



# Coweta County Board of Commissioners

## Public Hearing/Regular Session

22 E Broad Street  
Newnan, GA 30263  
[www.coweta.ga.us](http://www.coweta.ga.us)

Shannon Zerangue  
770.254.2601

Tuesday, April 20, 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                 | Absent  |         |
| Al Smith         | District 5                 | Present |         |
| Michael Fouts    | County Administrator       | Present |         |
| Eddie Whitlock   | Associate Administrator    | Absent  |         |
| Kelly Mickle     | Assistant Administrator    | Absent  |         |
| Jerry Ann Conner | Assistant County Attorney  | Present |         |
| Fran Collins     | Deputy County Clerk        | Present |         |

The Honorable Board of Commissioners of Coweta County, Georgia met in Public Hearing/Regular Meeting Session on Tuesday, April 20, 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

Prior to updating the Board regarding the tornado recovery efforts, Administrator Fouts recognized Mayor Blue Cole from the Town of Sharpsburg.

Mayor Cole expressed appreciation to the Board and staff for their partnership on several projects over the past few years and for helping to build a stronger community. He introduced Town Clerk Deannia Ray, Deputy Town Clerk Julie Stroud, and Town Librarian Brandy Phelps.

Administrator Fouts provided a brief update regarding tornado recovery efforts and commended staff for their hard work. He explained that the State of Georgia's request for federal assistance has been signed by Governor Kemp and issued to the Federal Emergency Management Agency (FEMA) for consideration by President Biden effective as of Friday, April 16, 2021. Forces from the Public Works Department

continue to partner with the Georgia Department of Transportation (GDOT) for removal of vegetative debris throughout the county in unincorporated areas. GDOT has agreed to remain in those areas through Thursday, April 22, 2021. Tonight, the Board will consider approval of a contract for removal of construction and demolition (C&D) debris beginning Monday, April 26, 2021 and staff will notify the public when removal of those items will begin. He explained that major recovery efforts continue, and expressed appreciation to the Emergency Management Agency (EMA) team and to all those in the community that have helped. Lastly, he explained that the County continues to help those in need.

Commissioner Poole expressed appreciation to all that have helped and expressed pride in the community's response.

In response to a question from Commissioner Smith, Administrator Fouts explained that GDOT is currently working in unincorporated areas to pick up vegetative debris, the City of Newnan has a contractor picking up both vegetative and C&D debris inside the city limits, and that the County will begin C&D removal beginning next week.

Commissioner Lassetter explained that the community can be proud of the good will, care, and efforts seen from volunteers and various companies/businesses. Following the disaster, people put aside their political affiliations and are still offering to help one another.

Chairman Blackburn noted that appearances have been made by Governor Kemp, Congressman Ferguson, Senator Ossoff, and Senator Warnock, and expressed appreciation for their help in garnering federal assistance.

In response to a question from Commissioner Poole, Administrator Fouts explained that the federal emergency declaration will provide public assistance for local governments, utilities, and individual relief for property owners. Lastly, according to the Georgia Emergency Management Agency (GEMA), all categories under "individual assistance" have been requested including the temporary housing, crisis counseling, legal assistance, and small business administration (SBA) loans, etc.

## APPROVAL OF MINUTES

### 1. Minutes of Tuesday, April 06, 2021

The Board voted to approve the minutes from the Public Hearing/Regular Meeting Session held on April 6, 2021.

|                  |                                                    |
|------------------|----------------------------------------------------|
| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>                        |
| <b>MOVER:</b>    | Paul Poole, District 1                             |
| <b>SECONDER:</b> | Al Smith, District 5                               |
| <b>AYES:</b>     | Bob Blackburn, Tim Lassetter, Paul Poole, Al Smith |
| <b>ABSENT:</b>   | John Reidelbach                                    |

## 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 item and one (1) Non-Agenda item for discussion as presented by staff.

|                  |                                                    |
|------------------|----------------------------------------------------|
| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>                        |
| <b>MOVER:</b>    | Tim Lassetter, District 2 - Vice Chairman          |
| <b>SECONDER:</b> | Paul Poole, District 1                             |
| <b>AYES:</b>     | Bob Blackburn, Tim Lassetter, Paul Poole, Al Smith |
| <b>ABSENT:</b>   | John Reidelbach                                    |

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

### 2. Motion To: **Public Hearing Regarding a New Consumption Beer and Wine License Filed by Sang Yu Yi in Operation of Corner Cafe Located at 1485 Hwy 34 East, Suite 7A, Newnan - 5th District**

Assistant Community Development Director Angela White presented an application for a new consumption beer and wine license filed by Sang Yu Yi, license representative, in operation of Corner Cafe located at 1485 Highway 34 East, Suite 7A, Newnan. She explained that the application has been reviewed and found to be in order and that the Business Tax Department obtained the required background check/fingerprint report, which revealed that Mr. Yu Yi meets the requirements set forth in the *Alcohol Ordinance* to be the license representative. She asked the Board to consider the application in accordance with *Chapter 6* of the *Coweta County Code of Ordinances*, and explained that the applicant is present to field any questions from the Board, but does not wish to speak.

Chairman Blackburn explained that the applicant has the privilege of being heard before a full Board and asked if the applicant would like to proceed or postpone.

The applicant indicated that he would like to proceed.

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

The Board voted to close the Public Hearing regarding a proposed new consumption beer and wine license filed by Sang Yu Yi, license representative, in operation of Corner Cafe located at 1485 Highway 34 East, Suite 7A, Newnan.

|                  |                                                    |
|------------------|----------------------------------------------------|
| <b>RESULT:</b>   | <b>PUBLIC HEARING CLOSED [UNANIMOUS]</b>           |
| <b>MOVER:</b>    | Paul Poole, District 1                             |
| <b>SECONDER:</b> | Al Smith, District 5                               |
| <b>AYES:</b>     | Bob Blackburn, Tim Lassetter, Paul Poole, Al Smith |
| <b>ABSENT:</b>   | John Reidelbach                                    |

8084 Public Hearing Regarding a New Consumption Beer and Wine License Filed by Sang Yu Yi in Operation of Corner Cafe Located at 1485 Hwy 34 East, Suite 7A, Newnan - 5th District

The Board voted to grant a new consumption beer and wine license to Sang Yu Yi, license representative, in operation of Corner Cafe located at 1485 Highway 34 East, Suite 7A, Newnan.

|                  |                                                    |
|------------------|----------------------------------------------------|
| <b>RESULT:</b>   | <b>GRANTED [UNANIMOUS]</b>                         |
| <b>MOVER:</b>    | Al Smith, District 5                               |
| <b>SECONDER:</b> | Paul Poole, District 1                             |
| <b>AYES:</b>     | Bob Blackburn, Tim Lassetter, Paul Poole, Al Smith |
| <b>ABSENT:</b>   | John Reidelbach                                    |

3. Motion To: **Public Hearing Regarding Petition # 007-21 Filed by Childress Klein, Inc Requesting to Rezone Property Located at 520, 536, 552 Poplar Road, Newnan**

Chairman Blackburn explained that the applicant has the privilege of being heard before a full Board and asked if the applicant would like to proceed or postpone.

The applicant indicated that he would like to proceed with the Public Hearing.

Assistant Community Development Director White presented Petition # 007-21 filed by Childress Klein, Inc requesting to rezone property located at 520, 536, and 552 Poplar Road, Newnan (Parcel # 087-2005-001A, # 087B-017, and # 087B-018) from *RC (Rural Conservation)* to *C-8 (Heavy Commercial District)*. She explained that the subject property consists of three (3) parcels totaling 7.28± acres and the applicant is proposing an indoor self-storage facility with seven (7) buildings ranging in size from 2,500 square feet to 102,400 square feet. She further explained that in conjunction with the rezoning request, the applicant has

submitted a request for four (4) variances. Following the Public Hearing conducted by the Board of Zoning Appeals regarding the variance requests (March 25, 2021), the applicant has addressed concerns expressed regarding visibility of metal doors by offering a new complex design that rearranged placement of the buildings. In closing, she reviewed the properties in the surrounding areas, highlighted the factors reviewed by staff during the rezoning process, and presented ten (10) conditions for consideration by the Board should they choose to approve the request.

Ms. White fielded questions from the Board regarding revision of the site plan to provide screening, street plantings, gateway development area, and architectural highlights. She explained that the need for screening is part of the goal of the *Zoning and Development Ordinance* related to future land use, the development map, the Comprehensive Plan, and to provide a welcoming image of the gateway into the county.

Mr. George Rosenzweig, applicant representative, explained that the applicant is requesting the rezoning and four (4) variances for construction of a high-quality storage facility. The developer is a highly acclaimed regional developer and is mindful that the project is in a gateway to the county. He reviewed building materials, architectural components, streetscape plantings, interior renderings, revised site plan, variances requested, approvals obtained from adjoining neighbors, and explained that the applicant has met rezoning standards and objective criteria for the variances.

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

Mr. Chris Poholek, support team member, explained that the buildings meet Class A standards, and that the landscaping budget is \$350,000. He expressed appreciation to staff for their assistance and stated that the company is fortunate and excited to be in Coweta County.

Mr. Mitchell Taylor, support team member, explained that he oversees design and construction, appreciates comments County staff have provided, and will work diligently to clarify and complete design to staff's satisfaction. He further explained that the landscape renderings were provided as part of the application and do not reflect the final landscaping as conditioned.

Mr. George Harper, Paramount Engineering, explained that the applicant is a reputable client who is presenting a nice product and they revised the site plans to incorporate comments from the Board of Zoning Appeals and staff.

Mr. Duane Martin, Florence Drive, Newnan, explained that he is one of the nearby property owners and he supports the project.

Mr. Skip Smith, Beverly Hills Drive, Marietta, explained that he is the listing agent for the property and has been involved for approximately two (2) years. In that time, he has introduced many people to the property, specifically hotels, gas stations, etc., and nothing has been able to "stick". He is delighted to partner with Childress Klein because they are one of the finest development companies he has ever worked with, and they have a stellar reputation.

In response to questions from Commissioner Lassetter, Mr. Rosenzweig explained that the small structure on the site plan is a proposed future building (not a wall), and that any exterior roll-up doors will face the interior of the property.

Commissioner Poole explained that he does not want any of the metal roll-up doors to be visible from Poplar Road or the I-85 ramp and he wants that to be part of the conditions.

Mr. Taylor explained that following the Board of Zoning Appeals meeting, the site

plan was amended to extend Building "B" as an intent to screen the other buildings that have single-sided and double-sided doors. He further explained that the metal roll-up doors will not be visible from Poplar Road because of elevation/topography and he is amenable to working with staff to ensure that they are not.

Administrator Fouts suggested making the visibility/screening of the doors a condition of the zoning.

Ms. White explained that the goal of the street planting is to provide screening to Poplar Road and Newnan Crossing Place.

Commissioner Smith expressed concerns with the name "Newnan Crossing Place" and similarly named streets/roadways to prevent confusion for emergency responders.

Administrator Fouts explained that it appears there have not been any addresses issued off "Newnan Crossing Place" to date, and staff can explore changing the name of the roadway.

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

Ms. White fielded questions from Commissioner Poole regarding screenings/plantings, the requirements of the Quality Development Corridor District (QDCD), and the recommendation from the Board of Zoning Appeals.

In response to a question from Commissioner Poole, Assistant County Attorney Conner explained that the Board can add a condition to ensure that all metal doors on all buildings are not visible.

The Board voted to close the Public Hearing regarding Petition # 007-21 filed by Childress Klein, Inc requesting to rezone property located at 520, 536, and 552 Poplar Road, Newnan (Parcel # 087-2005-001A, # 087B-017, and # 087B-018) from RC (*Rural Conservation*) to C-8 (*Heavy Commercial District*).

|                  |                                                    |
|------------------|----------------------------------------------------|
| <b>RESULT:</b>   | <b>PUBLIC HEARING CLOSED [UNANIMOUS]</b>           |
| <b>MOVER:</b>    | Paul Poole, District 1                             |
| <b>SECONDER:</b> | Al Smith, District 5                               |
| <b>AYES:</b>     | Bob Blackburn, Tim Lassetter, Paul Poole, Al Smith |
| <b>ABSENT:</b>   | John Reidelbach                                    |

**8123 Public Hearing Regarding Petition # 007-21 Filed by Childress Klein, Inc Requesting to Rezone Property Located at 520, 536, 552 Poplar Road, Newnan**

The Board voted to rezone property located at 520, 536, and 552 Poplar Road, Newnan (Parcel # 087-2005-001A, # 087B-017, and # 087B-018) from RC (*Rural Conservation*) to C-8 (*Heavy Commercial District*) for an indoor self-storage facility as requested in Petition # 007-21 filed by Childress Klein, Inc., subject to the following conditions:

1. The developer shall make necessary improvements to Newnan Crossing Place and its intersections with Poplar Road and Newnan Crossing Bypass to allow for moving trucks and truck/trailer combinations that would use this facility to properly navigate onto and along the roadway without tracking out of the appropriate lane or off of the pavement. These improvements may include but are not limited to widening of existing pavement and radii or realignment of the roadway to provide larger turning radii.
2. The development shall meet the applicable requirements of *Article 26. Quality Development Corridor Overlay District* unless a variance is granted

through the normal variance procedure.

3. Install and maintain the Quality Development Corridor District Street Planting landscaping along the eastern property line which runs parallel with the I-85 SB Ramp.
4. Meet all applicable Quality Development Corridor District requirements including the architectural designs as provided in the application package.
5. Include architectural treatments on Building "B", which runs along the Interstate 85 SB Ramp, with design elements as noted on Building "A".
6. Lighting shall be established so adjacent properties and roadways are not adversely affected, and to preclude glare onto or direct illumination of adjacent properties and streets incorporating pedestrian scaled and downcast lighting.
7. Any business activity 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.
8. All applicable state and local regulations, including development ordinances, currently in effect shall be met unless a variance is granted through a normal variance procedure.
9. The applicant shall comply with all requirements of Coweta County's *Stormwater Management, Soil Erosion and Sedimentation Control, and Wetlands Protection Ordinances*.
10. All applicable requirements of the Fire, Environmental Management or Building Department shall be met.
11. Metal doors on any building located on the property shall not be visible from any point of the right-of-way of Interstate 85 or Poplar Road.

|                  |                                                    |
|------------------|----------------------------------------------------|
| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>                        |
| <b>MOVER:</b>    | Al Smith, District 5                               |
| <b>SECONDER:</b> | Bob Blackburn, District 3 - Chairman               |
| <b>AYES:</b>     | Bob Blackburn, Tim Lassetter, Paul Poole, Al Smith |
| <b>ABSENT:</b>   | John Reidelbach                                    |

4. Motion To: **Public Hearing Regarding Petition # 008-21 Filed by Orchard Hills Land, LLC Requesting to Rezone Property Located at 600 E. Hwy 16, Newnan**

Chairman Blackburn explained that the applicant has the privilege of being heard before a full Board and asked if the applicant would like to proceed or postpone.

The applicant indicated that he would like to proceed with the Public Hearing.

Assistant Community Development Director White presented Petition # 008-21 filed by Orchard Hills Land, LLC requesting to rezone on property located at 600 East Highway 16, Newnan (Parcel # 088-2059-001). She explained that the applicant is proposing to rezone 20± acres from C-7 (*Commercial Major Shopping*) to LM (*Light Industrial*) and 3.74± acres from LM (*Light Industrial*) to C-7 (*Commercial Major Shopping*) and that the property is located along SR 16, at the southern border of the Orchard Hills Industrial Park, Orchard Hill Business Parkway and State Route 16 East, Newnan. The first section incorporates 3.74± acres along the western corner of Orchard Hills Business Parkway and SR 16 E. The applicant is requesting the property be down-zoned to C-7 (*Commercial Major Shopping District*) for fast food operations to provide restaurant opportunities for employees within the business

park and the nearby community. The second portion of the request includes a 20± acres swath of land running parallel to SR 16 onto the furthest property line at the east. The applicant is proposing two (2) warehouse facilities of 120,000 square feet and 100,000 square feet in this proposed *LM (Light Industrial District)*. In closing, she highlighted the factors reviewed by staff during the rezoning process and presented eleven (11) conditions for consideration by the Board should they choose to approve the request.

Mr. John Bourbonnais, applicant representative, explained that in the original zoning of the Orchard Hills parcel(s), the developer anticipated a number of buildings differing in size would be placed on the site and did not anticipate the first two (2) buildings under construction to total almost 3 million square feet. In addition to the rezoning request, the applicant objects to Condition # 5 which reads "Ancillary 'support' retail buildings may not be permitted until the proposed 'Medium Sized Grocery Store' (35,000 square feet or greater as roughly scaled off of the conceptual site plan) is permitted. Additionally, occupancy of ancillary retail will not be granted before the grocer." and requests that it be removed as a condition of the rezoning.

He further explained that while the applicant looks forward to a grocery store within the development, to date retail developers for Publix and Kroger have responded that there are no plans to locate one of their stores on this site in the near, immediate, or long term. He noted that there will be approximately 700 employees at the two (2) new buildings under construction and the applicant believes that some basic services will be needed including a convenience store, coffee shops, sandwich shops, fast food restaurants, professional services, medical offices, etc. Condition # 5 will preclude those services and the sale of sites to developers unless a grocery store has been constructed first.

Mr. Andrew Howard, Orchard Hills Land, explained that although staff recommendations are well thought out, Condition # 5 needs to be removed because it precludes other retail and commercial sites needed to serve the community.

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

In response to a question from Commissioner Lassetter, Assistant Attorney Conner explained that the determination as to whether one or both parcels are granted rezoning is at the discretion of the Board. However, the question is whether the applicant would only want one parcel rezoned versus the two (2) requested.

In response to a question from Commissioner Lassetter, Ms. White explained that Community Development staff had correspondence with Mr. Bourbonnais regarding the applicant's objection to Condition # 5. She explained that the applicant submitted the conceptual site plan indicating a grocery store; therefore, staff reviewed the site plan as submitted in consideration of *C-7 (Commercial Major Shopping District)* with incorporation of a grocery store as the applicant proposed. Staff recommends that the Certificate of Occupancies (COs) for the buildings on the 3.74± acres be connected to construction of a grocery.

Commissioner Lassetter explained that residents on the south side would love a grocery store in the area; however, the Board must make decisions based upon what is presented to them. Since a proposed grocery store was submitted on the site plan, that is what the Board would decide about unless the applicant wishes to change the request.

Mr. Bourbonnais clarified that the applicant cannot guarantee there will be a grocery store. Not being allowed to construct facilities that will provide other services for employees and others along SR 16 before there is enough demand for

a grocery store prior is the issue.

Commissioner Lassetter explained that the Board reviews rezoning requests based upon the application as it is submitted, including conditions presented by staff. Others in the community have seen the application, including the plan for a grocery store, and may be present to speak in opposition because they are not aware that a grocery store isn't being included.

In response to a question from Commissioner Lassetter, Mr. Bourbonnais explained that the applicant prefers that the Board consider rezoning both parcels as submitted. He further explained that they just learned of Condition # 5 last week and was advised to come to the meeting to explain their opposition. He would also like to see a grocery store on the site but believes the demand for services will be there well before the demand for a grocery store.

Assistant Attorney Conner explained that the Board could consider conditioning the parcel for a grocery store, but not require that it be the first building permitted. The Board could also consider allowing a select few of the other buildings/services to be permitted as long as a grocery store is allocated for the site.

Commissioner Lassetter expressed concerns with the two parcels being fully built out without a grocery store ever being completed, and the applicant having to come back to the Board in the future requesting to approve something other than a grocery store.

Assistant Attorney Conner explained that the Board can make it a condition of zoning that the location has to be reserved for a grocery store.

Commissioner Lassetter explained that the key is giving those that live in the area an opportunity to voice their opinions based upon the application that was submitted.

In response to a question from Commissioner Smith, Ms. White clarified that the grocery store is not on either parcel being considered for rezoning tonight, but on a 15.9± acres parcel located between the two parcels. The Development Review team reviewed the application as submitted with a goal of ensuring the 15.9± acres would match the total site plan. Had the applicant listed all the buildings as retail, then it would have been considered for various retail and not a grocery store.

In response to questions from Commissioner Smith, Mr. Bourbonnais explained their engineer placed the grocery store on the conceptual site plan. The conceptual plan is based upon their ideas of what will be developed on the site, but they cannot guarantee any of the stores on the conceptual plan because there is not a market yet.

Commissioner Lassetter reiterated that the Board makes decisions based upon what is presented, and the applicant included a grocery store on the conceptual site plan.

Mr. Bourbonnais explained that if Condition # 5 is that important, they would rather withdraw the request and return at a later date without the grocery store on the conceptual site plan to give those in the community an opportunity to express their support or opposition.

In response to a question from Commissioner Smith, Mr. Bourbonnais explained that they are amenable to continuing the Public Hearing to a future date to be allowed to amend the conceptual site plan.

The Board voted to close the Public Hearing regarding Petition # 008-21 filed by Orchard Hills Land, LLC requesting to rezone property located at 600 East Highway 16, Newnan (Parcel # 088-2059-001) from C-7 (*Commercial Major Shopping*) to LM (*Light Industrial*) and from LM (*Light Industrial*) to C-7 (*Commercial Major*

*Shopping).*

|                  |                                           |
|------------------|-------------------------------------------|
| <b>RESULT:</b>   | <b>PUBLIC HEARING CLOSED [3 TO 1]</b>     |
| <b>MOVER:</b>    | Paul Poole, District 1                    |
| <b>SECONDER:</b> | Tim Lassetter, District 2 - Vice Chairman |
| <b>AYES:</b>     | Bob Blackburn, Tim Lassetter, Paul Poole  |
| <b>NAYS:</b>     | Al Smith                                  |
| <b>ABSENT:</b>   | John Reidelbach                           |

**8124 Public Hearing Regarding Petition # 008-21 Filed by Orchard Hills Land, LLC Requesting to Rezone Property Located at 600 E. Hwy 16, Newnan**

The Board voted to rezone 20± acres from *C-7 (Commercial Major Shopping)* to *LM (Light Industrial)* and to rezone 3.74± acres from *LM (Light Industrial)* to *C-7 (Commercial Major Shopping)* at 600 East Highway 16, Newnan (Parcel # 088-2059-001) as requested in Petition # 008-21 filed by Orchard Hills Land, LLC, subject to the following conditions:

1. All applicable requirements of the Georgia Department of Transportation including access permits shall be acquired.
2. Interparcel access shall be provided to the Industrial zoned property adjoining the eastern property line.
3. Loading docks for the buildings closes to Hwy. 16 shall be on the northerly wall of the buildings (situated away from Hwy. 16). Additionally, views of building walls that are faced with loading doors/docks must be screened with berms and planting that screen the loading areas from view of I-85 and Highway 16.
4. Property that is not within the Hwy. 16 Quality Development Corridor District but that is zoned C-7 shall meet the overlay district requirements unless a variance is granted.
5. Lighting shall be established so adjacent properties and roadways are not adversely affected, and to preclude glare onto or direct illumination of adjacent properties and streets incorporating pedestrian scaled and downcast lighting.
6. Any business activity 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.
7. All applicable state and local regulations, including development ordinances, currently in effect shall be met unless a variance is granted through a normal variance procedure.
8. The applicant shall comply with all requirements of Coweta County's *Stormwater Management, Soil Erosion and Sedimentation Control, and Wetlands Protection Ordinances*.
9. The development shall meet the applicable requirements of *Article 26. Quality Development Corridor Overlay District* shall be met unless a variance is granted through the normal variance procedure.
10. All applicable requirements of the Fire, Environmental Management or Building Department shall be met.

|                  |                                                    |
|------------------|----------------------------------------------------|
| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>                        |
| <b>MOVER:</b>    | Tim Lassetter, District 2 - Vice Chairman          |
| <b>SECONDER:</b> | Paul Poole, District 1                             |
| <b>AYES:</b>     | Bob Blackburn, Tim Lassetter, Paul Poole, Al Smith |
| <b>ABSENT:</b>   | John Reidelbach                                    |

## 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. Page Williams, Vinings Trace, Newnan, addressed the Board regarding Petition # ZA 009-21 (agenda Item # 7) explaining that he is the applicant. He further explained that he notified staff and the Board that he wished to rescind variance # 4 to utilize the existing structure for short-term rentals. The discussion during the Board of Zoning Appeals meeting overshadowed the reasons and merits of the other three (3) variance requests. The structure/space is used for entertaining, lounging, as a pool house, and as a place for their personal overnight guests when needed. The structure was approved by their Homeowners Association (HOA) and the County Building Department and met all requirements defined at the time of permitting. The permit issued by the County reads for a pool house, accessory building, etc., and he was not aware that the building could not be utilized as a guest house based upon no definition of the word etcetera, nor are there any restrictions stated on the permit. He also was unaware that variances were required to use the space to the extent that they do. He and his wife refer to the pool house/accessory building as a cottage. The space is safe for guests as deemed by staff, the Fire Marshal, Environmental Health, and the Building Department. The pool house/accessory building has its own dedicated septic, water heater, HVAC system, power meter, smoke and CO2 alarm, security system, and multiple points of egress. It is important to note that the cottage does not have a kitchen, dining, or laundry facility and has never been intended as a permanent building or for long-term overnight use. No changes have been made to the cottage from the original plans. The initial application included a breezeway that would have allowed the pool house/accessory building to be deemed as part of the main house, but is impossible because a pool is located between the home and the pool house. His request is to be able to continue to utilize the space as he has been over the past five (5) years aside from rentals.

The following individuals spoke in opposition to Petition # ZA 009-21 filed by Page and Beth Williams requesting guest house variances for property located at 20 Vinings Trace, Newnan (agenda item # 7), expressing concerns regarding short-term rentals allowed in subdivisions, increased crime, traffic, trash/debris, a precedent being set for more pool houses to be used as rentals, the inability to control renters, the failure to meet the existing guest house ordinances, the fact that the structure was permitted as a pool house/accessory building, effects on maintaining the quiet, private, and protected community, avoiding tension with neighbors, and that the applicant continues to list their pool house/accessory building as rental property on their website.

\* Ms. Pat Roberts, Waterstone Cove, Newnan

\* Mr. Terry Christian, Trellis Trace, Newnan

Ms. Barbara Nelan, Greenridge Way, Newnan, addressed the Board regarding Petition # ZA 009-21 filed by Page and Beth Williams (agenda item # 7). She explained that she is a member of the Board of Directors for the Arbor Springs Homeowners Association (HOA). Mr. Williams did not notify the HOA Board that he has changed part of the variance request. Opposition from the HOA is not personal, but Mr. Williams has not been honest with them. The first three variances including setback, acreage, and square footage are very important as they relate to any guests. If the pool house cannot be used for guests to stay in to begin with, it should not be allowed for short-term rental, and how does it get policed as to whether or not their guests are paying or not paying. She explained that Williams had removed the

listing for a short time after being confronted by the HOA, and she provided a printout for the Board showing that the Williams are still listing their pool house which notes that it is full, instead of not for rent.

Ms. Mary Scovic, Larkspur Cove, Newnan, addressed the Board regarding Petition # ZA 009-21 filed by Page and Beth Williams (agenda item # 7). The Arbor Springs HOA has dealt with this issue since 2019. The Williams claimed to the HOA that County officials had approved the zoning and the business, and that they had obtained the appropriate licenses, which is not the case. They also informed the HOA that they ceased short-term rentals. In October 2020, the Williams confirmed with the HOA President that they were doing short-term rentals and intended to continue to do so because they had future reservations and did not want to cancel and hurt their ratings.

Ms. Sharon Baker, Primrose Pass, Newnan, addressed the Board regarding Petition # ZA 009-21 filed by Page and Beth Williams (agenda item # 7). She explained that she is the current President of the Arbor Springs HOA and represents approximately 448 homes. All residents that have contacted her are fully opposed to rental activity in their community. The neighbors also do not want to increase tensions with the Williams, but feel forced at this time. Their position as neighbors to the Williams does not seem to matter (to the Williams), and they are concerned.

Mr. Neal Spradlin, Little Road, Sharpsburg, addressed the Board regarding Petition # ZA 008-21 filed by Opus One Properties, LLC (agenda item # 6). He explained that he represents Opus One and Dr. Humber (applicant). At the Board of Zoning Appeals meeting, there was a group of residents from the Timberbrook Subdivision that expressed concerns, he met with them last week and was able to address their concerns.

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

### 5. 8120 Recommendations Regarding Petition # ZA 007-21 Filed by Childress-Klein, Inc Requesting Buffer, Height, Number of Stories, and Quality Development Corridor Variances for Property Located at 520, 536, and 552 Poplar Road, Newnan

Assistant Community Development Director White presented Petition # ZA 007-21 filed by Childress-Klein, Inc requesting buffer, height, number of stories, and Quality Development Corridor District (QDCD) variances for property located at 520, 536, and 552 Poplar Road, Newnan (Parcel #087-2005-001A, # 087B-018, and # 087B-017). She explained that the Board of Zoning Appeals conducted a Public Hearing on March 25, 2021 regarding the applicant's request for four (4) variances, and she presented them individually for the Board's consideration.

|                |                  |
|----------------|------------------|
| <b>RESULT:</b> | <b>PRESENTED</b> |
|----------------|------------------|

Motion To: **Render a Decision Regarding a Buffer Reduction Variance - Petition # ZA 007-21**

Assistant Community Development Director White explained that the applicant is requesting a 50-foot buffer reduction (from 75-feet to 25-feet) along the northern and western property lines, there was no opposition expressed, and this request comes with a recommendation of approval from the Board of Zoning Appeals, subject to one (1) condition.

The Board voted to grant a 50-foot buffer reduction (from 75-feet to 25-feet) along the northern and western property lines of property located at 520, 536, and 552 Poplar Road, Newnan, as requested in Petition # ZA 007-21 filed by Childress-Klein Inc, subject to the following condition:

1. The buffer reduction will be limited such that a 25-foot buffer is maintained along the northern and western property lines.

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

Motion To:       **Render a Decision Regarding a Height Variance for Building A - Petition # ZA 007-21**

Assistant Community Development Director White explained that the applicant requested a 5-feet, 4-inch height variance (from 34-feet, 11-inches to 40-feet, 6.72-inches) for Building "A", and this request comes with a recommendation of approval from the Board of Zoning Appeals, subject to one (1) condition.

In response to a question from Administrator Fouts, Ms. White explained that the applicant's original request was to increase the building height to 40-feet, 6.72 inches, however, after addressing issues with topography and grade changes, the Board of Zoning Appeals recommended that the building height not exceed 50-feet.

The Board voted to grant a building height increase for Building "A" (from 34-feet, 11 inches up to 50-feet), for property located at 520, 536, and 552 Poplar Road, Newnan, as requested in Petition # ZA 007-21 filed by Childress-Klein Inc, subject to the following condition:

1. The proposed building elevation for Building "A" shall not exceed the requested 50-feet.

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

Motion To:       **Render a Decision Regarding a Number of Stories Variance for Building A - Petition # ZA 007-21**

Assistant Community Development Director White explained that the applicant is requesting a one-story building height variance for Building "A" (from three-stories to four-stories), and with this request comes with a recommendation of approval from the Board of Zoning Appeals, subject to one (1) condition.

The Board voted to grant one-story building height increase for Building "A" (from three-stories to four-stories) for property located at 520, 536, and 552 Poplar Road, Newnan, as requested in Petition # ZA 007-21 filed by Childress-Klein Inc, subject to the following condition:

1. The proposed "A" building be limited to the four-stories as requested.

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

Motion To:       **Render a Decision Regarding a Building Materials Variance - Petition # ZA 007-21**

Assistant Community Development Director White explained that the applicant is requesting a Quality Development Corridor District (QDCD) building materials variance to utilize metal doors for the interior walls and overhead doors systems of

Buildings "B", "C", "D", "E", "F", and "G", and this request comes with a recommendation of approval from the Board of Zoning Appeals, subject to three (3) conditions.

The Board voted to grant a Quality Development Corridor District (QDCD) building materials variance for Buildings "B", "C", "D", "E", "F", and "G" to utilize metal doors for the interior walls and overhead doors systems for property located at 520, 536, and 552 Poplar Road, Newnan, as requested in Petition # ZA 007-21 filed by Childress-Klein Inc, subject to the following conditions:

1. The door systems shall be situated as to avoid exposure along Interstate 85 by extending the length of Building "B" or swapping the locations of Building "C" and "D".
2. All metal door systems must be painted to blend in color with the adjacent Category "A" material.
3. Utilize plantings such that any open view shed of metal door areas are landscaped from Interstate 85, Poplar Road and adjoining residential properties.

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| <b>RESULT:</b>   | <b>GRANTED [UNANIMOUS]</b>                         |
| <b>MOVER:</b>    | Al Smith, District 5                               |
| <b>SECONDER:</b> | Paul Poole, District 1                             |
| <b>AYES:</b>     | Bob Blackburn, Tim Lassetter, Paul Poole, Al Smith |
| <b>ABSENT:</b>   | John Reidelbach                                    |

**6. 8121 Recommendations Regarding Petition # ZA 008-21 Filed by Opus One Properties, LLC Requesting Buffer and Front Yard Setback Variances for Property Located on Ebenezer Church Road, Sharpsburg**

Assistant Community Development Director White presented Petition # ZA 008-21 filed by Opus One Properties, LLC requesting buffer and front yard setback variances for property located on Ebenezer Church Road, Sharpsburg [Parcel # 121-6070-017 (partial)]. She explained that the subject property consists of 1.637± acres currently zoned *O - I (Office Institutional)*, is located approximately 300-feet from SR 34, and lies within the SR 34 Quality Development Corridor District (QDCD). The applicant is proposing to construct a 9,000 square feet professional building. She further explained that the Board of Zoning Appeals conducted a Public Hearing on March 25, 2021 regarding the applicant's request for two (2) variances, and she presented them individually for the Board's consideration.

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| <b>RESULT:</b> | <b>PRESENTED</b> |
|----------------|------------------|

Motion To: **Render a Decision Regarding a Buffer Reduction Variance - Petition # ZA 008-21**

Assistant Community Development Director White explained that the applicant is requesting a 35-foot buffer reduction (from 50-feet to 15-feet) along the northern and southern property lines, and this request comes with a recommendation of approval from the Board of Zoning Appeals, subject to two (2) conditions.

Ms. White fielded questions from the Board regarding the applicant meeting the Quality Development Corridor District (QDCD) requirements.

The Board voted to grant a 35-foot buffer reduction (from 50-feet to 15-feet) along the northern and southern property lines of property located on Ebenezer Church Road, Sharpsburg [Parcel # 121-6070-017 (partial)] as requested in Petition # ZA 008-21 filed by Opus One Properties, LLC, subject to the following conditions:

1. A 50-foot buffer shall be planted along the western 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.
2. A 15-foot buffer shall be planted along the northern and southern property boundaries 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.

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

Motion To: **Render a Decision Regarding a Front Yard Setback Variance - Petition # ZA 008-21**

Assistant Community Development Director White explained that the applicant is requesting a 20-foot front yard setback reduction (from 100-feet to 80-feet) for the placement of a 9,000 square feet professional building, and this request comes with a recommendation of approval from the Board of Zoning Appeals, subject to three (3) conditions.

The Board voted to grant a 20-foot front yard setback reduction (from 100-feet to 80-feet) for property located on Ebenezer Church Road, Sharpsburg [Parcel # 121-6070-017 (partial)] as requested in Petition # ZA 008-21 filed by Opus One Properties, LLC, subject to the following conditions:

1. The proposed building shall not encroach any closer than 80-feet from the right-of-way along Ebenezer Church Road.
2. The applicant shall comply with the *Coweta County Stormwater Management, Soil Erosion and Sedimentation Control, and Wetlands Protection Ordinances*.
3. An easement agreement from the adjoining property owner may be necessary to construct the proposed new driveway.

**RESULT:** GRANTED [UNANIMOUS]  
**MOVER:** Al Smith, District 5  
**SECONDER:** Tim Lassetter, District 2 - Vice Chairman  
**AYES:** Bob Blackburn, Tim Lassetter, Paul Poole, Al Smith  
**ABSENT:** John Reidelbach

**7. 8147 Recommendations Regarding Petition # ZA 009-21 Filed by Page and Beth Williams Requesting Guest House Variances for Property Located at 20 Vinings Trace, Newnan**

Assistant Community Development Director White presented Petition # ZA 009-21 filed by Page and Beth Williams requesting guest house variances for property located at 20 Vinings Trace, Newnan (Parcel # 107-6012-028). She explained that the subject property consists of 1.62± acres currently zoned CC (*Cedar Creek District*) located in the Arbor Springs Plantation Subdivision (Lot 2, Phase G-2). In 2016, the applicants permitted an accessory building and constructed a 450-square feet pool house/office structure in the rear yard. The accessory structure does not have a living component. In 2018, the applicants converted the pool house into a cottage and began advertising on an Airbnb website offering short-term accommodations for paying tourists. Arbor Springs

Homeowners Association notified County staff who subsequently notified the applicants that the Airbnb was not a permitted use. After numerous conversations regarding the continued activity, a letter was sent to the applicants from Assistant County Attorney Nathan Lee advising that all rental activities should cease and the appropriate approvals should be requested and approved by the Board of Commissioners prior to further usage. Upon receipt of the letter, the applicants ceased advertising on the Airbnb website.

In response to a question from Ms. White, Assistant County Attorney Conner explained that a procedural issue exists with the application presented to the Board of Zoning Appeals (BOZA). The application consists of a request for four (4) variances including utilizing the structure as a guest house and for short-term rentals. The Board of Zoning Appeals heard the Petition and recommended denial of all four variances. Following the Public Hearing conducted by BOZA, the applicant requested that the short-term rental variance be withdrawn (fourth variance). She explained that since the Williams requested to withdraw the fourth variance after the BOZA Public Hearing and prior to tonight's Commission meeting, it has technically changed the request before the Board. The request now appears to be for an accessory building to be utilized as a guest house with three (3) variances. She expressed concerns with the application as presented to the Board of Zoning Appeals and explained that they recommended denial of all four (4) variance requests. She recommended that the Board proceed with the application that was presented to the Board of Zoning Appeals to make their determination.

Ms. White clarified that the Board of Zoning Appeals voted to recommend denial of all four variances.

In response to questions from the Board, Ms. White explained that the structure was permitted as a pool house/accessory building and that the structure did pass building inspections.

The Board voted to deny Petition # ZA 009-21 filed by Page and Beth Williams requesting four (4) guest house variances for property located at 20 Vinings Trace, Newnan (Parcel # 107-6012-028).

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| <b>RESULT:</b>   | <b>DENIED [UNANIMOUS]</b>                          |
| <b>MOVER:</b>    | Al Smith, District 5                               |
| <b>SECONDER:</b> | Bob Blackburn, District 3 - Chairman               |
| <b>AYES:</b>     | Bob Blackburn, Tim Lassetter, Paul Poole, Al Smith |
| <b>ABSENT:</b>   | John Reidelbach                                    |

**8. 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 set a Public Hearing on May 18, 2021 at 6:00 p.m. regarding Petition # 010-21 filed by Heritage Baptist Church requesting to rezone property located adjacent to 3913 E. Highway 34, Sharpsburg (Parcel # 133-6092-013) from RC (*Rural Conservation*) to RRCC (*Residential Retirement Community and Care District*).

**RESULT:** PUBLIC HEARING SET [UNANIMOUS] Next: 5/18/2021 6:00 PM  
**MOVER:** Al Smith, District 5  
**SECONDER:** Paul Poole, District 1  
**AYES:** Bob Blackburn, Tim Lassetter, Paul Poole, Al Smith  
**ABSENT:** John Reidelbach

9. 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

The Board voted to set a Public Hearing on May 18, 2021 at 6:00 p.m. regarding Petition # 011-21 filed by Patten Seed Company requesting to rezone/review Condition # 1 of previous Petition # 008-19 (approved by the Board on July 16, 2019) associated with property located at 97 Gordon Road, Newnan (Parcel # 088-2070-003).

**RESULT:** PUBLIC HEARING SET [UNANIMOUS] Next: 5/18/2021 6:00 PM  
**MOVER:** Al Smith, District 5  
**SECONDER:** Paul Poole, District 1  
**AYES:** Bob Blackburn, Tim Lassetter, Paul Poole, Al Smith  
**ABSENT:** John Reidelbach

10. 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 set a Public Hearing on May 18, 2021 at 6:00 p.m. regarding proposed 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:** PUBLIC HEARING SET [UNANIMOUS] Next: 5/18/2021 6:00 PM  
**MOVER:** Al Smith, District 5  
**SECONDER:** Paul Poole, District 1  
**AYES:** Bob Blackburn, Tim Lassetter, Paul Poole, Al Smith  
**ABSENT:** John Reidelbach

## UNFINISHED BUSINESS

11. 8179 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

12. 8200 Request Approval/Execution of an Emergency Contract for Removal and Disposal of Storm Related Debris

The Board voted to execute a contract with DRC Emergency Services to perform collections and hauling of storm generated construction and demolition (C&D) debris at a total cost of \$190,500 (General Fund).

Administrator Fouts clarified that the Public Works Director Handley is working with the contractor and will be meeting onsite on Monday, April 26, 2021 to plan a mobilization schedule.

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

13. 8195 Bid Award Associated with Roadside Tree Pruning

The Board voted to retain LTRC Tree Specialists on a lowest and best bid basis to perform roadside tree pruning at a total cost of \$63,188 (alternate A - contractor collects and disposes of all debris).

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

14. 8011 Request Approval/Execution of the Fourth Amendment to a Lease Agreement with Eastgate Partners Associated with Property Located at 128/130 Bullsboro Drive - 5th District

The Board voted to execute the Fourth Amendment to a Lease Agreement with Eastgate Partners, LTD for property located at 128/130 Bullsboro Drive to extend the lease term for five (5) years beginning October 1, 2021, contingent upon final legal review.

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

15. 7915 Request Approval/Execution of a Lease Agreement with the State Properties Commission for the Drivers' Services Facility Located at 128/130 Bullsboro Drive, Newnan - 5th District

The Board voted to execute a Lease Agreement with the State Properties Commission (SPC) associated with space located at 128/130 Bullsboro Drive utilized for a Drivers' Services office for the term beginning July 1, 2021 and expiring June 30, 2022, contingent upon final legal review.

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

## Additional Action Items

16. 8198 Request Approval/Execution of Juvenile Justice Incentive Grant Application

The Board voted to approve submission of a grant application for the Coweta County Juvenile Court in the total amount of \$82,713.60 through the Criminal Justice Coordinating Council (CJCC) and to designate the County Administrator as the "Authorized Official" to execute any related documents.

**RESULT:** APPROVED [UNANIMOUS]  
**MOVER:** Al Smith, District 5  
**SECONDER:** Tim Lassetter, District 2 - Vice Chairman  
**AYES:** Bob Blackburn, Tim Lassetter, Paul Poole, Al Smith  
**ABSENT:** John Reidelbach

17. 8176 Public Hearing Regarding Proposed Exemption of Certain County Vehicles from State Labeling/Decal Requirements

The Board voted to set a Public Hearing on May 4, 2021 at 6:00 p.m. 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 SET [UNANIMOUS] **Next: 5/4/2021 6:00 PM**  
**MOVER:** Tim Lassetter, District 2 - Vice Chairman  
**SECONDER:** Paul Poole, District 1  
**AYES:** Bob Blackburn, Tim Lassetter, Paul Poole, Al Smith  
**ABSENT:** John Reidelbach

## SUPPLEMENTAL/NON-AGENDA ITEMS

18. 8202 Request Approval/Execution of Paramedic Agreements

The Board voted to execute an agreement with thirteen (13) employees that currently desire to participate in the paramedic tuition assistance program.

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

19. 8204 Request from the Applicant for Approval to Withdraw Petition # 009-21 Filed by P&L Bridgeport Requesting to Rezone Property Located at S Hwy. 29/Hwy. 27A

The Board voted to approve the withdrawal of Petition # 009-21 filed by P&L Bridgeport Requesting to rezone property located at S. Hwy. 29/Hwy.

27A [Parcel # 078-2153-001 (partial), 090-2135-003] as requested by the applicant prior to the May 4, 2021 scheduled Public Hearing.

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|------------------|----------------------------------------------------|
| <b>RESULT:</b>   | <b>WITHDRAWN BY VOTE [UNANIMOUS]</b>               |
| <b>MOVER:</b>    | Tim Lassetter, District 2 - Vice Chairman          |
| <b>SECONDER:</b> | Paul Poole, District 1                             |
| <b>AYES:</b>     | Bob Blackburn, Tim Lassetter, Paul Poole, Al Smith |
| <b>ABSENT:</b>   | John Reidelbach                                    |

## 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.

Mr. Donald Kotasek, Poplar Road, Newnan, 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.

Administrator Fouts explained that the County does not currently have an ordinance allowing installation of solar panels on the ground, staff is reviewing ordinances and will present any proposed amendments to the Code of Ordinances for consideration by the Board at a future meeting.

Commissioner Smith requested that staff expedite review of the ordinances.

Assistant Community Development Director White explained that following the last meeting Mr. Kotasek attended, staff has been gathering information to begin drafting an ordinance. Staff has expressed concerns regarding installation of a commercial/industrial solar farm without an ordinance. However, incorporating a solar panel on a roof is allowed and would be permitted the same as a sunlight/skylight.

Administrator Fouts explained that there was no direction from the Board regarding specifics of creation of an ordinance, there are several ways to address this issue in terms of percentages of the building onsite, square footage, etc. Any proposed ordinance will require a Public Hearing prior to its adoption by the Board. The former County Planner was working on such an ordinance for consideration, but development of the Land Development Guidance System (LDGS) took precedence. When a model ordinance regarding ground solar panels is prepared, staff will present it to the Board at a future Public Hearing for consideration.

## EXECUTIVE SESSION

### Executive Session

There were no issues to be discussed in Executive Session.

## ADJOURNMENT

Motion To: **Adjourn**

The Board voted to adjourn the meeting.

|                  |                                                    |
|------------------|----------------------------------------------------|
| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>                        |
| <b>MOVER:</b>    | Paul Poole, District 1                             |
| <b>SECONDER:</b> | Tim Lassetter, District 2 - Vice Chairman          |
| <b>AYES:</b>     | Bob Blackburn, Tim Lassetter, Paul Poole, Al Smith |
| <b>ABSENT:</b>   | John Reidelbach                                    |