



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 3, 2022

6:00 PM

Commission Chambers

~ Minutes ~

COWETA COUNTY BOARD OF COMMISSIONERS

Call to Order

Attendee Name	Title	Status	Arrived
Bob Blackburn	District 3 - Chairman	Present	
John Reidelbach	District 4 - Vice Chairman	Present	
Paul Poole	District 1	Present	
Tim Lassetter	District 2	Present	
Al Smith	District 5	Present	
Michael Fouts	County Administrator	Present	
Eddie Whitlock	Associate Administrator	Present	
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 Tuesday, May 3, 2022.

Meeting Called to Order

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

Pledge of Allegiance

Chairman Blackburn led the Pledge of Allegiance.

Invocation

Invocation was given by Commissioner Smith.

Notification of Location of Rules

Chairman Blackburn explained that the rules governing the meeting could be found on the County's website as well as on the table located in the lobby outside the meeting room.

REGULAR SESSION

APPROVAL OF MINUTES

1. **Minutes of Tuesday, April 19, 2022**

The Board voted to approve the minutes from the Public Hearing/Regular Meeting Session held on April 19, 2022.

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

CONSENT AGENDA

2. 13005 Confirm Execution of a Proclamation Designating "National Beef Month" and "Rodeo Days" in Coweta County

The Board voted to confirm execution of a proclamation designating May 2022 as "National Beef Month" and May 13 and 14, 2022 as "Rodeo Days" in Coweta County.

Commissioner Poole explained that he and a group of citizens started the Coweta County Rodeo approximately thirty (30) years ago with very little funding. He expressed his appreciation to everyone involved in making the rodeo a success every year through hard work, determination, and dedication.

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

SUPPLEMENTAL AND NON-AGENDA ITEMS

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

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

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

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

3. Motion To: **12921 : SPUSE 22-000001 Wild Flora Farm**

Assistant Community Development Director Angela White presented Petition # SPUSE 22-000001 filed by Richard and Jennifer Candler (dba Wild Flora Farm) requesting to rezone property located at 7975 Hwy. 54, Sharpsburg (Parcels # 146-6130-013 and # 146-6130-056) from *RC-CUP (Rural Conservation with a Conditional Use Permit for a Neighborhood Agribusiness)* to *RC-SUP (Rural Conservation with a Special Use Permit)*. She explained that the subject property consists of 26± acres, and on January 7, 2021 the Board voted to grant a *Conditional Use Permit (CUP)* for a neighborhood agribusiness (Petition # ZA 057-20). The applicants are now requesting a *Special Use Permit (SUP)* in order to provide distilled spirits from the plants and apiary on their farm. She further explained that the conceptual site plan indicates renovation of an existing barn to an enclosed, temperature-controlled space to showcase the distillery and the plants related to the distilling process. The facility will be fully insulated which will contain any noise within the building. The proposal incorporates event facilities for dining and workshops, wildflower meadows, walking trails with pavilions, a boardwalk to

an existing pond, and natural classroom designs around the property for educational experiences/opportunities. In closing, she reviewed the properties surrounding the area, highlighted the factors reviewed by staff during the rezoning process, and presented fifteen (15) conditions for consideration by the Board should they choose to approve the request.

Ms. White fielded questions from Commissioner Poole regarding the proffered conditions, revocation of *Special Use Permits*, buffers, construction of a turn lane, and number of attendees allowed explaining that the conditions proffered by staff are similar to those of other existing *Special Use Permits (SUP)* in the county, the subject property will remain zoned as *RC (Rural Conservation)*, the permit may be revoked by the Board for non-compliance, 50-foot buffers will be required adjacent to any *RC (Rural Conservation)* zoned properties, there are existing stream buffers, the addition of a turn lane was not requested by the Public Works Director or GDOT, and the maximum number of attendees at one time is one hundred-fifty (150).

In response to questions from Commissioner Reidelbach, Ms. White explained that the applicant will be required to meet Coweta County's licensing requirements, and that the County's Alcohol Ordinance was previously amended by the Board to align with the State of Georgia's requirements associated with the sales of bottled beverages by distilleries.

In response to a comment from Commissioner Reidelbach and a question from Commissioner Poole regarding stacking of vehicles on SR 54, Public Works Director Tod Handley explained that GDOT's requirements for a turn lane associated with encroachments and driveways is one hundred-fifty (150) left turns per day. Staff does not anticipate that this development will generate that many turns per day.

In response to a question from Commissioner Poole regarding noise level, Ms. White explained that the County's Code Enforcement Officers are certified in noise measurement, and they utilize equipment to check sound levels as necessary. She further explained that prior to submitting the application for an *SUP* a sound study was required from the applicant by a professional acoustics consultant.

In response to a question from Commissioner Poole, Ms. White explained that upon receipt of a complaint, staff will meet with the applicant to discuss the issue. If the applicant does not remedy the situation, the Board has the authority to revoke the *SUP*.

In response to a question from Commissioner Smith, Ms. White explained that an off-duty law enforcement officer will be required when any group of attendees exceeds fifty (50). She further explained that staff has historically been made aware of any violations via complaints from neighbors, other citizens, etc. Also, during the application process, staff emphasizes to any applicant requesting an *SUP* that it can be revoked by the Board of Commissioners for any violations of conditions.

Chairman Blackburn commented that the issuance of some form of ticket to an "event" could provide a means to determine the number of attendees.

In response to a question from Commissioner Reidelbach, Ms. White explained that the contractual agreement (between the Candlers and a lessee) could be provided to staff during the process to obtain an alcohol permit for an event; however, if no alcohol is being served for an event, there will be no need to meet with staff to obtain any permits.

In response to a question from Commissioner Poole regarding the success of other *SUPs* in the county, Ms. White explained that *Special Use Permits (SUP)* were provided by ordinance in approximately 2008/2009 as an opportunity for property owners during the economic downturn and as a means to preserve the rural

character in Coweta County.

In response to a question from Commissioner Reidelbach, Ms. White explained that at the time that the applicants filed for the neighborhood agribusiness (January 7, 2021), the County's ordinances did not allow for small, local distilleries.

Ms. Jennifer Candler, applicant, addressed the Board regarding her request for a *Special Use Permit (SUP)*. She explained that she and her husband were granted a *Conditional Use Permit (CUP)* for an agribusiness in 2021. They have been clear about their interest in incorporating a distillery on the farm but at that time, the County ordinances did not allow distilling. With the amendment to the *Alcohol Ordinance* (September 9, 2021), they decided that an *SUP* would better serve their goal of engaging and supporting the community with a diverse offering of events (i.e., nature-themed family activities, seasonal hands-on workshops, beekeeping classes, distillery tours). The types of social gatherings that are planned will be quiet and small (i.e., hosting garden clubs, school groups, educational settings, art exhibition, farm-to-table dinners, intimate rehearsal dinners). They do not wish to host weddings on Saturdays because they want the farm to be open that day for farm activities and distilling. The only reason that weddings were included in the application is because they were told to include every activity that they might possibly want to have in the future, including a family member or friend's wedding. In reality, there may be 150 people at the grand opening, but their business model does not include hosting large events with music. The farm will be a platform to provide a unique landscape and educational opportunity to reconnect people with the land's character, flora, and fauna. They are aware that their neighbors may be concerned about traffic, lights, noise, and privacy. She and her husband are sensitive to these issues and will do everything the County requires and more to preserve their quality of life. Traffic to and from the farm will not substantially increase traffic volume on Hwy. 54, a buffer of evergreen trees and shrubs will be planted to screen the views of the farm, outdoor lights will be shaded and downcast to limit light pollution, noises will be kept to a minimum of 45 decibels at the property line. Unless there is a special event, the farm will close at 6:00 p.m. or earlier each day. With a distillery on the farm, they will be able to offer samples of what they produce from the honey and plants grown on the farm. With the exception of what they produce onsite, they will be prohibited from serving or selling any alcohol, and they will not be allowed to make or serve beer and/or wine. To protect and preserve rural landscapes, relationships must be formed with the flora and fauna and their goals will not change with an *SUP*. They will focus on plants, pollinators, and eco-beneficial habitats with the apiary and distillery helping to connect people to plants. Because they will be operating primarily as an agribusiness and not a traditional wedding venue they would like to be exempt from the current proffered condition that an off-duty police officer be present for groups of twenty-five (25) or more. There are many businesses, churches, schools, clubs, and other civic organizations in the county that routinely gather without an off-duty officer onsite for traffic assistance. In closing, she explained that traffic assistance will not be needed for the small groups that they plan to host and asked that the Board reconsider this requirement (condition).

In response to a question from Commissioner Poole, Ms. Candler explained that she understands that the *SUP* can be revoked by the Board should any of the conditions be violated.

In response to a question from Commissioner Smith, Ms. Candler explained that the original condition proffered by staff stated that groups of twenty-five (25) or more would require an off-duty officer. However, staff is now proffering to change that condition to groups of fifty (50) or more, and she and her husband have no objections to this change.

In response to a question from Commissioner Reidelbach, Ms. Candler explained

that they plan to remain as an agribusiness. The *SUP* will enable them to host farm-to-table dinners and small rehearsal dinners, but they are not planning on opening as a wedding venue.

In response to a question from Commissioner Poole, Ms. Candler explained that she will be involved in the activities/operations every day.

Chairman Blackburn explained that there has been a movement in the county to preserve rural character and he feels that allowing agribusiness is one means to do so.

Ms. White explained that staff encourages applicants to examine the uses allowed with an *SUP* as a whole because when an *SUP* is granted, every activity on the subject property is subject to the conditions of the *SUP*.

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

Ms. Dena Heard, Hwy. 54, Sharpsburg explained that her property is directly adjacent to the barn. She has spoken with Ms. Candler and understands that buffers will be planted. She supports their plan to build up the area and does not believe they wish to destroy anything.

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

The following individuals spoke in opposition to the proposed rezoning citing concerns regarding this request being more invasive/radical zoning classification than the original *Conditional Use Permit (CUP)*, allowed uses being too broad, lack of progress on items requested in the original *CUP*, hours of operation, construction of a parking lot, planned events center, number of guests allowed, increased noise and traffic, negative impact to property values, inappropriate use of the property, disruption to the privacy of neighbors, rentals to third parties, lack of a turn lane, distilling and serving alcohol, and forcing neighbors to become enforcement agents.

- Ms. Pamela Zoellner, Hwy. 54, Sharpsburg
- Mr. Earl Blackshire, Jackson's Valley, Sharpsburg
- Mr. Richard Peavy, Leesburg Plantation Drive, Sharpsburg
- Ms. Virginia Scott, Leesburg Plantation Drive, Sharpsburg
- Ms. Dianne Garris, Jackson's Valley, Sharpsburg
- Ms. Denise Schermerhorn, Jackson's Valley, Sharpsburg
- Mr. Brian Fasano, Bloomfield Way, Sharpsburg

Administrator Fouts explained that no one else was signed up to speak and the applicant has five (5) minutes remaining for rebuttal (in accordance with the rules governing the meeting).

In rebuttal, Ms. Candler explained that they were granted a *Conditional Use Permit (CUP)* well over a year ago for an agribusiness, they have been working on areas of the farm not visible to most, including the dam, clearing out invasive species, and locating the apiary and two (2) beehives there. Most of the planned activities will occur inside or on the north side of the barn with the barn located between them and the neighborhood. However, they are very sensitive to the noises in the neighborhood and noise levels will not exceed 45 decibels at the property lines. If it does, she asked that the neighbors notify her so it can be addressed. Regarding third-party rentals, she explained that the State of Georgia has a three-tiered system for the distribution of alcohol. Because they will be manufacturing/distilling alcohol, they cannot serve or sell anything except what is produced onsite. Third-party rentals will have to obtain alcohol through some other authorized means such as a licensed caterer. Although, there may be an event hosted by a third-party

rental, she and her husband will not be vacating the property. They will be onsite to help set up and manage the event with the exception of providing alcohol.

In response to questions from Commissioner Reidelbach, Ms. Candler explained that the sound engineer was not present, but 45 decibels (dBa) is the level of a normal conversation. She further explained that there is no sound system in the barn for amplified music, loud speakers, disc jockeys, or bands. They are very much focused on the agribusiness that they outlined when requesting the original CUP.

In response to questions from Commissioner Poole, Ms. Candler explained that she has no objections to a 9:00 p.m. cutoff time (Monday-Saturday) or to a maximum attendance of one hundred twenty-five (125).

Commissioner Poole expressed his belief that children and adults will enjoy the opportunity to visit and learn about the farm.

In response to a question from Commissioner Smith, Ms. Candler explained that the rental agreement with third-parties will contain verbiage to prevent amplified music.

Chairman Blackburn called for any further comments. There were none.

The Board voted to close the Public Hearing regarding Petition # SPUSE 22-000001 filed by Richard and Jennifer Candler (dba Wild Flora Farm) requesting to rezone property located at 7975 Hwy. 54, Sharpsburg (Parcels # 146-6130-013 and # 146-6130-056) from *RC-CUP (Rural Conservation with a Conditional Use Permit for a Neighborhood Agribusiness)* to *RC-SUP (Rural Conservation with a Special Use Permit)*.

RESULT: PUBLIC HEARING CLOSED [UNANIMOUS]

MOVER: Paul Poole, District 1

SECONDER: John Reidelbach, District 4 - Vice Chairman

AYES: Blackburn, Reidelbach, Poole, Lassetter, Smith

12921 Public Hearing Regarding Petition # SPUSE 22-000001 Filed by Richard and Jennifer Candler Requesting to Rezone Property Located at 7975 Hwy 54, Sharpsburg

Commissioner Lassetter explained that there are two (2) locations near his home that were granted *SUPs* specifically intended for weddings and events. Since the time that these venues began operation, he has only received one (1) complaint and it was addressed. There have been no further incidents and he hopes the Candlers manage their premises in the same manner to prevent Code Enforcement from ever having to investigate a complaint.

The Board voted to rezone 26± acres located at 7975 Hwy. 54, Sharpsburg (Parcels # 146-6130-013 and # 146-6130-056) from *RC-CUP (Rural Conservation with a Conditional Use Permit for a Neighborhood Agribusiness)* to *RC-SUP (Rural Conservation with a Special Use Permit)* as requested in Petition # SPUSE 22-000001 filed by Richard and Jennifer Candler (dba Wild Flora Farm), subject to the following conditions:

1. The applicant shall comply with all requirements of Coweta County's *Stormwater Management, Soil Erosion and Sedimentation Control, and Wetlands Protection Ordinances*.
2. All applicable requirements of the Fire, Environmental Management, and Building Departments shall be met.
3. Per proffered explanation in the narrative, the *Special Use Permit (SUP)*

shall be limited to said activities including farm and garden tours, agritourism with educational workshops, beekeeping and related activities, distilling, tours and tastings, events and life celebrations, and miscellaneous events as noted in the incorporated narrative.

4. General hours of operation shall include:
Monday - Saturday: 8:00 a.m. - 9:00 p.m.
Sunday: 1:00 p.m. - 8:00 p.m.
5. Maximum attendance shall be 125 persons.
6. Lighting shall be established so adjacent residential properties are not adversely affected, and to preclude glare onto or direct illumination of adjacent properties and streets.
7. Applicable requirements of the Americans with Disabilities Act (ADA) shall be incorporated into the development including parking and restrooms.
8. No use permitted shall exceed a noise level of 45 dBa, as measured at the property line.
9. All site and safety requirements, per phase, shall be met and approved by the appropriate departments prior to the beginning of any operations at this site including a Certificate of Occupancy and a Business License.
10. There shall be a 50-foot buffer adjacent to all *RC (Rural Conservation)* Districts unless a variance is granted through the normal variance procedure. Existing vegetation shall be reviewed by Development Review and any supplemental plantings/landscape plan shall be approved by the Director prior to installation.
11. All events with attendance over fifty (50) shall provide off-duty certified law enforcement officer onsite throughout the event.
12. Access for emergency vehicles shall be provided and maintained throughout the duration of each event.
13. Alcohol shall be permitted under the jurisdiction of the State of Georgia and Coweta County licensing requirements.
14. The driveway from SR 54 shall be widened to a minimum width of 24-feet for at least 50-feet to allow for simultaneous inbound/outbound traffic.
15. All applicable Georgia Department of Transportation (GDOT) permitting shall be obtained prior to any drive construction.

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

4. Motion To: **12957 : Amendment to Zoning & Development Ordinance - Article 15 LUH Limited Use Historic District**

Assistant Community Development Director White explained that the *Limited Use Historic District (LUH)* was established to permit and encourage the use of historically significant sites as event sites open for visitor visitation and events for the public, and to regulate such uses so that they are not detrimental to the surrounding area. In order to qualify for this district, the property (or a portion)

must be listed on the state or National Register of Historic Places. The *Limited Use Historic District* includes the historic property (or properties) and identified structures, landforms, archeology, or sites designated by the National Register of Historic Places as historically significant. Upon review of the permitted uses in the *Limited Use Historic District* (Section 151), staff is proposing an amendment that would add a specialty tourism lodging category and add support for entertainment studios and supporting uses. As proposed, the specialty tourism lodging category would support the historic and/or rural settings through uses such as yurts, lodges, cabins, inns, treehouse cottages and similar structures. In addition, the *LUH* district currently permits concerts and other theater productions but does not provide for entertainment studios and supporting uses. In closing, she explained that the proposed amendment to add entertainment studios will allow for educational as well as production opportunities in studio settings.

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

The Board voted to close the Public Hearing regarding proposed amendments to *Appendix A. Zoning and Development, Article 3. Definition of Terms, Section 31. Listing of Definitions* and *Article 15. Limited Use Historic District, Section 151. Lodging and Other Related Uses* of the *Coweta County Code of Ordinances* associated with concerts, other theater productions, and specialty tourism lodging.

RESULT:	PUBLIC HEARING CLOSED [UNANIMOUS]
MOVER:	Al Smith, District 5
SECONDER:	Tim Lassetter, District 2
AYES:	Blackburn, Reidelbach, Poole, Lassetter, Smith

12957 Public Hearing Regarding a Proposed Amendment to Appendix A. Zoning and Development, Article 15 Limited Use Historic District, Section 151 Lodging and Other Related Uses

The Board voted to execute amendments to *Appendix A. Zoning and Development, Article 3. Definition of Terms, Section 31. Listing of Definitions* and *Article 15. Limited Use Historic District, Section 151. Lodging and Other Related Uses* of the *Coweta County Code of Ordinances* associated with concerts, other theater productions, and specialty tourism lodging.

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

5. Motion To: **12937 : Amendment to Zoning and Development Ordinance - Traffic Study**

Public Works Director Tod Handley presented a proposed amendment to *Article 24* of the *Zoning and Development Ordinance* to add a requirement associated with "minor" or "major" traffic studies depending upon the expected traffic generation of a potential development. The intent of the ordinance amendment is to require developers to fund a traffic study that would provide staff with data that can be utilized to show residents and the Board the potential impact of a proposed development. These studies will be utilized by staff to best determine what conditions or requirements are needed to ensure that the transportation infrastructure can serve the needs of the development and subsequently the citizens of the county.

In response to a question from Commissioner Smith, Mr. Handley explained that the threshold for a minor traffic study is 50 trips/day and the threshold for a major

traffic study is 750 trips/day.

In response to a question from Commissioner Poole, Mr. Handley explained that the case heard tonight (Wild Flora Farm) would be an example of a minor traffic study. He further explained that the ordinance amendment is structured so that minor traffic studies can be accomplished fairly quickly. If staff does not already have traffic counts on a specified roadway, existing traffic data will be gathered and the vehicle trips that may be generated by a proposed development will be added to that data. This information will then be applied to the roadway segment and any nearby intersections to determine the impacts that may occur there.

In response to a question from Commissioner Smith, Mr. Handley explained that the type of development will determine the number of trips generated per day based upon the "Trip Generation Manual" utilized by transportation engineers.

In response to a question from Commissioner Reidelbach, Mr. Handley explained that the traffic studies will be facilitated by his department via Community Development.

In response to a question from Commissioner Lassetter, Mr. Handley explained that County staff has been working on the proposed ordinance amendment for several months.

Administrator Fouts explained that staff has spent a good amount of time developing the proposed amendment for the Board's consideration. He also informed the Board that staff is currently in the process of advertising for a traffic engineer that will work under Mr. Handley's direction.

In response to a question from Commissioner Smith, Mr. Handley explained that the Georgia Department of Transportation (GDOT) does not assist with accomplishing traffic studies with the exception of developments that trigger a Development of Regional Impact (DRI). Staff's goal is to identify those developments that fall beneath the thresholds that trigger a DRI while simultaneously having traffic studies required by a DRI performed by consultants chosen by Coweta County.

Administrator Fouts explained that the *Appendix* in the County's *Code of Ordinances* outlines fee schedules. At a future Commission meeting, staff will present an amendment to the fee schedule that will incorporate the traffic study component as well as any other fee changes for various uses (i.e., rezonings, variances, etc.) for the Board's consideration.

Chairman Blackburn called for any comments in support of the proposed ordinance amendment.

Mr. Bill McKenzie, Pierce Chapel Road, Newnan expressed his support of the proposed amendment and of hiring an in-house traffic engineer.

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

The Board voted to close the Public Hearing regarding a proposed amendment to *Appendix A. Zoning and Development, Article 24. Development Regulations, Section 246.13 - Traffic Study Requirements* associated with major and minor traffic studies and developments in Coweta County.

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

12937 Public Hearing Regarding a Proposed Amendment to the Zoning and Development Ordinance Associated with Major and Minor Traffic Studies Related to Developments

The Board voted to execute an amendment to *Appendix A. Zoning and Development, Article 24. Development Regulations, Section 246.13 - Traffic Study Requirements* associated with Major and Minor Traffic Studies and Developments in Coweta County.

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

6. 12919 Public Hearing Regarding the Coweta County Mixed-Use Plan Development Project

County Planner Jenny Runions presented a brief background and function of the proposed *IGMU (Interstate Gateway Mixed-Use)* ordinance explaining that during the planning process, several versions of the *IGMU* were explored. Earlier versions were very rigid in their structure, detailing exact land use, preferred residential types, and maximum densities. However, as staff progressed, it was determined that the location of the *IGMU* and its varying topography, location-specific carrying capacity, density and land use within were best suited to a flexible land use ordinance. Therefore, the current version was drafted with immense flexibility for the developer and for the County. The language in the ordinance allows staff to address any unique features that are associated with the *IGMU* application during the application process. This provides transparency in the review process and makes the applicant aware of expectations of the development as they are preparing their application and development report. Some of the main points to be considered during the administrative review and the scoring are also provided in the ordinance for transparency. She also noted in the scoring that there is a heavy emphasis on biking and pedestrian facilities to create a genuinely mixed-use destination by the definition of planning and smart growth with a heavier emphasis on placemaking to create desirable spaces for every household within that community. She briefly highlighted the proposed scoresheet, permitted use, land use, and flexible design standards. In conclusion, she explained that as the draft ordinance has evolved, she feels that more time may be needed to formulate the architectural standards and design guidelines.

Commissioner Reidelbach expressed concerns regarding the scoring for transportation improvements and the lack of any scoring mechanism for connectivity to water and sewerage.

In response to a question from Commissioner Lassetter regarding additional time to edit the draft ordinance, Ms. Runions expressed her belief that more time would definitely be beneficial and provide the Board with an opportunity to provide more input now that the framework of the ordinance has been drafted.

Commissioner Lassetter expressed his desire not to rush staff or a decision regarding the ordinance amendment to ensure that the adopted ordinance is thorough and complete. He further explained that this has been a long process and is part of the process to try and mediate annexations. He thanked staff for their hard work and

explained that he has no objections to continuing this issue to a future Commission meeting.

Commissioner Reidelbach expressed his belief that the adoption of a thorough ordinance might also curb variance applications.

In response to a question from Commissioner Smith regarding the longevity and success of mixed-use developments in other counties/locations, Ms. Runions explained that staff previously used Halcyon in Forsyth County, Georgia and Hampstead in Montgomery, Alabama as examples of mixed-use communities. Hampstead began in the early 2000s and weathered the recession well because the mixed-use concept allowed investors more versatility for development. Halcyon began in approximately 2017 and is currently being expanded.

Commissioner Lassetter explained that it is important for citizens and developers to understand that the area in Coweta County that qualifies for potential mixed-use developments is very restrictive. These areas are near supporting infrastructure and work centers, and the focus of this ordinance is not solely for residential/housing.

Commissioner Poole explained that this proposed ordinance is a tool to curb annexations.

Chairman Blackburn called for any comments in support of the proposed ordinance amendment.

Mr. Gene Murphey, Greison Trail, Newnan explained that he is in commercial real estate and has helped other communities in a 4-state area write zoning ordinances. Mixed-use developments can be very successful, and he would be happy to recommend some developers with no current projects in Coweta that can make recommendations regarding the language in the amendment.

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

The Board briefly discussed which future meeting to bring this issue back to for further consideration.

The Board also briefly discussed a Public Information Open House regarding the proposed amendment and the lack of attendance in the past.

The Board voted to continue the Public Hearing regarding a proposed amendment to the Coweta County Zoning and Development Ordinance associated with an *Interstate Gateway Mixed-Use (IGMU)* district.

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

REGULAR SESSION

PUBLIC COMMENT (Items on the Agenda)

Public Comments Regarding Items On the Agenda

Chairman called for comments regarding any items on the agenda.

Mr. Dan Zavada, Water Stone Drive, Newnan addressed the Board regarding Petition # REZ 22-000007 (agenda item # 8) explained he will be requesting to rezone approximately 26 acres from RRCC (Residential Retirement Community Care District) to CC (Cedar Creek District) at a future Public Hearing (to be set by

the Board). This will be a lesser zoning classification than the current RRCC for a development that will consist of five (5) parcels at an average 7.5 acres each served by a private roadway.

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

7. 12998 Request Acceptance of Roadways and Execution of a Deed of Open Space Restriction Associated with Property Located in Genesee Subdivision Unit 2A and Unit 2B - 3rd District

The Board voted to execute Deeds of Open Space Restriction associated with the acceptance of 12± acres and 25.05± acres located in Unit 2A and Unit 2B of the Genesee Subdivision, respectively. The Board further voted to accept the following streets into the public roads system and to place the constructed improvements into a three (3) year maintenance period:

- Genesee Point (extension) 2,072.45 linear feet (Unit 2A)
- Caraway Court 50 linear foot (Unit 2A)
- Genesee Point (extension) 1,177.76 linear feet (Unit 2B)
- Sunflower Drive 1,338.50 linear feet (Unit 2B)
- Lily Lane 206.29 linear feet (Unit 2B)

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

8. 12955 Public Hearing Regarding Petition # REZ 22-07 Filed by Leland Group, Inc. (Dan Zavada) Requesting to Rezone Property Located off Water Stone Drive (Arbor Farms)

The Board voted to set a Public Hearing on June 7, 2022 at 6:00 p.m. regarding Petition # REZ 22-000007 filed by Leland Group, Inc. (Dan Zavada) requesting to rezone property located off Water Stone Drive in Arbor Farms [107-6011-001 (partial)] from *RRCC (Residential Retirement Community Care)* to *CC (Cedar Creek)*.

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

UNFINISHED BUSINESS

9. 12988 Request Appointments to Various Boards/Authorities

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

RESULT:	NO ACTION TAKEN
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NEW BUSINESS**Bids and Contracts**

10. 13018 Request Approval/Execution of a Contract with APCO Associated with the IntelliComm Platform for Use by 911

The Board voted to execute a contract with the Association of Public Safety Communications Officials International, Inc. (APCO) regarding the IntelliComm solution and the related third-party interfaces for use by 911, contingent upon final legal review.

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

11. 13007 Request Approval/Execution of Contract with Empower to Perform Third Party Administrative and Custodial Services for the Salary Deferral and Employee Matching Plans

Assistant Administrator Mickle explained that in 2014 staff went through a request for proposal (RFP) process to identify a company to provide third party administration (TPA) and custodial services for the County's Salary Deferral Plan and Employee Matching Plan. BB&T Retirement & Institutional Services was selected. In 2021, BB&T and SunTrust merged to become Truist Bank, Truist decided to sell its recordkeeping services business, and the County's retirement plans were transitioned from Truist to Ascensus. The County was asked to execute an assignment of services of the BB&T Administrative Services Agreement but was not given the time or opportunity to go through the request for proposal process. Staff has not been satisfied with the transition or the service provided by Ascensus to date. Subsequently, staff has gone through a request for proposal process to identify a provider with a focus on services for government retirement plans. Staff received proposals from seven (7) different companies. After review of the proposals, three (3) companies were selected for interviews. The County's retirement plans' investment advisor assisted staff with the review of proposals and interview process. Staff would like to request that the Board authorize staff to proceed with engaging Empower to provide TPA and custodial services. Currently, staff does not have a contract for execution by the Board because Empower conducts multiple meetings with clients to determine the different services that need to be included in a mutual agreement. Staff will present a contract for consideration by the Board at a future Commission meeting.

Administrator Fouts explained that although this will be a transition for Plan participants, staff believes this is an important step to provide the best service for them.

The Board voted to authorize staff to engage Empower to develop a contract (for future consideration by the Board) to provide Third Party Administrative (TPA) and custodial services for the County's Salary Deferral and Employee Matching Plans.

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

12. 13010 Request Approval/Execution of a Memorandum of Agreement Associated with EMS Clinical Education

Administrator Fouts explained that Coweta County Fire Rescue wishes to help facilitate training for EMT and paramedic personnel to increase the availability of qualified candidates. Meriwether County Fire offers EMT training through their EMT Academy and would like to offer ride-along experiences for their students in Coweta County.

The Board voted to execute a Memorandum of Agreement with Meriwether County Fire associated with an EMT Training Program.

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

13. 13002 Bid Award Associated with Construction of Concrete Paving, Curb, Gutter, and Sidewalk for Three Projects (SH20.1, RB22.4, RB22.5) - 1st, 2nd, and 5th Districts

The Board voted to retain Blount Construction Company, Inc., on a lowest and best bid basis, to perform construction of concrete paving, curb, gutter, and sidewalk for the following projects at a total cost of \$117,012.08 (\$95,593.28 reimbursed by the IGA with the Town of Sharpsburg for net expense of \$21,418.80).

- Curb and gutter for the Sheriff's Office expansion (SH20.1)
- Concrete for construction of a park in Sharpsburg (RB22.4)
- Curb and gutter at the intersection of Turkey Creek Road and Campus Drive (RB22.5)

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

14. 13001 Bid Award Associated with Enforcement of Ordinance Regulating Rank Plant Growth and Trash Accumulation for Property Located at 39 Lynhaven Drive, Newnan - 5th District

The Board voted to retain TWR Lawn Services, Inc to perform cleanup of property located at 39 Lynhaven Drive, Newnan (Parcel # 062A-161) at a total cost of \$1,600.00 and to place a lien on said property, should it become necessary, to recoup associated costs for said services.

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

Additional Action Items

15. 13016 Request Regarding Right-of-Way Acquisitions for the Nixon Road Paving Project - 1st District

The Board voted to execute resolutions associated with condemnation of Parcels # 16, # 29, and # 31 associated with the Nixon Road paving project.

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

16. 13017 Request Approval/Execution of Quit Claim Deeds to Convey Property Related for the Former Grayson Trail - 2nd District

The Board voted to execute Quit Claim Deeds to convey property formerly known as Grayson Trail to Amar of Coweta, Inc and Indusa Hospitality Group II, LLC as outlined in the deeds.

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

17. 12885 Request Approval of Funding Associated with the Proposed Airport Terminal Development - 2nd District

The Board voted to approve funding in the amount of \$1,166,550 as submitted in Task Orders # 12, # 13, and # 14 from Lead Edge Design Group to accomplish site prep, paving design, environmental assessment, and building design for the proposed terminal development project at the Newnan-Coweta County Airport.

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

18. 13012 Request Approval of a Budget Amendment Associated with Repairs to Various Outdoor Weather Warning Sirens

The Board voted to approve a budget amendment in the amount of \$12,340 to allow for repairs necessary to ensure that all outdoor weather warning sirens are fully functional.

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

19. 13008 Request Acceptance of a Delinquency Prevention Grant Award for Juvenile Court

The Board voted to accept grant funds for the Coweta County Juvenile Court in the amount of \$41,500.00 through the Criminal Justice Coordinating Council and to designate the County Administrator to act as the authorized official to execute any related documents.

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

20. 13013 Request from Coweta County Fire Rescue to Surplus a FEMA Trailer

The Board voted to surplus the following equipment and to sell/scrap it according to current County procedures:

- 2006 FEMA Trailer MANH TV, (VIN: 5CH200R2461143668), Tag # GV88445

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

21. 13015 Request from the City of Haralson for Assistance with Trimming Brush/Bushes on Line Creek Road - 1st District

The Board voted to provide labor and equipment to assist the City of Haralson with trimming brush/bushes on Line Creek Road.

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

SUPPLEMENTAL/NON-AGENDA ITEMS

22. 13021 Confirm Appointments to the Region 4 EMS Council

Administrator Fouts explained that staff has received a request from the Region 4 Emergency Medical Services Advisory Council for the Board to confirm the appointees representing Coweta County.

The Board voted to confirm appointments of the following individuals to serve as At-Large members of the Region 4 EMS Advisory Council (note: Position 1 is currently vacant):

- Position 2 - Brian Beckworth from CCFD for the term expiring June 30, 2024
- Position 3 - Michael Terrell from 911 for the term expiring June 30, 2025
- Position 4 - Josh Whitley from Newnan PD for the term expiring June 30, 2023

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

PUBLIC COMMENT (Items Not on the Agenda)

Public Comments Regarding Items Not on the Agenda

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

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

Motion To: **Enter Into Executive Session**

The Board voted to enter into Executive Session for the purposes of discussing personnel 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 Administrator Mickle, Assistant Attorney Lee, Community and Human Resources Director Patricia Palmer, and County Clerk Zerangue.

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

REGULAR SESSION

Motion To: **Return to Regular Session**

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

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

Motion To: **Approve a Personnel Action**

The Board voted to approve a personnel action as discussed in Executive Session.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Al Smith, District 5
SECONDER: John Reidelbach, District 4 - Vice Chairman
AYES: Blackburn, Reidelbach, Poole, Lassetter, 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: Al Smith, District 5
SECONDER: Paul Poole, District 1
AYES: Blackburn, Reidelbach, Poole, Lassetter, Smith

ADJOURNMENT

Motion To: **Adjourn**

The Board voted to adjourn the meeting.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Al Smith, District 5
SECONDER:	Tim Lassetter, District 2
AYES:	Blackburn, Reidelbach, Poole, Lassetter, Smith