



Coweta County Board of Commissioners

Regular Meeting Session

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

Shannon Zerangue
770.254.2601

Tuesday, June 20, 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	
Nathan Lee	County Attorney	Present	
Fran Collins	Deputy County Clerk	Present	

The Honorable Board of Commissioners of Coweta County, Georgia met in Regular Meeting Session on Tuesday, June 20, 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 McKenzie.

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

Motion To: **Amend the Agenda**

The Board voted to amend the agenda to remove Item # 19 *Bid Award Associated with Enforcement of Ordinance Regulating Rank Plant Growth and Trash Accumulation for Property Located at 1217 Standing Rock Road, Senoia.*

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

APPROVAL OF MINUTES

1. **Minutes of Tuesday, June 06, 2023**

The Board voted to approve the minutes from the Public Hearing/Regular Meeting Session held on June 6, 2023.

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

CONSENT AGENDA

2. 13917 Confirm Execution of a Proclamation Recognizing June 25, 2023 as the 131st Anniversary of the Greater Mount Zion African Methodist Episcopal Church in Coweta County

The Board voted to confirm execution of a proclamation recognizing June 25, 2023 as the 131st anniversary of Greater Mount Zion African Methodist Episcopal Church.

Pastor Myron Deas of Greater Mount Zion African Methodist Episcopal Church was present to accept the proclamation.

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

3. 13894 Confirm Approval to Submit a Federal Family Treatment Court Program Grant Application

The Board voted to confirm submission of a grant application for the Coweta County Family Treatment Court, to approve the related matching funds, and to designate the County Administrator as the Authorized Official to execute any related documents.

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

SUPPLEMENTAL AND NON- AGENDA ITEMS

Supplemental/Non-Agenda Items

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

PUBLIC COMMENT (Items on the Agenda)

Public Comments Regarding Items On the Agenda

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

The following individuals addressed the Board expressing support for Petition # CUP 23-05 filed by the Pentecostal Church of God located at 457 Ishman Ballard Road, Newnan requesting expansion of a Conditional Use Permit (CUP) (item # 5) citing the long history of the church in the county, its establishment of a church academy/learning center, the church's vision of a Life Center (Phase 1) for the benefit of all church members and the community through fellowship, growth, and sports activities, and an Assisted Living Facility (Phase 2) which will allow the church to provide compassionate care to elderly church members and to those in need of assistance.

Pastor Rufus Walden, Washington Drive, Jonesboro

Ms. Lasha Frazier, East Broad Street, Newnan

Mr. George Harper, applicant representative, explained that the initial phase of the CUP expansion will be the immediate construction of a 15,000 square foot Life Center and after consulting with County staff, the Church has developed a master plan for a future expansion to include an Assisted Living Facility in four (4) or five (5) years. This will allow the church to conduct fundraising activities and to garner additional support.

Mr. Harper explained that he is also the applicant representative for Petition # VAR 23-09 filed by IR Real Estate requesting a buffer reduction along the rear southern property lines for property located at 10 Ashmore Drive, Newnan (item # 10). He further explained that the applicant purchased the property and converted the existing structure into a medical office with eight (8) parking spaces as required by the Coweta County Code of Ordinances. Since that time, the applicant has been very successful and experienced some issues with cars parking on the street because of the limited number of available parking spaces. The applicant purchased the adjoining property and originally sought a 50-foot buffer reduction. However, the applicant is proffering a buffer reduction of 20-feet (from 50-feet to 30-feet) along the rear southern property line to add nine (9) more parking spaces in the existing lot.

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

4. 13876 Request for an Additional Six (6) Month Extension on the Opening of a New Distilled Spirits, Beer and Wine Package Store Filed by Milan Patel in Operation of Bottoms Up (MC-99 Investments, LLC) Located at 22 Bottoms Up Way, Newnan - 2nd District

Business License Coordinator Joy Thompson presented a request for a six (6) month extension on the opening of a new distilled spirits, beer and wine package store filed by Milan Patel in operation of Bottoms Up (MC-99 Investments, LLC) located at 22 Bottoms Up Way, Newnan. She explained that at the Public Hearing held on January 6, 2022, the Board voted to grant the alcohol license application contingent upon opening of the package store within twelve (12) months from the date of approval. In accordance with the *Coweta Code of Ordinance, Chapter 6 Alcoholic Beverages, Article II. Licensing, Section 6-52*, the director of the Business and Alcohol License is authorized to grant a six-month administrative extension, if necessary, but any further extension requires approval by the Board. On December 15, 2022, the six (6) month administrative extension was granted for the period beginning January 6, 2023 and expiring July 6, 2023. On May 25, 2023, the Business and Alcohol License Division received a request for an additional six (6) month extension. In closing, she explained that the applicant is present to field any questions the Board.

Mr. Milan Patel fielded questions from the Board regarding the additional time requested, whether six (6) months is adequate to complete the project, whether August 28, 2023 is still the grand opening date, and why the extension is necessary.

In response to a question from Commissioner Smith, Mr. Patel explained that he is requesting a six (6) month extension from July 6, 2023 through January 6, 2024, but is hopeful the grand opening will be on August 28, 2023.

Ms. Thompson explained that one of the issues causing a delay in opening is construction

of a lift station by the Coweta County Water and Sewerage Authority which is 4-6 months behind schedule. She also explained that if the applicant stays on track with permitting and development review schedules, the January 6th deadline is more than sufficient to open the store.

Chairman Reidelbach explained that should the Board choose to grant a (6) month extension they are setting a precedent for the other two (2) package stores that have not yet requested a six (6) month administrative extension followed by a request for additional six (6) month extension from the Board.

The Board voted to grant a six (6) month extension (beginning July 6, 2023 and expiring January 6, 2024) associated with opening of a new distilled spirits, beer and wine package store as requested by Milan Patel in operation of Bottoms Up (MC-99 Investments, LLC) located at 22 Bottoms Up Way, Newnan.

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

5. 13837 Recommend Approval of Petition # CUP 23-05 Filed by Pentecostal Church of God Requesting Expansion of a Conditional Use Permit for Property Located at 457 Ishman Ballard Road, Newnan

Assistant Community Development Director Angela White presented Petition # CUP 23-05 filed by Pentecostal Church of God requesting expansion of *Conditional Use Permit (CUP)* for property located at 457 Ishman Ballard Road, Newnan (Parcel # 049-5002-002, # 049-5002-003A, # 049-5002-014, and # 049-5002-028) along with a recommendation of approval from the Board of Zoning Appeals. She explained that the subject property consists of 7.58± acres and is the site of the Pentecostal Church of God which has served the community since the early 1970s. In 1987/1988, the church Academy/Learning Center was approved and began with a building expansion. The Church now wishes to expand its ministry with a master planned Life Center and an Assisted Living Facility. The applicant wishes to construct the Life Center in Phase 1 then add the Assisted Living Facility in Phase 2 beginning in approximately 5+ years. The proposed Life Center measures 15,000 square feet and includes a gymnasium and classrooms for church events. The facility will not include an expansion of the daycare or school and will only be in use during church activities. The proposed Assisted Living Facility is also designed to be constructed in two (2) phases measuring a total 23,500 square feet with a proposed 11,750 square feet being constructed in each phase. Because construction of the Assisted Living Facility is 5+ years out, the number of beds has not determined at this time. In closing, she reviewed the factors considered by staff during the application process and presented ten (10) conditions for consideration by the Board should they choose to grant the *Conditional Use Permit (CUP)*.

In response to questions from Chairman Reidelbach, Mr. Chad Reese, project manager, explained that the Assisted Living Facility will be operated under the non-profit wing of the church, fundraising activities will be held through the church to help build and operate the facility, an operating plan has not been put into place yet but it is anticipated that the facility will open to both church members as well as the community. He further explained that if a patient has insurance, they will seek to optimize it; however, financials will not be a barrier for admission and the church will work with the family. The church has held initial discussions with the

appropriate State agencies and the design will be in accordance with their plans and guidelines, but the number of beds in the facility is yet to be determined.

In response to questions from the Board, Mr. Reese explained that the project will be constructed in two (2) phases with ground breaking for the Life Center to begin later this year or the beginning of next year, and the Assisted Living Facility completed within a 5-year period. A price range has been calculated for the Life Center and is part of their ongoing fundraising activities, but a business model for the Assisted Living Facility has not been performed yet.

In response to a question from Commissioner McKenzie, Mr. George Harper, project engineer, explained that a master plan was created in order to be transparent, to give the Board all of the information they have, to avoid having to come back to the Board in the future, and to help the church begin fundraising after the Life Center is completed.

Chairman Reidelbach pointed out that final approval will be necessary by the appropriate State and Federal agencies.

In response to a question from Commissioner Smith, Ms. White explained as far as requirements of the Community Development Department, the church is not in jeopardy if both facilities are not constructed within five (5) years and typically staff works with churches and schools to bring forward a master plan to give the community and the Board a vision, common goal, and complete picture of the plans for the property.

The Board voted to grant expansion of a *Conditional Use Permit (CUP)* for a Church Life Center and Assisted Living Facility as requested in Petition # CUP 23-05 filed by Pentecostal Church of God for property located at 457 Ishman Ballard Road, Newnan (Parcel # 049-5002-002, # 049-5002-003A, # 049-5002-014, and # 049-5002-028), subject to the following conditions:

1. A traffic study will be required prior to the construction of the Assisted Living Facility and any improvements recommended by the study or staff will be at Public Works Director's discretion and required of the applicant.
2. The assisted living facility will be limited to one (1) entrance along Ishman Ballard Road.
3. This project will require a Level 3 soil evaluation and site plan for the septic system(s).
4. If there will be a full-service kitchen in the assisted living facility, a food service plan review and permit will be required.
5. The exterior of the assisted living facility shall be constructed in accordance with the renderings submitted with this application, with only minor variations approvable by the Director of Community Development.
6. Runoff Reduction practices meeting the current *Stormwater Manual* and *Chapter 30, Article IV* of the *Coweta County Code of Ordinances* are required for this development but shall not be allowed in the bottom of the detention/retention pond.
7. A pedestrian and drive connection between the proposed facilities and the existing church building shall be included in the development.
8. Buffers shall include the following:
 - A 25-foot buffer along the southern property line abutting Parcel # 049-

5002-002B.

- The existing 50-foot buffer along the western property line shall be maintained.
 - A 25-foot buffer along the northern property line shall be installed upon development of the assisted living facility.
9. The applicant shall agree to work with the County in good faith to address any concerns to noise, odor, glare, or similar objectionable features.
 10. Any lighting installed shall be established to preclude glare onto or direct illumination of adjacent properties or streets.
 11. The applicant shall meet all State and Federal requirements prior to beginning operations.

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

6. 13835 Recommend Approval of Petition # CUP 23-04 Filed by Nicholas Cameron Requesting a Conditional Use Permit for Property Located at Bryant Boys Road, Grantville

Assistant Community Development Director White presented Petition # CUP 23-04 filed by Nicholas Cameron requesting a *Conditional Use Permit (CUP)* for "Parcel A" located off Bryant Boys Road, Grantville (Parcel # 041-3022-006) along with a recommendation of approval from the Board of Zoning Appeals. She explained that the subject property consists of 31.18± acres zoned *RC (Rural Conservation)* and the applicants wish to utilize a recreational vehicle (RV) as a temporary residence during construction of their home. In closing, she reviewed the factors considered by staff during the application process and presented six (6) conditions for consideration by the Board should they choose to grant the *Conditional Use Permit (CUP)*.

The Board voted to grant a *Conditional Use Permit (CUP)* for use of an RV as a temporary residence as requested in Petition # CUP 23-04 filed by Nicholas Cameron for "Parcel A" located off Bryant Boys Road, Grantville (Parcel # 041-3022-006), subject to the following conditions:

1. The use of the recreational vehicle (RV) on a temporary basis shall be permitted for a maximum period of twelve (12) months, beginning June 20, 2023 and ending June 21, 2024, or thirty (30) days after the Certificate of Occupancy (CO) is granted, whichever is sooner; at which time the recreational vehicle (RV) shall no longer be used as a residence.
2. No more than one (1) recreational vehicle (RV) shall be parked on the property.
3. The recreational vehicle (RV) must be parked at least ten (10) feet away from the primary residential structure.
4. The recreational vehicle (RV) shall have a working smoke and carbon monoxide detector.
5. If the recreational vehicle (RV) does not already have one in place, the Fire Marshal recommends installing a multipurpose dry chemical fire extinguisher.

6. The applicant shall meet all applicable requirements of the Environmental Health Department.

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

7. 13832 Recommend Approval of Petition # VAR 23-03 Filed by Nancy Sullivan Requesting a Rear Yard Setback Variance for Property Located at 85 Grand Oak Way, Sharpsburg

Assistant Community Development Director White presented Petition # VAR 23-03 filed by Nancy Sullivan requesting a rear yard setback variance for property located at 85 Grand Oak Way, Sharpsburg (Parcel # 122-6069-175) along with a recommendation of approval from the Board of Zoning Appeals. She explained that the subject property is Lot 64, Phase 1B in the Timberbrook Subdivision and is located within the *RRCC (Residential Retirement Community and Care District)* which allows for 8,500 square foot lots, provides for up to twelve (12) units per acre, and limits the ability for any yard design changes. The applicant wishes to cover an existing patio to provide shade and is requesting an 8-foot rear yard setback reduction (from 40-feet to 32-feet). 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.

In response to a question from Commissioner Smith, Ms. White explained that the applicant is not requesting to screen in the patio, only to cover it.

The Board voted to grant an 8-foot rear yard setback reduction (from 40-feet to 32-feet) for property located at 85 Grand Oak Way, Sharpsburg (Parcel # 122-6069-175) as requested in Petition # VAR 23-03 filed by Nancy Sullivan, subject to the following conditions:

1. The rear yard setback reduction shall not exceed the requested 8-feet.
2. A letter of approval is required from Beacon Management, LLC/HOA Support Services.
3. All building permits shall be obtained.

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

8. 13833 Recommend Approval of Petition # VAR 23-05 and Petition # VAR 23-06 Filed by Emily Ash Requesting Road Frontage and Easement Access Variances for Property Located at 831 Holbrook Road, Newnan

Assistant Community Development Director White presented Petition # VAR 23-05 and Petition # VAR 23-06 filed by Emily Ash requesting road frontage and easement access variances for property located at 831 Holbrook Road, Newnan (Parcel # 038-3005-001) along with a recommendation of approval from the Board of Zoning Appeals. She explained that the subject property consists of 105± acres zoned *RC (Rural Conservation)* and contains the original residence built in the 1940s with

driveway access located off Holbrook Road. The applicant is proposing to subdivide the property into four (4) equal parcels consisting of 26.350± acres for heirs of an estate. Because of the limited access, the applicant proposes to utilize the existing driveway and add an additional access driveway off Smokey Road. In order to do so, the applicant is requesting a 111-foot road frontage variance (from 220-feet to 109-feet) along Smokey Road and a 10-foot easement access variance (from 30-feet to 20-feet) from the established driveway. She further explained that under the County's current ordinances, only three (3) parcels may be accessed/served by a single, private shared driveway. In closing, she reviewed the factors considered by staff during the application process and presented two (2) conditions for consideration by the Board should they choose to grant the requested variances.

The Board voted to grant a 111-foot road frontage reduction (from 220-feet to 109-feet) from Smokey Road and a 10-foot easement access reduction (from 30-feet to 20-feet) from the established driveway for property located at 831 Holbrook Road, Newnan (Parcel # 038-3005-001) as requested in Petitions # VAR 23-05 and # VAR 23-06 filed by Emily Ash, subject to the following conditions:

1. The existing driveway along Holbrook Road shall remain the current measurement of 20.36-feet as depicted on survey prepared by Gaskins + LeCraw, LLC dated 02/10/2023 and submitted with the variance application.
2. The road frontage reduction along Smokey Road shall not exceed the requested 111-feet; therefore, the current road frontage shall remain the current measurement of 109-feet as depicted on survey prepared by Gaskins + LeCraw, LLC dated 02/10/2023 and submitted with the variance application.

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

**9. 13834 Recommend Approval of Petition # VAR 23-07 and Petition # VAR 23-08 Filed by Kevin Hayes
Requesting Front and Side Yard Setback Variance for Property Located at 1492 Boone Road, Newnan**

Assistant Community Development Director White presented Petition # VAR 23-07 and Petition # VAR 23-08 filed by Kevin Hayes requesting a front yard setback variance (from 100-feet to 87-feet) and a side yard setback variance (from 25-feet to 0-feet) for property located at 1492 Boone Road, Newnan (Parcel # 013-4093-003A) along with a recommendation of approval from the Board of Zoning Appeals. She explained that the subject property consists of 1± acre zoned *RC (Rural Conservation)* and contains a principal residence built in 1974, a well house, two (2) storage buildings built in 1999, and a detached garage built in 2000 on the western property line. The applicant purchased the property in October 2018 and now wishes to convert the detached garage into a hobby space for sewing activities and a personal gymnasium with electricity. After an electric permit was applied for in March 2023, the Building Department reviewed the structure and determined it was constructed without proper permits and does not meet the required building setbacks. The applicant is requesting to eliminate the required side building setback (from 25-feet to 0-feet) and to reduce the required

front yard setback by 13-feet (from 100-feet to 87-feet). In closing, she reviewed 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 requested variances.

The Board voted to grant a thirteen (13) feet front yard setback reduction (from 100-feet to 87-feet) and a twenty-five (25) feet side yard setback reduction (from 25-feet to 0-feet) for property located at 1492 Boone Road, Newnan (Parcel # 013-4093-003A) as requested in Petitions # VAR 23-07 and # VAR 23-08 filed by Kevin Hayes, subject to the following conditions:

1. The existing garage shall remain the current measurement of 87.1-feet from the northern property line along Boone Road as depicted on the survey prepared by Wide Open Land Surveying, LLC dated 03/24/2023 and submitted with the variance application.
2. The existing garage shall not encroach any closer to the western property line than 0.2-feet as depicted on the survey prepared by Wide Open Land Surveying, LLC dated 03/24/2023 and submitted with the variance application.
3. The applicant shall obtain all the appropriate permits and inspections through the Building Department.
4. Neither the garage nor any other accessory structure shall be utilized as a residential dwelling.

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

10. 13836 Recommend Denial of Petition # VAR 23-09 Filed by IR Real Estate, LLC Requesting Buffer Reductions for Property Located at 10 Ashmore Drive, Newnan

Assistant Community Development Director White presented Petition # VAR 23-09 filed by IR Real Estate, LLC requesting 50-foot buffer variances (from 50-feet to 0-feet) on the rear southern and eastern property lines for property located at 10 Ashmore Drive, Newnan (Parcel # 087B-022) along with a recommendation of denial from the Board of Zoning Appeals. She explained that the subject property consists of 0.43± acres and is the site of Heart and Vascular Care of Georgia located at the corner of Poplar Road and Ashmore Drive, Newnan. At the Commission meeting held on August 18, 2020, the Board voted to rezone the property under previous Petition # 013-20 from *RC (Rural Conservation)* to *O-I (Office Institutional)* subject to eighteen (18) conditions, and site parking was designed and approved according to the lot size and original description of the business. A second business has since been added, the applicant has since acquired properties located to the south and east and is now requesting a 20-foot buffer reduction on the rear property line (from 50-feet to 30-feet) to allow for additional parking.

In response to questions from the Board, Ms. White explained that based on the approved use as a medical office, eight (8) parking spaces were required. The applicant was to renovate the existing structure but stripped the building down to studs and had to request a design variance. One (1) letter in opposition to the buffer reduction was received, but no one

appeared at the Board of Zoning Appeals to speak in opposition. Since the applicant has acquired the adjoining property, he is now requesting a 20-foot buffer reduction along the rear property line instead of 50-feet. In addition, staff has met with the applicant and project manager regarding rezoning of the adjoining properties, but the applicant is not ready to go through a traffic study and the rezoning process.

Commissioner McKenzie pointed out that the applicant has made several mistakes on this project and recommended that no further mistakes be made regarding rules and compliance. He also requested that signage be placed on Ashmore Drive to prohibit parking on the street.

Administrator Fouts explained that staff can bring back a "No Parking" resolution to be added to the *Coweta County Code of Ordinances* for consideration by the Board at a future meeting.

The Board voted to grant a 20-foot buffer reduction (from 50-feet to 30-feet) on the rear southern property line of property located at 10 Ashmore Drive, Newnan (Parcel # 087B-022) as requested in Petition # VAR 23-09 filed by IR Real Estate, LLC, subject to the following condition:

1. The planted buffer along the southern property line shall be reduced to 30-feet.

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

11. 13903 Request Acceptance of Roadways and Deed of Open Space Restriction Associated with the Highgate Subdivision, Phase 2 and Phase 3 - 3rd District

Administrator Fouts explained that Lindsey-Shaw Holdings, LLC has submitted a deed of open space restriction for acceptance by the Board. The deed reflects 45.18± acres total being shown as "Open Space # 1 10.51± acres", "Open Space # 2 29.27± acres", "Open Space # 3 0.96± acres" and "Detention Ponds 4.44± acres" per the final plat of Highgate Subdivision, Phase 2 and Phase 3. In addition, the grading, storm drainage, curb and gutter, base and asphalt paving have been completed for Atlantica Drive extension, Cedrus Court, Conifer Court, Deodor Court, and Hedge Court. The developer posted a maintenance bond of \$108,945 to cover any defects in materials or workmanship that may occur within three (3) years of acceptance and a performance bond of \$388,500 to cover the installation of the asphalt topping. In closing, he explained that staff and the County Attorney have reviewed the legal documents and find them to be in order.

The Board voted to execute a Deed of Open Space Restriction associated with Highgate Subdivision, Phase 2 and Phase 3, to accept Atlantica Drive Extension (4,962 LF), Cedrus Court (195 LF), Conifer Court (436 LF), Deodor Court (698 LF), and Hedge Court (162 LF), into the Coweta County Public Roads System, and to place the constructed improvements into a three (3) year maintenance period.

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

12. 13881 Request to Set a Public Hearing on July 11, 2023 Regarding Petition # REZ 23-06 Filed by Jeremy Zwick Requesting to Rezone Lot 12 Located on Bailey Station Circle, Newnan - 4th District

The Board voted to set a Public Hearing on July 11, 2023 at 6:00 p.m. regarding Petition # REZ 23-06 filed by Jeremy Zwick requesting to rezone Lot 12 located on Bailey Station Circle, Newnan (Parcel # 121-6059-002B).

RESULT: PUBLIC HEARING SET [UNANIMOUS] Next: 7/11/2023 6:00 PM
MOVER: Paul Poole, District 1 - Vice Chairman
SECONDER: Bill McKenzie, District 2
AYES: Reidelbach, Poole, McKenzie, Blackburn, Smith

13. 13884 Request to Set a Public Hearing on July 11, 2023 Regarding Petition # REZ 23-09 Filed by Pulte Group, Inc (dba Del Webb Newnan) Requesting to Rezone Property Located Between Holz Parkway and Posey Road, Newnan

The Board voted to set a Public Hearing on July 11, 2023 at 6:00 p.m. regarding Petition # REZ 23-09 Filed by Pulte Group, Inc (dba Del Webb Newnan) requesting to rezone property located between Holz Parkway and Posey Road, Newnan (Parcel # 108-6008-003; 108-6008-004; 108-5113-001; and 109-5112-002).

RESULT: PUBLIC HEARING SET [UNANIMOUS] Next: 7/11/2023 6:00 PM
MOVER: Paul Poole, District 1 - Vice Chairman
SECONDER: Bill McKenzie, District 2
AYES: Reidelbach, Poole, McKenzie, Blackburn, Smith

14. 13893 Request to Set a Public Hearing on July 11, 2023 Regarding a New Package Beer and Wine License Filed by Mariano Garcia in Operation of LaGarza, LLC Located at 3450 E Highway 34 Suite E, Sharpsburg - 4th District

The Board voted to set a Public Hearing on July 11, 2023 at 6:00 p.m. regarding a new Package Beer and Wine License filed by Mariano Garcia in operation of LaGarza, LLC located at 3450 E Highway 34 Suite E, Sharpsburg.

RESULT: PUBLIC HEARING SET [UNANIMOUS] Next: 7/11/2023 6:00 PM
MOVER: Paul Poole, District 1 - Vice Chairman
SECONDER: Bill McKenzie, District 2
AYES: Reidelbach, Poole, McKenzie, Blackburn, Smith

UNFINISHED BUSINESS

15. 13911 Request Appointments to Various Boards/Authorities

The Board voted to appoint Ms. Charlotte Sewell as the 1st District Representative to the Animal Services Board to fill the unexpired term of Mr. Rod Funk which expires December 31, 2024.

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

NEW BUSINESS**Bids and Contracts**

16. 13919 Request Approval/Execution of Supplemental Amendment # 2 Associated with Subgrade Stabilization for Nixon Road (RB15.4) - District 1

Administrator Fouts explained that Piedmont Paving (the contractor) encountered unsuitable soils within the roadbed of Nixon Road that required removal followed by stabilization of the underlying material. The Georgia Department of Transportation specifications include an automatic price of \$7.50 per cubic yard that is paid when unsuitable soils are required to be removed, up to a maximum of 750 cubic yards. The quantity of unsuitable soil removal on this project is not expected to exceed that amount. In addition to the unsuitable soils that require removal, stabilizer aggregate is necessary to incorporate into the underlying soils to improve the bearing capacity of those soils. Piedmont Paving's price for providing and incorporating this stabilizer aggregate is \$35.50 per ton. The total cost to remove the unsuitable soils and to install stabilizer aggregate is \$12,725.

The Board voted to execute Supplemental Amendment # 2 to the contract with Piedmont Paving associated with the removal of unsuitable soils and installation of stabilizer aggregate for the Nixon Road project (RB15.4) for a total amount of \$12,725 (SPLOST).

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

17. 13920 Request Approval/Execution of Agreements with Georgia Power Associated with the Community Center at Leroy Johnson Park - District 1

Administrator Fouts explained that the construction of the new Community Center at Leroy Johnson Park will require extension of Georgia Power's facilities located within the park. Georgia Power requires both easement and construction agreements from property owners for any work outside of publicly owned rights-of-way.

The Board voted to execute easement and construction agreements associated with the extension of Georgia Power's facilities to the new Community Center within the Leroy Johnson Park.

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

18. 13921 Request Approval/Execution of Georgia Department of Human Services Subrecipient Agreement with Three Rivers Regional Commission

Administrator Fouts explained that as part of the insourcing of the County's transit program, staff is proposing that the Board approve an agreement with the Three Rivers Regional Commission (TRRC) to become a subrecipient of TRRC with respect to Department of Human Services (DHS) funding. Eligible individuals in the community receive rides from Coweta Transit, and Coweta Transit is reimbursed a set amount per ride by DHS, rather than the individual paying the \$3 public fare. TRRC is the direct recipient of the funding from DHS and oversees the program. In

order for the County to provide eligible DHS trips and receive the related funding, the County must become a subrecipient of TRRC. Coweta Transit drivers must undergo additional background checks and training in order to provide DHS trips. The agreement includes the reimbursement rate that the County will receive for DHS trips, compliance requirements of the program, and becomes effective on July 1, 2023.

In response to a question from Chairman Reidelbach, Assistant Administrator Mickle explained that the County receives \$19 per DHS trip.

The Board voted to execute a Georgia Department of Human Services Subrecipient Agreement with the Three Rivers Regional Commission (TRRC) to become effective on July 1, 2023 associated with insourcing of the County's transit program, contingent upon final legal review.

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

19. 13915 Bid Award Associated with Enforcement of Ordinance Regulating Rank Plant Growth and Trash Accumulation for Property Located at 1217 Standing Rock Road, Senoia - District 4

The Board previously voted to amend the agenda to remove item # 19 "*Bid Award Associated with Enforcement of Ordinance Regulating Rank Plant Growth and Trash Accumulation for Property Located at 1217 Standing Rock Road, Senoia*" as requested by staff prior to the meeting.

RESULT:	REMOVED FROM AGENDA
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Additional Action Items

20. 13864 Request Approval of 2025 SPLOST County Project List

Administrator Fouts explained that earlier this year the Board voted to direct staff to prepare for a referendum to seek continuation of the 1-cent sales tax known as the Special Purpose Local Option Sales Tax (SPLOST) as part of the November 2023 election. On April 20, 2023, the Board conducted a Work Session to discuss SPLOST and potential projects. In addition, a community-wide, online SPLOST survey was conducted. As required by State law, the County provided notice and conducted a joint meeting with the qualified municipalities on May 11, 2023 to discuss the proposed SPLOST allocation, collection estimate, and potential projects. He further explained that the estimated collection over a six-year period for the 2025 SPLOST is \$250,000,000. The County has proposed several Level Two projects which come off the top of the revenues collected prior to the allocation. As previously agreed by the County and municipalities, the County's allocation shall be 66.65%, which totals \$159,260,175 of the estimated collection. Based upon input from the Commissioners, public survey responses, and requests from Department Director's, staff recommends that the Board approve the recommended 2025 SPLOST project list including Level Two projects totaling approximately \$11 million, as well as specific projects for the Fire Department, Parks and Recreation, Sheriff's Office, and Public Works/Transportation. He explained that many of the leaders from these departments were present to field any questions from the Board. In closing, he explained that the next step in the process is for staff to present a formal Intergovernmental Agreement (IGA) for the Board's consideration on July 11, 2023 and that the other municipalities are going through the same process for

approval of their project list and execution of the IGA.

Commissioner Poole explained that SPLOST is very important to all County departments including the Fire Department and the Sheriff's Office.

The Board voted to approve the following project list for the 2025 SPLOST referendum:

County Level Two Projects:

- 911 Computer Aided Dispatch System	\$3,000,000
- 911 Phone System	\$2,000,000
- EMS Vehicles and Equipment	\$2,305,000
- Animal Shelter	\$3,745,000

County Projects:

Fire Rescue	\$12,740,814
- Apparatus	\$11,900,000
- Support Vehicles	\$600,000
- Equipment	\$240,000
Parks and Recreation	\$30,259,433
- Prowell Park	\$18,000,000
- Park Expansion	\$4,500,000
- Park Enhancements	\$500,000
- Fairgrounds Expansion	\$7,259,433
Sheriff's Office	\$15,926,018
- Patrol Vehicles	\$7,000,000
- Technology	\$3,900,000
- Office Expansion	\$4,000,000
- Equipment	\$1,026,018
Public Works/Transportation	\$100,333,910
- Road Maintenance	\$70,400,000
- Equipment	\$10,500,000
- Bridges/Culverts	\$6,600,000
- Intersection Improvements	\$6,000,000
- New Roads	\$6,833,910

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

21. 13908 Request Approval of the District Attorney's FY 2024 Budget

Administrator Fouts explained that staff is in receipt of the FY 2024 budget request from District Attorney Herb Cranford. For Fiscal Year 2023, the Board approved an appropriation totaling \$1,293,936 including \$212,856 for the Victim's Assistance

Program. For Fiscal Year 2024 staff proposes that the Board approve an appropriation in the same amount as Fiscal Year 2023 (\$1,293,936) including the Victim's Assistance Program. Additional requests have been made for salary increases for the DA's employees and the DA's supplement in accordance with the supplement for Superior Court Judges.

The Board voted to approve the District Attorney's Fiscal Year 2024 budget in the amount of \$1,293,936, including the Victim's Assistance Program, and to consider additional increases as part of the County's FY 2024 budget process.

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

22. 13889 Request Approval of the Superior Court Public Defender's FY 2024 Budget and the Indigent Defense Services Agreement

Administrator Fouts explained that staff is in receipt of the Public Defender's Fiscal Year 2024 budget request from Circuit Public Defender Maryellen Simmons. For Fiscal Year 2023, the Board approved an appropriation of \$750,399. The Public Defender's Office is asking for a total appropriation of \$931,304 for Fiscal Year 2024. The requested increase includes pay increases for current employees and seven (7) months of an additional attorney position. Staff proposes that the Board approve an appropriation in the same amount as Fiscal Year 2023 (\$750,399), to consider the additional requests as part of the County's budget process, and to execute the related Indigent Defense Services agreement.

The Board voted to approve the Public Defender's Fiscal Year 2024 budget in the amount of \$750,399, to execute the associated Indigent Defense Services Agreement, and to consider additional increases as part of the County's FY 2024 budget process.

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

SUPPLEMENTAL AGENDA ITEMS

Motion To: **Amend the Agenda**

Administrator Fouts explained that during the meeting, Public Works Director Handley received a request from the contractor of the Poplar Road/Parks Road roundabout project for an additional fifteen (15) day extension to the temporary road closure of Parks Road. He asked that the Board amend the agenda to consider the request.

The Board voted to amend the agenda to add one (1) non-agenda item regarding a request to extend temporary closure of Parks Road for an additional fifteen (15) days associated with Poplar Road/Parks Road roundabout project.

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

Motion To: **Extend Temporary Closure of Parks Road**

Public Works Director Handley explained that the contract for the Parks Road at Poplar Road intersection improvement project with McLeroy, Inc included an allowance for Parks Road to be temporarily closed for thirty (30) days to construct the majority of the roundabout in the realigned portion of Parks Road. The contractor experienced delays with utility relocations that affected completion of the necessary work and is requesting a fifteen (15) day extension of the closure of Parks Road to complete the necessary work.

The Board voted to extend the temporary closure of Parks Road through Thursday, July 13, 2023 associated with construction of the Parks Road/Poplar Road roundabout project.

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

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. Debbie Carroll, Woodberry Court, Newnan, explained that on June 19, 2023, Juneteenth was celebrated in Coweta County. She further explained that she visited the African American Museum located at the Farmer Street Cemetery, learned about contributions made by many African Americans to the molding of the county and learned that the Farmer Street Cemetery is the largest slave cemetery in the southeast. She urged everyone to visit and support the Newnan African American Cemetery and History Center. In addition, she attended the Coweta NAACP Freedom event and met leaders in the African American community and locally owned businesses that sponsored the event. She suggested that Juneteenth become a State and a County holiday in the future.

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

Executive Session

There were no issues to be discussed in Executive Session.

ADJOURNMENT

Motion To: **Adjourn**

The Board voted to adjourn the meeting.

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