



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 11, 2023

6:00 PM

Commission Chambers

~ Minutes ~

COWETA COUNTY BOARD OF COMMISSIONERS

Call to Order

Attendee Name	Title	Status	Arrived
John Reidelbach	District 4 - Chairman	Present	
Paul Poole	District 1 - Vice Chairman	Present	
Bill McKenzie	District 2	Present	
Bob Blackburn	District 3	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	
Fran Collins	Deputy County Clerk	Present	

The Honorable Board of Commissioners of Coweta County, Georgia met in Public Hearing/Regular Meeting Session on Tuesday, July 11, 2023.

Meeting Called to Order

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

Pledge of Allegiance

Chairman Reidelbach led the Pledge of Allegiance.

Invocation

Invocation was given by Commissioner Smith.

Notification of Location of Rules

Chairman Reidelbach 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

Recognition of Administrator Michael Fouts

Chairman Reidelbach and the Board recognized County Administrator Michael Fouts for receiving his Credentialed Manager designation from the International City/County Management Association (ICMA). He explained that Administrator Fouts is now one of more than 1,400 local government management professionals across the world who have participated in the ICMA Voluntary Credentialing Program. In order to become credentialed, "a member must have significant experience as a senior management executive in local government, have earned a degree, preferably in public administration or a related field, and demonstrated a commitment to high standards of integrity and to lifelong learning and professional development." As background, ICMA advances professional local government worldwide. The organization's mission is to advance professional local government through leadership, management, innovation, and ethics. It identifies leading practices to address the needs of local governments and professionals serving communities globally.

APPROVAL OF MINUTES

1. Minutes of Tuesday, June 20, 2023

The Board voted to approve the minutes from the Public Hearing/Regular Meeting Session held on Tuesday, June 20, 2023.

RESULT: APPROVED [UNANIMOUS]
MOVER: Bob Blackburn, District 3
SECONDER: Bill McKenzie, District 2
AYES: Reidelbach, Poole, McKenzie, Blackburn, Smith

CONSENT AGENDA

2. 13929 Confirm Execution of a Subscription Service Agreement with Ventra Technology, Inc. Associated with New Camera System for Coweta Transit

The Board voted to confirm execution of a Subscription Service Agreement with Ventra Technology, Inc associated with cameras for the Coweta Transit buses (4 per bus) from ADI (sole source provider) in the amount of \$13,238.10 plus a monthly subscription fee of approximately \$50 per bus (see minutes from June 6, 2023).

RESULT: CONFIRMED [UNANIMOUS]
MOVER: Bob Blackburn, District 3
SECONDER: Bill McKenzie, District 2
AYES: Reidelbach, Poole, McKenzie, Blackburn, Smith

3. 13931 Confirm Execution of a Subscription Service Agreement with Ventra Technology, Inc. Associated with Dashcam Video Recording by Coweta Fire Rescue

The Board voted to confirm execution of a Subscription Service Agreement with Ventra Technology, Inc associated with a dashcam video recording system to be utilized by Coweta Fire Rescue in three (3) vehicles for a trial period of six (6) months at a total cost of \$40/camera/month (see minutes from June 6, 2023).

RESULT: CONFIRMED [UNANIMOUS]
MOVER: Bob Blackburn, District 3
SECONDER: Bill McKenzie, District 2
AYES: Reidelbach, Poole, McKenzie, Blackburn, Smith

4. 13912 Confirm Execution of an Agreement with AmWaste for the Transportation and Disposal of Solid Waste and Recyclables

The Board voted to confirm execution of an agreement with AmWaste to provide solid waste transportation, disposal, and recycling services at a total cost of \$49.75 per ton (see minutes from June 6, 2023).

RESULT: CONFIRMED [UNANIMOUS]
MOVER: Bob Blackburn, District 3
SECONDER: Bill McKenzie, District 2
AYES: Reidelbach, Poole, McKenzie, Blackburn, Smith

5. 13930 Confirm Execution of a Quit Claim Deed Associated with a Real Estate and Sales Agreement with the City of Senoia - District 1

The Board voted to confirm execution of a Quit Claim Deed associated with conveyance of an easement consisting of 0.77± acres that connects property located at 300 Howard Road, Senoia to Howard Road (Tract E as shown on Plat Book 101, Pages 276-277) [see minutes from November 16, 2021].

RESULT:	CONFIRMED [UNANIMOUS]
MOVER:	Bob Blackburn, District 3
SECONDER:	Bill McKenzie, District 2
AYES:	Reidelbach, Poole, McKenzie, Blackburn, Smith

SUPPLEMENTAL AND NON-AGENDA ITEMS

Supplemental and/or Non-Agenda Items

There were no Supplemental or Non-Agenda items to be added for discussion.

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

Motion To: **Amend the Agenda**

Business License Coordinator Joy Thompson explained that Mr. Mariano Garcia, applicant for a new package beer and wine license for La Garza, LLC located at 3450 East Highway 34 Suite E, Sharpsburg, had been delayed and that the Public Hearing cannot be held without his presence.

Administrator Fouts explained that if the Board chooses, they may table the Public Hearing regarding the new package beer and wine license to later in the meeting to give the applicant time to arrive.

The Board voted to amend the agenda to table the Public Hearing regarding a new package beer and wine license application filed by Mr. Mariano Garcia in operation of La Garza, LLC located at 3450 East Highway 34 Suite E, Sharpsburg, until later in the meeting to give the applicant time to arrive.

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

6. Motion To: **13881: Public Hearing Regarding Petition # REZ 23-06 Filed by Jeremy Zwick Requesting to Rezone Lot 12 Located on Bailey Station Circle, Newnan**

Zoning Coordinator Lisa Eschman presented Petition # REZ 23-06 filed by Jeremy Zwick requesting to rezone Lot 12 located on Bailey Station Circle, Newnan (Parcel # 121-6059-002B) from *C-8 (Heavy Commercial)* to *C-9 (Commercial Amusement)* for an outdoor miniature golf facility. She explained that the subject property consists of 3.81± acres located in the Bailey Station Development lying within the Hwy 34 *Quality Development Corridor District (QDCD)*. She further explained that on March 20, 2001 the subject property was zoned to *C-8 (Heavy Commercial)* under Petition # 019-00. The subject property is located near the northwest quadrant of SR 34 East and Andrew Bailey Road and access will be obtained via Bailey Station Circle (private road) with a proposed driveway along the rear of the property. The site plan incorporates a miniature golf facility and required site

development standards around an existing master stormwater facility/pond for the entire Bailey Station Development. Located in the rear yard along the northern property line will be the primary access and a total of fifty (50) parking spaces. The driveway will extend along the western property line to the front yard area which will provide an additional eight (8) parking spaces and emergency vehicle access. The front yard area will also contain a ticket office, concession and outdoor patio area. The 18-hole miniature golf course will be on approximately 0.7± acres situated along the southern property boundary fronting SR 34 East. In closing, she reviewed the zoning classifications of surrounding properties, highlighted the factors considered by staff during the application process, and presented eleven (11) conditions for consideration by the Board should they choose to approve the rezoning request.

Mr. Neal Spradlin, applicant representative, explained that the applicant is requesting *C-9 (Commercial Amusement)* for a mini-golf facility. He further explained that the property is surrounded by commercially zoned properties, will be a first of its kind facility in the county, and he thinks it will be well received by the community. There is a large stormwater pond located in the middle of the property that will be cleaned up, landscaped, maintained, and be a focal point of the site. The applicant is proposing to install the majority of the park at the rear of the lot with the golf course, ticket office, patio area, lawn area with games and picnic tables. The handicapped accessible parking will be located at the front near Hwy 34. A 20-foot driveway will connect the rear and front, will handle two-way traffic, and will be accessible by emergency vehicles. The applicant will comply with all *QDCD* requirements and has no objections to the conditions proposed by staff, but is requesting to extend hours of operations Sunday-Thursday from 10:00 a.m. to 10:00 p.m. He explained that there are some existing overall issues in the Bailey Station development with fallen signage and landscape and pavement maintenance (on private streets). The property owner's association (POA) for Bailey Station is defunct and the applicant is attempting to reorganize owners to get the issues resolved.

Administrator Fouts explained that in accordance with the rules governing the meeting, Mr. Zwick (applicant) has three (3) minutes to express his support of the project.

Mr. Jeremy Zwick, applicant, explained that the County has a lack of entertainment options, especially outdoor entertainment. He is working with a renowned national miniature golf course designer to make the facility beautiful including natural landscaping.

In response to questions from Commissioner Blackburn, Mr. Zwick explained that a water feature/fountain will be added and landscaping will be placed to the edge of the pond.

In response to a question from Commissioner Smith, Assistant Attorney Michael Hill explained that the Board has the discretion to add a water feature/fountain as a condition of zoning.

Administrator Fouts explained that the applicant has to comply with the County's *Stormwater Management Ordinance* and general maintenance will be required, but if there is something over and beyond that, he suggested that the Board add it as a condition of zoning. He further explained that business signage is subject to the *Coweta County Sign Ordinance*.

Chairman Reidelbach pointed out that the first nine (9) holes of the miniature golf course will be ADA complaint for disabled patrons.

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

In response to a question from Commissioner Smith, Administrator Fouts explained that if approved, the applicant will have to abide by all of the requirements of the *Coweta County Stormwater Ordinance* and that Condition # 5 states - *The applicant shall comply with the Coweta County Stormwater Management, Soil Erosion and Sedimentation Control, and Wetlands Protection Ordinances. Stormwater practices meeting the current Stormwater Manual and Chapter 30, Article IV of the Coweta County Code of Ordinances are required for this development.*

Chairman Reidelbach asked if staff had any additional comments. There were none.

The Board voted to close the Public Hearing regarding Petition # REZ 23-06 filed by Jeremy Zwick requesting to rezone Lot 12 located on Bailey Station Circle, Newnan (Parcel # 121-6059-002B) from C-8 (*Heavy Commercial*) to C-9 (*Commercial Amusement*).

RESULT:	PUBLIC HEARING CLOSED [UNANIMOUS]
MOVER:	Bill McKenzie, District 2
SECONDER:	Bob Blackburn, District 3
AYES:	Reidelbach, Poole, McKenzie, Blackburn, Smith

13881 Public Hearing Regarding Petition # REZ 23-06 Filed by Jeremy Zwick Requesting to Rezone Lot 12 Located on Bailey Station Circle, Newnan

The Board voted to rezone 3.81± acres lying within Lot 12 located on Bailey Station Circle, Newnan (Parcel # 121-6059-002B) from C-8 (*Heavy Commercial*) to C-9 (*Commercial Amusement*) for an outdoor miniature golf facility as requested in Petition # REZ 23-06 filed by Jeremy Zwick, subject to the following conditions:

1. The subject property shall be conditionally zoned for an 18-hole miniature golf facility with ticket/concession area.
2. All applicable requirements of Development Review, Building Department, Public Works, Fire Marshal, Environmental Health, and Water and Sewerage Authority shall be met unless a variance is granted through the normal procedures.
3. The entire development shall meet the *Quality Development Corridor District (QDCD)* requirements under *Appendix A. Zoning and Development, Article 26. Overlay Districts* of the *Coweta County Code of Ordinances*.
4. The entire development shall meet all the requirements of *Appendix A. Zoning and Development, Article 17I. C-9 Commercial Amusement District* of the *Coweta County Code of Ordinances*.
5. The applicant shall comply with the *Coweta County Stormwater Management, Soil Erosion and Sedimentation Control, and Wetlands Protection Ordinances*. Stormwater practices meeting the current *Stormwater Manual and Chapter 30, Article IV* of the *Coweta County Code of Ordinances* are required for this development.
6. The applicant's design professional shall coordinate the design parameters with County staff taking into consideration the design of the existing permitted master stormwater pond. Additional Stormwater management measures may be determined to be required to satisfy the ordinance requirements.
7. The applicant shall obtain a Land Disturbance Permit (LDP) 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.

8. The hours of operation for the miniature golf facility shall be Sunday-Thursday from 10:00 a.m. to 10:00 p.m. and Friday-Saturday from 10:00 a.m. to 11:00 p.m.
9. The applicant 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.
10. Any lighting shall be established to preclude glare onto or direct illumination of adjacent properties and streets.
11. Any signage must be reviewed and approved by the Community Development Department in accordance with the *Coweta County Sign Ordinance*.
12. The applicant shall install and maintain a fountain or surface aerator in the stormwater facility.

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

7. Motion To: **13893 : Public Hearing Regarding a New Package Beer and Wine License Filed by Mariano Garcia in Operation of La Garza, LLC Located at 3450 Easyt Hwy. 34, Suite E, Sharpsburg**

Business License Coordinator Thompson explained that Mr. Mariano Garcia, license representative and sole owner of La Garza, LLC located at 3450 East Highway 34 Suite E, Sharpsburg had arrived at the meeting. She presented his application for a new package beer and wine license and explained that the Business Tax Department has reviewed the application and finds that it is in order, meets the applicable requirements and should be considered by the Board of Commissioners in accordance with *Chapter 6 of the Coweta County Code of Ordinances*. She explained that the required background checks (GCIC) and fingerprint reports (GBI) for Mr. Garcia as applicant for license representative of the establishment, are complete and show that he meets the requirements set forth in the *Alcohol Ordinance*. In closing, she explained that a deli is located inside, some customers eat outside, and reiterated to Mr. Garza that the application is for a package license not a consumption license, and alcohol cannot be consumed on the premises.

In response to a question from Chairman Reidelbach, Ms. Thompson explained that in order to obtain a consumption license the business must be a full service restaurant.

Mr. Mariano Garcia, applicant, was present to field any questions the Board may have.

Chairman Reidelbach called for any comments in support of or in opposition to the proposed alcohol license. There were none.

The Board voted to close the Public Hearing regarding a new package beer and wine license filed by Mariano Garcia, license representative and sole owner of La Garza, LLC located at 3450 East Highway 34 Suite E, Sharpsburg.

RESULT: PUBLIC HEARING CLOSED [UNANIMOUS]
MOVER: Bob Blackburn, District 3
SECONDER: Bill McKenzie, District 2
AYES: Reidelbach, Poole, McKenzie, Blackburn, Smith

13893 Public Hearing Regarding a New Package Beer and Wine License Filed by Mariano Garcia in Operation of La Garza, LLC Located at 3450 E Highway 34 Suite E, Sharpsburg - District 4

The Board voted to grant a new package beer and wine license to Mariano Garcia, license representative and sole owner of La Garza, LLC located at 3450 E Highway 34 Suite E, Sharpsburg.

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

8. Motion To: **13884: Public Hearing Regarding Petition # REZ 23-09 Filed by Pulte Home Company, LLC Requesting to Rezone Property Located Between Holz Parkway and Posey Road, Newnan**

Community Development Director Angela White presented Petition # REZ 23-09 filed by Pulte Home Company, LLC (dba Del Webb) requesting to rezone property located between Holz Parkway and Posey Road, Newnan (Parcels # 108-6008-003, # 108-6008-004, # 108-5113-001, and # 109-5112-002) from RC (*Rural Conservation*) to RRCC (*Residential Retirement Community and Care District*) for a 964-lot, 55+ active adult community. She explained that the subject property consists of 472.49± acres located along the western side of Posey Road, north of the Baker, Hammock, and Posey Roads Intersection, and east of Holz Parkway. She presented pictures of the surrounding locations of Posey Road, the intersection of Baker/Hammock/Posey Roads, and Holz Parkway at its current terminus, amenities, and examples of available homes. She reviewed key landmarks located nearby, development types and percentages of units being requested including an amenity center, open space, and other recreational components. She explained that the development will be constructed in four (4) phases, with access points off Holz Parkway and Posey Road, an emergency access point off SR 34 designed in accordance with Georgia Department of Transportation (GDOT) standards. She briefly reviewed factors considered by staff during the application process, explained that the lot sizes do not fit into the surrounding RC (*Rural Conservation*) zoning and there are needs for expanded infrastructure (which the applicant will contribute to). In closing, she presented twenty-eight (28) conditions for consideration by the Board should they choose to approve the rezoning request.

In response to questions from the Board, Public Works Director Tod Handley explained that shoulders on Posey Road will meet standard shoulder widths as outlined in construction details.

In response to questions from the Board, Ms. White provided a brief history of the zoning and development regulations beginning with the previous *R-1 (One Family Residential District)* zoning that allowed for smaller lots and greater density, then the *R-160 (Single Family Residential District)* that allowed for larger lots, and then the current RRCC. She explained that the Posey-Hammock-Baker roundabout and the Baker Road turn lane at SR 34 shall be completed prior to acceptance and opening of the first development access to Posey Road or the 100th Certificate of Occupancy (CO) issued within the development, whichever occurs first. She further explained that the second entrance off Posey Road will be constructed as outlined in Condition # 23. She pointed out locations of the development's open space

areas (including lakes), existing *RC (Rural Conservation)* properties, businesses, offices, industrial properties, wooded lots, subdivisions, and minor/major roadways in the area.

Mr. George Rosenzweig, applicant representative, was present to address the Board. Mr. Rosenzweig explained that the applicant is requesting the *RRCC* zoning for a prestigious Del Webb community, with over 100 locations nationwide and that it would be a great product to bring to Coweta County. Del Webb communities target 55+ plus active adults and are characterized by smaller lots, lots of open space and natural, heavily landscaped areas. Six months ago, a previous application was presented and denied by the Board. Now, the applicant has submitted a revised plan with no lots located east of Posey Road and has agreed to pay for the extension of Holz Parkway at the time of the initial phase (one-mile in length), the Baker/Posey/Hammock Roads roundabout before the 100th Certificate of Occupancy (CO) is issued, and the right turn lane at Baker Road and Hwy 34 before the 100th Certificate of Occupancy (CO) is issued. A gated emergency access will be located off Hwy 34 (instead of Baker Road) and the applicant has no objection to the twenty-eight (28) conditions proposed by staff. The applicant has revised the associated variances requested (Petition # VAR 23-13) to withdraw the minimum floor area variance and to address accessibility requirements by limiting interior doors to measure 34-inches with wider interior doors to be offered an option for the homebuyer. He explained that the gross density is 2.04 homes per acre and there are 228.05± acres of planned open space. He presented the planned phasing in of lots and timing of related roadway improvements. He explained that although the lot sizes are smaller, the development consists of meandering roads, varied lot elevations, and berms and landscaping. The basic home price point for the three base model options will range from the mid \$400,000 to mid \$600,000, and will provide a substantial economic benefit and impact on the community, infrastructure, and schools.

Chairman Reidelbach called for any comments in support of the proposed rezoning.

The following individuals spoke in support of the proposed rezoning citing the quality and maintenance of existing Del Webb communities, needed housing for the aging population, reasonable Home Owners Association (HOA) fees, applicant proffering to fund needed transportation improvements, and increased safety at the roundabout and intersections.

Ms. Carol Freund, Cannongate Circle, Sharpsburg

Mr. Tom Drolet, Windemere Circle, Newnan

Mr. A.J. Braswell, Hammock Road, Newnan

Mr. James Riggiola, Rockhouse Estates Drive, Senoia

Ms. Hope Larisey, Fischer Spur Road, Newnan

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

The following individuals spoke in opposition to the proposed rezoning citing existing and increased traffic, speeding, travel times on Posey, Baker, Hammock Roads and Hwy 154, negative impacts to the environment and wildlife, decreased property values, high density, loss of rural aesthetic, increased noise, vehicles, and accidents with wildlife in the area, hardship on nearby residents, sedimentation of lakes, delays to public safety response times, number of variances requested, lot size not congruent with area/nearby subdivisions, poor condition of Posey Road, construction traffic damaging roads, lack of shoulders on roadways, danger accessing mailboxes located on the opposite side of the street on Posey/Hammock Roads, decreased safety, loss of greenspace, the developer is only concerned with

making money, does not follow the County's vision statement of fostering rural character, difficulty exiting existing subdivisions, lack of affordability, and failure to serve the greater interest of the citizens of Coweta County

Mr. Tom Thomason, Wakefield Drive, Newnan

Mr. Danny Hewett, Princess Circle, Newnan

Mr. Jeff Hennum, Hammock Ridge Drive, Newnan

Mr. Edward Patton, Mosby Woods Drive, Newnan

Ms. Susie Harman, General Longstreet Line, Newnan

Ms. Angela Thomason, Wakefield Drive, Newnan

Ms. Teresa Campbell, Posey Road, Newnan

Ms. Dana Davis, Posey Road, Newnan

Ms. Frankie Hardin, Pine Lake Drive, Newnan

Administrator Fouts explained that there are a few more citizens that signed up to speak in opposition, but the 20-minutes allowed in accordance with the rules governing the meeting have been exhausted. In addition, the applicant has exhausted the 10-minutes allowed (in accordance with the rules) and has no time remaining for rebuttal.

Chairman Reidelbach asked if staff had any additional comments.

Assistant Community Development Director White explained that berms are incorporated in Condition # 7 as part of the layout, landscape and buffer plan.

In response to a question from Commissioner Smith regarding the future Holz Parkway at I-85 Interchange, Public Works Director Tod Handley explained that an interchange serves no purpose if there are no connecting roads. In addition, the extension of Holz Parkway to the future interchange will take traffic off Hwy 34 and Hwy 154 as well as a good portion of the truck traffic from the industrial parks.

In response to questions from the Board, Administrator Fouts explained that the development will not affect location of fire stations and that the Fire Marshal is included in the County's development review process.

In response to questions from the Board, Public Works Director Handley explained that 6-foot shoulders are typically required on roads and upon review of grading and rights-of-way, staff will determine if the acquisition of additional rights-of-way is needed.

The Board voted to close the Public Hearing regarding Petition # REZ 23-09 filed by Pulte Home Company, LLC requesting to rezone property located between Holz Parkway and Posey Road, Newnan (Parcels # 108-6008-003, # 108-6008-004, # 108-5113-001, and # 109-5112-002) from RC (*Rural Conservation*) to RRCC (*Residential Retirement Community and Care District*).

RESULT:	PUBLIC HEARING CLOSED [UNANIMOUS]
MOVER:	John Reidelbach, District 4 - Chairman
SECONDER:	Paul Poole, District 1 - Vice Chairman
AYES:	Reidelbach, Poole, McKenzie, Blackburn, Smith

13884 Public Hearing Regarding Petition # REZ 23-09 Filed by Pulte Home Company, LLC (dba Del Webb Newnan) Requesting to Rezone Property Located Between Holz Parkway and Posey Road, Newnan

Chairman Reidelbach explained that the applicant previously requested a larger project (Petition # REZ 22-33) and at that time did not offer as

much as they are proffering now. He understands concerns with traffic, but the Board has to consider the whole picture and what is the best quality for the growth that is going to occur.

Commissioner Smith encouraged everyone to slow down, relax and be courteous when driving.

The Board voted to rezone property located between Holz Parkway and Posey Road, Newnan (Parcels # 108-6008-003, # 108-6008-004, # 108-5113-001, and # 109-5112-002) from *RC (Rural Conservation)* to *RRCC (Residential Retirement Community and Care District)* as requested in Petition # REZ 23-09 filed by Pulte Home Company, LLC, subject to the following conditions:

1. The applicant shall comply with all requirements of Coweta County's *Stormwater Management, Soil Erosion and Sedimentation Control, and Wetlands Protection Ordinances*.
2. All applicable requirements of the Fire Marshal, Environmental Management, and Building Department shall be met.
3. Any applicable lighting related to the proposed development shall be established so adjacent residential properties are not adversely affected, and to preclude glare onto or direct illumination of adjacent properties and streets.
4. The applicant shall meet all requirements of the *Residential Retirement Community and Care (RRCC)* district unless a variance is granted through the normal variance process.
5. Residential structures shall consist of fire-resistant materials like cementitious siding or other masonry-like products with no vinyl or wood siding allowed.
6. All amenities as proffered by the applicant shall be completed on or before issuance of the 300th building permit.
7. There shall be a 50-foot buffer adjacent to all *RC (Rural Conservation)* districts unless a variance is granted through the normal variance procedure. A Landscape and Buffer Plan shall be submitted to the Community Development Director for approval to ensure all existing buffers meet the requirements of *Appendix A. Zoning and Development* of the *Coweta County Code of Ordinances*. Any additional plantings or berms may be added to ensure proper buffering adjoining all *RC* zoning districts. A 50-foot buffer shall be required along all existing road frontages. Berms will be included along Baker Road and Posey Road as part of the buffer and landscaping plan. The applicant shall consult with the Coweta County Development Review Division regarding whether buffers shall be natural, planted, or a combination of the two. Additionally, the Development Review Division may require a landscaped berm to be installed as part of any planted buffer. All buffer plantings shall meet the requirements of *Appendix A. Zoning and Development, Article 25 Buffer and Screening* of the *Coweta County Code of Ordinances*. The applicant shall replant any areas of the 50-foot exterior where the vegetation is sparse using evergreen plants to visually screen the backs of homes from public roads.
8. All conditions contained in Attachment A of DRI #3676 must be completed by the Developer at the Developer's expense.
9. Prior to final plat approval of the initial phase, the applicant shall design and construct an extension of Holz Parkway from its current northern terminus to the community entrance designated as Driveway 1 on the DRI

site plan. The Holz Parkway extension shall be designed as a four-lane roadway with a 16-foot divided median and the applicant shall construct two-lanes on one side of the median allowing for future widening. All cross drainpipes shall be designed and constructed to accommodate the future widening and a cul-de-sac constructed at the end of the extension of Holz Parkway. The extension of Holz Parkway shall be completed in conjunction with the initial phase of the development and final plat.

10. Prior to acceptance and opening of the first development access to Posey Road or the 100th Certificate of Occupancy within the development, whichever occurs first, the applicant shall widen Posey Road to provide two eleven-foot lanes and 6-foot shoulders on each side of the roadway for the through traffic from the northern property line of the development to the intersection with Hammock Road in conjunction with permitted accesses to Posey Road.
11. Prior to acceptance and opening of the first development access to Posey Road or the 100th Certificate of Occupancy within the development, whichever occurs first, the Posey-Hammock-Baker roundabout, and the Baker Road turn lane at SR 34 shall be completed.
12. All associated lighting and landscaping with the roads and roundabout shall comply with the Georgia Department of Transportation (GDOT) standards.
13. The applicant shall comply with any additional requirements established by the Georgia Department of Transportation (GDOT) for access to or work within GDOT right-of-way.
14. Pad graded lots shall have manageable yard transitional slopes of 4:1 or flatter. If a transition would create grades steeper than 4:1, then retaining walls will be required as an alternative to steep, not easily maintainable, and un-stabilized yard slopes.
15. A grading and drainage master plan shall be provided for review during the preliminary plat review.
16. The permit applicant shall be responsible for stormwater management meeting the requirements of *Chapter 30 of the Coweta County Code of Ordinances* and specifically providing the required Runoff Reduction practices upgradient from the detention/retention ponding to help avoid maintenance concerns and provide a treatment train approach as intended by the *Ordinance*.
17. The Developer may permit model homes in accordance with *Appendix A Zoning and Development, Article 24 Development Regulations, Section 246.2.3 #3 of the Coweta County Code of Ordinances*, or once a final plat has been approved.
18. At the discretion of the Community Development Director additional width shall be required to drainage easements for storm pipe systems that are to be located in close proximity to houses, with deep cover, or in areas where additional width is needed for adequate excavation and safe working space for maintenance. In addition, staff may require reinforced concrete pipe in these areas of concern.
19. Homes shall be setback at least 100-feet from Posey Road and Baker Road.
20. In regard to Odom Lake, the Developer shall comply with the letter dated January 24, 2022 from Caroline Walden of the Georgia Department of Natural Resources by lowering the crest of the dam so that the maximum

volume impounded is less than 100-acre feet so that the subject dam is reclassified from Category II to exempt from regulation under the *Safe Dams Act*. The Developer must maintain the dam for the duration of the development's construction and must provide in the subdivision covenants that the Homeowners Association (HOA) is responsible for maintenance of the open-space and amenities after the property is transferred to the HOA.

21. The development shall be limited to 964 single-family lots.
22. The development shall be constructed with the following subdivision street outlets:
 - a. A main entrance off of Holz Parkway;
 - b. A secondary entrance off the west side of Posey Road;
 - c. A tertiary entrance off the west side of Posey Road;
 - d. A gated emergency access off of Georgia Highway 34.
23. The subdivision street outlets shall be constructed in accordance with the following:
 - a. Up to 49 lots shall be permitted with one entrance;
 - b. Up to 249 lots shall be permitted with two entrances;
 - c. Up to 499 lots shall be permitted with three entrances;
 - d. Up to 964 lots shall be permitted with three entrances and the emergency access.
24. The applicant shall provide walking trails and sidewalks located in a utility and sidewalk easement maintained by the Homeowners Association (HOA) as outlined in the applicant's Streetscape Section Details.
25. The applicant shall construct a gated emergency access drive along the State Route 34 (SR 34) frontage and connecting to the development. This access drive shall be limited to a right-in/right-out, and shall be designed, permitted, and constructed in accordance with Georgia Department of Transportation (GDOT) requirements.
26. All transportation work shall be designed and constructed in accordance with American Association of Highway and Transportation Officials (AASHTO) and Georgia Department of Transportation (GDOT) standards.
27. Utility easements shall be limited to 14-feet from the 36-foot Access and Utility Easements
28. The applicant shall obtain a Land Disturbance Permit (LDP) 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.

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

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

Chairman Reidelbach called for comments regarding any items on the agenda.

Ms. Theresa Calabrese, applicant requesting a rear yard setback variance (Item # 10) for 425 Timberview Circle, Sharpsburg, explained that she was present to field any questions from the Board.

Mr. George Rosenzweig, applicant representative for Pulte Home Company (dba Del Webb) (Item # 9), explained that the applicant is requesting nine (9) variances, five (5) of which are related to smaller lot sizes and setbacks. The Del Webb branded product is recognized for its smaller lots that require less maintenance.

Mr. George Rosenzweig, applicant representative for Marketplace Beverage (Item # 11), explained that Mr. Abid Khutliwala (applicant) is requesting a 6-month time extension for opening of a liquor store. Mr. Khutliwala is within a few days of opening but is running out of time to enter \$4 million of inventory into his point-of-sale (POS) system.

Mr. Abid Khutliwala, applicant for Marketplace Beverage (Item # 11), explained that he is experiencing delays with entering inventory into a point-of-sale (POS) system with approximately 5,000 SKUs, and is planning to open the package store on Tuesday, July 18, 2023.

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

9. 13923 Recommend Approval of Petition # VAR 23-13 Filed by Pulte Home Company, LLC (dba Del Webb) Requesting Lot Size, Front, Side, and Rear Yard Setbacks, Lot Width, Building Design, Entrance/Exit, Minimum Floor Area, Tree Preservation, and Amenity Parking Variances for Property Located at Posey Road and Hollz Parkway, Newnan

Assistant Community Development Director White presented Petition # VAR 23-13 filed by Pulte Home Company, LLC (dba Del Webb) requesting lot size, front, side, and rear yard setbacks, lot width, building design, entrance/exit, minimum floor area, tree preservation, and amenity parking variances for property located at Posey Road and Hollz Parkway, Newnan (Parcel # 108-6008-003, # 108-6008-004, # 108-5113-001, and # 109-5112-002). She informed the Board that prior to the meeting the applicant withdrew the variance request associated with minimum floor area and the building design standards variance request has been modified.

RESULT:	PRESENTED
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Motion To: **Grant Minimum Lot Size Variance**

Assistant Community Development Director White explained that the applicant is requesting minimum lot size reductions for the development. She reviewed the factors considered by staff during the application process, explained that the Board of Zoning Appeals recommended approval of the following minimum lot size reductions and presented one (1) condition for consideration by the Board should they choose to grant the following requests:

- (from 8,500 square feet to 5,250 square feet) 30% of the development
- (from 8,500 square feet to 6,500 square feet) 45% of the development
- (from 8,500 square feet to 8,250 square feet) 25% of the development

Commissioner Poole explained that he would like for the percentages to be changed

to 20% (5,250 square feet), 50% (6,500 square feet), and 30% (8,250 square feet) in consideration of the existing residents living near to the development.

In response to a question from Chairman Reidelbach, Ms. White explained that the lot size percentages recommended by staff are the maximum that will be allowed and the lot designs will correlate accordingly.

Commissioner McKenzie questioned what would be wrong with staying with 8,500 square feet lot sizes as the *RRCC* zoning requires.

Commissioner Reidelbach explained that it would change the entire scope of the project and go against a precedent that has already been set with previous developments.

On motion of Commissioner Poole, seconded by Commissioner McKenzie, failing by a vote of 2 to 3, with Commissioner Reidelbach, Commissioner Blackburn, and Commissioner Smith voting in opposition, a motion to approve the following minimum lot size reductions was defeated:

- (from 8,500 square feet to 5,250 square feet) 20% of the development
- (from 8,500 square feet to 6,500 square feet) 50% of the development
- (from 8,500 square feet to 8,250 square feet) 30% of the development

On motion of Chairman Reidelbach, seconded by Commissioner Blackburn, passing by a vote of 3 to 2, with Chairman Reidelbach, Commission Blackburn, and Commissioner Smith voting in support and Commissioner Poole and Commissioner McKenzie voting in opposition, the Board voted to grant the following minimum lot size reductions for property located at Posey Road and Holz Parkway, Newnan (Parcel # 108-6008-003, # 108-6008-004, # 108-5113-001, and # 109-5112-002) as requested in Petition # VAR 23-13 filed by Pulte Home Company, LLC (dba Del Webb), subject to one (1) condition:

- (from 8,500 square feet to 5,250 square feet) 30% of the development
 - (from 8,500 square feet to 6,500 square feet) 45% of the development
 - (from 8,500 square feet to 8,250 square feet) 25% of the development
1. The minimum lot size shall be no smaller than 5,250 square feet for 30% of the development, no smaller than 6,500 square feet for 45% of the development, and no smaller than 8,250 square feet for 25% of the development.

RESULT:	GRANTED [3 TO 2]
MOVER:	John Reidelbach, District 4 - Chairman
SECONDER:	Bob Blackburn, District 3
AYES:	John Reidelbach, Bob Blackburn, Al Smith
NAYS:	Paul Poole, Bill McKenzie

Motion To: **Grant Front Yard Setback Variance**

Assistant Community Development Director White explained that the applicant is requesting a 5-foot front yard setback reduction (from 20-feet to 15-feet) for the entire development. She reviewed the factors considered by staff during the application process, explained that the Board of Zoning Appeals recommended approval of the variance, 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 front yard setback reduction (from 20-feet to 15-feet) for property located at Posey Road and Holz Parkway, Newnan (Parcel # 108-6008-003, # 108-6008-004, # 108-5113-001, and # 109-5112-002) as requested in Petition # VAR 23-13 filed by Pulte Home Company, LLC (dba Del Webb), subject

to the following condition:

1. The front yard setback reduction shall not exceed the requested 5-feet (from 20-feet to 15-feet).

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

Motion To: Grant Minimum Side Yard Setback Variance

Assistant Community Development Director White explained that the applicant is requesting a 5-foot side yard setback reduction (from 10-feet to 5-feet) for the entire development. She reviewed the factors considered by staff during the application process, explained that the Board of Zoning Appeals recommended approval of the variance, 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 side yard setback reduction (from 10-feet to 5-feet) for property located at Posey Road and Holz Parkway, Newnan (Parcel # 108-6008-003, # 108-6008-004, # 108-5113-001, and # 109-5112-002) as requested in Petition # VAR 23-13 filed by Pulte Home Company, LLC (dba Del Webb), subject to the following condition:

1. The side yard setback reduction shall not exceed the requested 5-feet (from 10-feet to 5-feet).

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

Motion To: Grant Minimum Rear Yard Setback Variance

Assistant Community Development Director White explained that the applicant is requesting a 30-foot rear yard setback reduction (from 40-feet to 10-feet) for the entire development. She reviewed the factors considered by staff during the application process, explained that the Board of Zoning Appeals recommended approval of the variance, and presented one (1) condition for consideration by the Board should they choose to grant the request.

The Board voted to grant a 30-foot rear yard setback reduction (from 40-feet to 10-feet) for property located at Posey Road and Holz Parkway, Newnan (Parcel # 108-6008-003, # 108-6008-004, # 108-5113-001, and # 109-5112-002) as requested in Petition # VAR 23-13 filed by Pulte Home Company, LLC (dba Del Webb), subject to the following condition:

1. The rear yard setback reduction shall not exceed the requested 30-feet (from 40-feet to 10-feet).

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

Motion To: Grant Minimum Lot Width Reduction at Front Setback Variance

Assistant Community Development Director White explained that the applicant is

requesting an 18-foot minimum lot size reduction at the front setback (from 60-feet to 42-feet) for no more than 30% of the units (289 units) within the development. She reviewed the factors considered by staff during the application process, explained that the Board of Zoning Appeals recommended approval of the variance, and presented one (1) condition for consideration by the Board should they choose to grant the request.

The Board voted to grant an 18-foot minimum lot width reduction at front setback (from 60-feet to 42-feet) for no more than 30% of the units in property located at Posey Road and Holz Parkway, Newnan (Parcel # 108-6008-003, # 108-6008-004, # 108-5113-001, and # 109-5112-002) as requested in Petition # VAR 23-13 filed by Pulte Home Company, LLC (dba Del Webb), subject to the following condition:

1. The minimum lot width reduction shall not exceed the requested 18-foot (from 60-foot to 42-foot) on 30% of the units in the development.

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

Motion To: **Grant Building Design Standards Variance**

Assistant Community Development Director White explained that the applicant is requesting a building design standards variance to make accessibility requirements optional for all units in the development and the Board of Zoning Appeals recommended approval. Since the Board of Zoning Appeals meeting (June 22, 2023), the applicant has proffered to meet all ADA accessibility requirements except for interior doors to measure 34-inches with larger interior doors offered as an option for the homebuyer. In closing, she reviewed 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 variance request.

Mr. Rick Martin, applicant representative, explained that there are various alternatives available for bathroom design for purchase by the owner, doorways will be ADA compliant, none of the nine (9) model homes will have full ADA accessible bathrooms, and shower doors open outwards.

The Board voted to grant a building design standards variance to allow interior doors to measure 34-inches with larger interior doors as an option offered to potential buyers for all units on property located at Posey Road and Holz Parkway, Newnan (Parcel # 108-6008-003, # 108-6008-004, # 108-5113-001, and # 109-5112-002) as requested in Petition # VAR 23-13 filed by Pulte Home Company, LLC (dba Del Webb), subject to the following condition:

1. The building design standards shall be met with the exception of interior doors which shall measure 34-inches with an option for larger interior doors to be incorporated into the purchase contract for the purchaser.

RESULT:	GRANTED [4 TO 1]
MOVER:	John Reidelbach, District 4 - Chairman
SECONDER:	Bill McKenzie, District 2
AYES:	John Reidelbach, Bill McKenzie, Bob Blackburn, Al Smith
NAYS:	Paul Poole

Motion To: **Grant Entrances/Emergency Exit Variance**

Assistant Community Development Director White explained that the applicant is requesting access and emergency variances on Holz Parkway, Posey Road, Baker

Road, and SR 34. She reviewed the factors considered by staff during the application process, explained that the Board of Zoning Appeals recommended approval of the variance, and presented four (4) conditions for consideration by the Board should they choose to grant the request.

The Board voted to grant access and emergency exit variances for property located at Posey Road and Holz Parkway, Newnan (Parcel # 108-6008-003, # 108-6008-004, # 108-5113-001, and # 109-5112-002) as requested in Petition # VAR 23-13 filed by Pulte Home Company, LLC (dba Del Webb), subject to three (3) conditions:

1. The extension of Holz Parkway shall be completed in conjunction with the initial phase of the development.
2. No Certificates of Occupancy (CO) shall be granted until the road extension of Holz Parkway is approved and accepted by Coweta County.
3. Posey Road shall have two (2) access points as noted on the Conceptual Site Plan (west side of Posey Road).
4. SR 34 East shall have a gated emergency access as conditioned in Petition # REZ 23-09 approved by the Board on July 11, 2023.

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

Motion To: **Grant Minimum Floor Area Variance - WITHDRAWN BY APPLICANT**

Assistant Community Development Director White explained that the applicant withdrew a request for a minimum floor area reduction (from 1,500 square feet to 1,250 square feet) for no more than 30% units in the development prior to the meeting.

RESULT:	WITHDRAWN NO VOTE
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Motion To: **Grant Tree Preservation Variance**

Assistant Community Development Director White explained that the applicant is requesting that the required trees be allowed either on lot or in Open Space of the development. She reviewed the factors considered by staff during the application process, explained that the Board of Zoning Appeals recommended approval of the variance, and presented one (1) condition for consideration by the Board should they choose to grant the request.

In response to questions from the Board, Assistant Community Development Director Ben Sewell, explained that there is not a tree replacement requirement but there is a landscaping requirement. Typically in a residential subdivision a developer would be required to plant a certain number of caliper inches per lot. With the small lot sizes in this development it isn't practical to plant a tree for a lack of room for the tree to grow out without shading out the entire lot. Therefore, the required caliper tree inches will be planted within the combination of lots and open space. Lastly, tree density surveys were required in the past under the tree preservation ordinance, but are no longer a requirement.

The Board voted to grant a tree preservation variance for property located at Posey Road and Holz Parkway, Newnan (Parcel # 108-6008-003, # 108-6008-004, # 108-5113-001, and # 109-5112-002) as requested in Petition # VAR 23-13 filed by Pulte Home Company, LLC (dba Del Webb), subject to the following condition:

1. The applicant shall meet all the caliper tree inches within the combination of lots and

open space of the residential development.

RESULT: **GRANTED [UNANIMOUS]**
MOVER: John Reidelbach, District 4 - Chairman
SECONDER: Bill McKenzie, District 2
AYES: Reidelbach, Poole, McKenzie, Blackburn, Smith

Motion To: **Grant Amenity Parking Variance**

Assistant Community Development Director White explained that the applicant is requesting to allow two-hundred (200) automobile and seventy-five (75) golf-cart parking spaces at the Amenity Center. She reviewed the factors considered by staff during the application process, explained that the Board of Zoning Appeals recommended approval of the variance, and presented one (1) condition for consideration by the Board should they choose to grant the request.

In response to a question from Chairman Reidelbach, Public Works Director Handley explained that the county does not have a golf cart ordinance and the roads within the development are private.

The Board voted to grant an amenity parking variance to allow two-hundred (200) automobiles and seventy-five (75) golf-cart parking spaces for property located at Posey Road and Holz Parkway, Newnan (Parcel # 108-6008-003, # 108-6008-004, # 108-5113-001, and # 109-5112-002) as requested in Petition # VAR 23-13 filed by Pulte Home Company, LLC (dba Del Webb), subject to the following condition:

1. The required parking for each amenity facility shall be met, and if parking is to exceed the maximum allowed then that parking surface should be of a pervious material.

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

10. 13882 Recommend Approval of Petition # VAR 23-04 Filed by Theresa Calabrese Requesting a Rear Yard Setback Variance for Property Located at 425 Timberview Circle, Sharpsburg

AW presented Petition # VAR 23-04 filed by Theresa Calabrese requesting a rear yard setback variance for property located at 425 Timberview Circle, Sharpsburg (Parcel # 122-6069-179) along with a recommendation of approval from the Board of Zoning Appeals. She explained that the subject property is Lot 72 in Phase 1B of the Timberbrook development, consists of 0.247± acres, and is zoned *RRCC (Residential Retirement Community and Care District)*. The *RRCC* zoning district requires 8,500 square feet lots and the applicant is requesting a 5-foot rear yard setback reduction from the required 40-feet to construct a covered roof to screen an existing patio area. In closing, she reviewed 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 request.

The Board voted to grant a 5-foot rear yard setback reduction (from 40-feet to 35-feet) for property located at 425 Timberview Circle, Sharpsburg (Parcel # 122-6069-179) as requested in Petition # VAR 23-04 filed by Theresa Calabrese, subject to the following conditions:

1. The rear yard setback reduction shall not exceed the requested 5-feet.
2. The applicant shall provide a letter of approval from Beacon Management,

LLC/HOA Support Services.

3. The applicant shall obtain all the required building permits and inspections from the Building Department.

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

11. 13932 Request for an Additional Six (6) Month Extension on the Opening of a New Distilled Spirits, Beer and Wine Package Store Filed by Abid Khutliwala in Operation of Marketplace Beverage (Aynur Enterprise, Inc.) Located at 50 Market Place Drive, Newnan - District 4

Business License Coordinator Thompson explained that Board heard comments from the owner and applicant representative for Marketplace Beverage package store earlier in the meeting. The store opening has been delayed because of supply chain issues which in turn delayed entering \$1 million in inventory into their Point-of-Sale (POS) system. She further explained that the administrative extension expires on July 20, 2023 but the Board does not meet again until July 25, 2023. Therefore, as a precaution the applicant filed for an additional six (6) month extension. In closing, she explained that the applicant plans to open the store within the next week.

The Board voted to grant a six (6) month extension (beginning July 20, 2023 and expiring January 20, 2024) associated with the opening of a new distilled spirits, beer, and wine package store as requested by Abid Khutliwala in operation of Marketplace Beverage (Aynur Enterprise, Inc.) located at 50 Market Place Drive, Newnan.

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

12. 13914 Request Acceptance of Additional Right-of-Way Located on Bledsoe Road - District 3

Administrator Fouts explained that Bledsoe Road, LLC has submitted a warranty deed for dedication of additional right-of-way on Bledsoe Road (eyebrow cul-de-sac consisting of 0.178± acres) for acceptance by the Board. In addition, the grading, storm drainage, curb and gutter, and street base have been completed for the additional right-of-way on Bledsoe Road in accordance with Coweta County regulations.

The Board voted to accept conveyance of 0.1783± acres of additional right-of-way on Bledsoe Road (eyebrow cul-de-sac) and drainage structures into the Coweta County Public Roads System.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Bob Blackburn, District 3
SECONDER:	Paul Poole, District 1 - Vice Chairman
AYES:	Reidelbach, Poole, McKenzie, Blackburn, Smith

UNFINISHED BUSINESS

13. 13934 Request Appointments to Various Boards/Authorities

No action was taken by the Board regarding appointments to various boards/authorities.

RESULT: NO ACTION TAKEN

NEW BUSINESS

Bids and Contracts

14. 13926 Bid Award Associated with an Emergency Pipe Replacement on Peachtree Lake Drive (RB23.11) - District 4

Administrator Fouts explained that staff is seeking approval of a bid regarding the replacement of two (2) 48-inch diameter corrugated metal pipes (CMP) that cross underneath Peachtree Lake Drive. Staff solicited bids and is requesting that the Board retain RDJE, Inc to perform the emergency pipe replacement for a total cost of \$175,00.00 (SPLOST).

The Board voted to retain RDJE, Inc for the purposes of performing an emergency pipe replacement on Peachtree Lake Drive near Cottonwood Circle at a total cost of \$175,00.00 (RB23.11).

RESULT: APPROVED [UNANIMOUS]
MOVER: Al Smith, District 5
SECONDER: Paul Poole, District 1 - Vice Chairman
AYES: Reidelbach, Poole, McKenzie, Blackburn, Smith

15. 13939 Request Approval/Execution of a Contract for Engineering Services Associated with the Leroy Johnson Entrance from the SR 16 Roundabout (RB23.13) - District 1

Administrator Fouts explained that the Leroy Johnson Recreation Complex is currently accessible by a single, stop controlled driveway from SR 16. Heavy traffic volumes on SR 16 and the reduced gaps in the traffic flow can result in increased delay for drivers entering and leaving the complex during certain times of the day. A new Community Center is currently under construction inside the complex along with additional amenities. Staff has been in communication with the property owner to the west regarding a second entrance to the site that would connect to the fourth leg of the existing and recently completed roundabout on SR 16 at Old Hwy 85. The adjoining property owner supports the proposal for the added connection. The roundabout project was designed by Capstone Engineering and staff has obtained a proposal from the company to design the extension of the fourth leg of the roundabout and a second entrance to the Leroy Johnson Complex from that roadway. The total proposed cost of the survey and design for the project is \$20,000 and construction of the roadway extension and park entrance is estimated to cost \$225,000. Lastly, he explained that the design work will be funded by the Special Purpose Local Option Sales Tax (SPLOST).

The Board voted to execute a contract with Capstone Engineering in the amount of \$20,000 for design of a second entrance and access road to Leroy Johnson Park from the roundabout at SR 16 and Old Hwy 85 (RB23.13) [SPLOST].

RESULT: EXECUTED [UNANIMOUS]
MOVER: Paul Poole, District 1 - Vice Chairman
SECONDER: Bob Blackburn, District 3
AYES: Reidelbach, Poole, McKenzie, Blackburn, Smith

16. 13895 Request Approval/Execution of Lease with State Properties Commission for the Department of Community Supervision (Felony Probation) at 51B Perry Street

Administrator Fouts explained that at the Commission meeting held on April 4, 2023, the Board voted to approve and execute a Letter of Intent (LOI) from the State Properties Commission (SPC) related to an updated lease for property located at 51 B Perry Street on behalf of the Department of Community Supervision (Felony Probation). Staff is in receipt of the updated lease agreement, based upon the terms outlined in the LOI. The new lease term begins on July 1, 2023 and expires on June 30, 2024 with five (5) additional one (1) year renewal options. The lease agreement includes an increase of 3% in monthly lease payments to \$3,645.81 and annual increases of 2% for optional renewal terms.

The Board voted to execute a new lease agreement with the State Properties Commission (SPC) for property located at 51 B Perry Street on behalf of the Department of Community Supervision (Felony Probation) for the term beginning July 1, 2023 and expiring June 30, 2024, contingent upon final legal review.

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

Additional Action Items

17. 13922 Request Approval/Execution of a Revised Right-of-Way Easement and Quit Claim Deed with Georgia Power Associated with Relocation of Dyer Road - District 2

Administrator Fouts explained that at the Commission meeting held on March 21, 2023, the Board voted to abandon the old alignment of Dyer Road and to execute an Easement Agreement with Georgia Power for the area containing the relocated section of the roadway. Georgia Power has provided plats for the right-of-way abandonment and easement area that required slight revisions to the easement and deed documents.

The Board voted to execute a revised Right-of-Way Easement Agreement and a Quit Claim Deed with Georgia Power associated with the relocation of Dyer Road.

RESULT: EXECUTED [UNANIMOUS]
MOVER: Bill McKenzie, District 2
SECONDER: Bob Blackburn, District 3
AYES: Reidelbach, Poole, McKenzie, Blackburn, Smith

18. 13928 Request Approval/Execution of an Amendment to Chapter 74. Traffic and Vehicles of the Coweta County Code of Ordinances to Designate No Parking Zones on Ashmore Drive - District 2

The Board voted to execute an amendment to *Chapter 74. Traffic and Vehicles, Article III. No Parking Zones. Section 74-56. Established of the Coweta County Code of Ordinances* to establish "No Parking Zones" on Ashmore Drive.

RESULT: EXECUTED [UNANIMOUS]
MOVER: Bill McKenzie, District 2
SECONDER: Bob Blackburn, District 3
AYES: Reidelbach, Poole, McKenzie, Blackburn, Smith

19. 13925 Request Approval/Execution of a Right-of-Entry Associated with Storm Drain Maintenance at 25 and 35 Fraysers Court, Sharpsburg - District 1

The Board voted to execute Rights-of-Entry with Mr. Joshua Wright and with Mr. Melvin Patmon, Jr for the purposes of performing storm drain maintenance at 25 and 35 Fraysers Court, Sharpsburg (respectively).

RESULT: EXECUTED [UNANIMOUS]
MOVER: Paul Poole, District 1 - Vice Chairman
SECONDER: Bob Blackburn, District 3
AYES: Reidelbach, Poole, McKenzie, Blackburn, Smith

20. 13936 Request Approval/Execution of a Right-of-Entry Associated with Ditch Repairs at 2 Meadowsweet Lane, Newnan - District 2

The Board voted to execute a Right-of-Entry with Mr. Steve Capps associated with ditch repairs at 2 Meadowsweet Lane, Newnan.

RESULT: EXECUTED [UNANIMOUS]
MOVER: Bill McKenzie, District 2
SECONDER: Bob Blackburn, District 3
AYES: Reidelbach, Poole, McKenzie, Blackburn, Smith

21. 13417 Request Approval/Execution of Resolution to Call for a SPLOST Election and an Intergovernmental Agreement (IGA) with the Municipalities to Specify the Purposes for Which the Proceeds of the Tax will be Used

The Board voted to execute a Resolution to Call for a Special Purpose Local Option Sales Tax (SPLOST) Election and to execute an Intergovernmental Agreement (IGA) with the municipalities associated with the 2025 SPLOST referendum.

RESULT: EXECUTED [UNANIMOUS]
MOVER: Al Smith, District 5
SECONDER: Bob Blackburn, District 3
AYES: Reidelbach, Poole, McKenzie, Blackburn, Smith

22. 13937 Request to Schedule a Called Meeting/Work Session on July 25, 2023

Administrator Fouts explained that staff is requesting that the Board schedule a Called Meeting/Work Session on Tuesday, July 25, 2023 at 3:00 p.m. to discuss the Fiscal Year 2024 budget.

The Board voted to schedule a Called Meeting/Work Session on Tuesday, July 25, 2023 at 3:00 p.m. in the Commission Chambers located at 37 Perry Street, Newnan for the purposes of discussing the Fiscal Year 2024 budget.

RESULT:	MEETING SET/COMPLETE [UNANIMOUS]
MOVER:	John Reidelbach, District 4 - Chairman
SECONDER:	Bob Blackburn, District 3
AYES:	Reidelbach, Poole, McKenzie, Blackburn, Smith

23. 13944 Request to Set a Public Hearing on August 22, 2023 Regarding a Proposed Amendment to Chapter 30. Environment, Article II. Soil Erosion, Sedimentation and Pollution Control of the Coweta County Code of Ordinances

Administrator Fouts explained that staff from the Georgia Environmental Protection Division (GA EPD) recently conducted an audit of Coweta County's municipal stormwater program. They found that the *Coweta County Code of Ordinances* lacks required language in the *Erosion and Sedimentation Control Ordinance* regarding the management of waste by site operators at construction sites and are asking for an amendment to see the specific language incorporated into the County's *Code of Ordinances*.

The Board voted to set a Public Hearing on August 22, 2023 at 6:00 p.m. regarding a proposed amendment to *Chapter 30. Environment, Article II. Soil Erosion, Sedimentation and Pollution Control, Section 30-34 Minimum Requirements for Erosion, Sedimentation and Pollution Control Using Best Management Practices* to incorporate language required by the Georgia Department of Environmental Protection (GA EPD).

RESULT:	PUBLIC HEARING SET [UNANIMOUS]	Next: 8/22/2023 6:00 PM
MOVER:	Bob Blackburn, District 3	
SECONDER:	Bill McKenzie, District 2	
AYES:	Reidelbach, Poole, McKenzie, Blackburn, Smith	

SUPPLEMENTAL/NON-AGENDA ITEMS

PUBLIC COMMENT (Items Not on the Agenda)

Public Comments Regarding Items Not on the Agenda

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

Ms. Kate Bohannon, Martin Mill Road, Moreland, expressed concerns with the transition of the Coweta County Transit System that occurred on July 1st. She explained that she adopted two (2) mentally disabled adults that utilize the system and they have been late for work and left stranded a couple of times.

Chairman Reidelbach explained that it is a new system, staff is looking into the issues, will contact her and will get through the transition together.

Commissioner Poole explained that concerns have been discussed prior to the meeting, apologized for the issues, and explained that staff is working to get them corrected.

Administrator Fouts explained that transition of the system from a third-party provider/contractor to the County is new. Many staff members, including 911, the Transit Manager, and drivers have been working around the clock. They are trying to make the transition from the third-party provider/contractor while experiencing an uptick in demand for the transit program. This has caused challenges and staff is working hard to address them. He explained that the Board will have to evaluate the system as the demand continues to grow in regard to funding and increasing the number of transit buses.

Assistant Administrator Mickle explained that staff has been working incredibly hard and long hours for the past two (2) weeks. Staff was aware that it would be a challenging transition, and they are doing their best trying to correct the issues. She further explained that there were more trips scheduled prior to the

transition than staff has been realistically able to complete. Although the County took over the transit service, the fleet of six (6) buses was not expanded and staff can only accommodate the demand those buses can provide.

In response to a question from Chairman Reidelbach, Ms. Mickle explained that the transit program has always had six (6) buses, but a third-party provider/contractor oversaw the service. In addition, demand for services has changed but no more buses have been funded.

Administrator Fouts explained that the real challenge is the two (2) different classifications of ridership. Those classifications include Department of Human Services (DHS) trips to and from centers and public trips. Staff believes that in the past, public trips were being denied or riders could not get a ride for 2-3 weeks in advance. In an attempt to address the demand, staff oversubscribed and is trying to find a balance between the two classifications of ridership.

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 litigation issues.

Members in attendance included Chairman Reidelbach, Commissioner Poole, Commissioner Blackburn, Commissioner Smith, and Commissioner McKenzie. Staff members in attendance included Administrator Fouts, Assistant Administrator Mickle, Assistant Attorney Hill, and Deputy County Clerk Collins. Community and Human Resources Director Patricia Palmer was present to discuss personnel. Attorney Karen Woodward with Cruser, Mitchell, Novitz, Sanchez, Gaston & Zimet, LLP (Human Resources counsel), Chief Robby Flanagan and Administrative Services Director Cathy Farr from Fire Rescue were also present to discuss litigation.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Bob Blackburn, District 3
SECONDER:	Bill McKenzie, District 2
AYES:	Reidelbach, Poole, McKenzie, Blackburn, Smith

REGULAR SESSION

Motion To: **Return to Regular Session**

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

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Bill McKenzie, District 2
SECONDER:	Bob Blackburn, District 3
AYES:	Reidelbach, Poole, McKenzie, Blackburn, 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:	Bob Blackburn, District 3
SECONDER:	Al Smith, District 5
AYES:	Reidelbach, Poole, McKenzie, Blackburn, Smith

ADJOURNMENT

Motion To: **Adjourn**

The Board voted to adjourn the meeting.

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