



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 4, 2021

6:00 PM

Commission Chambers

~ Minutes ~

COWETA COUNTY BOARD OF COMMISSIONERS

Call to Order

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

The Honorable Board of Commissioners of Coweta County, Georgia met in Public Hearing/Regular Meeting Session on May 4, 2021.

Meeting Called to Order

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

Pledge of Allegiance

Life Scout Jack Olvey from Troop 41 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 staff is still waiting to hear whether Coweta County will receive a federal disaster declaration following the recent tornado, Public Works staff continues to work with the C&D contractor and the Georgia Department of Transportation (GDOT) on storm debris removal, Community Development staff is working with affected homeowners, the long-range recovery committee is meeting weekly to help with housing, donated goods, etc., and the donation site at the Fairgrounds has been transitioned to a "warehouse-style" facility so any donated items can be supplied to the non-profit organizations for distribution to the community. In closing, he explained that the County is continuing its efforts to assist those affected by the devastating storm.

AWARDS AND PRESENTATIONS

1. 8209 Request Approval of an Eagle Scout Project at Brown's Mill Park - 2nd District

Commissioner Lassetter expressed his appreciation to Life Scout Jack Olvey for his willingness to fund and construct benches at the Brown's Mill Park in an effort to achieve his Eagle Scout rank. He commended Mr. Olvey's Scout Masters for their direction, leadership, and influence.

The Board voted to approve a request from Life Scout Jack Olvey to fund and construct four (4) benches at Brown's Mill Park as his project to achieve the rank of Eagle Scout.

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

APPROVAL OF MINUTES

2. Minutes of Tuesday, April 20, 2021

The Board voted to approve the minutes from the Public Hearing/Regular Meeting Session held on April 20, 2021.

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

CONSENT AGENDA

3. 8236 Confirm Execution of Proclamation Designating "National Day of Prayer" in Coweta County

The Board voted to confirm execution of a proclamation designating May 6, 2021 as "National Day of Prayer" in Coweta County.

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

4. 8212 Confirm Extension of Temporary Waiver of Fees at the C&D Landfill Following the Recent Natural Disaster

The Board voted to confirm extension of a temporary waiver of fees at the C&D Landfill for disposal of storm debris through the close of business on Saturday, May 15, 2021.

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

5. 8228 Confirm Temporary Closure of a Portion of Brandon Lane for Filming - 4th District

The Board voted to confirm temporary closure of Brandon Lane on May 5, 2021 between the hours of 8 p.m. and 12:00 a.m. for filming by Storyteller Studios.

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

SUPPLEMENTAL AND NON-AGENDA ITEMS

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

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

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

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

6. Motion To: **Public Hearing Regarding Proposed Exemption of Certain County Vehicles from State Labeling/Decal Requirements**

Administrator Fouts explained that State law (O.C.G.A. 36-80-20) requires a clearly visible decal or seal on the front door of each side of vehicles owned or leased by the County. State law does allow for certain vehicles to be exempted from the decal requirements after a public hearing has been conducted. Staff is requesting that the Board execute a resolution to exempt a total of three (3) vehicles utilized by the Coroner's Office from the requirement.

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

The Board voted to close the Public Hearing regarding exemption of certain County vehicles from the State's requirements of displaying decals/seals on vehicles owned or leased by the County.

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

- 8176 Public Hearing Regarding Proposed Exemption of Certain County Vehicles from State Labeling/Decal Requirements

The Board voted to execute a resolution exempting the following vehicles utilized by the Coroner from the State's requirements of displaying decals/seals on vehicles owned or leased by the County:

- 2000 Ford Explorer VIN: 1FMZU72X1YUB54800
- 2004 Ford Expedition VIN: 1FMPU14W04LB46132
- 2020 Chevy Tahoe VIN: 1GNSKDKC1LR264725

RESULT:	EXECUTED [UNANIMOUS]
MOVER:	Al Smith, District 5
SECONDER:	John Reidelbach, District 4
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.

Mr. Jerry Dixon, Ashmore Drive, Newnan explained that he was in attendance to learn more about the revised site plan for property located at 30 Ashmore Drive (agenda item # 16). At this time, he is unsure whether he supports the development plan or not.

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

7. 8186 Recommend Approval of Petition # ZA 010-21 Filed by Richard Cantu Requesting Extension of a Conditional Use Permit for Property Located at 582 Andrew Bailey Road, Sharpsburg

Zoning Coordinator Lisa Eschman presented Petition # ZA 010-21 filed by Richard Cantu requesting a Conditional Use Permit (CUP) to extend the time to use an RV as a temporary home at 852 Andrew Bailey Road, Sharpsburg (Parcel # 133-6090-010) along with a recommendation of approval from the Board of Zoning Appeals. She explained that at the Commission meeting held on May 19, 2020, the Board voted to grant the applicant a CUP for use of an RV/camper as a temporary home for a period of twelve (12) months during demolition of an existing modular home and construction of a new residence. Unforeseen financial issues during the COVID-19 pandemic have postponed the demolition and new construction process. However, the applicant is now prepared to proceed with the project and is requesting an additional twelve months to utilize the RV/camper as a temporary residence. In closing, she highlighted the factors considered by staff during the application process and presented seven (7) conditions for consideration by the Board should they choose to grant an extension of the Conditional Use Permit.

The Board voted to grant a twelve (12) month extension of a Conditional Use Permit (CUP) as requested in Petition # ZA 010-21 filed by Richard Cantu to utilize an RV/camper as a temporary residence on property located at 852 Andrew Bailey Road, Sharpsburg (Parcel # 133-6090-010), subject to the following conditions:

1. The use of the recreational vehicle as a temporary basis shall be permitted for a maximum period of twelve (12) months, beginning May 5, 2021 and ending May 4, 2022 at which time the recreational vehicle (RV) shall no longer be used as the residence.
2. Upon approval of the request, the applicant must apply for the demolition and site prep permits within thirty (30) days or revoke the Conditional Use Permit request.
3. No more than one (1) recreational vehicle shall be parked on the site.
4. If possible, park the recreational vehicle (RV) at least 10-feet away from the primary residential structure.

5. Ensure the recreational vehicle (RV) has a working smoke and carbon monoxide detector.
6. The RV shall have a multipurpose dry chemical fire extinguisher.
7. The applicant shall meet all applicable requirements of the Environmental Health Department.

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

8. 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 presented Petition # ZA 012-21 filed by Southeastern Trust for Parks and Land, Inc (STPAL) requesting a Conditional Use Permit (CUP) for a nature preserve/passive park on lots 1-11 in Cannongate Village Subdivision located 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) along with a recommendation of approval from the Board of Zoning Appeals. She explained 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. Because there is a permanent deed restriction on the property, it must remain in its 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 he believes that the proposed passive recreation park is a great idea for the area, but expressed concerns regarding traffic on Cannongate Road, the potential need for additional parking spaces, possible parking in the rights-of-way along Cannongate Road for overflow vehicles, and future ownership should the Trust ever become non-viable. He requested that the Board consider deferring a decision regarding the Conditional Use Permit until his questions and concerns can be addressed.

Administrator Fouts explained that should the Board choose, a "No Parking Zone" can be established along the rights-of-way on Cannongate Road in this area. He also explained that staff will be meeting with the applicant tomorrow to discuss future ownership of the passive park.

The Board voted to defer a decision regarding Petition # ZA 012-21 filed by Southeastern Trust for Parks and Land, Inc requesting a Conditional Use Permit (CUP) for a nature preserve/passive park on lots 1-11 in Cannongate Village Subdivision located 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) until May 18, 2021 at 6:00 p.m.

RESULT:	DEFERRED [UNANIMOUS]	Next: 5/18/2021 6:00 PM
MOVER:	John Reidelbach, District 4	
SECONDER:	Bob Blackburn, District 3 - Chairman	
AYES:	Blackburn, Lassetter, Poole, Reidelbach, Smith	

9. 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

The Board voted to defer a decision regarding Petition # ZA 013-21 filed by Southeastern Trust for Parks and Land, Inc requesting property line variances for a nature preserve/passive park on lots 1-11 in Cannongate Village Subdivision located 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) until May 18, 2021 at 6:00 p.m.

RESULT:	DEFERRED [UNANIMOUS]	Next: 5/18/2021 6:00 PM
MOVER:	John Reidelbach, District 4	
SECONDER:	Bob Blackburn, District 3 - Chairman	
AYES:	Blackburn, Lassetter, Poole, Reidelbach, Smith	

10. 8190 Recommend Approval of Petition # ZA 014-21 Filed by Richard and Karen Nalewako Requesting a Road Frontage Variance for Property Located on Smokey Road, Newnan

Zoning Coordinator Eschman presented Petition # ZA 014-21 filed by Richard and Karen Nalewako requesting a road frontage variance for property located on Smokey Road, Newnan (Parcel # 028-3097-117) along with a recommendation of approval from the Board of Zoning Appeals. She explained that the subject property consists of 14.03± acres and the applicants wish to subdivide it into 5.253± acres and 5.243± acres to sell. The remaining 3.716± will be combined with the applicants existing farm to the east. The existing parcel has 115.72-foot road frontage on Smokey Road. The County's current ordinances require 220-feet; therefore, the applicants are requesting vested road frontage with a reduction of 104.28-feet (from 200-feet to 115.72-feet) on Smokey Road. 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 road frontage variance.

The Board voted to grant a 104.28-foot road frontage reduction (from 220-feet to 115.72-feet) on Smokey Road as requested in Petition # ZA 014-21 filed by Richard and Karen Nalewako, subject to the following conditions:

1. The applicant must verify that adequate intersection sight distance, based on American Association of State Highway and Transportation Officials (AASHTO) requirements, is available from the proposed driveway location.
2. The road frontage reduction along Smokey Road shall not exceed the requested 104.28-feet.

3. The road frontage shall remain the current measurement of 115.72-feet as depicted on survey by Christopher Brothers, LLC #3195, Drawing # CF=77085, Disk # February-2021.

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

11. 8191 Recommend Approval of Petition # ZA 015-21 Filed by Loren Taylor Requesting an Easement Variance for Property Located at 114 Cannon Road/98 Cannon Road, Sharpsburg

Zoning Coordinator Eschman presented Petition # ZA 015-21 filed by Loren Taylor requesting an easement variance for property located at 114 Cannon Road, Sharpsburg [(Parcel # 125-1045-012 (partial))] along with a recommendation of approval from the Board of Zoning Appeals. She explained that the subject property consists of 27.36± acres established in the early 1970s with several homes. Currently, there are seven (7) homes within the family complex connected with two (2) other parcels. In 2018, the applicant contacted staff regarding the process to deed 3.00± acres to his daughter. At that time, staff determined that the homestead lot could be accessed by the established easement along Cannon Road; however, the applicant did not proceed with the process. Earlier this year, a survey was presented to the Development Review Division to be executed prior to recording the plat; however, the County's ordinances associated with easement requirements were amended in 2019 and the survey was denied. She further explained that the subject property is located in the rear area of the total acreage along the southern property line, the applicant wants to acquire ownership of the existing structure/property, the applicant does not plan to make any changes to the structure or property, the existing easement has provided access to the private residence since 1981, there are no alternate means of ingress/egress to the property, and letters of support have been provided by all the adjoining property owners. In closing, she highlighted the factors considered by staff during the application process and presented one (1) condition for consideration by the Board should they choose to grant the easement variance.

The Board voted to grant an easement variance as requested in Petition # ZA 015-21 filed by Loren Taylor for property located at 114 Cannon Road, Sharpsburg [Parcel # 125-1045-012 (partial)], subject to the following condition:

1. There shall be no additional driveway constructed or any changes made to the existing easement.

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

12. 8192 Recommend Approval of Petition # ZA 016-21 Filed by The Heritage School Requesting a Conditional Use Permit for Property Located at 2093 North Hwy. 29, Newnan - APPLICANT REQUESTING A 30-Day Continuance

Assistant Community Development Director Angela White explained that staff has received a request from the applicant for the Board to consider

deferring a decision regarding Petition # ZA 016-21 filed by the Heritage School requesting a Conditional Use Permit (CUP) for a school campus master plan for property located at 2093 N. Hwy. 29, Newnan (Parcel # 084-5140-009A) until June 3, 2021.

The Board voted to defer a decision regarding Petition # # ZA 016-21 filed by the Heritage School for property located at 2093 N. Hwy. 29, Newnan (Parcel # 084-5140-009A) until June 3, 2021 at 6:00 p.m. as requested by the applicant.

RESULT:	DEFERRED [UNANIMOUS]	Next: 6/3/2021 6:00 PM
MOVER:	Bob Blackburn, District 3 - Chairman	
SECONDER:	Paul Poole, District 1	
AYES:	Blackburn, Lassetter, Poole, Reidelbach, Smith	

13. 8193 Recommend Approval of Petition # ZA 018-21 Filed by Macedonia Baptist Church Requesting a Conditional Use Permit for Property Located at 1504 Macedonia Road, Newnan

Assistant Community Development Director White presented Petition # ZA 018-21 filed by Macedonia Baptist Church requesting a Conditional Use Permit (CUP) for campus expansion on property located at 1504 Macedonia Road, Newnan (Parcel # 060-5155-008) along with a recommendation of approval from the Board of Zoning Appeals. She explained that the subject property consists of 32.85± acres accessed off Joel Sanders Road, and the church has been serving the community since 1827. As the ministry continues to grow, the applicant is requesting the ability to renovate an existing building located behind the historic sanctuary for a multi-purpose facility to be utilized for fellowship gatherings, worship services, and athletic events. In closing, she highlighted the factors considered by staff during the application process and presented five (5) conditions for consideration by the Board should they choose to grant the Conditional Use Permit.

The Board voted to grant a Conditional Use Permit (CUP) for expansion of a church campus as requested in Petition # ZA 018-21 filed by Macedonia Baptist Church for property located at 1504 Macedonia Road, subject to the following conditions:

1. All applicable fire safety requirements of the County Fire Marshal and State Fire Marshal shall be met.
2. The church shall agree to work with the County, in good faith, to address any concerns or complaints related to odor, glare, noise, or similar objectionable features.
3. All future buildings shall reasonably reflect the renderings submitted including brick with metal roofing.
4. All applicable requirements of the Fire, Environmental Management and Building Department shall be met.
5. All applicable parking requirements shall be met.

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

14. 8194 Recommend Approval of Petition # ZA 019-21 Filed by Southtree Enterprises Requesting Buffer and Front Yard Setback Variances for Property Located on Elzie Johnson Road, Newnan

Assistant Community Development Director White presented Petition # ZA 019-21 filed by Southtree Enterprises requesting front yard setback and buffer variances for property located between 145 and 205 Elzie Johnson Road, Newnan (Parcel # 119-6043-011) along with a recommendation of approval from the Board of Zoning Appeals. She explained that the subject property consists of 6.4± acres zoned *M (Industrial)* and the applicant is proposing two (2) industrial flex warehouse buildings consisting of 48,000 square feet and 20,000 square feet. Further, the applicant is attempting to develop a parcel with offset design sections on the northwest and southeast corners that provide challenges not found in a typical rectangle or square lot. 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 setback and buffer reductions.

The Board voted to grant a 50-foot buffer reduction (from 100-feet to 50-feet) along the western property line and to grant a 25-foot front yard setback reduction (from 100-feet to 75-feet) as requested in Petition # ZA 019-21 filed by Southtree Enterprises for property located between 145 and 205 Elzie Johnson Road, Newnan (Parcel # 119-6043-011), subject to the following conditions:

1. The front yard setback reduction of 25-feet shall not be exceeded (75-feet setback).
2. A deceleration lane along Elzie Johnson Road will be required for the proposed entrance to the development.
3. A buffer evaluation by the Community Development staff to ensure the buffer provides adequate screening. Upon evaluation, requested plantings shall be installed prior to a Certificate of Occupancy/Completion being issued.

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

15. 8237 Recommendation Regarding Petition # AN 001-21 Filed by Poplar 20-20, LLC Proposing to Annex Property Located at Poplar Road and the Northbound Ramp at I-85 Into the City of Newnan

Assistant Community Development Director White presented Petition # AN 001-21 filed by Poplar 20-20, LLC requesting to annex 42.20± acres located on Poplar Road adjacent to the northbound ramp of Interstate 85 across from Piedmont-Newnan Hospital (Parcel # 087-2005-001, # 087-2005-002, and # 087-2005-003) into the City of Newnan. She explained that the applicant is requesting the City's *MXD (Mixed Use Development District)* to accommodate the following:

- 304 multi-family units
- 150 independent living units
- 86 assisted living units
- 672,800 square feet of office space

- 140 room key hotel
- 75,200 square feet of retail/restaurant space

She further explained that the County may object to the annexation because of a material increase in burden upon the County directly related to any one or more of the following:

1. Substantial change in zoning or land use
2. Substantial increase in density
3. Substantial infrastructure demands related to the proposed change in zoning or land use

Based upon the constraints of HB2, in order for an objection to be valid, the proposed change in zoning or land use must result in:

1. A substantial change in the intensity or the allowable use of the property or a change to a significantly different allowable use; or
2. A use which significantly increases the net cost of infrastructure or significantly diminishes the value or useful life of a capital outlay project; and
3. Differs substantially from the existing uses suggested for the property pursuant to the County's Zoning Ordinance or its Land Use Ordinances.

Upon review, staff has determined the following regarding the proposed annexation:

1. There is a substantial change in intensity of the allowable use of the property as currently zoned and a significantly different allowable use.
2. Without the Notice of Decision (NOD) associated with the Development of Regional Impact (DRI) # 3293, the County's Public Works/Transportation Director cannot provide analysis as to the infrastructure cost of the project to the County.
3. The proposed City's *MXD* zoning differs substantially from the existing zoning and recommended uses suggested in the Comprehensive Plan, Future Development Map, and Zoning and Development Ordinance.

In closing, Ms. White explained that staff is presenting these findings for the Board's consideration regarding the proposed annexation. Should the Board choose not to file an intent to object, staff requests that the City of Newnan incorporate the following during the annexation process:

1. The City and/or the Developer should be required to incorporate and financially fund all transportation requirements associated with the Notice of Decision (NOD).

The Board voted not to file an intent to object, under the constraints of HB 2, regarding a proposed annexation of 42.20± acres (as filed by Poplar 20-20 in Petition # AN 001-21) located on Poplar Road adjacent to the northbound ramp of Interstate 85 across from Piedmont-Newnan Hospital (Parcel # 087-2005-001, # 087-2005-002, and # 087-2005-003) into the City of Newnan, along with the following recommendation:

1. The City and/or the developer should be required to incorporate and financially fund all transportation requirements associated with the Notice of Decision (NOD).

In response to a question from Commissioner Smith, Ms. White confirmed that the subject property is located in the 5th Commission district.

In response to a question from Commissioner Reidelbach, Ms. White explained the annexation process and associated time line.

Administrator Fouts explained that when a Notice of Decision (NOD) is received following a Development of Regional Impact (DRI), any of the related requirements of the NOD are the responsibility of the local jurisdiction. Unless there is a Development Agreement in place or a condition of zoning, the issue becomes who is responsible for the associated impacts. Therefore, staff is recommending that the City and/or the developer fund all transportation requirements associated with the Notice of Decision (NOD).

Assistant County Attorney Conner explained that staff is requesting that the City consider the County's recommendation when they consider the annexation and subsequent rezoning.

Administrator Fouts reiterated that unless the City has a Development Agreement in place or conditions the funding for any transportation impacts noted in the NOD as a condition of the zoning, the County will be responsible for those road improvements located in the County's jurisdiction.

Assistant Community Development Director White explained that the proposed annexation does not include property across Poplar Road, so the roadway will remain the County's responsibility.

On motion of Commissioner Smith, seconded by Commissioners Poole, passing by a vote of 4 to 1, with Commissioner Reidelbach voting in opposition, the Board voted not to file an intent to object, under the constraints of HB 2, to a proposed annexation 42.20± acres (as filed by Poplar 20-20, LLC in Petition # AN 001-21) located on Poplar Road adjacent to the northbound ramp of Interstate 85 across from Piedmont-Newnan Hospital (Parcel # 087-2005-001, # 087-2005-002, and # 087-2005-003) into the City of Newnan.

RESULT:	NO INTENT TO OBJECT [4 TO 1]
MOVER:	Al Smith, District 5
SECONDER:	Paul Poole, District 1
AYES:	Bob Blackburn, Tim Lassetter, Paul Poole, Al Smith
NAYS:	John Reidelbach

16. 8211 Request Approval of a Revised Site Plan Associated with Previous Petition # 013-20 for Property Located at 10 Ashmore Drive (fka 333 Poplar Road), Newnan - 2nd District

Assistant Community Development Director White explained that at the Commission meeting held on August 18, 2020, the Board voted to approve Petition # 013-20 filed by IR Real Estate, LLC requesting to rezone property located at 333 Poplar Road, Newnan from *RC (Rural Conservation)* to *O-I (Office-Institutional)* for a vascular heart/clinic lab. Since that time, the access drive has changed from Poplar Road to Ashmore Drive, hence the address of the subject property has changed to 10 Ashmore Drive, Newnan. In addition to the rezoning, the Board voted to grant seven (7) variances for the property including front landscaping requirements, exterior wall materials, minimal zoning district, front yard setback reductions (Poplar Road and on Ashmore Drive), driveway access, and buffer reduction. At the time, the existing single-family structure was to be renovated; however, the structure was stripped down to the studs and outer walls without proper permits. For safety purposes, the structure was subsequently boarded up. She further explained that the conditions of the zoning did not contain any specifications

regarding the existing structure. Updated plans show a larger medical office/campus design while still meeting the County's ordinances and the conditions of zoning. Because the current development plans differ from the original presentation to the Board, staff is presenting the new plan to the Board and the public for their information.

In response to a question from Commissioner Lassetter, Ms. White confirmed that the new proposal meets the eighteen (18) conditions of the original rezoning.

Commissioner Lassetter expressed his disappointment with the applicant because the contractor for the project did not follow the guidelines originally set forth. The existing structure was stripped and made unsafe for workers to be onsite. Although the new proposal and site plan meets the conditions of zoning established by the Board in 2020, he cautioned the applicant about ensuring that the development is compliant with all County requirements as the project proceeds. In closing, he explained that because of the actions of the applicant's former contractor, the nearby residents are distrustful that the project will actually proceed as it is currently proposed.

In response to questions from Commissioner Reidelbach, Dr. Rajeev (applicant) explained that the proposed use of the facility as an office/vascular lab has not changed from the original rezoning, that there will not be a surgical center onsite, that the capacity of the facility is four (4) to five (5) patients at any given time, that the facility meets all requirements of the State, and that the center is compliant with Medicare regulations. In closing, he apologized for the miscommunication and actions of his former contractor.

In response to concerns expressed by Commissioner Reidelbach, Ms. White explained that prior to issuance of a business license staff will ensure that all appropriate licensing for the facility has been received.

Ms. White and Administrator Fouts fielded questions from Commissioner Smith regarding the proposed addition to the existing structure versus the original rendering presented to the Board in 2020.

In response to questions from Commissioner Smith, Ms. White briefly reviewed the permitting process and explained that the number of parking spaces for the revised plan meets the County's development requirements.

In response to a question from Commissioner Lassetter, Assistant Attorney Conner explained that the original conditions of zoning approved by the Board did not place any limitations on the existing structure and that the revised plan does comply with those conditions as well as the *O-I (Office-Institutional)* zoning district.

The Board voted to approve a revised site plan submitted by Heart and Vascular Care of Georgia associated with previous Petition # 013-20 (filed by IR Real Estate, LLC) for property located at 10 Ashmore Drive, Newnan (fka 333 Poplar Road, Newnan), subject to the following conditions (as approved by the Board on August 18, 2020):

1. The applicant shall remove the existing curb cut and driveway apron from the Poplar Road frontage and pour new curb and gutter to close the existing driveway.
2. The proposed driveway onto Ashmore Drive shall be placed adjacent to the required 50-foot buffer.
3. The applicant shall construct curb and gutter along the east side of Ashmore Drive and any necessary drainage structures to prevent the parking of vehicles along the shoulder of Ashmore Drive at the proposed *O-I (Office Institutional)* use.
4. The applicant shall obtain approval from the Community Development and

- Public Works Departments for the proposed improvements within the right-of-way of Ashmore Drive.
5. The developer shall meet all applicable requirements of the Coweta County Fire Marshal.
 6. The developer shall meet all applicable requirements of the Coweta County Building Department.
 7. The developer shall work with the appropriate utility provider for water and wastewater services.
 8. Development standards, both existing and any future, shall incorporate the Quality Development Corridor District requirements unless a variance is granted through the normal process.
 9. No future expansion of the structure shall encroach any closer to the existing front setback along Poplar Road.
 10. No future expansion of the structure shall encroach any closer to the existing front setback along Ashmore Drive.
 11. A 10-foot landscape strip shall be planted along the east and western property boundaries and shall incorporate the landscape requirements under *Article 26* to the fullest extent possible. A landscape plan shall be submitted and approved by the Community Development Department.
 12. A 50-foot buffer shall be planted along the southern property boundary and shall incorporate the landscape requirements under *Article 26*. A landscape plan shall be submitted and approved by the Community Development Department to ensure existing and/or planted materials provide appropriate screening and buffer of sound prior to installation.
 13. Any business activity shall agree to work with the County in good faith to address any concerns, complaints related to odor, glare, noise or similar objectionable features.
 14. 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.
 15. Any signage must be reviewed and approved by the Community Development Department in accordance with the *Coweta County Sign Ordinance*.
 16. All loading, dumping and courier related activities shall occur between the hours of 7:00 am and 7:00 pm.
 17. A 6-foot black vinyl coated fence shall be installed within the buffer of the subject lot along the property lines that abut *RC (Rural Conservation)* zoning.
 18. The applicant shall comply with *Coweta County Stormwater Management, Soil Erosion, Sedimentation Control, and Wetlands Protection Ordinances*.

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

17. 8217 Request Acceptance of Roadway and Deed of Open Space Restriction Associated with the Riverstone Subdivision - 1st District

The Board voted to execute a Deed of Open Space Restriction associated with 25.64±

acres located in the Riverstone Subdivision, and to accept Riverstone Drive (2,330.65 LF), associated drainage structures and right-of-way into the Coweta County Public Roads System, and to place the constructed improvements into a three (3) year maintenance period.

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

UNFINISHED BUSINESS

18. 8216 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

19. 8238 Bid Award for 2021 Resurfacing of Various County Roadways (RB21.6) - 1st, 2nd, 3rd, 4th, and 5th Districts

The Board voted to retain Blount Construction Company, Inc on a lowest and best bid basis to perform mill and inlay resurfacing on various County roadways (RB21.6) at a total cost of \$1,339,303.25 (SPLOST).

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

20. 8234 Bid Award Associated with Replacement of Bridges Located at Minnie Sewell Road and Holbrook Road (RB19.18 and RB19.19) - 2nd District

The Board voted to retain Scott Bridge Company, Inc on a lowest and best bid basis to perform bridge removal and substructure construction for Minnie Sewell Road over Yellow Jacket Creek (RB19.18) and Holbrook Road over Sandy Creek (RB19.19) at a total cost of \$1,480,035.70 (SPLOST).

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

21. 8230 Request Approval/Execution of an Agreement with Piedmont Healthcare Associated with EMT Clinical Experience

Administrator Fouts explained that the Coweta County Fire Rescue Department (CCFRD) offers training for firefighters to become certified as EMTs. This training requires clinical hours of patient care. Piedmont Hospital and CCFRD wish to establish an education program to promote and advance education of EMT candidates by a

providing clinical education experience at Piedmont healthcare locations. Entering into a formal agreement with Piedmont Healthcare not only sets expectations, but also ensures that the terms, responsibility and liability of each participant, as well as each student, is clearly defined.

The Board voted to execute an agreement with Piedmont Healthcare to provide an opportunity for Fire Rescue staff to acquire the clinical experience necessary to obtain EMT certifications.

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

22. 8012 Request Approval to Renew Lease Associated with Property Located at 8 B Madison Street

The Board voted to exercise the second of two (2) lease renewal options with MR Madison, LLC for space located at 8B Madison Street to be utilized by the Public Defender's office for the term August 1, 2021 through July 31, 2022 at a monthly rate of \$1,947.29.

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

Additional Action Items

23. 8210 Request Approval/Execution of a Quit Claim Deed to Convey Property to Laurie Wilensky and Stuart Newman - 2nd District

The Board voted to execute a Quit Claim Deed to convey property formerly known as Parcel # 105-1103-002 in Coweta County and now addressed as 1311 Bear Creek Road, Luthersville to Ms. Laurie Wilensky and Mr. Stuart Newman.

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

24. 8239 Request Approval to Temporarily Close Alexander Road for the Purposes of Replacing Culverts - 2nd District

The Board voted to temporarily close Alexander Road on Monday May 10, 2021 (weather permitting) for the purposes of replacing failing culverts.

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

25. 8229 Request Approval to Temporarily Close Old Hwy. 85 and Luther Bailey Road for Filming - 1st District

The Board voted to temporarily close portions of Old Hwy. 85 and Luther Bailey Road on Wednesday, May 12, 2021 at 4:00 p.m. through Thursday morning, May 13, 2021 at 4:00 a.m. for filming by Check the Gate Productions.

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

26. 8235 Request Approval to Temporarily Close a Portion of Wynn's Pond Road for Filming - 4th District

The Board voted to temporarily close a portion of Wynn's Pond Road on Thursday, May 6, 2021 from 10:00 a.m. - 11:00 p.m. and on Thursday, May 13, 2021 from 6:00 a.m. - 7:00 p.m. for filming by Bride Lake Productions, LLC.

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

SUPPLEMENTAL/NON-AGENDA ITEMS

27. 8244 Request Approval/Execution of a Resolution to Allow a Benefit Concert at the Pine Road Fairgrounds - 2nd District

Administrator Fouts explained that staff is in receipt of a request to host a concert at the Pine Road Fairgrounds to benefit those affected by the recent natural disaster. This request includes a waiver of the associated rental fees and a one-time allowance for the sale of alcoholic beverages at the facility.

In response to a question from Commissioner Smith, Administrator Fouts explained that the benefits/proceeds from the concert will be dispersed via the Coweta Community Foundation to various local non-profits and individuals.

The Board voted to execute a Resolution associated with a request to host a benefit concert at the Pine Road Fairgrounds including the waiver of associated rental fees and a one-time allowance for the sale of alcoholic beverages.

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

28. 8207 Bid Award Associated with Replacement of the Roof on the A Pod at the Coweta County Sheriff's Office

The Board voted to retain Watertight Roofing Services to replace the roof on the A pod at the Coweta County Sheriff's Office for a total project cost of \$320,550 (\$12.65/square foot).

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Al Smith, District 5
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**

Commissioner Reidelbach explained that May is "Motorcycle Safety Awareness Month" and encouraged everyone to "look twice, save a life" because motorcycles are everywhere. He also encouraged people to direct their grass clippings away from roadways and toward their lawns/yards because those clippings can be slippery and unsafe for cyclists.

Chairman Blackburn called for any further comments regarding any items not on the agenda. There were none.

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:	Al Smith, District 5
SECONDER:	Tim Lassetter, District 2 - Vice Chairman
AYES:	Blackburn, Lassetter, Poole, Reidelbach, Smith