coweta County Stormwater Management, Soil Erosion and Sedimentation Control, and Wetlands Protection Ordinances*. This shall include the runoff reduction practices meeting the current stormwater manual. *Article IV* are required for this development but shall not be allowed in the bottom of the detention/retention pond.

5. Lighting shall incorporate full cutoff fixtures so adjacent residential properties and roadways are not adversely affected, and to preclude glare onto or direct illumination of adjacent properties and streets.
6. Any signage must be reviewed and approved by the Community Development Department in accordance with the *Coweta County Sign Ordinance*.
7. Any business activity shall agree to work with the County in good faith to address any concerns, complaints related to odor, glare, noise, or similar objectionable features.

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

5. Motion To: **13034 : Public Hearing Regarding Petition # REZ 22-000009 Verizon Wireless - Time Extension Period**

Assistant Community Development Director Angela White presented Petition # REZ 22-09 filed by Verizon Wireless requesting to amend Condition # 16 of previous Petition # 007-20A associated with property located 1471 Andrew Bailey Road, Sharpsburg [Parcel # 133-6105-013A (partial)]. She explained that at the Commission meeting held on April 6, 2021, the Board voted to grant a *Special Use Permit (SUP)* for placement of a monopine wireless telecommunications tower on the subject property (0.83± acres). Condition # 16 specified that the telecommunications tower, associated facilities, and activation of services were all to be completed no later than 180-days from the date of the zoning approval unless a variance was granted by the Community Development Director. She further explained that at the rezoning Public Hearing, the applicant's representative (attorney Andy Rotenstreich) requested twelve (12) to eighteen (18) months to fully complete the project because of Verizon's schedule and construction cycle. In closing, she explained that although Condition # 16 provides for a possible administrative approval of a time extension, a request for a 12-month extension was received by staff after the expiration period (180-days following zoning approval) that ended in October 2021. Should the Board choose to grant an extension, staff is requesting that the Board consider six (6) months in order to allow time for staff, development, and building review as well as for permitting.

Ms. White fielded questions from Commissioner Smith and Commissioner Reidelbach regarding the permit expiration, amount of time that has passed since Board approval, and the original time frame requested by the applicant.

Attorney Nick Steinhaus, applicant representative, explained that Verizon has requested a 12-month extension, but staff is recommending 6-months. His client (Verizon) has indicated that they are ready to begin the project and can complete it in 3-months if required; however, with the tight time frame it will be difficult to do so. He apologized because the work on the tower hasn't begun and because the administrative extension was not requested in the allotted time. In closing, he explained that the rezoning meets all the criteria of the County's ordinances, the client has no objections to any of the conditions, and appreciates the Board's consideration of the request for an extension.

In response to a question from Chairman Blackburn, Mr. Steinhaus explained that although shortage of steel has been an industry-wide challenge, he cannot say whether supply chain issues affected this particular project. He does know that a decision to reallocate budgeted funds for this project and apply them to a critical

need elsewhere was a managerial decision made outside of the local team.

Commissioner Lassetter expressed concerns and frustration with the applicant's original claim that studies indicated that the tower was a critical need to service their customers in the area, yet they have not even started the project. He further expressed that should the Board choose to grant an extension he would not support another request for a time extension.

Mr. Steinhouse explained that he is aware that a budgeting issue caused the delay of the project, but he does not know the reason why his client did not take advantage of the opportunity to request an administrative approval for an extension within the allotted time.

In response to questions from Commissioner Smith and Commissioner Reidelbach, Ms. White explained that the review process can take staff approximately 2-months to complete and that is why staff is recommending that the Board consider a 6-month extension. She further responded that should the applicant submit a good site plan and promptly make any needed corrections it is possible that staff could issue a building permit in 90-days.

Chairman Blackburn called for any comments in support of the proposed rezoning. There were none.

Chairman Blackburn called for any comments in opposition to the proposed rezoning.

The following individuals spoke in opposition to the proposed rezoning citing concerns with proximity of the tower to residences, negative effects on property values, potential health concerns, failure of the applicant to meet deadlines and obtain a permit, and whether the narrative in the application regarding the service coverage area is accurate.

- Mr. Nathan Schulz, 117 Wellington Manor Drive, Sharpsburg
- Mr. Vis Kimenis, 25 Cherokee Court, Sharpsburg

In rebuttal, Mr. Steinhaus explained that he appreciates the questions and concerns expressed, but the only relevancy is the applicant's request for an extension because the other concerns were addressed at the previous Public Hearing (April 6, 2021). In closing, he explained that the applicant will meet any time frame the Board is willing to grant.

The Board voted to close the Public Hearing regarding Petition # REZ 22-09 filed by Verizon Wireless requesting to amend Condition # 16 of previous Petition # 007-20A associated with property located 1471 Andrew Bailey Road, Sharpsburg [Parcel # 133-6105-013A (partial)].

RESULT: PUBLIC HEARING CLOSED [UNANIMOUS]

MOVER: Paul Poole, District 1

SECONDER: Al Smith, District 5

AYES: Blackburn, Reidelbach, Poole, Lassetter, Smith

13034 Public Hearing Regarding Petition # REZ 22-09 Filed by Verizon Wireless Requesting to Amend Condition # 16 of Previous Petition # 007-20A Associated with Property Located at 1471 Andrew Bailey Road, Sharpsburg

Commissioner Lassetter reiterated his frustrations with the applicant's failure to obtain an administrative extension as defined in the conditions of zoning, and failure to submit final site plans to staff within a 12-month period.

Commissioner Reidelbach explained to the audience that the Telecommunications Act of 1997 is very restrictive on a basis for denial and that is why the Board enforces the conditions of zoning.

The Board voted to rezone 0.83± acres located at 1471 Andrew Bailey Road, Sharpsburg [Parcel # 133-6105-013A (partial)] as requested by Verizon Wireless in Petition # REZ 22-09, subject to the following conditions:

1. The special use permit shall allow construction and placement of only one (1) telecommunication tower on the 9.24-acres parent tract.
2. Lighting shall be established so that adjacent residential properties and roadways are not adversely affected, to preclude glare onto or direct illumination of adjacent properties and streets.
3. Coweta County shall have the right to co-locate County communication equipment on the subject tower provided that the placement of County equipment does not interfere with the tower's equipment or operations.
4. A final inspection by a structural engineer licensed in the state of Georgia shall be submitted to the building official prior to the building department's final inspection of the facility.
5. The Applicant shall submit a geotechnical study (soils study) to Community Development prior to applying for a building permit.
6. The Applicant shall submit a predevelopment site plan indicating the buffer plan, grading, drainage, and erosion control for the proposed tower site.
7. Tree Preservation Zone: All existing trees with a diameter of 12" or greater shall be preserved within a 130-foot radius from the center point of the tower compound. The only exception shall be the tower compound, the required screening vegetation, drive access, and any future roadway to serve the parent tract as determined by the County Public Works Director. The applicant shall submit a recorded tree preservation easement for the protection of all 12" trees under the Tree Preservation Zone with exceptions as noted above. The County may permit trees within the Tree Preservation Zone to be pruned, removed, or treated in cases where in his judgment, trees are found to be hazardous, present insect or disease problems, or could otherwise present a danger to public health and/or safety. (Article 25A; Coweta County Tree Preservation Ordinance).
8. The drive accessing the facility shall be paved 100-feet from the existing edge of pavement on Andrew Bailey Road.
9. The access road shall contain an emergency turnaround to be located at the equipment compound.
10. One (1) 9-feet by 18-feet paved parking space shall be constructed.
11. The tower shall have a finished height of no more than the permitted height above preconstruction grade of 150-feet plus a 10-feet lightning rod for a total height of one hundred-sixty (160) feet for a Monopine wireless support structure. There shall be no berm constructed to increase the height of the base of the facility.
12. The final tower drawings shall indicate a well limbed Monopine and shall be submitted to the Community Development Director upon zoning approval. The design for the proposed limbs, i.e. the number and density of limbs and foliage (needle) color, must be reviewed by the Community Development Director to determine if it is adequate and represents the current state-of-the-art type of camouflaging. The Applicant shall provide

renditions and samples to the Community Development Director which shall make the final determination on acceptable limbs, density, tower color, and foliage color. Limbs shall be placed from the permitted antenna height down through the 40-foot level or the average surrounding ambient tree height, as determined by the Community Development Director.

13. For purposes of preserving the community's aesthetic values, the Monopine tower shall be painted with a color to match simulated pine bark, the antenna mount color shall be painted to match simulated pine bark, and the antenna color shall be painted to match natural pine foliage (needles).
14. For purposes of preserving the community's aesthetic values, the Applicant shall plant a vegetative screening around the perimeter of the compound. The Community Development Department shall recommend and will have final approval authority as to the species and size of the vegetative screening to be planted. The Applicant shall adhere to all survivability and replacement requirements as may be required by the Community Development Director.
15. A six (6) feet black aluminum vertical fence surrounding the 60-feet by 60-feet equipment compound shall be installed for the least adverse visual effect.
16. The applicant shall obtain a building permit within a 90-day period beginning the next business day (July 13, 2022) following approval by the Board. The wireless support structure and all supporting wireless facilities shall be built, activated and be providing service no later than 90-days from issuance of the building permit
17. A Certificate of Completion shall only be issued once all conditions of the building permit, County Ordinance(s), and applicable State and/or Federal regulations are met.
18. The Applicant shall not be permitted to allow any commercial attachment on the tower until the Certificate of Completion is issued or risk forfeiting its Permit.
19. Prior to the final inspection, the Applicant shall provide to the Community Development Director a copy of the Contractor's Completion Report detailing all work performed and certified as being truthful and accurate by an individual authorized to do so.
20. The Applicant shall limit all construction and maintenance activities of the tower and site to Monday thru Friday from 9:00 a.m. until 5:00 p.m. unless an unforeseeable emergency occurs that requires temporary work outside these days and hours.

RESULT:	APPROVED [4 TO 1]
MOVER:	John Reidelbach, District 4 - Vice Chairman
SECONDER:	Paul Poole, District 1
AYES:	Bob Blackburn, John Reidelbach, Paul Poole, Al Smith
NAYS:	Tim Lassetter

6. 13126 Public Hearing Regarding Petition # REZ 22-08 Filed by CA Ventures Requesting to Rezone Property Located at 765 and 775 Hwy. 16 East, Newnan

Assistant Community Development Director White presented Petition # REZ 22-08 filed by CA Ventures requesting to rezone property located at

765/775 East Highway 16, Newnan (Parcel # 088-2060-010, # 088-2060-005, # 088-2069-001) from *RC (Rural Conservation)* to *LM (Light Industrial)* to develop a warehouse complex. She explained that this rezoning request is the first one required to provide a traffic study in accordance with the newly adopted transportation analysis ordinance. She further explained that the subject property consists of a combination of three (3) parcels containing 56.15± acres with two (2) single-family residences located on two (2) of the three (3) tracts. The site plan incorporates two (2) multi-tenant warehouse structures with "office pods" in the front of the buildings. The first building is shown as a 275,400 square feet rear-loading facility that will run parallel with SR 16 with employee parking along the front of the structure. The second building is shown as a front-loading facility consisting of 204,120 square feet that will run north-to-south on the total acreage, east of the stream buffer with parking located toward the stream buffer and a truck court on the opposite side of the structure. The site plan also notes a right-in, right-out access on the western entrance and a divided access point to the east. In closing, she reviewed the zoning classifications of the properties surrounding the subject property, highlighted the factors reviewed by staff during the rezoning process, explained that the applicant has completed the required transportation analysis, and presented fifteen (15) conditions for consideration by the Board should they choose to approve the request explaining that staff is requesting that the Board set an amount for the developer to contribute toward transportation improvements associated with two (2) of the proffered conditions.

Ms. White fielded questions from Commissioner Smith regarding the footprint of the proposed building that will run parallel to SR 16 and the flood plain and stream buffers denoted on the conceptual site plan.

In response to a question from Commissioner Smith regarding the stream mitigation process, Public Works Director Tod Handley explained that because the Georgia Environmental Protection Division (GEPD) establishes required buffers along state waters, the applicant will be required to submit a buffer variance application to the GEPD. Since the subject property probably involves U.S. waters as well, the applicant will also be required to obtain a Section 404 permit from the U.S. Army Corps of Engineers (Corps) for mitigation. If the Corps approves the permit, the applicant will have to proffer how many wetlands and/or stream credits that will need to be purchased to mitigate the impact the development will have on these waters.

In response to a question from Commissioner Smith, Mr. Handley explained that there are wetland and stream credit banks around the state where corporations and/or entities have made improvements or restorations to streams or wetlands that may have been previously impacted. The cost of those restorations can then be recouped by selling those wetlands/stream credits to other individuals that may want to impact streams and wetlands on their own property. The stream credits are generally required to be purchased from a wetland or stream credit bank established within the same wetland basin. In this case, the area drains to the upper and middle Flint River Basin.

In response to a question from Commissioner Lassetter, Ms. White explained that Community Development staff received the transportation analysis from Public Works on Thursday, July 7th, and the staff report (including conditions of rezoning) was provided to the applicant the following day.

In response to a question from Commissioner Smith regarding the proximity of the development to residences, Commissioner Lassetter explained that the closest residence is located approximately 175-feet from the southwestern corner of proposed facility to be located the farthest from SR 16.

Ms. White also denoted on the overhead screen the location of residential parcels in relation to the development on the site plan.

Mr. Steve Rowley, applicant, explained that CA Ventures builds Class A, high quality, industrial buildings and recently completed one in the Pattillo Industrial Park. The buildings on the conceptual site plan are rear loading with offices located at the front, and there are ten (10) other industrial buildings located to the north and east of the subject property. In closing, he explained that in an effort to mediate the concerns from neighbors, the applicant is willing to eliminate construction of the proposed southern building.

Mr. Wesley Reed, civil engineer for the project, spoke in support of the proposed rezoning and explained that the subject property is in the employment center and complete community character areas noted in the Comprehensive Plan with suburban residential located to the south, and employment center, industrial character area located to the east. He calculated that the immediate area is approximately 59% of the complete community employment center and approximately 41% suburban residential. In his opinion, everything located to the north of the stream is in the complete community and employment center character area. Although light industrial is not one of the uses in the employment center, offices. A significant component of the proposed site plan is offices. Employment center character areas also include service centers for trade such as welding, electrical, and plumbing and notes that entrances and truck courts should be located to the rear of the building. He explained that the applicant is amenable to each of the proposed conditions with exception to the following:

- Condition # 4 - The buildings will be constructed on a speculative basis and the tenant is unknown at this time. Limiting the hours of operation between 7:00 a.m. and 7:00 p.m. will significantly impact potential tenants.
- Condition # 7 - The proposed driveway should be able to be shifted 250-feet to the east to meet the driveway separation requirement.
- Conditions # 11 and # 12 - If the front building on the conceptual site plan were the only one submitted with the application, a full traffic study would not have been required. The Newnan Crossing Bypass is currently a Level of Service "F" and will continue to be the same when the proposed project is complete. Their contribution to traffic improvement (signals) would be approximately 8% for 2 buildings and only 5% or \$50,000 for 1 building.

In closing, Mr. Reed explained that the Orchard Hills, LLC (Childress Klein) development is a similar project located in the complete community employment center character area and was previously approved by the Board.

Administrator Fouts explained that in accordance with the rules governing Commission meetings, twenty (20) minutes is allotted for comments in support and twenty (20) minutes for comments in opposition to the rezoning.

Chairman Blackburn called for any comments in support of the proposed

rezoning.

Ms. Jennifer Miller, Hwy 16 East, Newnan, explained that her grandfather originally purchased the property in the early '50s. He restored the farmhouse, farmed the land, and raised her father there. Fifteen years ago, she and her husband built their home on the property to take care of her grandfather who has since passed. At that time, there was a golf course located across the highway and they thought it would be their forever home. However, warehouses are being built nearby and they decided to put the property up on the market and accepted an offer from Mr. Rowley.

Chairman Blackburn called for any comments in opposition to the rezoning.

- Mr. Daniel Woods, Walton Place Drive, Newnan, explained that if the developer removes the second building from consideration and that portion of the property is prohibited from being rezoned to light industrial he would no longer be opposed to the rezoning.
- Mr. Dan Campbell, Walton Place Drive, Newnan, explained that if the developer removes the second building from consideration, no building is placed on the portion of the property below the stream, and a 99-year deed restriction is placed on that portion (unless it is sold as a residential property to someone else), then he would no longer be opposed to the rezoning.
- Ms. Pam Gabel, Raymond Shedden Avenue, Newnan, explained that the Comprehensive Plan states that *RC (Rural Conservation)* property should not be rezoned unless the existing light industrial is used up and that is not the case. She expressed concerns regarding the actual production of long-term jobs, no tenant has been determined yet, loss of undisturbed acreage to asphalt, its proximity to Gordon Road and *RC (Rural Conservation)* zoned properties, inadequate buffering to address light and noise pollution, effects on wildlife, and increasing temperatures. In closing, she explained that she would rather see the concept of a complete community in the area.
- Mr. Shane Carr, Walton Road, Newnan, explained that he is glad the second building will not be built and hopes the remaining property will be left undisturbed and the stream protected.
- Mr. David Waksman, Meredith Trace, Sharpsburg, explained that he is currently building his house on Walton Road which will face the front building. He is glad the second building is not being built but is concerned with clear cutting the entire site, increased light and sound pollution, hours of operation outside the proposed 7 a.m. - 7 p.m. time frame, and rezoning of the remaining property.
- Mr. Greg Price, Walton Place Drive, Newnan explained that he is glad the second building is not being built but questioned the merits of the development and its effects on the nearby Gordon Road community. He expressed concerns with setting a precedent on the Hwy. 16 corridor and expressed his desire for the stream to remain as a natural buffer versus a manmade buffer.
- Mr. Dale Freeman, Walton Place Drive, Newnan, urged the Board to reject the proposal.
- Mr. James Fox, Walton Place Drive, Newnan, expressed is opposition to the proposed development citing concerns regarding its proximity to a residential area, light and noise pollution, trucks coming in during off

hours, and negative impacts to property values.

- Mr. Jake Esch, Kindelwood Drive, Newnan, explained that currently there are levels of service issues on Gordon Road and the Newnan Crossing Bypass, by removing the second building the applicant may be attempting to bypass the need for a traffic study, and the development does not meet the needs of the community.
- Ms. Melissa Greubel, Walton Place Drive, Newnan, expressed concerns with the loss of flora/fauna and wildlife, increased industrialization in the area, the development does not meet the needs of the community, and increased noise and light pollution.
- Ms. Hailey Thomas, Butler Lane, Newnan, explained that she grew up near the subject property. She feels that the community is worth protecting and expressed her concerns with the loss of trees and natural beauty of the area.

Administrator Fouts explained that the applicant has two (2) minutes remaining of the allotted time allowed in accordance with the rules governing the Commission meetings.

In rebuttal, Mr. Rowley explained that jobs attract amenities for the community, construction of the rear (second) building has been eliminated, the project will bring in tax revenue and help the community, he will work with staff to meet the spirit and letter of the law regarding the rear portion of the property, and downcast lighting will prohibit light pollution.

Commissioner Lassetter expressed appreciation for input received from citizens in the area and for the applicant's willingness to remove the rear building from the development. He requested that the Public Hearing be continued until the July 26, 2022, to give the applicant an opportunity to continue to work with staff on the legal verbiage regarding the rear of the property, to clarify for the Board and citizens exactly what is being proposed, and for a decision regarding the rezoning to be rendered at that time.

The Board voted to continue the Public Hearing regarding Petition # REZ 22-08 filed by CA Ventures requesting to rezone property located at 765/775 East Highway 16, Newnan (Parcel # 088-2060-010, # 088-2060-005, # 088-2069-001) from RC (*Rural Conservation*) to LM (*Light Industrial*) to July 26, 2022, at 6:00 p.m.

RESULT:	CONTINUED [UNANIMOUS]	Next: 7/26/2022 6:00 PM
MOVER:	Tim Lassetter, District 2	
SECONDER:	Paul Poole, District 1	
AYES:	Blackburn, Reidelbach, Poole, Lassetter, Smith	

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.

- Mr. Dan Lorton, Surey Park Drive, Fayetteville, spoke in support of Petition # CUP 22-03 (agenda item #8) filed by Southwest Christian Church requesting a *Conditional Use Permit* for a preschool program on property located at 3836 North Hwy. 29, Newnan (Parcel # 107-6011-001). He explained that the church moved

to Newnan approximately four (4) years ago and is involved in numerous outreach programs including Coweta Pregnancy Services, Encompass Coweta Outreach, Meals on Wheels Coweta, Bridging the Gap, One Roof Ministry, and building sheds at homes for storage of equipment and materials following the tornado. They have also worked closely with the Coweta County School System to obtain needed supplies for teachers and students, sponsoring scout troops, and providing an after-school program at Arbor Springs Elementary. In closing, he explained that the church is excited about the pre-school program and the opportunity to continue to serve the community.

- Ms. Deanna Peacock, Happy Valley Lane, Newnan, spoke in support of Petition # CUP 22-03 (agenda item #8) filed by Southwest Christian Church requesting a *Conditional Use Permit* for a preschool program on property located at 3836 North Hwy. 29, Newnan (Parcel # 107-6011-001). She explained that she is the children's minister at Southwest Christian Church and will be the preschool director. Their first community project was providing an after-school program at Arbor Springs Elementary School which started their involvement with the school system. Beginning with the fall of 2020, they recognized the need for a weekday preschool to supplement the public school system, and the wait list for their preschool is already full. They have been in negotiations with the Georgia Department of Transportation (GDOT) regarding a condition requiring installation of a turn lane. GDOT has agreed to allow let them go through the decision-making process without limiting them with a 30-day bond for a left-hand turn lane.

Recommendations from Community Development and/or the Board of Zoning Appeals

7. 13113 Recommend Approval of Petition # CUP 22-02 Filed by Atlanta Adventist Academy Requesting a Conditional Use Permit for Property Located at 171 Gordon Road, Newnan

Assistant Community Development Director White presented Petition # CUP 22-02 filed by Atlanta Adventist Academy requesting a *Conditional Use Permit (CUP)* to expand a school campus located at 171 Gordon Road, Newnan (Parcel # 088-2071-002) along with a recommendation of approval from the Board of Zoning Appeals. She explained that the subject property is the former site of Orchard Hills Baptist Church. The church was granted a *CUP* on September 19, 2006 (Petition # ZA 021-06) for an educational center including a daycare facility and private school for grades K-6. On July 17, 2007, the church was granted an expansion to the *CUP* to include 7th and 8th grades (Petition # ZA 032-07). The subject property has been purchased by the Georgia-Cumberland Association of Seventh-Day Adventists, Inc and an application has been filed to expand the *CUP* to include grades 9-12 for the Atlanta Adventist Academy. At this time, the school has six (6) students enrolled in the program but anticipates growth. Therefore, the request is for a maximum of twenty (20) students and two (2) teachers for the program. If approved by the Board, the school will offer classes from K-12 with one hundred twenty-five (125) students. In closing, she highlighted the factors considered by staff during the application process and presented four (4) conditions for consideration by the Board should they choose to grant the request.

The Board voted to grant expansion of a *Conditional Use Permit (CUP)* for property located at 171 Gordon Road, Newnan (Parcel # 088-2071-002) as requested in Petition # CUP 22-02 filed by Atlanta Adventist Academy, subject to the following conditions:

1. The Atlanta Adventist Academy shall provide a current evacuation plan/route in the event of an accident on I-85 involving the release of toxic materials/liquid/gas.
2. The applicant is responsible for contacting Building, Fire, and Environmental Management to ensure the school meets all criteria prior to

operations beginning. Correspondence shall be provided from each office regarding the related approvals.

3. The church shall agree to work with the County, in good faith, to address any concerns or complaints related to odor, glare, noise, or similar objectionable features.
4. Any expansion over 125 students shall be submitted to the Community Development Department for an amended review of the Conditional Use Permit (CUP).

RESULT:	GRANTED [UNANIMOUS]
MOVER:	Tim Lassetter, District 2
SECONDER:	Paul Poole, District 1
AYES:	Blackburn, Reidelbach, Poole, Lassetter, Smith

8. 13114 Recommend Approval of Petition # CUP 22-03 Filed by Southwest Christian Church Requesting a Conditional Use Permit for Property Located at 3836 Hwy. 29 North, Newnan

Assistant Community Development Director White presented Petition # CUP 22-03 filed by Southwest Christian Church requesting a *Conditional Use Permit (CUP)* for a preschool program on property located at 3836 North Hwy. 29, Newnan (Parcel # 107-6011-001) along with a recommendation of approval from the Board of Zoning Appeals. She explained that on January 23, 2014, the Board voted to grant a *CUP* for a church campus on the subject property (Petition # ZA 020-13). The church wishes to expand its ministry by providing a weekday preschool program in the existing building for a maximum of ten (10) staff and fifty-two (52) students. The proposed school will be conducted from 9:00 a.m. - 1:00 p.m. Monday through Thursday starting in August and ending in May. She highlighted the factors considered by staff during the application process and presented five (5) conditions for consideration by the Board should they choose to grant the request.

In response to a question from Ms. White, Public Works Director Handley explained that the Georgia Department of Transportation (GDOT) has agreed to allow a right-hand bypass lane as long as the student count does not increase from what is proposed (52 students).

In response to a question from Commissioner Reidelbach regarding whether the school will be able to operate based upon the roadways as they currently exist, Mr. Handley explained that at this time GDOT has agreed that in lieu of a left turn lane the school will be required to construct a right-hand bypass lane. The bypass lane will not necessarily be a full-length lane; however, there is an area where vehicles can enter and wait to make a left turn and there will be another lane that will allow thru traffic to proceed around them.

In response to a question from Commissioner Poole regarding whether the verbiage of Condition # 3 should be modified to specify that the right-hand bypass lane is a requirement of the zoning, Ms. White explained that the concern centers around any changes that GDOT may make.

Commissioner Lassetter explained that Condition # 3 as written requires that the applicant meet any and all requirements from GDOT.

In response to a question from Commissioner Poole regarding the right-hand bypass lane, Mr. Handley explained that it will be one of the conditions set forth by GDOT that the applicant will be required to meet.

In response to a question from Commissioner Smith, Mr. Handley explained that construction of the bypass lane will be in lieu of a left turn lane. He further explained that GDOT utilizes traffic counts, number of left turns into the site, and traffic volume on the main road as metrics to determine the need for a full left turn lane. A left turn lane would be ideal, but the allowance for the bypass lane was granted by GDOT because of the relatively low number left turning vehicles into the site and the cost to construct a full left turn lane for that number of students. In closing, he explained that GDOT has stipulated that should the number of students exceed what has been proffered (52), then a full left turn lane will be required.

In response to a question from Commissioner Reidelbach, Ms. Peacock explained that school hours of operation will be from 9:00 a.m. to 1:00 p.m.

Administrator Fouts clarified that should the number of students expand over fifty-two (52), then a left turn lane will be required, and the applicant will have to return for approval from the Board.

In response to questions from Commissioner Smith, Ms. Peacock explained that the church has received approval from GDOT to begin school in August. Regarding the left turn lane, she has requested that the church be granted six (6) months before signing a bond to give them an opportunity to work through the process to determine their long-term plans and to work with County staff and GDOT regarding those goals and the most cost-effective solutions.

In response to questions from Commissioner Smith regarding postponing a decision, Ms. White explained that school starts in a few weeks, GDOT will allow the school to operate without the bypass lane, but the church must determine their long-term plans and follow up with GDOT.

In response to questions from Commissioner Lassetter, Ms. Peacock explained that she is thrilled that GDOT will allow them to start school on time and has granted them time to determine their long-term plans for the church campus. They fully intend to comply with the conditions of the zoning but need time to work out the long-term plan.

In response to a question from Commissioner Poole, Mr. Handley explained that based on a conversation with GDOT earlier today, a deadline will not be set if the applicant is preparing plans and working toward submitting those plans.

In response to a question from Commissioner Smith, Ms. Peacock explained that there are approximately thirty-eight (38) students registered.

The Board voted to grant expansion of a *Conditional Use Permit (CUP)* for property located at 3836 North Hwy. 29, Newnan (Parcel # 107-6011-001) for a preschool as requested in Petition # CUP 22-03 filed by Southwest Christian Church, subject to the following conditions:

1. Southwest Christian Preschool shall provide an evacuation plan/route in the event of an accident on US Hwy. 29 involving the release of toxic materials/liquid/gas and any other emergency situations.
2. The applicant is responsible for contacting Building, Fire, and Environmental Management to ensure the school meets all criteria prior to operations beginning. Correspondence shall be provided from each office regarding the related approvals.

3. The applicant shall work with the Georgia Department of Transportation for permitting and installation of turn and decel lanes, as required.
4. The church shall agree to work with the County, in good faith, to address any concerns or complaints related to odor, glare, noise, or similar objectionable features.
5. Any expansion over fifty-two (52) students or additional grades shall be submitted to the Community Development Department for an amended review of the Conditional Use Permit (CUP).

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

9. 13074 Recommend Approval of Petition # VAR # 22-24 Filed by Rahim Satur Requesting Front Yard Setback Variances for Property Located at the Corner of Macedonia Road and Hwy. 16 West, Newnan

Zoning Coordinator Eschman presented Petition # VAR 22-24 filed by Rahim Satur requesting two (2) front yard setback variances for property located at the corner of Macedonia Road and Hwy. 16 West, Newnan (Parcel # 046-5129-053) along with a recommendation of approval from the Board of Zoning Appeals. She explained that the subject property consists of 1.02± acres currently zoned C-6 (*Commercial Minor Shopping District*). She further explained that the site is shown as "Tract 2" within the Sargent Plaza Shopping Center and was initially recorded on a commercial subdivision plat on September 20, 2010. The applicant is proposing to construct a 3,000 square foot convenience store with three (3) fueling stations. Because the proposed convenience store will have frontage along Macedonia Road and along Hwy. 16 West, the applicant is requesting front yard setback reductions along both roadways. In closing, she highlighted the factors considered by staff during the application process and presented three (3) conditions for consideration by the Board should they choose to grant the variance requests.

The Board voted to grant an 85-foot front yard setback reduction (from 135-feet to 50-feet) along Hwy. 16 West and a 50-foot front yard setback reduction (from 100-feet to 50-feet) along Macedonia Road as requested in Petition # VAR 22-24 filed by Rahim Satur for property located at the corner of Macedonia Road and Hwy. 16 West, Newnan (Parcel # 046-5129-053), subject to the following conditions:

1. The applicant/developer shall construct a raised median along Hwy. 16 to prevent left turns into the development.
2. The development shall not encroach into the Georgia Department of Transportation's right-of-way.
3. No structure shall be closer than 50-feet from the right-of-way along West Hwy. 16 and Macedonia Road, as shown on the site plan dated March 31, 2022 and submitted with the variance application.

RESULT: GRANTED [UNANIMOUS]
MOVER: Tim Lassetter, District 2
SECONDER: Bob Blackburn, District 3 - Chairman
AYES: Blackburn, Reidelbach, Poole, Lassetter, Smith

10. 13046 Request Acceptance of Roadways and Deed of Open Space Restriction for Property Located in Chapel Hill Subdivision, Phase 1 - 5th District

The Board voted to execute a Deed of Open Space Restriction associated with 6.867± acres located in Chapel Hill Subdivision, Phase 1 (Parcel # 048-5030-007A), to accept Chapel Hill Parkway, Bellamy Cove, Dane Place, Fayme Court, and the associated drainage structures and right-of-way into the Coweta County Public Roads System, and to place the constructed improvements into a three (3) year maintenance period.

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

11. 13145 Request to Set a Public Hearing on July 26, 2022 Regarding a New Consumption Beer License Filed by Darrin Richards in Operation of Corner Cafe Located at 1485 Hwy 34 East, Suite 7A, Newnan - 4th District

The Board voted to set a Public Hearing on July 26, 2022 at 6:00 p.m. regarding a New Consumption Beer License filed by Darrin Richards in operation of Corner Cafe located at 1485 Hwy 34 East, Suite 7A, Newnan.

RESULT: PUBLIC HEARING SET [UNANIMOUS] Next: 7/26/2022 6:00 PM
MOVER: Al Smith, District 5
SECONDER: John Reidelbach, District 4 - Vice Chairman
AYES: Blackburn, Reidelbach, Poole, Lassetter, Smith

12. 13127 Request to Set a Public Hearing on August 9, 2022 Regarding Petition # REZ 22-01 Filed by Turnstone Group, LLC Requesting to Rezone Tract 6 Located on Lower Fayetteville Road, Newnan

The Board voted to set a Public Hearing on August 9, 2022 at 6:00 p.m. regarding Petition # REZ 22-01 filed by Turnstone Group requesting to rezone Tract 6 located on Lower Fayetteville Road, Newnan [Parcel # # 122-6067-001 (partial)].

RESULT: PUBLIC HEARING SET [UNANIMOUS] Next: 8/9/2022 6:00 PM
MOVER: Al Smith, District 5
SECONDER: John Reidelbach, District 4 - Vice Chairman
AYES: Blackburn, Reidelbach, Poole, Lassetter, Smith

13. 13033 Request to Set a Public Hearing on August 9, 2022 Regarding Petition # REZ 22-11 Filed by Chad Caldwell Requesting to Rezone Property Located off SR 16, Newnan

The Board voted to set a Public Hearing on August 9, 2022 at 6:00 p.m. regarding Petition # REZ 22-11 filed by Chad Caldwell requesting to rezone property located off SR 16, Newnan (Parcel # 100-2061-013).

RESULT: PUBLIC HEARING SET [UNANIMOUS] **Next: 8/9/2022 6:00 PM**
MOVER: Al Smith, District 5
SECONDER: John Reidelbach, District 4 - Vice Chairman
AYES: Blackburn, Reidelbach, Poole, Lassetter, Smith

14. 13080 Request to Set a Public Hearing on August 9, 2022 Regarding Petition # REZ 22-18 Filed by Tire Discounters Requesting to Rezone Property Located at 55 Fischer Crossing, Sharpsburg

The Board voted to set a Public Hearing on August 9, 2022 at 6:00 p.m. regarding Petition # REZ 22-18 filed by Tire Discounters requesting to rezone property located at 55 Fischer Crossing, Sharpsburg [Parcel # 145-6153-012 (partial)].

RESULT: PUBLIC HEARING SET [UNANIMOUS] **Next: 8/9/2022 6:00 PM**
MOVER: Al Smith, District 5
SECONDER: John Reidelbach, District 4 - Vice Chairman
AYES: Blackburn, Reidelbach, Poole, Lassetter, Smith

UNFINISHED BUSINESS

15. 13164 Request Appointments to Various Boards/Authorities

The Board voted to take the following action regarding appointments to various boards/authorities:

- Appoint Mr. Craig Jackson to serve on an interim basis as the 4th District Representative to the Board of Zoning Appeals for the term beginning immediately and expiring December 31, 2022 or upon the return of Mr. Billy Cranford (currently incapacitated), whichever occurs first.

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

NEW BUSINESS

Bids and Contracts

16. 13198 Request Approval/Execution of a Contract Amendment with American Engineers, Inc. Associated with Design and Engineering Services for the Southwest Connector Project (RB21.13) - 2nd District

The Board voted to execute a contract amendment with American Engineering, Inc (AEI) in the amount of \$280,000 to perform design and engineering services for grading, drainage, base, and paving of the Southwest Connector (RB21.13).

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

17. 13197 Request Approval/Execution of a Contract Amendment with Vanasse Hangen Brustlin, Inc. Associated with Design and Engineering Services for the Shaw Road Connector Project (RB22.7) - 4th District

The Board voted to execute a contract amendment with Vanasse, Hangen, Brustlin, Inc (VHB) in the amount of \$184,029 to perform design and engineering services for grading, drainage, base, and paving of the Shaw Road Connector (RB22.7).

RESULT: EXECUTED [UNANIMOUS]
MOVER: John Reidelbach, District 4 - Vice Chairman
SECONDER: Al Smith, District 5
AYES: Blackburn, Reidelbach, Poole, Lassetter, Smith

18. 13175 Request Approval/Execution of Supplemental Amendment # 3 with Piedmont Paving Associated with the Shaw and Pete Road Roundabout Project (RB19.20) - 4th District

The Board voted to execute Supplemental Amendment # 3 with Piedmont Paving in the amount of \$1,227.60 associated with the addition of raised pavement markers to the Shaw Road and Pete Road Roundabout project [RB19.20] (SPLOST).

RESULT: EXECUTED [UNANIMOUS]
MOVER: John Reidelbach, District 4 - Vice Chairman
SECONDER: Al Smith, District 5
AYES: Blackburn, Reidelbach, Poole, Lassetter, Smith

19. 13186 Request Approval/Execution of a Contract Associated with the Jail Expansion Project

Administrator Fouts explained that staff is in receipt of a contract associated with the Jail Expansion project and that Architect Kip Oldham and Project Manager Tim Symonds were present to field any questions from the Board.

In response to questions from Commissioner Reidelbach, he explained that the contract is for a Guaranteed Maximum Price (GMP1) for the project and there will be further bids for consideration by the Board in the future. He also explained that the projected cost of the project is above the amount initially anticipated.

Mr. Tim Symonds, project manager, explained that they are seeking approval of \$26.7 million to enable them to purchase materials to prevent any further inflationary pressures. It will be followed by approximately \$9 million because bids are still being received from subcontractors with construction manager New South Construction. Supply chain issues and inflation have caused significant increases in costs. He further explained that they are seeking the Board's approval in order to lock in some of the contracts as a means to mediate further increases. The majority of the increases have been in materials and equipment, particularly within the mechanical, electrical, and plumbing trades. They are monitoring these issues and working closely with the project management team and construction manager to mitigate these increases. In closing, he explained that they plan to embark on a value engineering exercise as an attempt to halt any further increases in project costs.

Administrator Fouts explained that the original bond for the project was \$35 million and by the time that the next GMP comes before the Board, the project will be well over that amount. Staff continues to monitor the situation, perform value engineering, and identify ways to contain costs, but he anticipates that staff will unfortunately be seeking Board approval for additional funding measures before the project is completed.

In response to a question from Commissioner Reidelbach, Mr. Symonds explained that in the past year or so, they have seen increases between 15%-20%.

Commissioner Lassetter explained that concrete and steel prices have risen again over

the past week.

In response to a question from Commissioner Blackburn, Mr. Symonds explained that all of the contracts are subcontracts with the construction manager, and they are requesting the Board's approval in order to lock in pricing.

The Board voted to execute a contract with New South Construction associated with a Guaranteed Maximum Price (GMP1) in the amount of \$26,713,038 (SPLOST) for the Jail Expansion project.

RESULT:	EXECUTED [UNANIMOUS]
MOVER:	John Reidelbach, District 4 - Vice Chairman
SECONDER:	Bob Blackburn, District 3 - Chairman
AYES:	Blackburn, Reidelbach, Poole, Lassetter, Smith

20. 13177 Request Approval to Utilize SPLOST Funds to Purchase a Westnet First-In Alerting System Associated with Dispatch Unification with the Cities of Newnan and Palmetto Fire Departments

Administrator Fouts explained that Coweta County 911 dispatches for the Coweta County Fire Rescue Department, the City of Newnan Fire Department, and EMS service from Coweta County Fire Rescue into the City of Palmetto where the city limits are inside the county.

In 2016, the County began using the WestNet Alerting System for the Fire Rescue Department. WestNet is a computer system that sends an automated audio pre-alert to the fire station when a call comes into 911. It also integrates the use of GPS technology to recommend the closest unit as appropriate for the type of call. This pre-alert and unit recommendation has modernized 911 dispatching for Fire Rescue units to aid in response time and resource allocation. Currently, 911 dispatches using three (3) different methods for Coweta County Fire Rescue, the City of Newnan Fire Department, and the City of Palmetto Fire Department. This leads to potentially increased response times and the opportunity for human errors. The use of WestNet by the City of Newnan Fire Department and the City of Palmetto Fire Department will unify the dispatching process for the 911 Center on one standard system. For several years, staff has attempted to bring the City of Newnan Fire Department and the City of Palmetto Fire Department onto the WestNet system to unify fire and EMS dispatching inside Coweta County. However, an agreement has not been reached to date primarily because of funding. Both agencies have agreed that if purchased, they will integrate it into their agencies continue maintenance of the system going forward. The 2019 SPLOST included several Level Two projects to help improve operations for 911 and EMS to benefit citizens of the entire county, including all the municipalities. Staff is seeking Board approval to utilize approximately \$172,000 in Level Two SPLOST funds to purchase the WestNet Alerting System for the City of Newnan Fire Department and the City of Palmetto Fire Department. Staff is also requesting that the Board enter into an Intergovernmental Agreement (IGA) with each municipality, contingent upon final legal review.

The Board voted to approve the use of Level 2 SPLOST funds in the amount of \$171,334.94 associated with the purchase of the WestNet First-In Alerting system for use by Coweta County 911/EMA to unify dispatch services to the City of Newnan and the City of Palmetto, and to execute associated Intergovernmental Agreements (IGA) with each municipality, contingent upon final legal review.

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

21. 13172 Bid Award Associated with Enforcement of Ordinance Regulating Rank Plant Growth and Trash Accumulation for Property Located at 1217 Standing Rock Road, Senoia - 1st District

The Board voted to retain JWall Lawn Care, LLC to perform cleanup of property located at 1217 Standing Rock Road, Senoia (Parcel # 156-1216-001) at a total cost of \$600.00, and to place a lien on said property, should it become necessary, to recoup associated costs for said services.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Paul Poole, District 1
SECONDER: John Reidelbach, District 4 - Vice Chairman
AYES: Blackburn, Reidelbach, Poole, Lassetter, Smith

22. 13173 Bid Award Associated with Enforcement of Ordinance Regulating Rank Plant Growth and Trash Accumulation for Property Located at 70 Angelo Road, Newnan - 3rd District

The Board voted to retain JWall Lawn Care, LLC to perform cleanup of property located at 70 Angelo Road, Newnan (Parcel # 046A-047) at a total cost of \$600.00, and to place a lien on said property, should it become necessary, to recoup associated costs for said services.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Paul Poole, District 1
SECONDER: John Reidelbach, District 4 - Vice Chairman
AYES: Blackburn, Reidelbach, Poole, Lassetter, Smith

23. 13171 Bid Award Associated with Enforcement of Ordinance Regulating Rank Plant Growth and Trash Accumulation for Property Located at 1 Sweetbriar Court, Sharpsburg - 4th District

The Board voted to retain JWall Lawn Care, LLC to perform cleanup of property located at 1 Sweetbriar Court, Sharpsburg GA (Parcel # 132-6105-074) at a total cost of \$250.00, and to place a lien on said property, should it become necessary, to recoup associated costs for said services.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Paul Poole, District 1
SECONDER: John Reidelbach, District 4 - Vice Chairman
AYES: Blackburn, Reidelbach, Poole, Lassetter, Smith

Additional Action Items

24. 13195 Request Approval to Implement a 3-Way Stop at the Intersection of Westminster Village Boulevard and Hamstead Park Drive - 4th District

The Board voted to approve implementation of a 3-way stop at the intersection of Westminster Village Boulevard and Hamstead Park Drive based upon the criteria from the Manual on Uniform Traffic Control Devices (MUTCD).

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

25. 13191 Request Approval to Temporarily Close a Portion of Duncan Road for Pipe Replacement - 3rd District

The Board voted to temporarily close a portion of Duncan Road beginning July 18, 2022 for approximately 3-4 days (weather permitting) at address 180 for the purposes of replacing a cross drain pipe.

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

26. 13180 Request Approval to Proceed with the Second Aerial Imagery Project with Pictometry International Corporation

The Board voted to proceed with the second aerial and oblique imagery project (FY 2023 - FY 2025) with Pictometry International Corporation at a total cost of \$243,921 over a three (3) year period.

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

27. 13133 Request to Set a Public Hearing on July 26, 2022 Regarding Proposed Exemption of Certain County Vehicles from State Labeling/Decal Requirements

The Board voted to set a Public Hearing on July 26, 2022 at 6:00 p.m. regarding exemption of certain County vehicles from the State's requirements of displaying decals/seals on vehicles owned or leased by the County.

RESULT: **PUBLIC HEARING SET [UNANIMOUS] Next: 7/26/2022 6:00 PM**
MOVER: Al Smith, District 5
SECONDER: Paul Poole, District 1
AYES: Blackburn, Reidelbach, Poole, Lassetter, Smith

SUPPLEMENTAL/NON-AGENDA ITEMS

28. 13196 Request Approval/Execution of a Resolution Associated with Right-of-Way Acquisition for the Intersection Improvement Project at SR 16 and SR 54 - 1st District

Administrator Fouts explained that right-of-way acquisition for the intersection improvement project at SR 16 and SR 54 is nearing completion. Efforts to successfully negotiate the acquisition of the necessary right-of-way and/or easements will continue; however, to prevent further delays to the project schedule, staff is requesting that the Board execute a Condemnation Resolution associated with Parcel # 7.

In response to a question from Commissioner Smith, Administrator Fouts explained that

this project is associated of construction of a full-sized roundabout at SR 16 and SR 54. The County is responsible for obtaining the necessary right-of-way prior to the Georgia Department of Transportation (GDOT) beginning construction.

The Board voted to execute a Declaration of Condemnation (Parcel # 7) associated with the SR 16 at SR 54 intersection improvement project.

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

29. 13199 Request Approval/Execution of an Intergovernmental Agreement Associated with the Twelve Parks Development

Administrator Fouts explained that in January 2020, the Board voted to execute an Intergovernmental Agreement (IGA) associated with eleven (11) lots of the Twelve Parks residential development that fall inside the jurisdiction of the Town of Sharpsburg. The IGA is between Coweta County, the Town of Sharpsburg, the Town of Turin, and the Water and Sewerage Authority regarding water service for those lots. After the Board initially approved this, the other entities had some concerns that have now been satisfactorily addressed.

The Board voted to execute an Intergovernmental Agreement (IGA) with the Town of Sharpsburg, the developer, the Town of Turin, and the Water and Sewerage Authority associated with the Twelve Parks development.

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

Ms. Frankie Hardin, Pine Lake Drive, Newnan, asked for clarification regarding the status of the Green Top Road annexation.

Commissioner Reidelbach explained that the Board previously voted to file an intent to object to a request from the City of Newnan to annex property located along Green Top Road. The annexation process required the City of Newnan to send a certified petition to notify the County with a verification of receipt. Although the County received the letter, the United States Post Office (USPS) failed to obtain a signature at the time of delivery, and by state law the Department of Community Affairs (DCA) could not legally impanel an arbitration board, and the process stopped.

Commissioner Smith and Commissioner Reidelbach explained that the annexation process will likely be reinitiated.

Commissioner Poole explained that there is a garbage collection company that is not meeting their commitments in the county, and that there isn't any action the Board can take regarding this issue.

Commissioner Lassetter explained that the company is contracted with individuals to provide service, not with the County.

Administrator Fouts explained that the County does not regulate private garbage hauling/collection services, and that the City is also dealing with this issue. The only option is for individuals to contract with another provider at this point.

Commissioner Smith suggested that the County send a letter to the company.

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 personnel and 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 Hill, Public Works Director Handley, and County Clerk Zerangue.

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

REGULAR SESSION

Motion To: **Return to Regular Session**

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

RESULT:	APPROVED [4 TO 0]
MOVER:	John Reidelbach, District 4 - Vice Chairman
SECONDER:	Al Smith, District 5
AYES:	Bob Blackburn, John Reidelbach, Paul Poole, Al Smith
AWAY:	Tim Lassetter

AFFIDAVIT

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

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

RESULT:	EXECUTED [4 TO 0]
MOVER:	Al Smith, District 5
SECONDER:	John Reidelbach, District 4 - Vice Chairman
AYES:	Bob Blackburn, John Reidelbach, Paul Poole, Al Smith
AWAY:	Tim Lassetter

ACTIONS FOLLOWING EXECUTIVE SESSION

Motion To: **Approve Personnel Actions**

The Board voted to approve personnel actions as discussed during Executive Session.

RESULT: **APPROVED [4 TO 0]**
MOVER: John Reidelbach, District 4 - Vice Chairman
SECONDER: Al Smith, District 5
AYES: Bob Blackburn, John Reidelbach, Paul Poole, Al Smith
AWAY: Tim Lassetter

ADJOURNMENT

Motion To: **Adjourn**

The Board voted to adjourn the meeting.

RESULT: **APPROVED [4 TO 0]**
MOVER: Al Smith, District 5
SECONDER: John Reidelbach, District 4 - Vice Chairman
AYES: Bob Blackburn, John Reidelbach, Paul Poole, Al Smith
AWAY: Tim Lassetter