



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, May 18, 2021

6:00 PM

Commission Chambers

~ Minutes ~

COWETA COUNTY BOARD OF COMMISSIONERS

Call to Order

Attendee Name	Title	Status	Arrived
Bob Blackburn	District 3 - Chairman	Present	
Tim Lassetter	District 2 - Vice Chairman	Present	
Paul Poole	District 1	Present	
John Reidelbach	District 4	Present	
Al Smith	District 5	Present	
Michael Fouts	County Administrator	Present	
Eddie Whitlock	Associate Administrator	Present	
Kelly Mickle	Assistant Administrator	Present	
Nathan Lee	Assistant County Attorney	Present	
Fran Collins	Deputy County Clerk	Present	

The Honorable Board of Commissioners of Coweta County met in Public Hearing/Regular Meeting Session on Tuesday, May 18, 2021.

Meeting Called to Order

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

Pledge of Allegiance

Chairman Blackburn led the Pledge of Allegiance.

Invocation

Invocation was given by Commissioner Smith.

Notification of Location of Rules

Chairman Blackburn indicated the location of the rules governing the meeting.

REGULAR SESSION

TORNADO RECOVERY STATUS

Tornado Recovery Status Update

Administrator Fouts briefly explained that recovery efforts following the recent tornado are still ongoing. Staff is working closely with the Georgia Emergency Management Agency (GEMA) and the Federal Emergency Management Agency (FEMA) to appeal the recent denial of individual assistance. The City of Newnan is also working to gather supporting information for the appeal. In closing, he explained that removal of vegetative and construction debris continues, and the transfer station has recently reopened.

APPROVAL OF MINUTES

1. **Minutes of Tuesday, May 04, 2021**

Commissioner Reidelbach explained that at the Commission meeting held on May 4, 2021, he asked questions regarding Petition # ZA 012-21 and Petition # ZA 013-21 filed by Southeastern Trust for Parks and Land, Inc (STPAL, Inc) on behalf of the County and he did not mean any disrespect toward their Executive Director Bill Jones.

The Board voted to approve the minutes from the Public Hearing/Regular Meeting Session held on May 4, 2021.

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

SUPPLEMENTAL AND NON-AGENDA ITEMS

Supplemental and/or Non-Agenda Items

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

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

2. Motion To: **Public Hearing Regarding Petition # 010-21 Filed by Heritage Baptist Church Requesting to Rezone Property Located Adjacent to 3613 E. Hwy. 34, Sharpsburg - 1st District**

Zoning Coordinator Lisa Eschman presented Petition # 010-21 filed by Heritage Baptist Church requesting to rezone property located adjacent to 3613 East Hwy. 34, Sharpsburg [Parcel # 133-6092-013 (partial)] from *RC (Rural Conservation)* to *RRCC (Residential Retirement Care Community)* for a proposed three-story senior living apartment complex. She explained that the subject property is a vacant, wooded lot consisting of 7.07± acres, and the proposed apartment complex will contain 80-units with one (1) and two (2) bedroom style designs. The exterior building materials will be comprised of at least 40% brick and/or stone with the remainder consisting of fiber cementitious siding. The proposed site plan includes a 90,271 square foot structure, a 4,150 square foot community center, an 8,000 square foot common open space area, eighty-three (83) parking spaces, and two (2) driveway entrances along SR 34. Although not specified on the site plan, a 50-foot buffer is required between the proposed *RRCC (Residential Retirement Care Community)* and the existing *RC (Rural Conservation)* zoning districts. A detention pond is located within the side yard along the eastern property boundary, but a small portion of the detention area does not meet the 50-foot distance requirement from the adjacent GO Church campus, which is zoned *RC (Rural Conservation)*. She explained that the proposed senior housing development is more intense than what exists along SR 34, differs from existing structures and adjacent nearby residential properties, and exceeds land use in the Future Development Plan and Character Areas. In closing, she presented twelve (12) conditions for consideration by the Board should they choose to approve the request.

Ms. Eschman fielded questions from the Board regarding whether the church is developing the subject property or if a separate entity is planning to do so.

Mr. Dennis Drewyer, applicant representative, explained that the proposed development is for an 80-unit independent living apartment complex that will be deed restricted with income requirements and leases for residents age 55 and older. After review by County staff, the building height was lowered to address concerns. He further explained that the *RRCC* is an ideal passive transitional zoning district for the subject property. The traffic, parking, and activities will be located in front of the building away from neighbors at the rear, and the development will allow its residents access to Bradford Station (an *RRCC* community), medical offices, and assisted living and memory care facilities nearby.

In addition, he has met with some of the immediate neighbors and representatives of the adjacent GO Church. He questioned the need to limit the senior living building to a maximum of two (2) stories/floors with a total of 56-units because 80-units are allowed in the current ordinances with two (2) stories. Also, by lowering the grade, three (3) stories/floors can be accommodated without view by anyone.

Mr. Drewyer fielded questions from the Board regarding safety for traffic turning left out of the main entrance, signage, number of elevators, the developer, Low County Housing, and whether letters of support were obtained from neighbors.

Chairman Blackburn called for any comments in support of the rezoning.

Mr. Don Stevens, Chief Operating Office of GO Church, expressed support for the rezoning and explained that he believes the development will be a good value fit.

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

The Board voted to close the Public Hearing regarding Petition # 010-21 filed by Heritage Baptist Church requesting to rezone property located adjacent to 3613 East Hwy. 34, Sharpsburg [Parcel # 133-6092-013 (partial)] from RC (*Rural Conservation*) to RRCC (*Residential Retirement Care Community*).

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

8126 Public Hearing Regarding Petition # 010-21 Filed by Heritage Baptist Church Requesting to Rezone Property Located Adjacent to 3613 E. Hwy. 34, Sharpsburg

The Board voted to deny Petition # 010-21 filed by Heritage Baptist Church requesting to rezone 7.07± acres located adjacent to 3613 East Hwy. 34, Sharpsburg [Parcel # 133-6092-013 (partial)] from RC (*Rural Conservation*) to RRCC (*Residential Retirement Care Community*).

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

3. Motion To: **Public Hearing Regarding Petition # 011-21 Filed by Patten Seed Company Requesting to Rezone/Review Condition # 1 Associated with Property Located at 97 Gordon Road, Newnan - 2nd District**

Zoning Coordinator Eschman presented Petition # 011-21 filed by Patten Seed Company requesting to rezone/review Condition # 1 associated with property located at 97 Gordon Road, Newnan (Parcel # 088-2070-003). She explained that the subject property consists of 6.61± acres located at the intersection of Hwy. 16 and Gordon Road, abuts I-85 along the western property boundary, is currently zoned LM (*Light Industrial*), and lies within the Hwy 16 Quality Development Corridor District (QDCD). On July 16, 2019, the Board voted to rezone the subject property from C (*Old Commercial District*) to LM (*Light Industrial*) conditioned for use as a self-storage facility only. The applicant is proposing a landscape service and supply business including materials such as trees, shrubs, ground cover, packaged green soils, sod, rock, stone, sand, gravel, mulch, peat, and topsoil contained within several outside display areas. Two (2) entrances are proposed along Gordon Road with the main entrance located at the southeast corner of the

property and a secondary entrance that will be locked, gated, and used only for deliveries and emergency access located further north along the eastern property line. A 50-foot planted buffer is shown along the western and northern property boundaries with a raised berm, 4-rail black fence, and additional tree plantings proposed along the eastern property line facing Gordon Road. Special attention to screening of the proposed material display areas will be required because the subject property is highly visible with no existing vegetation. In closing, she highlighted the factors reviewed by staff during the application process and presented eight (8) conditions for consideration by the Board should they choose to approve the request.

In response to questions from the Board, Administrator Fouts explained that a future intersection improvement project planned for Gordon Road and Hwy. 16 that will shift the intersection to the east is not notated on the site plan. He also explained that as part of the Development of Regional Impact (DRI) associated with Orchard Hills Business Park, a decel or right-turn lane was installed from Hwy. 16 onto Gordon Road, and a turn lane off Gordon Road into the site is referenced in the proffered conditions.

Commissioner Lassetter explained that the performance bond noted in Condition # 2 means that the applicant will not have to construct the turn lane if the intersection improvement project is underway within 24-months.

Administrator Fouts explained that the intersection improvement project at Hwy. 16 and Gordon Road was identified as a TSPLOST project as a safety improvement. The Georgia Department of Transportation (GDOT) supports the project, but funding has been the challenge. The performance bond noted in Condition # 2 prevents the applicant from the expense of constructing a right-turn lane at the proposed site driveway this intersection improvement project has not commenced within 24-months.

Mr. Dennis Drewyer, applicant representative, explained that the request is not to rezone the property, but to amend existing zoning conditions. He requested that Condition # 2 associated with the installation of a turn lane be changed to an administrative requirement instead of a condition of zoning. He also requested that Condition # 6 associated with 50-foot buffers be changed to streetscaping.

In response to a question from Commissioner Lassetter, Mr. Drewyer clarified that he is requesting that the construction of the turn lane be a requirement from the Engineering Department instead of a condition of the zoning.

Administrator Fouts explained that the performance bond noted in Condition # 2 was recommended by Public Works Director/County Engineer Tod Handley. The bond will not be enforceable by staff if it is not a condition of the zoning.

County Engineer Handley explained that the intent of Condition # 2 is to prevent the developer from paying for something that may not be needed if the intersection improvement project were to progress. Shifting Gordon Road to the east may prevent the need for a right-turn lane to be constructed by the applicant. The 2-year bond provides funding, but those funds will not be spent if they're not needed.

In response to a question from Commissioner Reidelbach, Assistant Attorney Lee explained that it is possible that a future owner of the property may not be able to afford a bond; therefore, the condition puts the bond in place and gives staff the ability to ensure the turn lane gets built.

In response to a question from Commissioner Smith, Mr. Handley explained that a potential future improvement project will shift Gordon Road to the east for a better alignment with SR 16, and the right turn lane for the proposed development will not be needed. Condition # 2 prevents the applicant from incurring costs to construct a right turn lane that may not be necessary.

Commissioner Poole explained that the bottom line is that the taxpayers should not incur the costs for constructing the turn lane.

Administrator Fouts explained that Gordon Road is a local road and the future improvement project will be not be a State project.

Chairman Blackburn called for any comments in support of or in opposition to the rezone/review of Condition # 1. There were none.

The Board voted to close the Public Hearing regarding Petition # 011-21 filed by Patten Seed Company requesting to rezone/review Condition # 1 associated with property located at 97 Gordon Road, Newnan (Parcel # 088-2070-003).

RESULT: PUBLIC HEARING CLOSED [UNANIMOUS]

MOVER: Tim Lassetter, District 2 - Vice Chairman

SECONDER: Paul Poole, District 1

AYES: Blackburn, Lassetter, Poole, Reidelbach, Smith

8127 Public Hearing Regarding Petition # 011-21 Filed by Patten Seed Company Requesting to Rezone/Review Condition # 1 Associated with Property Located at 97 Gordon Road, Newnan

Commissioner Lassetter explained that recently the Board had to address an issue where an applicant said he/she was going to maintain the look of an existing residential structure, but the Board did not make that a condition of the rezoning, and the applicant ended up constructing something totally different. To prevent these issues, the Board must specify the conditions of the zoning.

The Board voted to rezone property located at 97 Gordon Road, Newnan (Parcel # 088-2070-003) as requested in Petition # 011-21 filed by Patten Seed Company, subject to the following conditions:

1. The property shall be utilized as a landscape/nursery facility.
2. The applicant shall post a performance bond for the construction of a right-turn lane at the proposed site driveway. If the intersection improvement project at SR 16 and Gordon Road is not under construction within twenty-four (24) months from the issuance of a land disturbance permit, the applicant shall construct the right-turn lane.
3. The applicant shall meet all the requirements of the Public Works Director, Georgia Department of Transportation (GDOT), Development Review, QDCD, Fire Department, Building Department, and Environmental Health unless a variance is granted through the normal review process.
4. The applicant shall comply with Coweta County's *Soil Erosion, Sedimentation and Pollution Control*, and *Stormwater Ordinances*.
5. The berm, 4-rail fence, and additional tree plantings, proffered by the applicant, shall be installed along the eastern property line and provide adequate screening along Gordon Road. The 4-rail fence is to stay in good working order and be replaced by the property owner when it becomes damaged or at the County's discretion.
6. A 50-foot buffer shall be planted along the western and northern property boundaries and incorporate the landscape requirements under *Article 26*. A landscape plan shall be submitted and approved by the Community Development Department to ensure planted materials provide appropriate screening.
7. Lighting shall incorporate full cutoff fixtures so adjacent residential properties and roadways are not adversely affected, and to preclude glare

onto or direct illumination of adjacent properties and streets.

8. Any signage must be reviewed and approved by the Community Development Department in accordance with the *Coweta County Sign Ordinance*.

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

4. Motion To: **Public Hearing Regarding Proposed Amendments to Appendix A. Zoning and Development, Article 29. Amendments of the Coweta County Code of Ordinances**

Administrator Fouts explained that at the Commission meeting held on April 6, 2021, the Board instructed staff to prepare an amendment to the *Coweta County Zoning and Development Ordinance* to address the process of withdrawing a rezoning application within seven (7) business days of a scheduled Public Hearing. Following a complete review of *Article 29. Amendments of the Zoning and Development Ordinance*, staff has drafted amendments to *Section 290. Application for Zoning Amendment by Individuals*, *Section 291. Staff Review of Application*, and *Section 295. Conditional Zoning* for the Board's consideration.

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

The Board voted to close the Public Hearing regarding proposed amendments to *Article 29. Amendments of the Zoning and Development Ordinance*, *Section 290. Application for Zoning Amendment by Individuals*, *Section 291. Staff Review of Application*, and *Section 295. Conditional Zoning of the Coweta County Code of Ordinances*.

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

- 8185 Public Hearing Regarding Proposed Amendments to Appendix A. Zoning and Development, Article 29. Amendments of the Coweta County Code of Ordinances

The Board voted to execute amendments to *Appendix A. Zoning and Development, Article 29. Amendments, Section 290. Application for Zoning Amendment by Individuals, Section 291. Staff Review of Application*, and *Section 295. Conditional Zoning of the Coweta County Code of Ordinances*.

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

REGULAR SESSION

PUBLIC COMMENT (Items on the Agenda)

Public Comments Regarding Items On the Agenda

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

Ms. Melissa Griffis, S. Court Square, Newnan, addressed the Board regarding a request for vested development rights for property located on Gordon Road (agenda item # 7). She explained that she is the applicant representative and staff and the applicant believe a preliminary plat was submitted prior to March of 2018, however a signed plat cannot be located. There was email correspondence evidencing it had been approved and the applicant continued to expend funds and improve the property working under the one (1) year requirement. She explained that per the Georgia Supreme Court ruling included in correspondence from Assistant County Attorney Jerry Ann Conner, reasons three (3) and four (4) are applicable to the applicant.

Mr. Dennis Drewyer, Woodridge Place, Newnan, addressed the Board regarding a request for vested development rights for property located on Shell Road (agenda item # 8). He explained that he is the applicant representative and a preliminary plat was approved in 2019. Several changes were made at the request of the Coweta County Water and Sewerage Authority for construction of a water lift station and a chlorination station which changed the preliminary plat. He explained that he was not aware that there is an expiration period for the preliminary plat and did not get the new plat with the changes approved during a time when he was ill.

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

5. 8188 Recommend Approval of Petition # ZA 012-21 Filed by Southeastern Trust for Parks and Land, Inc. Requesting a Conditional Use Permit for Lots 1-11 Located in Cannongate Village, Sharpsburg

Zoning Coordinator Eschman explained that at the Commission meeting held on May 4, 2021, the Board voted to defer a decision regarding Petition # ZA 012-21 filed by Southeastern Trust for Parks and Land, Inc (STPAL) requesting a Conditional Use Permit for lots 1-11 located in the Cannongate Village Subdivision on Cannongate Road, Sharpsburg (Parcels # 130-6112-150, # 130-6112-151, # 130-6112-152, # 130-6112-153, # 130-6112-154, # 130-6112-155, # 130-6112-156, # 130-6112-157, # 130-6112-158, # 130-6111-217, and # 130-6111-218) for a nature preserve/passive park until the May 18, 2021 Commission meeting. She presented Petition # ZA 012-21 along with a recommendation of approval from the Board of Zoning Appeals explaining that the subject property consists of 18.696± acres currently zoned *RC (Rural Conservation)*. The applicant purchased the eleven (11) lots in December 2020 and combined them into one (1) tract that is currently in a permanent deed restriction to remain in a natural state. The applicant is proposing a passive recreation area for the public including a walking/biking trail, wooden benches, picnic tables, bike racks, and educational signage kiosks. The applicant desires to utilize a flat, compacted natural surface for a small parking area to accommodate a maximum of twelve (12) parking spaces. The nature preserve/passive park will be operated and maintained by a non-profit organization referred to as STPAL, Inc. In closing, she highlighted the factors considered by staff during the application process and presented four (4) conditions for consideration by the Board should they choose to grant the Conditional Use Permit.

Commissioner Reidelbach explained that a meeting was held with the applicant following the May 4, 2021 Commission meeting to discuss the applicant's plan and address several concerns.

In response to questions from Commissioner Reidelbach, Administrator Fouts explained that site distances and drive separation requirements will be verified by Community Development and other staff during the development review process if the request is approved by the Board. He also explained that depending upon the success of the park, the Board may need to consider establishing "No Parking Zones" along Cannongate Road

sometime in the future.

The Board voted to grant a Conditional Use Permit (CUP) for a nature preserve/passive park on lots 1-11 located in the Cannongate Village Subdivision on Cannongate Road, Sharpsburg (Parcels # 130-6112-150, # 130-6112-151, # 130-6112-152, # 130-6112-153, # 130-6112-154, # 130-6112-155, # 130-6112-156, # 130-6112-157, # 130-6112-158, # 130-6111-217, and # 130-6111-218) as requested in Petition # 012-21 filed by Southeastern Trust for Parks and Land, Inc, subject to the following conditions:

1. Sight distance from the proposed driveway must meet American Association of State Highway and Transportation Officials (AASHTO) Intersection Sight Distance requirements.
2. No parking shall be allowed within the County right-of-way along Cannongate Road.
3. The applicant shall meet all the applicable requirements of the Development Review Division.
4. The nature preserve park/trail shall be maintained and operated by Southeastern Trust for Parks and Land, LLC.

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

6. 8189 Recommend Approval of Petition # ZA 013-21 Filed by Southeastern Trust for Parks and Land, Inc. Requesting Property Line Variances for Lots 1-11 Located in Cannongate Village, Sharpsburg

Zoning Coordinator Eschman explained that at the Commission meeting held on May 4, 2021, the Board voted to defer a decision regarding Petition # ZA 013-21 filed by Southeastern Trust for Parks and Land, Inc (STPAL) requesting property line variances for lots 1-11 located in the Cannongate Village Subdivision on Cannongate Road, Sharpsburg (Parcels # 130-6112-150, # 130-6112-151, # 130-6112-152, # 130-6112-153, # 130-6112-154, # 130-6112-155, # 130-6112-156, # 130-6112-157, # 130-6112-158, # 130-6111-217, and # 130-6111-218) for a nature preserve/passive park until the May 18, 2021 Commission meeting. She presented Petition # ZA 013-21 along with a recommendation of approval from the Board of Zoning Appeals explaining that the subject property consists of 18.696± acres currently zoned *RC (Rural Conservation)*. She further explained that any recreational area utilized for public use must be located 200-feet from all property lines and based upon the lot dimensions a setback reduction is needed for the proposed use. The applicant has filed two (2) variances requesting a reduction of 10-feet (from 200-feet to 190 feet) along the northern property line (Interstate 85) and a reduction of 50-feet (from 200-feet to 150-feet) along the eastern and western property lines. In closing, she highlighted the factors considered by staff during the application process and presented three (3) conditions for consideration by the Board should they choose to grant the property line reductions.

The Board voted to grant a 10-foot property line reduction (from 200-feet to 190 feet) along the northern property line (Interstate 85) and 50-foot property line reductions (from 200-feet to 150-feet) along the eastern and western property lines of lots 1-11 located in the Cannongate Village

Subdivision on Cannongate Road, Sharpsburg (Parcels # 130-6112-150, # 130-6112-151, # 130-6112-152, # 130-6112-153, # 130-6112-154, # 130-6112-155, # 130-6112-156, # 130-6112-157, # 130-6112-158, # 130-6111-217, and # 130-6111-218) as requested in Petition # 013-21 filed by Southeastern Trust for Parks and Land, Inc, subject to the following conditions:

1. The designated parking lot shall consist of a pervious area in lieu of pavement.
2. The setback reduction shall not exceed 10-feet along the northern property line against I-85.
3. The setback reduction shall not exceed 50-feet along the eastern and western property lines.

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

7. 8246 Request for Vested Development Rights for Property Located on Gordon Road - 1st District

Community Development Director Jon Amason explained that staff is in receipt of a request for vested development rights for 104.330± acres located on Gordon Road and GA Hwy 54 (Parcel # 114-1027-005) from Ms. Melissa Griffis, on behalf of Bradbury Road, AV, LLC/Wesley Trammell in accordance with the ordinances in place prior to November 5, 2019. From the thirty-four (34) documents submitted to staff and the County Attorney for review, records show that the developer submitted a preliminary plat for review around January 9, 2017. While neither the developer nor Community Development can locate an approved preliminary plat, based on the timeline of approvals from the departments, the preliminary plat was more than likely approved by mid-March of 2018 and would have expired at the middle or end of March 2019. The County's Development regulations state that upon approval of a preliminary plat it is only valid for twelve (12) months thereafter in accordance with *Article 24, Section 244.3.1(5) of the Coweta County Code of Ordinances*.

In response to a question from Commissioner Poole, Mr. Amason explained that although staff agrees that all departments signed off on the preliminary plat before November 5, 2019, no further action has been taken by the owner/developer and the plat has expired.

Upon review of the evidence submitted by Ms. Melissa Griffis, on behalf of Bradbury Road, AV, LLC/Wesley Trammell, and in accordance with Georgia law, the Board voted to deny vested development rights for 104.330± acres located on Gordon Road and GA Hwy 54 (Parcel # 114-1027-005).

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

8. 8247 Request for Vested Development Rights for Property Located on Shell Road - 3rd District

Community Development Director Amason explained that staff is in receipt of a request for vested development rights for 131.977± acres located on Shell Road (Parcel #

093-8018-004) from Mr. Dennis Drewyer, on behalf of the Baker A. Smith Family Partnership, L.P. in accordance with the ordinances in place prior to November 5, 2019. From the eighteen (18) documents submitted to staff and the County Attorney for review, records show that the preliminary plat was approved on July 31, 2019. Following the approval, the developer worked with the Coweta County Water and Sewerage Authority for review and approval of a pump station site (October 14, 2019) and a chlorination site (March 4, 2020). The development was vested to floodplain and open space regulations on June 4, 2019. While the preliminary plat was approved on this development, it expired on July 30, 2020. Development regulations in the County state that upon approval of a preliminary plat, it is only valid for twelve (12) months thereafter in accordance with *Article 24, Section 244.3.1(5) of the Coweta County Code of Ordinances*.

Upon review of the evidence submitted by Mr. Dennis Drewyer, on behalf of the Baker A. Smith Family Partnership, L.P., and in accordance with Georgia law, the Board voted to deny vested development rights for 131.977± acres located on Shell Road (Parcel # 093-8018-004).

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

9. 8253 Public Hearing on June 3, 2021 Regarding the Draft of the Proposed Land Development Guidance System (LDGS), Phase 2 - Residential Planned Development Project (R-PDP)

Administrator Fouts explained that in addition to setting a Public Hearing on June 3, 2021 regarding the proposed Land Development Guidance System (LDGS), Phase 2 - Residential Planned Development Project (R-PDP), staff recommends setting a Public Information Open House on June 22, 2021 to garner input from the public. Staff anticipates bringing a final draft to the Board on or around July 13, 2021.

The Board voted to set a Public Hearing on June 3, 2021 at 6:00 p.m. and a Public Information Open House on June 22, 2021 from 6:00 p.m. until 7:30 p.m. regarding the proposed Land Development Guidance System (LDGS), Phase 2 - Residential Planned Development Project (R-PDP).

RESULT:	PUBLIC HEARING SET [UNANIMOUS]	Next: 6/3/2021 6:00 PM
MOVER:	Paul Poole, District 1	
SECONDER:	John Reidelbach, District 4	
AYES:	Blackburn, Lassetter, Poole, Reidelbach, Smith	

10. 8257 Request to Set Public Hearing on June 15, 2021 Regarding Petition # 009-21 Filed by P&L Bridgeport, L.P. Requesting to Rezone Property Located at S Hwy 29/S Hwy 27A/Victoria Drive, Bethlehem Church Road, Moreland

The Board voted to set a Public Hearing on June 15, 2021 at 6:00 p.m. regarding Petition # 009-21 Filed by P&L Bridgeport, L.P. requesting to rezone property located at S. Hwy. 29/S. Hwy. 27A/Victoria Drive, Bethlehem Church Road, Moreland [(Parcel # 078-2153-001 (partial) and # 090-2135-003] from RC (*Rural Conservation*) to M (*Industrial*).

RESULT: PUBLIC HEARING SET [UNANIMOUS] Next: 6/15/2021 6:00 PM
MOVER: Tim Lassetter, District 2 - Vice Chairman
SECONDER: Paul Poole, District 1
AYES: Blackburn, Lassetter, Poole, Reidelbach, Smith

UNFINISHED BUSINESS

11. 8248 Request Appointments to Various Boards/Authorities

The Board voted to reappoint Mr. John Daviston as the as the 3rd District Representative to the Development Authority of Coweta County for the term beginning April 4, 2021 and expiring April 3, 2025.

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

NEW BUSINESS

Bids and Contracts

12. 8256 Request Approval/Execution of a Revised First Amendment to an Agreement with RMS Transit, Inc.

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

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

13. 8013 Request Approval to Renew Lease for Space Utilized by the Department of Veterans' Services

The Board voted to approve a request from the Georgia State Properties Commission to exercise the first of five (5) lease renewal options associated with space located at 22 East Broad Street utilized by the Department of Veterans' Services for the term beginning July 1, 2021 and expiring June 30, 2022.

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

14. 8010 Request Approval to Renew Lease Associated with Property Located at 51 B Perry Street, Newnan - 5th District

The Board voted to approve a request from the Georgia State Properties Commission to exercise the fifth of five (5) lease renewal options for property located at 51 B Perry

Street at a monthly rate of \$3,539.62 for the period beginning July 1, 2021 and expiring June 30, 2022.

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

Additional Action Items

15. 8258 Request Approval/Execution of a Resolution Supporting the Declaration of Individual Assistance Following the Recent Natural Disaster

Administrator Fouts explained that on May 26, 2021 an EF-4 tornado impacted Coweta County and the City of Newnan. Because of the severity of the impacts to individuals and local governments, the Georgia Emergency Management Agency (GEMA) and the Governor's Office requested Public Assistance and Individual Assistance through the Federal Emergency Management Agency (FEMA). On May 7, 2021 Governor Kemp received a determination from FEMA that the severity and magnitude of the impact to individuals and households from the tornado did not warrant a designation for Individual Assistance from the federal government. Despite FEMA's denial, there still exists in Coweta County and the City of Newnan a tremendous need for repairing and rebuilding the homes and the lives of 1,453 families directly impacted by this storm, including more than 200 families that continue to be displaced in local hotels struggling with the financial burden of temporary housing and recovery. Therefore, as outlined in a Joint Resolution, the elected officials of Coweta County and the City of Newnan support and request that GEMA and the Governor of the State of Georgia request an appeal of the denied Individual Assistance as stated in the May 7, 2021 determination.

The Board voted to execute a joint Resolution with the City of Newnan Supporting the Declaration of Individual Assistance by the Federal Emergency Management Agency (FEMA) for those individuals and households impacted by the recent natural disaster.

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

16. 8251 Request from Bike Ride Across Georgia (BRAG) to Utilize Leroy Johnson Park for RV Parking and Tent Camping - 1st District

The Board voted to approve a request from Bike Ride Across Georgia (BRAG) to utilize Leroy Johnson Park for RV parking and tent camping on June 10 and 11, 2021.

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

PUBLIC COMMENT (Items Not on the Agenda)

Public Comments Regarding Items Not on the Agenda

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

The following citizens spoke in favor of the Commissioners supporting a "Sanctuary County" proclamation:

Mr. Maxwell Britton, Marion Beavers Road, Sharpsburg

Mr. Alan Brady, Barrington Overlook, Sharpsburg

Ms. Linda Menk, Northcrest Drive, Newnan

Mr. Van Nguyen, Payton Lane, Newnan

Mr. Bruce Schrader, Trevino Trail, Sharpsburg

Ms. Valerie Simmons, Walt Sanders Road, Newnan

Mr. Donald Kotasek, Poplar Road, Newnan,

Mr. Leo Hohmann, Bexton Road, Moreland

Mr. Brant Frost, Velma Drive, Newnan

Mr. Charles Bennett, Dixon Circle, Fayetteville

Ms. Linda Menk, Northcrest Drive, Newnan, also addressed the Board regarding her support for both the County and the Board of Education sending out separate tax bills.

Mr. Donald Kotasek, Poplar Road, Newnan, also addressed the Board regarding his request to mount solar panels on the ground at his home. He explained that his roof does not receive enough sunlight to be economical and expressed concerns with damage to his roof.

Commissioner Reidelbach urged citizens to get involved in all aspects of the County, not just those that involve their specific interests.

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

Motion To: **Enter Into Executive Session**

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

Members in attendance included Chairman Blackburn, Commissioner Poole, Commissioner Lassetter, Commissioner Reidelbach, and Commissioner Smith. Staff members in attendance included Administrator Fouts, Associate Administrator Whitlock, Assistant Attorney Lee, and Deputy County Clerk Collins.

Public Works Director Tod Handley, Director of Facilities Management Mike Johnson, and Community and Human Resources Director Patricia Palmer were also in attendance.

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

REGULAR SESSION

Motion To: **Return to Regular Session**

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

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

AFFIDAVIT

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

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

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

ADJOURNMENT

Motion To: **Adjourn**

The Board voted to adjourn the meeting.

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