



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, April 6, 2021

6:00 PM

Commission Chambers

~ Minutes ~

COWETA COUNTY BOARD OF COMMISSIONERS

Call to Order

Attendee Name	Title	Status	Arrived
Bob Blackburn	District 3 - Chairman	Present	
Tim Lassetter	District 2 - Vice Chairman	Present	
Paul Poole	District 1	Present	
John Reidelbach	District 4	Present	
Al Smith	District 5	Present	
Michael Fouts	County Administrator	Present	
Eddie Whitlock	Associate Administrator	Absent	
Kelly Mickle	Assistant Administrator	Present	
Nathan Lee	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, April 6, 2021.

Meeting Called to Order

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

Pledge of Allegiance

Chairman Blackburn led the Pledge of Allegiance.

Invocation

Invocation was given by Commissioner Smith.

Notification of Location of Rules

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

REGULAR SESSION

TORNADO RECOVERY STATUS

Tornado Recovery Status Update

Administrator Fouts explained that this is the twelfth day following the EF-4 tornado that caused extensive damage in Coweta County and the City of Newnan. He commended staff for the excellent work they have done during the pandemic and the natural disaster. He further explained that 911/EMA Director Michael Terrell was in attendance to briefly update the Board on the recovery status.

911/EMA Director Terrell expressed his sincere gratitude to every staff member, every local and outside agency, every restaurant, every vendor, every local and outside volunteer, every municipality and county, every non-profit organization, and to each Board member for the tremendous support provided following the devastating tornado that struck Coweta County and the City of Newnan late on March 25/early morning March 26, 2021. He explained that he and his team are truly appreciative of the outpouring of assistance, support, and donations that have been received.

Mr. Terrell provided a brief update regarding the tornadic event explaining that the EF-4 tornado traveled a 39-mile radius through Coweta, Heard and Fayette Counties with maximum winds up to 170 mph over southwest and southern parts of Newnan. Response teams were activated before the storm actually hit and the newly renovated Emergency Operations Center (EOC) was a huge asset to coordinate the incident command forces. Daily operations have occurred from 8am-8pm daily immediately following the storm with the following priority objectives:

- Provide for the safety of residents and responders
- Provide support for non-governmental organization (NGO) recovery efforts
- Provide support for donated goods and volunteer services
- Achieve and maintain complete clearance of roadways from right-of-way to right-of-way
- Support debris removal efforts
- Support damage assessment (public and individual assistance) efforts
- Restore essential utilities and public services closed as of April 5, 2021 (completed)
- Support a volunteer coordination center (closed as of April 2, 2021)
- Support NGO sheltering operation (faith-based warming shelters are now closed)
- Initiate planning for long range recovery

Mr. Terrell further explained that the Georgia Emergency Management Agency (GEMA) conducted the initial round of damage assessments on March 28-31, 2021, and the Tax Assessor's office provided assistance with the assessment process. SAFEbuilt surveyed homes/structures throughout the county using color coded placards to identify unsafe conditions. Inspiritus is continuing to survey homes/structures to determine needs. All of this information is then utilized to meet the needs of the community from resources available through community donations, non-profit organizations, and individual/corporate donations of goods and services. Currently 100± properties have received assistance through Inspiritus and organized Volunteer Organizations Active in Disasters (VOADs).

Mr. Terrell informed the Board that initial assessments estimate a total of 1,744 homes impacted with approximately 120 sustaining major damage and 70 home destroyed; however, this data is preliminary and subject to change. Because of the extent of damage, the Georgia Emergency Management Agency/Homeland Security (GEMA/HS) has requested that the Federal Emergency Management Agency (FEMA) conduct joint preliminary damage assessments during the week of April 5, 2021. FEMA is conducting public assistance (PA) and individual assistance (IA) assessments, and those results will be used to determine if damage thresholds have been met for a Federal Disaster Declaration.

Mr. Terrell highlighted the resources that are available to citizens in need, provided the consolidated tornado relief hotline (910.632.3309), and explained that the outpouring of donated goods has been so tremendous that a request to stop accepting donations had to be made on April 2, 2021. He provided pictures of the donations being organized at the Coweta County Fairgrounds and explained that citizens are welcome to pick up supplies from 9am - 4pm daily. Supplies are still being delivered to hotels that are sheltering citizens and to individual homes as requested through the hotline. He briefly described the volunteer coordination center that was organized at Smokey Road Middle School where 1,100 volunteers worked 4 hour shifts. In closing, he explained that the process of planning long-term recovery using County organizations is underway.

Commissioner Lassetter expressed his appreciation for the outpouring of overwhelming support for the community. He explained that he is aware that there are many upcoming charitable events planned in the near future as a means to provide continued support as those affected by the tornado begin to rebuild.

Commissioner Poole also expressed appreciation to Warden McKenzie, his staff, and the inmates who have worked on clearing some of the roadways.

Chairman Blackburn expressed his appreciation and commended everyone on such an outstanding job.

Commissioner Reidelbach extended special thanks to everyone that participated in the charitable bike ride organized by Great South Harley-Davidson which raised approximately \$18,000 for the victims of the tornado.

APPROVAL OF MINUTES

1. Minutes of Tuesday, March 23, 2021

The Board voted to approve the minutes from the Public Hearing/Regular Meeting Session held on March 23, 2021.

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

CONSENT AGENDA

2. 8168 Confirm Execution of a Resolution Authorizing the Imposition of a State of Emergency Following a Natural Disaster

The Board voted to confirm execution of a Resolution Authorizing the Imposition of a State of Emergency in Coweta County associated with an EF-4 tornado that struck Newnan/Coweta County on March 26, 2021.

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

3. 8152 Confirm Execution of Proclamation Designating April 2021 as "Safe Digging Month" in Coweta County

The Board voted to confirm execution of a proclamation designating April 2020 as "Safe Digging Month" in Coweta County.

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

4. 8165 Confirm Execution of a Contract Associated with Architectural Services for Repairs at the Coweta County Justice Center

The Board voted to confirm execution of a contract with Gardner Spencer Smith Tench & Jarbeau, PC associated with re-roofing and interior repairs at the Coweta County Justice Center after the recent natural disaster (EF-4 tornado).

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

SUPPLEMENTAL AND NON-AGENDA ITEMS

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

The Board voted to approve the addition of two (2) Supplemental and three (3) Non-Agenda items for discussion as presented by staff.

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

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

5. Motion To: **Public Hearing Regarding a New Package Beer & Wine License Filed by Rizwana Yasmeen in Operation of Kwik Stop (Imam Zamana, Inc.) Located at 4200 Hwy 154, Newnan - 3rd District**

Assistant Community Development Director Angela White presented an application for a new package beer and wine license filed by Rizwana Yasmeen in operation of Kwik Stop (Imam Zamana, Inc.) located at 4200 Hwy 154, 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 Mrs. Yasmeen 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*.

The applicant was present to field any questions from the Board, but declined to speak.

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 package beer and wine license filed by Rizwana Yasmeen, license representative, in operation of Kwik Stop (Imam Zamana, Inc.) located at 4200 Hwy 154, Newnan.

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

- 8113 Public Hearing Regarding a New Package Beer & Wine License Filed by Rizwana Yasmeen in Operation of Kwik Stop (Imam Zamana, Inc.) Located at 4200 Hwy 154, Newnan - 3rd District

The Board voted to grant a new package beer and wine license to Rizwana Yasmeen, license representative, in operation of Kwik Stop (Imam Zamana, Inc.) located at 4200 Hwy 154, Newnan.

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

6. Motion To: **Public Hearing Regarding Petition # 007-20A filed by Verizon Wireless to Rezone Property Located at 1471 Andrew Bailey Road, Sharpsburg**

Assistant Community Development Director White presented Petition # 007-20A filed by Verizon Wireless requesting to rezone property located at 1471 Andrew

Bailey Road, Sharpsburg [Parcel # 132-6105-013A (partial)] from *RC (Rural Conservation)* to *RC-SUP (Rural Conservation Special Use Permit)* for placement of a telecommunications tower. She explained that on November 3, 2020 following a Public Hearing, the Board voted to deny this request by Verizon to rezone the subject property for a telecommunications tower. Subsequently, Verizon filed a lawsuit in U.S. Federal Court against Coweta County citing a violation of the Telecommunications Act and the application is back before the Board for consideration. She further explained that the subject property consists of 9.24± acres with 0.83± acres specified for the SUP. The conceptual site plan indicates a proposed 150-foot monopine tower (plus a 10-foot lightning rod) with the associated telecommunications equipment within a 100-foot x 100-foot lease area. The plan incorporates a 60-foot x 60-foot compound fenced with a 6-foot high black aluminum fence to simulate iron fencing. The equipment shelter is 12-foot x 20-foot with a brick façade. A 30-foot ingress/egress and utilities easement run to the site off Andrew Bailey Road. The tower will be located 225-feet, 4-inches from the nearest property line to the south; 243-feet from the east; 238-feet, 3 inches from the southwest; 497-feet from Andrew Bailey Road; and 224-feet, 9-inches from the contracting property owners' residence. The center of the tower compound will be situated at a ground elevation of 922.85-feet above mean sea level (AMSL) within the lease area. The center point is currently on a ridge running through the property with a variety of scattered trees. In closing, she highlighted the factors reviewed by staff during the application process and presented twenty (20) conditions for consideration by the Board should they choose to approve the request.

In response to questions from Commissioner Smith, Ms. White explained that the Telecommunications Act provides limited grounds for denial.

In response to questions from Commissioner Reidelbach, Ms. White explained that should the Board choose to approve the request, the applicant must comply with any conditions of zoning. She and Administrator Fouts also explained that the Board can revoke the SUP if the applicant is found to be in violation of any of the conditions of zoning.

In response to questions from Commissioner Smith, Attorney Lee explained that there is currently a lawsuit pending against the County following the previous rezoning denial by the Board, that the Telecommunications Act is very restrictive on the basis for a denial, and that the expenses associated with the lawsuit would be borne by the taxpayers of Coweta County.

Chairman Blackburn recognized Mr. Andy Bush, staff member to Congressman Drew Ferguson.

Mr. Bush explained that the Telecommunications Act was adopted prior to Congressman Ferguson's election to office. Further, Congressman Ferguson served in the position of Mayor in the past and he experienced concerns from citizens regarding the placement of telecommunications towers. At the time the Act was adopted, cell phones were not utilized as they are now. There has never been a nationwide challenge to the Act, but Congressman Ferguson is open to discussion with cellular companies and citizens regarding possible amendments to the Act.

Mr. Andy Rotenstreich, applicant representative, explained that the application has not changed from the November 3, 2020 Public Hearing, and to meet filing time limits under federal law a lawsuit is pending because of the Board's previous denial. He further explained that an 18-month process was followed to select the proposed tower site. Existing terrain, ground elevation, and the signal itself dictate the location of a tower, and in this case the area had signal and capacity issues. The main objective is to get better coverage along Hammock Road, Posey Road, Fischer Road and to cover parts of the Sharpsburg-McCollum Road area, and Andrew Bailey

Park. Because there are no existing towers in the area to co-locate an antenna, the only option was to build a new structure and the proposed location was selected in order to cover these areas with as few towers as possible, to meet the *Coweta County Code of Ordinances*, and to provide needed coverage and capacity. Discussions were conducted with neighbors in the area and the initial design was lowered from 200-feet to 160-feet, alternative locations at Andrew Bailey Park were identified but did not meet setback and other zoning requirements, and a requirement to camouflage the tower as a pine tree with limbs lowered to 40-feet from the ground will be met. He reviewed the site plan including an outline of the subject property, the proposed compound, the access point from Andrew Bailey Road, an access road that connects to the existing driveway, a map of nearby towers, and the gap in coverage area. He further explained that the proposed tower will improve cellular service to Coweta County Fire Rescue, Sheriff's Office, Newnan Police Department, and other related local agencies. He expressed concerns with the following six (6) of twenty (20) conditions proffered by staff:

- *"7. Tree Preservation Zone: All existing trees with a diameter of 12-inches or greater shall be preserved within a 130-foot radius from the center point of the tower compound. The only exception shall be the tower compound, the required screening vegetation, drive access, and any future roadway to serve the parent tract as determined by the County Public Works Director. The applicant shall submit a recorded tree preservation easement for the protection of all 12-inch trees under the Tree Preservation Zone with exceptions as noted above. The County may permit trees within the Tree Preservation Zone to be pruned, removed or treated in cases where in his judgment, trees are found to be hazardous, present insect or disease problems, or could otherwise present a danger to public health and/or safety. (Article 25A, Coweta County Tree Preservation Ordinance)."*

Mr. Rotenstreich explained that he is requesting to expand the area of tree removal to include the entire 100-feet by 100-feet leased area.

- *"8. The drive accessing the facility shall be paved 100-feet from the existing edge of pavement on Andrew Bailey Road."*

Mr. Rotenstreich explained that he is requesting to reduce the required paving of the existing dirt road to 15-feet from the existing edge of pavement on Andrew Bailey Road.

- *"12. The final tower drawings shall indicate a well limbed Monopine and shall be submitted to the Community Development Director upon zoning approval. The design for the proposed limbs, i.e. the number and density of limbs and foliage (needle) color, must be reviewed by the Community Development Director to determine if it is adequate and represents the current state-of-the-art type of camouflaging. The Applicant shall provide renditions and samples to the Community Development Director which shall make the final determination on acceptable limbs, density, tower color, and foliage color. Limbs shall be placed from the permitted antenna height down through the 40-foot level or the average surrounding ambient tree height, as determined by the Community Development Director."*

Mr. Rotenstreich explained that there is no need for staff to make a final determination on acceptable limbs on the monopine and is requesting that Verizon have the final determination.

- *"14. For purposes of preserving the community's aesthetic values, the Applicant shall plant a vegetative screening around the perimeter of the compound. The Community Development Department shall recommend and will have final approval authority as to the species and size of the vegetative screening to be planted. The Applicant shall adhere to all survivability and replacement requirements as may be required by the Community Development Director."*

Mr. Rotenstreich explained that landscaping is not needed around the perimeter of the compound because the area is wooded and located 500-feet off the roadway.

- *"15. A six (6) feet black aluminum vertical fence surrounding the 60-feet x 60-feet equipment compound shall be installed for the least adverse visual effect."*

Mr. Rotenstreich explained that because of the compound's location in the wooded area and distance from the roadway, black aluminum fencing is not necessary. He requested to change the material to chain link fencing (coated black) or wood.

- *"16. To prevent warehousing of permits or authorizations and to assure the best service to the County's residents as expeditiously as possible, except in situations normally and traditionally deemed to be matters of a force majeure nature, including those influenced by Acts of God, strikes, or power outages, or unless granted extension by the Community Development Director, the wireless support structure and wireless facility shall be built, activated and be providing service no later than 180-days from the date of the zoning approval, unless an extension is requested of and granted by the Community Development Director, or the Permit shall be deemed to have expired and of no use or effect."*

In closing, Mr. Rotenstreich explained that because of denial of the initial rezoning and subsequent lawsuit, he is requesting 365 days from the date of zoning approval for the facility to be constructed and functional.

Chairman Blackburn called for any comments in support of or in opposition to the proposed Special Use Permit (SUP).

The following individuals spoke in opposition to the proposed rezoning citing concerns regarding failure to meet County requirements, the application process, incomplete/inconsistent application, lack of need, visibility and aesthetics, more suitable alternative locations, questionable coverage maps, location of access road, fencing, landscaping, negative impacts to property values, general decline of the area, long term impacts to the area, potential health effects, invasion of privacy, and proximity to existing homes:

- Ms. Tina Mann, Wellington Manor Drive, Sharpsburg
- Mr. Darryl Mann, Wellington Manor Drive, Sharpsburg
- Mr. John Cunningham, Wellington Manor Drive, Sharpsburg
- Ms. Bethany Glover, Wellington Manor Drive, Sharpsburg
- Mr. Nathan Schulz, Wellington Manor Drive, Sharpsburg

Mr. Ira Spradlin, Lyndhurst Way, Sharpsburg expressed his support for the rezoning citing spotty service, dropped calls, and the fact that people depend on their cell phones for all types of communication.

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

At this point, Mr. Rotenstreich had exhausted the ten (10) minutes allotted to applicants according to the Rules Governing Commission Meetings; therefore, did not provide a rebuttal.

In response to a question from Commissioner Reidelbach, Mr. Rotenstreich explained that an alternate site on the northern end of the Andrew Bailey Park was considered, however, the tower height would need to be 285-feet, the compound could not meet the County's setback requirements, and that an acceptable location would be too close to the existing ball fields.

In response to a question from Commissioner Reidelbach, Attorney Lee explained that should litigation proceed, the County must clearly and convincingly prove the reason(s) for denial based upon the terms of the Act/Statute.

The Board voted to close the Public Hearing regarding Petition # 007-20A filed by Verizon Wireless requesting to rezone property located at 1471 Andrew Bailey Road, Sharpsburg [Parcel # 132-6105-013A (partial)] from *RC (Rural Conservation)* to *RC-SUP (Rural Conservation Special Use Permit)*.

RESULT: PUBLIC HEARING CLOSED [UNANIMOUS]

MOVER: John Reidelbach, District 4

SECONDER: Al Smith, District 5

AYES: Blackburn, Lassetter, Poole, Reidelbach, Smith

8089 Public Hearing Regarding Petition # 007-20A Filed by Verizon Wireless Requesting to Rezone Property Located at 1471 Andrew Bailey Road, Sharpsburg

The Board voted to approve Petition # 007-20A filed by Verizon Wireless requesting to rezone property located at 1471 Andrew Bailey Road, Sharpsburg [Parcel # 132-6105-013A (partial)] from *RC (Rural Conservation)* to *RC-SUP (Rural Conservation Special Use Permit)* for placement of a telecommunications tower, subject to the following conditions:

1. The Special Use Permit (SUP) shall allow construction and placement of only one (1) telecommunications tower on the 9.24± acre parent tract.
2. Lighting shall be established so that adjacent residential properties and roadways are not adversely affected, to preclude glare onto or direct illumination of adjacent properties and streets.
3. Coweta County shall have the right to co-locate County communication equipment on the subject tower provided that the placement of County equipment does not interfere with the tower's equipment or operations.
4. A final inspection by a structural engineer licensed in the state of Georgia shall be submitted to the building official prior to the Building Department's final inspection of the facility.
5. The Applicant shall submit a geotechnical study (soils study) to Community Development prior to applying for a building permit.
6. The Applicant shall submit a predevelopment site plan indicating the buffer plan, grading, drainage, and erosion control for the proposed tower site.
7. Tree Preservation Zone: All existing trees with a diameter of 12-inches or greater shall be preserved within a 130-foot radius from the center point of the tower compound. The only exception shall be the tower compound, the required screening vegetation, drive access, and any future roadway to serve the parent tract as determined by the County Public Works Director. The applicant shall submit a recorded tree preservation easement for the protection of all 12-inch trees under the Tree Preservation Zone with exceptions as noted above. The County may permit trees within the Tree Preservation Zone to be pruned, removed or treated in cases where in its judgment, trees are found to be hazardous, present insect or disease problems, or could otherwise present a danger to public health and/or safety. (*Article 25A; Coweta County Tree Preservation Ordinance*).
8. The drive accessing the facility shall be paved 100-feet from the existing edge of pavement on Andrew Bailey Road.
9. The access road shall contain an emergency turnaround to be located at the equipment compound.
10. One (1) 9-feet by 18-feet paved parking space shall be constructed.

11. The tower shall have a finished height of no more than the permitted height above pre-construction grade of one hundred fifty-feet (150') plus a ten-feet (10') lightning rod for a total height of one hundred sixty-feet (160') for a Monopine wireless support structure. There shall be no berm constructed to increase the height of the base of the facility.
12. The final tower drawings shall indicate a well limbed Monopine structure and shall be submitted to the Community Development Director upon zoning approval. The design for the proposed limbs, i.e. the number and density of limbs and foliage (needle) color, must be reviewed by the Community Development Director to determine if it is adequate and represents the current state-of-the-art type of camouflaging. The Applicant shall provide renditions and samples to the Community Development Director which shall make the final determination on acceptable limbs, density, tower color, and foliage color. Limbs shall be placed from the permitted antenna height down through the 40-foot level or the average surrounding ambient tree height, as determined by the Community Development Director.
13. For purposes of preserving the community's aesthetic values, the Monopine tower shall be painted with a color to match simulated pine bark, the antenna mount color shall be painted to match simulated pine bark, and the antenna color shall be painted to match natural pine foliage (needles).
14. For purposes of preserving the community's aesthetic values, the Applicant shall plant a vegetative screening around the perimeter of the compound. The Community Development Department shall recommend and will have final approval authority as to the species and size of the vegetative screening to be planted. The Applicant shall adhere to all survivability and replacement requirements as may be required by the Community Development Director.
15. A six (6) feet black aluminum vertical fence surrounding the 60-feet x 60-feet equipment compound shall be installed for the least adverse visual effect.
16. To prevent warehousing of permits or authorizations and to assure the best service to the County's residents as expeditiously as possible, except in situations normally and traditionally deemed to be matters of a force majeure nature, including those influenced by Acts of God, strikes, or power outages, or unless granted extension by the Community Development Director, the wireless support structure and wireless facility shall be built, activated and be providing service no later than 180-days from the date of the zoning approval, unless an extension is requested of and granted by the Community Development Director, or the Permit shall be deemed to have expired and of no use or effect.
17. A Certificate of Completion shall only be issued once all conditions of the building permit, County Ordinance(s), and applicable State and/or Federal regulations are met.
18. The Applicant shall not be permitted to allow any commercial attachment on the tower until the Certificate of Completion is issued or risk forfeiting its Permit.
19. Prior to the final inspection, the Applicant shall provide to the Community Development Director a copy of the Contractor's Completion Report detailing all work performed and certified as being truthful and accurate by an individual authorized to do so.

20. The Applicant shall limit all construction and maintenance activities of the tower and site to Monday through Friday from 9:00 am until 5:00 pm unless an unforeseeable emergency occurs that requires temporary work outside these days and hours.

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

7. Motion To: **Public Hearing Regarding Petition # 006-21 Filed by Dustin Shaw Homes/David Lindsey Homes/Jeff Lindsey Communities/JHJ Sharpsburg 65, LLC/RCB Sharpsburg 35 Requesting to Rezone/Review Condition # 2 Associated with Property Located at Twelve Parks Subdivision**

Assistant Community Development Director White presented Petition # 006-21 filed by Dustin Shaw Homes/David Lindsey Homes/Jeff Lindsey Communities/JHJ Sharpsburg 65, LLC/RCB Sharpsburg 35 requesting to rezone/review Condition # 2 of previous Petition # 003-08 (approved by the Board on April 17, 2008) associated with all parcels located in the Twelve Parks Subdivision. The request before the Board is to remove Condition # 2 because current home designs and styles have changed, and the product architecture is not suited to a raised entrance design. In addition, there are planned sections within the development that will be marketed to the mature adult community and the "step-ups" are not conducive to these residences. In closing, she highlighted the factors reviewed by staff during the application process and presented twenty-three (23) conditions for consideration by the Board should they choose to approve the request.

Ms. LeAnne Green, applicant representative, was present to address any questions from the Board, but declined to speak.

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

The Board voted to close the Public Hearing regarding Petition # 006-21 filed by Dustin Shaw Homes/David Lindsey Homes/Jeff Lindsey Communities/JHJ Sharpsburg 65, LLC/RCB Sharpsburg 35 requesting to rezone/review Condition # 2 (previous Petition # 003-08) associated with property located at Twelve Parks Subdivision.

RESULT: **PUBLIC HEARING CLOSED [UNANIMOUS]**
MOVER: Al Smith, District 5
SECONDER: John Reidelbach, District 4
AYES: Blackburn, Lassetter, Poole, Reidelbach, Smith

- 8108 Public Hearing Regarding Petition # 006-21 Filed by Dustin Shaw Homes/David Lindsey Homes/Jeff Lindsey Communities/JHJ Sharpsburg 65, LLC/RCB Sharpsburg 35 Requesting to Rezone/Review Condition # 2 Associated with Property Located at Twelve Parks Subdivision**

The Board voted to approve Petition # 006-21 filed by Dustin Shaw Homes/David Lindsey Homes/Jeff Lindsey Communities/JHJ Sharpsburg 65, LLC/RCB Sharpsburg 35 requesting to rezone/review Condition # 2 (previous Petition # 003-08) associated with all parcels located in the Twelve Parks Subdivision, subject to the following conditions:

1. The maximum number of residential lots shall not exceed six hundred ninety-four (694).

2. All garage doors shall have a carriage-type appearance with arched openings, glass inserts, and decorative hardware. Additionally, the color shall be consistent with the predominant color of the home.
3. The developer shall adhere to the conditions set forth in Attachments A and B of the "Revised Notice of Decision for Request for Non-Expedited Review of DRI 923 Twelve Parks (formerly known as Sharpsburg Multi-Use Development)" issued by the Georgia Regional Transportation Authority (GRTA) and dated December 19, 2007.
4. Proposed improvements to McIntosh Trail on the westerly boundary shall be coordinated with the current intersection improvements under construction by the Georgia Department of Transportation (GDOT) [P.O. # 0004728].
5. Proposed improvements along McIntosh Trail and North Road shall provide for rehabilitation of the existing roadways through the limits of the proposed development.
6. A traffic signal warrant analysis shall be performed for the intersection for roads "C" and "M" with McIntosh Trail. This analysis would be based on the future conditions and build-out of the development. If warranted, the applicant shall provide funding for installation.
7. Two (2) bridges in the vicinity of the project are currently identified for replacement: Keg Creek at McIntosh and Reese Roads. The current ratings for these structures are ten (10) Tons and sixteen (16) Tons, respectively. They are currently scheduled for construction in 2021. Construction traffic from the proposed development shall be prohibited on these structures until replacement is complete. A routing plan for construction vehicles shall be submitted to the county prior to project construction.
8. Road "F" is indicated as a projection into the adjoining property to the north. With the major entrance of road "H" onto SR 54 and the potential of the adjoining property becoming commercial, it is recommended that road "H" and the portion of road "F" from road "H" northward to the property line meets commercial standards versus residential standards.
9. Any connection to state routes will require a GDOT permit and a copy provided to the County prior to issuance of a land disturbance permit (LDP) in that area.
10. The project shall comply with applicable requirements of *Article 21B Water Supply Watershed Protection District*, *Article 21D Ground Water Recharge Protection District*, and applicable erosion control, flood plain, wetlands and stormwater management.
11. The Coweta County Greenway Master Plan shows hard surface multi-use paths (with golf carts permitted) proposed along McIntosh Trail, Reese Road and SR 54. The proposed sidewalks and multi-use paths as part of Twelve Parks shall be designed and constructed to tie into the County's future greenway network along these roadways. If proposed multi-use paths allow golf-carts, said paths shall be designed to accommodate public safety vehicle access and, where feasible, provide for future path connections to adjacent undeveloped property.
12. There shall be a 50-foot undisturbed buffer unless a variance is granted through the normal variance procedure.

13. Lighting shall be established so adjacent residential properties and roadways are not adversely affected and to preclude glare onto or direct illumination of adjacent properties and streets.
14. All wetlands shall remain undisturbed except for underground utilities and road crossings.
15. All sanitary wastewater shall be treated per the standards for reuse established by the Georgia Department of Natural Resources Environmental Protection Division (EPD). The system shall be owned and operated by the Coweta County Water and Sewerage Authority.
16. The owner agrees to negotiate in good faith, to convey additional right-of-way in accordance with future road improvements and widening projects at a cost, if any, to be negotiated at the time of conveyance.
17. All homes shall be constructed having exterior finishes of brick, stone, stucco cement-based siding (hardi-plank or equal), or wood products such as cedar or timber frame. No vinyl will be used on the exterior of any homes except of soffit construction.
18. A wide variety of house plans, ensuring no mass repetitions shall be utilized within the development.
19. All roofs of the main body of the houses shall have a minimum roof pitch of 8:12.
20. Development shall substantially conform to conceptual site plan submitted with rezoning application.
21. Portions of the Twelve Parks development, within the Town of Sharpsburg, shall substantially conform to conceptual site plan submitted with rezoning application and housing styles of the remainder of the development.
22. A Development Agreement shall be executed between Developer and Coweta County in an effort to minimize any additional direct impacts in the area and to improve such services as public safety, fire department needs, roads and bridges.
23. Left and right turn lanes shall be provided for all access points to the Twelve Parks Development along SR 54, McIntosh Trail, North Road, and Reese Road.

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

8. Motion To: **Public Hearing Regarding Petition # 005-21 Filed by Freedom Land Holdings, LLC Requesting to Rezone Property Located at 1071 Turkey Creek Road, Newnan**

Zoning Coordinator Lisa Eschman presented Petition # 005-21 filed by Freedom Land Holdings, LLC requesting to rezone property located at 1071 Turkey Creek Road, Newnan (Parcel # 008-2037-001, # 008-2037-004, # 008-2037-005, # 008-2037-006, # 008-2037-007, # 008-2037-008, # 008-2037-009 and # 008-2028-015) from *RC (Rural Conservation)* to *RRCC (Residential Retirement Community and Care District)*. She explained that the subject property is composed of eight (8) individual parcels that total 105.56± acres. The applicant is proposing a 55+ Active Senior Living Community with 247 single-family residential lots. Each lot will have a minimum area of 8,500 square feet and a minimum width of 60-feet with a

proposed density of 2.3 units per acre. Based upon renderings submitted with the application, the exterior building materials of the homes will consist of hardi-plank siding with a stone accent. The site plan also indicates an amenity area including a 3,500 square foot community building, courtyard with a sitting area, pickle ball courts, and a walking trail. A 50-foot buffer is shown around the perimeter of the subject property adjoining the adjacent school campus and established residential developments. Two (2) entrances are proposed for the development off Turkey Creek Road and one (1) off Campus Drive Extension, however, it appears this access point crosses over private property owned by the Orchard Hills Business Park. If approved, the applicant shall seek rezoning of the drive off Campus Drive Extension to align with the proposed *RRCC (Residential Retirement Community and Care District)* zoning. In closing, she reviewed the current zoning of properties in the surrounding areas, highlighted the factors reviewed by staff during the rezoning process, and presented fourteen (14) conditions for consideration by the Board should they choose to approve the request.

In response to questions from Commissioner Smith, Ms. Eschman explained that the proposed plan is not consistent with the Future Development Plan. Additionally, as documented in the staff report, the scale of the proposed development is more intense than what exists along Turkey Creek Road, the proposed use should not have any adverse effects on public facilities because it will be served by public water and sewer, and there is no proposed marketplace only single-family residences.

Mr. Steve Moore, applicant representative, explained that the property owners were not present because they thought the Public Hearing was scheduled for April 20th and were out of town. He reviewed the application explaining that West Georgia Technical College is immediately adjacent to the subject property on the east, Turkey Creek Road is on the north, large undeveloped acreage is located to the west, and there is a commercial/industrial development located to the south. The plan is to develop/construct a 55+ community consisting of 247 single-family detached residences. This development will be less intense than a traditional neighborhood, will have a minimal impact to traffic, and will consist of architectural styles similar to the Twelve Parks development (agenda item # 7). There will be 42± acres open space, a 50-foot buffer will span the perimeter of the property, an amenity area will be provided, and a nature/walking trail is planned for passive recreation. Two (2) entrances are proposed on Turkey Creek Road and the property owner and applicant have been in negotiations to purchase property for a third entrance on Campus Drive Extension (unsuccessful at this time). Further, some discussions have taken place regarding the possibility of making this a gated community. The development will also have a 3,500 square foot clubhouse, community fire pit, seating/gathering areas, pickle ball courts, yard/lawn games, etc. The community will offer a large variety of homes priced at \$300,000 and higher. Although the proposed development does not fit in the Land Use Plan, the applicant believes that the subject property is a convenient location that is suitable for this type of project. The proximity to West Georgia Technical College will provide an opportunity for any retirees that may want to go back to school. In closing, he explained that the applicant does not have any objection to the conditions proffered by staff.

In response to a question from Commissioner Smith, Mr. Moore explained that the owner of the property where the third entrance is proposed (Campus Drive) has provided an easement, but has been unwilling to actually sell the property in order for the applicant to convey it to the County as public right-of-way.

Commissioner Reidelbach expressed concerns with the size of the proposed clubhouse because it would not be large enough if 70% of the occupants were to attend a community gathering.

Mr. Moore explained that the ordinance defines the size of the required clubhouse based upon the number of lots.

In response to concerns and questions from Commissioner Lassetter regarding the size of the clubhouse, the acreage delineated for the community area (pickle ball, yard/lawn games/fire pit, etc.), the elevation/topography for a walking trail, and letters of support, Mr. Moore explained that the community area consists of approximately 1 acre, a wetlands study determined that there is usable area for passive recreation, no letters of support have been obtained, and that he would be happy to readdress the size of the clubhouse with the applicant.

Commissioner Lassetter expressed his concerns that the proposed development appears to be focused on getting as many homes on the property as possible.

The Board briefly discussed the absence of the owner/applicant and the advertisement/notification process required by state law.

Commissioner Smith stated that he would like to see more green/open space.

Commissioner Reidelbach expressed his belief that the size of the clubhouse is problematic.

Mr. Moore explained that he would be willing to postpone the Public Hearing/decision.

Chairman Blackburn called for any comments in support of the rezoning. There were none.

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

The following individuals expressed opposition to the proposed rezoning citing concerns regarding density, buffers, floodplain, and that this is not the best use for the property.

- Ms. Sheila McMichael, Clark Street, Newnan
- Mr. Mark Schaffer, Turkey Creek Road, Newnan

Mr. Moore did not wish to speak in rebuttal, but explained that he would be happy to address any questions.

Commissioner Poole expressed concerns that the 55+ communities that have come before have second floors.

A motion made by Commissioner Smith to continue the Public Hearing failed for lack of a second.

Commissioner Lassetter expressed concerns regarding the absence of the owner/applicant, the impact of the proposed density to the area, the proposed curved streets (instead of linear), the proposed third entrance is owned by another entity, the undersized clubhouse, and the appearance that the plan is to construct as many homes as possible on the property.

The Board voted to close the Public Hearing regarding Petition # 005-21 filed by Freedom Land Holdings, LLC requesting to rezone property located at 1071 Turkey Creek Road, Newnan (Parcel # 008-2037-001, # 008-2037-004, # 008-2037-005, # 008-2037-006, # 008-2037-007, # 008-2037-008, # 008-2037-009 and # 088-2028-015) from RC (*Rural Conservation*) to RRCC (*Residential Retirement Community and Care District*).

RESULT: PUBLIC HEARING CLOSED [4 TO 1]
MOVER: John Reidelbach, District 4
SECONDER: Paul Poole, District 1
AYES: Bob Blackburn, Tim Lassetter, Paul Poole, John Reidelbach
NAYS: Al Smith

8105 Public Hearing Regarding Petition # 005-21 Filed by Freedom Land Holdings, LLC Requesting to Rezone Property Located at 1071 Turkey Creek Road, Newnan

The Board voted to deny Petition # 005-21 filed by Freedom Land Holdings, LLC requesting to rezone property located at 1071 Turkey Creek Road, Newnan (Parcel # 008-2037-001, 008-2037-004, 008-2037-005, 008-2037-006, 008-2037-007, 008-2037-008, 008-2037-009 and 088-2028-015) from RC (*Rural Conservation*) to RRCC (*Residential Retirement Community and Care District*).

RESULT: DENIED [4 TO 1]
MOVER: Tim Lassetter, District 2 - Vice Chairman
SECONDER: Paul Poole, District 1
AYES: Bob Blackburn, Tim Lassetter, Paul Poole, John Reidelbach
NAYS: Al Smith

Motion To: Amend the Agenda Regarding Petition # 004-21 Filed by Nathan Purath/MVAH Partners, Inc.

The Board briefly discussed the fact that Petition # 004-21 was withdrawn the morning of the Public Hearing, and Administrator Fouts asked that they consider amending the *Code of Ordinances* at a future meeting to further define a time frame for withdrawals of rezoning applications (by an applicant).

The Board voted to amend the agenda to approve withdrawal of Petition # 004-21 filed by Nathan Purath/MVAH Partners, Inc requesting to rezone property located at Hwy. 154, Newnan (Parcel # 121-6058-007) from RC (*Rural Conservation*) to RRCC (*Residential Retirement Community and Care District*) as formally requested by the applicant prior to the Commission meeting.

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

9. 8102 Public Hearing Regarding Petition # 004-21 Filed by Nathan Purath - MVAH Partners, Inc Requesting to Rezone Property Located at Hwy 154, Newnan - WITHDRAWN BY APPLICANT

Withdrawal of Petition # 004-21 filed by Nathan Purath/MVAH Partners, Inc requesting to rezone property located at Hwy 154, Newnan (Parcel # 121-6058-007) from RC (*Rural Conservation*) to RRCC (*Residential Retirement Community and Care District*) was previously approved by the Board.

RESULT: WITHDRAWN

Motion To: Instruct Staff to Prepare an Amendment to the Code of Ordinances

The Board briefly discussed potential time frames to allow an applicant to withdraw a rezoning application prior to a scheduled Public Hearing with staff.

The Board voted to instruct staff to prepare an amendment to the *Zoning and Development Ordinance* associated with a time frame for withdrawals of rezoning applications prior to scheduled Public Hearings for consideration by the Board at a future meeting.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	John Reidelbach, District 4
SECONDER:	Bob Blackburn, District 3 - Chairman
AYES:	Blackburn, Lassetter, Poole, Reidelbach, Smith

REGULAR SESSION

PUBLIC COMMENT (Items on the Agenda)

Public Comments Regarding Items On the Agenda

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

Mr. Drew Cash, River Park Circle, McDonough expressed his support for a front yard setback variance filed by Ms. D'Antionette Atkinson (agenda item # 11).

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

10. 8118 Recommend Approval of Petition # ZA 005-21 Filed by Richard and Nan Smith Requesting a Conditional Use Permit for Property Located at 485 Providence Church Road, Newnan

The Board voted to grant a Conditional Use Permit (CUP) as requested in Petition # ZA 005-21 filed by Richard and Nan Smith to utilize a recreational vehicle (RV) as a temporary residence on property located at 485 Providence Church Road, Newnan (Parcel # 036-4034-012), subject to the following conditions:

1. The use of the recreational vehicle as a temporary residence shall be permitted for a maximum period of six (6) months, beginning April 6, 2021 and expiring six (6) months from that date (October 6, 2021).
2. The RV must be parked at least ten (10) feet away from any structures including the proposed new residential home to be constructed.
3. The applicant shall ensure that the RV has a working smoke and carbon monoxide detector.
4. The applicant shall ensure that the RV has a multipurpose dry chemical fire extinguisher.
5. The property must be addressed in accordance with the Coweta County Code of Ordinances.
6. A signed maintenance contract with a state approved portable sanitation company to maintain the holding tank for the RV is required to be submitted with the application for an onsite wastewater permit.

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

11. 8119 Recommend Approval of Petition # ZA 006-21 Filed by D'Antionette Atkinson Requesting a Front Yard Setback Variance for Property Located at 45 Martin Girls Road, Newnan

The Board voted to grant a 5-foot front yard setback reduction (from 50-feet to 45-feet) as requested in Petition # ZA 006-21 filed by D'Antoinette Atkinson for property located at 45 Martin Girls Road, Newnan (Parcel # 008-4128-012), subject to the following conditions:

1. The front yard setback shall not exceed the requested 5-foot front yard reduction.
2. All permits and procedures of the Building Department shall be met.

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

12. 8138 Request Approval/Execution of the Fifth Amendment to the Twelve Parks Development Agreement - 1st District

The Board voted to execute the Fifth Amendment to the Twelve Parks Development Agreement associated with the requirement that the finished floor elevation of the entrance level of the main residential structure be twelve (12) inches above grade immediately adjacent to the front of the home (*Note: Agreement and Exhibits are voluminous; therefore, the entire document is not scanned into the permanent minutes. Entire Agreement is located in the permanent minutes file/folder and in Community Development*).

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

13. 8169 Request Approval/Execution of a Resolution to Establish a Vesting Policy Related to the Recent Natural Disaster

Administrator Fouts explained that staff is requesting consideration by the Board of Commissioners regarding a policy to assist with rebuilding the structures impacted by the recent natural disaster. The policy will allow the Community Development Department to approve plans and issue permits for structures that do not conform to current development regulations.

The Board voted to execute a resolution to establish a vesting policy for structures impacted by the natural disaster that occurred on March 25 and 26, 2021 as presented by staff.

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

14. 8166 Request Acceptance of Greyfairs Subdivision, Phase 1 as a Streetlight District

The Board voted to accept twelve (12) streetlights located in the Greyfairs Subdivision, Phase 1 (as presented by staff) into the Coweta County Streetlight District with the stipulation that billing for the lights will become effective May 1, 2021.

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

15. 8125 Request to Set a Public Hearing on May 4, 2021 Regarding Petition # 009-21 Filed by P&L Bridgeport Requesting to Rezone Property Located at S Hwy. 29/Hwy. 27A

The Board voted to set a Public Hearing on May 4, 2021 at 6:00 p.m. regarding Petition # 009-21 filed by P&L Bridgeport requesting to rezone property located at S Hwy. 29/Hwy. 27A [Parcel # 078-2153-001 (partial), and # 090-2135-003] from *RC (Rural Conservation)* to *M (Industrial)*.

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

UNFINISHED BUSINESS

16. 8158 Request Appointments to Various Boards/Authorities

The Board voted to take the following actions regarding appointments to various boards/authorities:

- Appoint Ms. Makisha Strickland as the 2nd District representative to the Coweta County Development Authority for the term beginning April 11, 2021 and expiring April 10, 2026
- Appoint Ms. Makisha Strickland as the 2nd District representative to the Development Authority of Coweta County for the term beginning April 4, 2021 and expiring April 3, 2025
- Reappoint Mr. Randy Cardoza as an At-Large member of the Development Authority of Coweta County for the term beginning April 4, 2021 and expiring April 3, 2025
- Appoint Mr. Rod Funk as the 1st District representative to the Animal Services Board for the term beginning January 1, 2021 and expiring December 31, 2024
- Reappoint Ms. Natasha Werner as the 1st District representative to the Coweta County Board of Elections and Registration for the term beginning January 1, 2021 and expiring December 31, 2024
- Reappoint Mr. Larry Kay as the 1st District representative to the Coweta County Water and Sewerage Authority for the term beginning April 11, 2021 and expiring April 10, 2025

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

NEW BUSINESS

Bids and Contracts

17. 8155 Request Approval/Execution of an Employee Severance Agreement

The Board voted to execute an Employee Separation Agreement and Full and Final Release of Claims as presented by staff.

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

Additional Action Items

18. 8167 Request Approval to Submit a CARES Act Grant Application for the Newnan-Coweta County Airport

The Board voted to approve submission of a CARES Act grant application by the Newnan-Coweta County Airport through the Georgia Department of Transportation (GDOT) and the Federal Aviation Administration (FAA) for allocated funding totaling \$23,000 to be utilized for operational expenses incurred since January 20, 2020.

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

19. 8164 Request Approval/Execution of a Right-of-Entry for Property Located at 1044 Rolling Hills Lane, Newnan - 2nd District

The Board voted to execute a Right-of-Entry with Ms. David Irby for the purposes of removing a tree (that fell from County property) from property located at 1044 Rolling Hills Lane, Newnan (Parcel # 076-2073-015).

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

SUPPLEMENTAL/NON-AGENDA ITEMS

20. 8173 Bid Award for Grinding and Disposal of Tree Debris

The Board voted to retain AKA Tree Service, on a lowest and best bid basis, to perform grinding and disposal of tree and brush debris at an estimated cost of \$200,000.00 (GEN21.4).

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

21. 8172 Request Approval/Execution of a Contract Amendment Associated with Emergency Repairs to the Traffic Signals on Smokey Road (RB19.9) - 2nd and 5th Districts

The Board voted to execute Amendment # 1 to the existing contract with Wilburn Engineering (dba Lumin8) in the amount of \$61,102 to perform emergency repairs to the traffic signals at Smokey Road and Belk Road/Meadowsweet Lane and at its intersection with Old Corinth Road (RB19.9).

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

22. 8171 Request Approval to Submit an Application for GDOT Local Maintenance and Improvement Grant

The Board voted to approve submission of the Local Maintenance Improvement Grant (LMIG) application package to the Georgia Department of Transportation (GDOT) for safety enhancements to various County roadways.

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

23. 8177 Request Approval to Temporarily Waive Fees at the C&D Landfill Following the Recent Natural Disaster

Administrator Fouts explained that the issue paper before the Board states that private haulers are excluded from a proposed temporary waiver of fees at the C&D Landfill, and clarified that staff recommends that the fees be waived for everyone because of the extensive tornado damage.

Public Works Director Handley explained that the City of Newnan has contracted with a company to perform hauling of construction and demolition debris within the city limits. He asked that the Board consider exempting this contractor from the waiver of fees since they being paid by the City via a formal contract.

The Board voted to waive fees associated with the C&D Landfill for disposal of yard/tree/storm debris from March 26, 2021 through the close of business on Sunday, April 25, 2021, with the exception of the contractor performing construction and demolition (C&D) hauling for the City of Newnan.

In response to a question from Commissioner Poole, Administrator Fouts explained that staff recently met with GDOT representatives and were told that GDOT crews will continue to haul vegetative debris (trees/brush/limbs, etc.) from the rights-of-way through April 20, 2021. A separate process will be established for construction and demolition (C&D) debris, so staff is requesting that citizens separate the C&D debris from the vegetative debris for pick up by GDOT.

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

24. 8178 Request Approval to Utilize Various County Roads During the "Tour de Coweta" Bike Ride Event

The Board voted to approve a request from Bike Coweta to utilize various county roads to hold the "Tour de Coweta" Bike Ride on Saturday, April 17, 2021, with the caveat that the organizers re-route the event to avoid areas impacted by the tornado.

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

PUBLIC COMMENT (Items Not on the Agenda)

Public Comments Regarding Items Not on the Agenda

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

Ms. Robin McGann, Forest Drive, Palmetto addressed the Board regarding a heavy equipment operation that is located approximately 75-feet from her home. The business operates seven (7) days per week from 7am - 8pm. She asked if the County could help with the constant noise and vibration she and her neighbors are experiencing.

Commissioner Lassetter explained that citizens are invited to contact their Commissioner or County staff to file complaints.

Administrator Fouts explained that he believes the property in question has been annexed into the City of Palmetto.

Attorney Lee explained that because the County has no jurisdiction with the boundaries of any of the municipalities, Ms. McGann may consider directing her concerns to the Palmetto City Council.

Commissioner Lassetter apologized to Commissioner Smith for interrupting him during the Public Hearing regarding Petition # 005-21 filed by Freedom Land Holdings, LLC (agenda item # 8).

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.

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