



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 5, 2022

6:00 PM

Commission Chambers

~ Minutes ~

COWETA COUNTY BOARD OF COMMISSIONERS

Call to Order

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

Meeting Called to Order

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

Pledge of Allegiance

Chairman Blackburn led the Pledge of Allegiance.

Invocation

Invocation was given by Commissioner Smith.

Notification of Location of Rules

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

REGULAR SESSION

Motion To: Amend the Agenda

Chairman Blackburn explained that staff received a request to postpone any discussion or decision regarding agenda item # 13 associated with temporary closure of Dyer Road until a future meeting.

The Board voted to amend the agenda to remove item # 13 *Request Approval to Temporarily Close a Portion of Dyer Road at Plant Yates* as requested by Georgia Power prior to the meeting.

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

APPROVAL OF MINUTES

1. **Minutes of Tuesday, March 22, 2022**

The Board voted to approve the minutes from the Public Hearing/Regular Meeting Session held on Tuesday, March 22, 2022.

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

CONSENT AGENDA

2. 12942 Confirm Execution of a Proclamation Designating "National Day of Prayer" in Coweta County

The Board voted to confirm execution of a proclamation designating May 5, 2022 as "National Day of Prayer" in Coweta County

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

3. 12961 Confirm Execution of a Proclamation Designating April as "Safe Digging Month" in Coweta County

The Board voted to confirm execution of a proclamation designating April 2022 as "Safe Digging Month" in Coweta County.

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

4. 12952 Confirm Execution of an Agreement with Veristor Capital Associated with Purchase of a Pure Storage Solution

The Board voted to confirm execution of an agreement with Veristor Capital associated with the purchase of a Pure Storage solution for a total cost of \$492,420 with annual payments of \$101,911 over a period of five (5) years at a 1.74% interest rate, including six (6) years maintenance.

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

SUPPLEMENTAL AND NON-AGENDA ITEMS

Supplemental and Non-Agenda Items

There were no supplemental and/or non-agenda items to be added to the agenda for discussion.

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

5. Motion To: **Public Hearing Regarding Petition # REZ 21-010009 Filed by Gulshan Singh Requesting to Rezone Property Located at the Corner of Belk and Smokey Roads, Newnan - 5th District**

Assistant Community Development Director Angela White presented Petition # REZ 21-010009 filed by Gulshan Singh requesting to rezone property located at the northeast corner of Belk and Smokey Roads, Newnan [Parcel # 063A-007 (partial)] from *RC (Rural Conservation)* to *C-5 (Commercial Convenience Store)*. She explained that the subject property consists of 7.07± acres; however, the applicant is requesting to rezone 3.42± acres for a 4,500 square feet convenience store and 4-bay gasoline canopy. She further explained that the site denotes access from Smokey and Belk Roads, and the applicant has included a 50-foot buffer to the eastern and northern property lines zoned *RC (Rural Conservation)*. The proposed structure is not located in the *Quality Development Corridor District (QDCD)*, and the submitted renderings contain a combination of brick and cast stones with a metal panel encompassing the top 2-feet of the building with canvas shades highlighting the windows. The front renderings appear to meet design criteria, but the gasoline canopies will also have to meet all architectural requirements. In closing, she reviewed the current zoning of properties in the surrounding area, highlighted the factors reviewed by staff during the rezoning process, explained that the proposal is not generally consistent with the Comprehensive Plan, noted that the property is located within the Growth Priority tier, explained that the project impact should be minimal to the County's infrastructure but any transportation improvements will be the responsibility of the developer, and presented thirteen (13) conditions for consideration by the Board should they choose to approve the request.

In response to questions from Commissioner Reidelbach and Commissioner Smith, Ms. White explained that she has not seen nor is aware of any handouts/renderings provided to the Board by the applicant just before the start of the meeting.

In response to a question from Commissioner Reidelbach regarding the types and percentages of materials on the façade of the building, Ms. White explained that the conceptual plan indicates a metal panel encompassing the top 2-feet of the building; however, the applicant representative can address questions regarding the materials the developer plans to utilize on the structure.

In response to a question from Commissioner Poole, Ms. White explained that the proposed use is not generally consistent with the Comprehensive Plan because it is in a residentially zoned community.

In response to a question from Commissioner Smith, Ms. White explained that she was not provided with any of the handouts/further renderings that were given to the Board prior to the start of the meeting. She further explained that there had been some discussion regarding the potential to locate other businesses with the subject property; however, it was determined in staff review that *C-5 (Commercial Convenience Store)* would be the only zoning category that could be supported onsite.

In response to a question from Commissioner Smith, Ms. White explained that the rendering that has been submitted is a conceptual plan. Staff strongly recommends that applicants submit site plans that will closely depict the actual

development when it is completed. However, in order to ensure that the structure is significantly comparable to the conceptual plan submitted with the application, the Board would need to condition it accordingly.

Commissioner Smith expressed concerns because the front elevation was the only one submitted to staff, and the proposed convenience store will be visible from two (2) roadways (Belk and Smokey Roads). He would like to see the renderings for the other three (3) elevations.

Ms. White explained that the elevation submitted with the rezoning application faces Smokey Road.

Mr. Theo Mann, applicant representative, apologized for the confusion regarding the handouts provided the Board just prior to the start of the meeting. The handouts were simply to provide color photos of two (2) quality projects that the applicant recently completed (in other jurisdictions). He explained that the subject property has been owned by members of the Jobson family for seventy-five (75) years. The independent appraiser hired by Coweta County approximately five (5) years ago to appraise the subject property for the County's acquisition of the portion needed to realign the intersection of Belk, Smokey, and Corinth Roads recognized the property as a future commercial use and valued it as such. The County acquired the property (portion) based upon that commercial valuation. The applicant plans to develop a very upscale, attractive convenience store on the property, and the realtor is also present to address the Board regarding the appropriateness for the potential use of the property. He explained that he does not anticipate any valid objections to the proposed use because convenience stores are traffic interceptors not traffic generators, and the applicant's independent market analysis has established that the area will support the proposed use. In closing, he stated that the applicant has no objections to the conditions proffered by staff with exception of the requirement for a raised median on Smokey Road because he questions the need for it.

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

Mr. Charles Thacker, Smokey Road, Newnan expressed his support for the proposed rezoning because he feels this will be a nice enhancement to an area that has some blighted structures/property nearby.

Mr. Manny Singh, applicant, LaGrange, apologized for the confusion regarding the handouts he provided the Board prior to the start of the meeting. He explained that he is willing to work with staff to make any changes to the project that may be needed. He understands that there may be some concerns expressed regarding traffic, but he feels that traffic increases will occur despite his project. He plans to build a quality product and believes it will be able to sustain itself. He further explained that the project's impact to the County's infrastructure will be minimal and will be located in the Growth Priority tier of the County's Comprehensive Plan. In closing, he explained that he has no objections to the proffered conditions with the exception of the requirement for a raised median on Smokey Road. He prefers a triangular median for a right-in/right-out access if possible.

Mr. Jim Mottola, S. Starrs Pond Road, Newnan explained that he has been a real estate advisor for forty-five (45) years. He has helped individuals with values, marketing, and determining the appropriate use of their property. He assisted the owner of the subject property when the County was acquiring the right-of-way needed for the intersection improvement project at Corinth, Belk, and Smokey Roads. At that time, the independent appraiser recognized the property as commercial, valued it as such, and the property (right-of-way) was acquired at commercial value. The property is currently zoned residential and would allow one (1) residence. It is not economically viable for a home, and the use that the applicant has requested is the appropriate use for the property.

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

The following individuals spoke in opposition to the proposed rezoning citing concerns with increased traffic, the long-time existence of a convenience store diagonally from the subject property, inadequate infrastructure to support the use, commercial zoning encourages further rezonings, potential for increased vehicular accidents, effects on existing residential wells, creeks, and springs, nearby livestock, trespassing on to adjacent residential property, and potential negative impacts to the environment and area as a whole.

- Ms. Sandy Hutsell, Belk Road, Newnan
- Ms. Cayla Origer on behalf of her mother, Smokey Road, Newnan
- Mr. Damon Barner, 4th Street, Newnan

There were no further comments in opposition, and Administrator Fouts explained that in accordance with the rules governing the meeting, the applicant representative had five (5) minutes remaining for rebuttal.

In rebuttal, Mr. Mann explained that the County's Comprehensive Plan is a guide that changes over the years, and the roadway improvements make the subject property a prime location for the facility planned by the applicant.

Commissioner Smith expressed concerns regarding the materials that will be used on the rear and sides of the building.

Mr. Singh explained that no contractor has been retained for the project at this time; however, he is willing to consider any exterior materials required by the County. He reassured everyone that he plans to construct a quality building for the site.

Ms. White explained that upon cursory review of the handout provided by the applicant to the Board prior to the start of the meeting, some of the photos depict the use of block and/or metal. If Commissioner Smith is concerned with the materials that will be utilized on the exterior of the building, the Board may want to consider conditioning the use of QDCD materials should they choose to approve the rezoning request.

In response to a question from Commissioner Smith, Ms. White explained that the Class A materials required in the QDCD eliminate the use of materials such as block and metal.

Commissioner Smith explained to Mr. Singh that he is not disparaging the proposed project, but he has concerns about the materials planned for the sides and rear of the building.

Mr. Singh stated that he has no objections to the use of Class A materials on all elevations of the building.

Attorney Lee explained that the use of Class A materials would need to be a condition of the rezoning.

Administrator Fouts clarified that should the Board choose to approve the rezoning as proposed, none of the thirteen (13) proffered conditions require the architectural standards discussed by Ms. White. If it is the Board's pleasure, they may add a condition that requires the use of QDCD (Class A) materials.

Ms. White explained that QDCD requirements not only address the materials, but also the landscaping of the site.

In response to a question from Chairman Blackburn, Mr. Singh stated that he has no objections to utilizing Class A materials on all four sides of the building.

In response to a question from Commissioner Smith, Mr. Singh stated that he has no objections to constructing an eight (8) foot high fence versus the six (6) foot high fence proffered by staff.

In response to a request for clarification from Commissioner Lassetter, Public Works Director Tod Handley explained that the raised median in the middle of Smokey Road proffered by staff will physically prevent left turns to the subject property (from Smokey Road) as a means of ingress/egress. In order to accomplish this, some widening of Smokey Road will most likely be required.

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

The Board voted to close the Public Hearing regarding Petition # REZ 21-010009 filed by Gulshan Singh requesting to rezone property located at the northeast corner of Belk and Smokey Roads, Newnan [Parcel # 063A-007 (partial)] from RC (*Rural Conservation*) to C-5 (*Commercial Convenience Store*).

RESULT: PUBLIC HEARING CLOSED [UNANIMOUS]

MOVER: John Reidelbach, District 4 - Vice Chairman

SECONDER: Al Smith, District 5

AYES: Blackburn, Reidelbach, Poole, Lassetter, Smith

12818 Public Hearing Regarding Petition # REZ 21-010009 Filed by Gulshan Singh Requesting to Rezone Property Located at the Corner of Belk and Smokey Roads, Newnan

The Board voted to rezone 3.42± acres located at the northeast corner of Belk and Smokey Roads, Newnan [Parcel # 063A-007 (partial)] from RC (*Rural Conservation*) to C-5 (*Commercial Convenience Store*) as requested in Petition # REZ 21-010009 filed by Gulshan Singh, subject to the following conditions:

1. The applicant shall comply with all requirements of Coweta County's *Stormwater Management, Soil Erosion and Sedimentation Control, and Wetlands Protection Ordinances*.
2. All applicable requirements of the Fire, Environmental Management, and Building Departments shall be met.
3. The subject property shall be limited to a convenience store.
4. Lighting shall be established so adjacent residential properties are not adversely affected, and to preclude glare onto or direct illumination of adjacent properties and streets.
5. There shall be a 50-foot buffer adjacent to all RC (*Rural Conservation*) Districts unless a variance is granted through the normal variance procedure.
6. The applicant shall construct a left turn lane at the entrance on Belk Road.
7. The applicant shall construct a decel lane at the entrance on Belk Road (minimum 75-foot storage/50-foot taper).
8. The proposed entrance along Smokey Road shall be a right in/right out.
9. The applicant shall construct a raised median on Smokey Road to prevent left turns.
10. The applicant shall overlay the full width of Belk Road where the turn lane is constructed.
11. The applicant shall provide an indemnification agreement, certificate of insurance, and performance bond for all work inside the right-of-way.

12. There shall be a planted, undisturbed 50-foot buffer as defined in *Article 25 of the Zoning and Development Ordinance*.
13. An 8-foot decorative privacy fence shall be installed along the eastern property line. The style and materials for the required fence shall be reviewed and approved by the Community Development Director.
14. The subject property shall be required to meet all requirements of the *Quality Development Corridor District (QDCD)* unless a variance is granted through the normal variance procedure.

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

6. Motion To: **Public Hearing Regarding Petition # REZ 22-000002 Filed by HMC-E Gordon Requesting to Rezone/Review Condition # 9 of Previous Petition # 009-20 Associated with Property Located off East Gordon Road, Newnan - 2nd District**

Zoning Coordinator Lisa Eschman presented Petition # REZ 22-000002 filed by HMC-E Gordon requesting to rezone/review Condition # 9 of previous Petition # 009-20 associated with property located off East Gordon Road, Newnan (Parcels # 075A-025, # 075A-038, # 075A-038A, # 075A-039, and # 075A-040). She explained that the subject property consists of 5.29± acres zoned from *RC (Rural Conservation)* to *LM (Light Industrial)* on June 16, 2020 under Petition # 009-20 subject to (13) thirteen conditions for an office/warehouse facility with an outside equipment storage lot. Since that time, the business plan has changed, and the outside storage component has been eliminated; therefore, the applicant is requesting to amend Condition # 9 associated with a 10-foot high fence along the northern, western, and southern property lines adjacent to residentially zoned properties. The current proposal shows two (2) warehouse buildings with a combined total of 43,500 square footage. The larger of the two buildings, is situated toward the northern property boundary and shown as a 28,000 square feet warehouse facility with a truck court area to serve the warehouse operations. A 15,500 square feet future warehouse facility is proposed along the southern property boundary. Both facilities will share a primary access drive located off East Gordon Road. The applicant is now requesting to install an 8-foot chain-link fence with mesh screening around the truck court area of the 28,000 square feet warehouse. She further explained that several variances were also approved for the subject site under Petition # ZA 020-20 (June 16, 2020). Those included a 50-foot buffer reduction along the northern and southern property lines, a 75-foot buffer reduction along the western property line, and elimination of all *Quality Development Corridor District (QDCD)* site development requirements. In closing, she reviewed the current zoning of properties in the surrounding area, highlighted the factors reviewed by staff during the rezoning process, and presented thirteen (13) conditions for consideration by the Board should they choose to approve the request.

In response to questions from Commissioner Smith and Commissioner Lassetter, Ms. Eschman clarified that the applicant is requesting to reduce the height of the fence from 10-feet to 8-feet and to place it only around the truck court area, not along the areas adjacent to residentially zoned properties.

Commissioner Lassetter explained that when the property was initially rezoned, he felt that it was important that fencing be placed to screen the subject property from the view of existing homes/residentially zoned properties located adjacent to the

development.

In response to a question from Commissioner Lassetter, Attorney Lee explained that should the Board choose to approve the request, they will no longer have the ability to enforce the original condition (10-foot fencing adjacent to residential properties) if, for any reason, the business plan happens to change again.

In response to a question from Commissioner Smith, Ms. Eschman explained that the original rezoning application approved in June 2020 included three (3) 10,000 square foot buildings and an outside equipment storage area.

Administrator Fouts explained that the Board might also consider adding a condition that no outdoor storage be allowed in addition to the fence should they choose to approve the request.

Commissioner Reidelbach expressed his belief that amending the fence requirement to only screen the truck court defeats the original intention to protect the established residences from viewing the development.

In response to a question from Commissioner Blackburn, Public Works Director Handley explained that the height of a tractor trailer or box truck is approximately 13 ½ feet.

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

Mr. Joshua Hollums, applicant representative, explained that the previous owner of the subject property submitted initial plans for three (3) buildings. The applicant's proposal is for a 28,000 square foot warehouse to house equipment for Chick-fil-A and there are no plans for a future building. Normal business hours are 8:30 a.m. - 4:30 p.m. and the only equipment that might possibly be left in the courtyard would be enclosed 7'x16' trailers used to transport equipment to CFA's facilities. The original condition requires fencing along three (3) property boundaries (north, west, and south), and the applicant is asking to reduce the height of the fence from 10-feet to 8-feet and to tie the fence into the building (to be used as a means of screening on the northern boundary instead of the fence). The proposed 8-foot fencing for two sides of the property (west and south) would shield view of the operations from the residences.

Commissioner Smith explained that proposed site plan submitted with the application indicates a future building which is in conflict with Mr. Hollums' description/explanation.

Attorney Lee explained that the applicant currently has permission to construct a future building. Mr. Hollums' verbal presentation is not binding.

Mr. Hollums explained that the future building is shown on the conceptual plan for possible expansion and so that the applicant can grade the entire site. Their facility is currently in Peachtree City and there is a need to relocate because they have outgrown that location.

Commissioner Smith explained that the Attorney is advising that should the Board not want a future building on the site, they would have to condition the rezoning request accordingly.

The Board voted to close the Public Hearing regarding Petition # REZ 22-000002 filed by HMC-E Gordon requesting to rezone/review Condition # 9 of previous Petition # 009-20 associated with property located off East Gordon Road, Newnan (Parcels # 075A-025, # 075A-038, # 075A-038A, # 075A-039, and # 075A-040).

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

12825 Public Hearing Regarding Petition # REZ 22-000002 Filed by HMC-E Gordon Requesting to Rezone/Review Condition # 9 of Previous Petition # 009-20 Associated with Property Located off East Gordon Road, Newnan

The Board voted to deny Petition # REZ 22-000002 filed by HMC-E Gordon requesting to rezone/review Condition # 9 of previous Petition # 009-20 associated with property located off East Gordon Road, Newnan (Parcels # 075A-025, # 075A-038, # 075A-038A, # 075A-039, and # 075A-040) and all Conditions of previous Petition # 009-20 shall remain in effect.

RESULT: DENIED [UNANIMOUS]
MOVER: Tim Lassetter, District 2
SECONDER: Al Smith, District 5
AYES: Blackburn, Reidelbach, Poole, Lassetter, 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. Kyle Carey, Decatur, Georgia, addressed the Board regarding a request from Frequent Productions to temporarily close a portion of Alex Stephens Road on April 21, 2022 (agenda item # 19). He explained that he works as the Assistant Location Manager for the film company and outlined the road closure request along with the plans for equipment setup and filming.

In response to a question from Commissioner Lassetter, Mr. Carey explained that the plan includes full closure of the portion of Alex Stephens Road between Teasley Trail and Gordon Road to create a safe working environment. They will be notifying residents in the surrounding area and will provide placards for any residents that live within the closed portion of the roadway to place on their windshields. From a distance, any law enforcement officers will be able to delineate those residents and allow them through the closure as quickly as feasible.

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

7. 12921 Request to Set a Public Hearing on May 3, 2022 Regarding Petition # SPUSE 22-000001 Filed by Richard and Jennifer Candler Requesting to Rezone Property Located at 7975 Hwy 54, Sharpsburg

The Board voted to set a Public Hearing on May 3, 2022 at 6:00 p.m. regarding Petition # SPUSE 22-000001 filed by Richard and Jennifer Candler requesting to rezone property located at 7975 Hwy 54, Sharpsburg (Parcel # 146-6130-013).

RESULT: PUBLIC HEARING SET [UNANIMOUS] **Next: 5/3/2022 6:00 PM**
MOVER: Paul Poole, District 1
SECONDER: Tim Lassetter, District 2
AYES: Blackburn, Reidelbach, Poole, Lassetter, Smith

8. 12937 Request to Set Public Hearing on May 3, 2022 Regarding a Proposed Amendment to the Zoning and Development Ordinance Associated with Major and Minor Traffic Studies Related to Developments

The Board voted to set a Public Hearing on May 3, 2022 at 6:00 p.m. regarding a proposed amendment to *Appendix A. Zoning and Development, Article 24. Development Regulations, Section 246.13 - Traffic Study Requirements* associated with major and minor traffic studies and developments in Coweta County.

RESULT:	PUBLIC HEARING SET [UNANIMOUS]	Next: 5/3/2022 6:00 PM
MOVER:	Paul Poole, District 1	
SECONDER:	Tim Lassetter, District 2	
AYES:	Blackburn, Reidelbach, Poole, Lassetter, Smith	

9. 12957 Request to Set Public Hearing on May 3, 2022 Regarding a Proposed Amendment to the Zoning and Development Ordinance, Article 15 Limited Use Historic District, Section 151 Lodging and Other Related LUH Uses

The Board voted to set a Public Hearing on May 3, 2022 at 6:00 p.m. regarding a proposed amendment to *Appendix A. Zoning and Development, Article 15. Limited Use Historic District, Section 151. Lodging and Other Related Uses of the Coweta County Code of Ordinances.*

RESULT:	PUBLIC HEARING SET [UNANIMOUS]	Next: 5/3/2022 6:00 PM
MOVER:	Paul Poole, District 1	
SECONDER:	Tim Lassetter, District 2	
AYES:	Blackburn, Reidelbach, Poole, Lassetter, Smith	

UNFINISHED BUSINESS

10. 12939 Request Appointments to Various Boards/Authorities

The Board voted to appoint Mr. Royce Williams as the 2nd District representative to the Board of Zoning Appeals to fill the unexpired term of Mr. Craig Jackson following his resignation. Said term shall expire December 31, 2024.

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

NEW BUSINESS

Bids and Contracts

11. 12951 Request Approval/Execution of a Non-Residential Gas Extension Contract Associated with the New Coweta County Office Building at Shenandoah

The Board voted to authorize the Facilities Management Director to electronically execute a Non-Residential Gas Extension Contract with AGL Resources associated with installation and maintenance of service lines and mains for the new Coweta County office building at Shenandoah.

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

Additional Action Items

12. 12949 Request Approval/Execution of a Declaration Associated with Right-of-Way Acquisition for the Madras Connector, Phase 1 Project - 3rd District

The Board voted to execute a Declaration of Condemnation (Parcel 20) associated with the Madras Connector, Phase 1 project.

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

13. 12934 Request Approval to Temporarily Close a Portion of Dyer Road at Plant Yates - 2nd District

The Board previously voted to remove a request to temporarily close Dyer Road from the agenda.

RESULT: **REMOVED/RESCHEDULE** **Next: 4/19/2022 6:00 PM**

14. 12956 Request Approval to Temporarily Close JD Walton Road for Pipe Replacement - 2nd District

The Board vote to temporarily close JD Walton Road on May 2, 2022 for approximately one month (weather permitting) between addresses 217 and 300 for the purposes of replacing a pipe.

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

15. 12948 Request Approval/Execution of an Amendment to Chapter 74. Traffic and Vehicles of the Coweta County Code of Ordinances to Designate a No Parking Zone on Collinsworth Road - 4th District

The Board voted to execute an amendment to *Chapter 74. Traffic and Vehicles, Article III. No Parking Zones. Section 74-56. Established* of the Coweta County Code of Ordinances to establish a "No Parking Zone" on Collinsworth Road.

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

- ## 16. 12941 Request Approval to Rename Roadway - 5th District

Administrator Fouts explained that Newnan Crossing Way is a recently constructed publicly maintained access road associated with the Poplar Road Interchange

project. The roadway intersects the east side of the Newnan Crossing Bypass north of Poplar Road and provides access to a parcel that formerly had frontage on Poplar Road. Upon development and addressing of one of these parcels, it was discovered that the name Newnan Crossing Way is not consistent with the current ordinances in regard to naming of roadways. Therefore, Doc Turner Way has been selected to replace the roadway name.

In closing, he explained that the property owner has been notified and the appropriate address has been assigned.

The Board voted to rename "Newnan Crossing Way" to "Doc Turner Way".

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

17. 12940 Request from the Town of Sharpsburg for Assistance with Repairing Sunset Drive - 1st District

The Board voted to provide labor and equipment to assist the Town of Sharpsburg with repair of Sunset Drive between Williams Circle and Hwy. 54.

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

18. 12946 Request Approval to Temporarily Close Portions of Bear Creek Road and Elder's Mill Road for Filming by Kiki Tree Pictures, Inc. - 1st District

Administrator Fouts explained that prior to the meeting, staff received a request from Kiki Tree Pictures to withdraw their request to temporarily close Bear Creek Road and Elder's Mill Road on April 8, 2022.

The Board voted to amend the agenda to remove item # 18 Request Approval to Temporarily Close Portions of Bear Creek Road and Elder's Mill Road for Filming by Kiki Tree Pictures, Inc as requested by the film company prior to the meeting.

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

19. 12947 Request Approval to Temporarily Close a Portion of Alex Stephens Road for Filming by Frequent Productions, LLC - 2nd District

The Board voted to temporarily close of a portion of Alex Stephens Road (between Teasley Trail and Gordon Road) on Thursday, April 21, 2022 from 7:00 a.m. - 11:59 p.m. as requested by Frequent Productions, LLC for the purpose of filming, with the caveat that residents living within the closed portion will have access to/from their homes.

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

20. 12945 Request Approval to Utilize Various County Roads During the "One Love Century" Bike Ride Event

Administrator Fouts explained that the "One Love Century" bike ride is in its 17th year hosting an event for youth bike related charities. The ride starts/ends at Creekside High School in South Fulton County and a permit is held from the City of Chattahoochee Hills. The event is planned for Saturday, September 3, 2022 beginning at 8 a.m. and ending around 4 p.m. Approximately 1,500 riders are expected to take part in the two routes with only a small portion of those going through Coweta County. In closing, he explained that organizers have worked with County staff and the Sheriff's Office, all appropriate documents have been received (application, route maps, and certificate of insurance), and area residents will be made aware of the event ahead of time.

Commissioner Smith emphasized that all participants should be made aware that they must follow the "rules of the road".

The Board voted to approve a request to utilize the following County roads for the "One Love Century" Bike Ride on Saturday, September 3, 2022:

- Sewell Mill Road
- Old Carrollton Road
- Dr. Elliot Road
- Wagers Mill Road
- Boone Road
- Payton Road
- Mt. Carmel Road
- Hewlett South Road
- Martin Girls Road/Joe Stephens Road
- Thomas Powers Road
- Handy Road
- Welcome Road
- Welcome-Sargent Road
- Smith Road
- Newton Road
- Macedonia Road
- Roscoe Road
- Hood Road
- Brimer Road/Tommy Lee Cook Road

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

21. 12953 Request Approval to Surplus and Donate a Vehicle Previously Utilized by the Coweta County Sheriff's Office

The Board voted to surplus a 2003 Ford Expedition (VIN: 1FMRU15W23LA27178) previously utilized by Coweta County Sheriff's Office and to allow donation of said vehicle to the Haralson County Sheriff's Department.

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

PUBLIC COMMENT (Items Not on the Agenda)

Public Comments Regarding Items Not on the Agenda

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

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

Motion To: **Enter Into Executive Session**

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

Members in attendance included Chairman Blackburn, Commissioner Poole, Commissioner Lassetter, Commissioner Reidelbach, and Commissioner Smith. Staff members in attendance included Administrator Fouts, Assistant Administrator Mickle, Assistant Attorney Lee, and County Clerk Zerangue. Public Works Director Tod Handley and Facilities Management Director Mike Johnson were also present.

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

REGULAR SESSION

Motion To: **Return to Regular Session**

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

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

AFFIDAVIT

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

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

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

ADJOURNMENT

Motion To: **Adjourn**

The Board voted to adjourn the meeting.

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