



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, March 26, 2024

6:00 PM

Commission Chambers

~ Minutes ~

COWETA COUNTY BOARD OF COMMISSIONERS

Call to Order

Attendee Name	Title	Status	Arrived
John Reidelbach	District 4 - Chairman	Present	
Bill McKenzie	District 2 - Vice Chairman	Present	
Paul Poole	District 1	Present	
Bob Blackburn	District 3	Present	
Al Smith	District 5	Present	
Michael Fouts	County Administrator	Present	
Eddie Whitlock	Associate Administrator	Absent	
Kelly Mickle	Assistant Administrator	Present	
Sandy Wisenbaker	Assistant Administrator	Present	
Tod Handley	Public Works Administrator	Present	
Nathan Lee	County Attorney	Present	
Fran Collins	Deputy County Clerk	Present	

The Honorable Board of Commissioners of Coweta County, Georgia met in Public Hearing/Regular Meeting Session on Tuesday, March 26, 2024.

Meeting Called to Order

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

Pledge of Allegiance

Chairman Reidelbach led the Pledge of Allegiance.

Invocation

Invocation was given by Commissioner Smith.

Notification of Location of Rules

Chairman Reidelbach 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

The Board voted to amend the agenda to remove item # 4 "Petition # REZ-19 filed by LDO Coweta, LLC Requesting to Rezone Property Located off Bagley Road and Elzie Johnson Road, Newnan" because the rezoning application was formally withdrawn by the applicant.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Bob Blackburn, District 3
SECONDER: Paul Poole, District 1
AYES: Reidelbach, McKenzie, Poole, Blackburn, Smith

APPROVAL OF MINUTES

1. **Minutes of Tuesday, March 12, 2024**

The Board voted to approve the minutes from the Public Hearing/Regular Meeting Session held on Tuesday, March 12, 2024.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Paul Poole, District 1
SECONDER: Bob Blackburn, District 3
AYES: Reidelbach, McKenzie, Poole, Blackburn, Smith

SUPPLEMENTAL AND NON-AGENDA ITEMS

Approve Supplemental and/or Non-Agenda Items

There were no Supplemental or Non-Agenda items to be added for discussion.

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

2. Motion To: **14344 : New Package Wine License - Coweta Greenhouses, Inc.**

Assistant Community Development Director Ben Sewell explained that Mr. Thomas Morgan, license representative and owner of Coweta Greenhouses, Inc located at 81 Oaklawn Circle, Newnan (Parcel # 076A-001A) has applied for a new package wine license. A certificate from a Georgia registered land surveyor indicating distances as defined in *Section 6-46 of the Coweta County Code of Ordinances* demonstrates that the license request meets the ordinance. The Business and Alcohol License Division has reviewed the application, finds that it is in order, meets the applicable requirements and should be considered by the Board of Commissioners in accordance with *Chapter 6 of the Coweta County Code of Ordinances*. The required background checks (GCIC) and fingerprint reports (GBI) for Mr. Morgan as applicant for license representative of the establishment are complete and show that he meets the requirements set forth in the *Alcohol Ordinance* to be the license representative.

The applicant was present but declined an opportunity to address the Board.

Chairman Reidelbach 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 new package wine license application filed by Thomas Morgan, license representative and owner of Coweta Greenhouses, Inc located at 81 Oaklawn Circle, Newnan (Parcel # 076A-001A).

RESULT: **PUBLIC HEARING CLOSED [UNANIMOUS]**
MOVER: John Reidelbach, District 4 - Chairman
SECONDER: Bob Blackburn, District 3
AYES: Reidelbach, McKenzie, Poole, Blackburn, Smith

14344 Public Hearing Regarding a New Package Wine License Filed by Thomas Morgan in Operation of Coweta Greenhouses, Inc Located at 81 Oaklawn Circle, Newnan - District 2

In response to a question from Commissioner McKenzie, Mr. Thomas Morgan, license representative and owner of Coweta Greenhouses, Inc explained that he has opened a retail market onsite that provides items under the "Georgia Grown" program. He has asked a few of the local "Georgia Grown" exclusive wineries to participate and thinks it will be a good addition to the current retail market. Their main focus is to highlight and showcase Georgia agriculturally grown food and beverages.

The Board voted to grant a new package wine license to Thomas Morgan, license representative and owner of Coweta Greenhouses, Inc located at 81 Oaklawn Circle, Newnan (Parcel # 076A-001A).

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

3. Motion To: **14356 : REZ 23-18 Tucker Holdings - Rezoning C to LM**

Zoning Associate Nicole Blackwell presented Petition # REZ 23-18 filed by Tucker Holdings, LLC - Real Estate Division requesting to rezone 3.01± acres located on Highway 29 South, Newnan (Parcel # 075A-016) from *C (Old Commercial)* to *LM (Light Industrial)*. She explained that the subject property is located in the Quality Development Corridor District (QDCD), contains abandoned structures and an outdoor storage on a gravel lot in the rear. She further explained that the applicant is proposing to construct mini-warehouses/storage units, and the conceptual site plan incorporates five (5) buildings measuring 20-feet by 250-feet each (a total of 5,000 square feet per building) with the overall total measuring 25,000 square feet. In conjunction with the rezoning application, the applicant has also filed Petition # VAR 23-35 requesting front yard setback and buffer reduction variances. 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 eight (8) conditions for consideration by the Board should they choose to approve the request.

Ms. Melissa Griffis, applicant representative, requested that all documents and the constitutional rights letter be included as part of the official minutes. She explained that the subject property consists of 3.01± acres zoned *C (Old Commercial)* with a request to rezone to *LM (Light Industrial)* for mini warehouses/storage units. In addition to the rezoning request, the applicant has also filed a request for front yard setback, side yard setback, and buffer reductions (Petition # VAR 23-35). Prior to submission of the application, meetings were held with staff, and amendments were made to the site plan based upon information from the County's Transportation and Engineering Department that dedication of 15-feet of right-of-way to the Georgia Department of Transportation (GDOT) would be necessary for future road expansion of Highway 29 South (see proposed Condition #3). The site plan incorporates the proffered condition and has led to at least one (1) of the associated variance requests to be heard later in the meeting. She explained that the site lies within the Quality Development Corridor District (QDCD), all four (4) sides of the building will be brick, doors will not be visible from Highway 29 South, and the applicant is agreeable to the eight (8) conditions presented by staff. The proposed development is mostly consistent with the Comprehensive Plan and the Growth Strategy Plan, but the area has had various uses over time that remain today. Employment Centers are supposed to provide opportunities to expand the County's economic base and since the property is currently undeveloped, rezoning it will expand the economic base and increase the tax base. Appropriate zoning

classifications for the area include Commercial and Office/Institutional, and neighboring properties are a mixture of residential, commercial, and industrial zoning. The requested rezoning will be a step-down from the Industrial properties and provide a transition between other zoned properties. The QDCD requirements will provide a more pleasant view along the corridor compared to existing structures, and hopefully will start some redevelopment in the area. In closing, she explained that letters of support have been obtained from three (3) adjacent property owners.

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

The Board voted to close the Public Hearing regarding Petition # REZ 23-18 filed by Tucker Holdings, LLC - Real Estate Division requesting to rezone 3.01± acres located on Highway 29 South, Newnan (Parcel # 075A-016) from *C (Old Commercial)* to *LM (Light Industrial)*.

RESULT:	PUBLIC HEARING CLOSED [UNANIMOUS]
MOVER:	John Reidelbach, District 4 - Chairman
SECONDER:	Bob Blackburn, District 3
AYES:	Reidelbach, McKenzie, Poole, Blackburn, Smith

**14356 Public Hearing Regarding Petition # REZ 23-18 Filed by Tucker Holdings, LLC- Real Estate Division
Requesting to Rezone Property Located on Highway 29 South, Newnan**

The Board voted to rezone 3.01± acres located on Highway 29 South, Newnan (Parcel # 075A-016) from *C (Old Commercial)* to *LM (Light Industrial)* as requested in Petition # REZ 23-18 filed by Tucker Holdings, LLC - Real Estate Division, subject to the following conditions:

1. The property shall be utilized as a self-storage facility.
2. All Coweta County Code of Ordinances shall be adhered to unless a variance is granted through the normal review process.
3. The applicant shall donate 15-feet of right-of-way to the Georgia Department of Transportation (GDOT) along the property frontage.
4. All utilities within the right-of-way, along the property frontage and proposed decel lane, shall be relocated outside of the clear zone.
5. The applicant shall obtain a land disturbance permit (LDP) within a 12-month period beginning the next business day following approval by the Board. If the applicant fails to do so, the Board may initiate rezoning of the property.
6. The development shall meet the requirements of *Article 26. Overlay Districts. Section 261. Quality Development Corridor District*. The buildings shall be reasonable and substantially similar to the renderings submitted with the rezoning. However, materials must meet the *Quality Development Corridor Overlay District (QDCD)* requirements. Additionally, all buildings shall have four-sided architecture. Mini-warehouse doors shall not face South Highway 29.
7. Any lighting installed shall incorporate full cutoff fixtures to preclude glare onto or direct illumination of adjacent properties and streets.
8. The permit applicant shall be responsible for stormwater management meeting the requirements of *Chapter 30 of the Coweta County Code of Ordinances* and specifically providing the required Runoff Reduction practices upgradient from the detention/retention ponding to help avoid

maintenance concerns and provide a treatment train approach as intended by the ordinance.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Bill McKenzie, District 2 - Vice Chairman
SECONDER:	Bob Blackburn, District 3
AYES:	Reidelbach, McKenzie, Poole, Blackburn, Smith

4. 14359 Public Hearing Regarding Petition # REZ 23-19 Filed by LDO Coweta, LLC Requesting to Rezone Property Located off Bagley Road and Elzie Johnson Road, Newnan - WITHDRAWN BY APPLICANT ON MARCH 19, 2024

Agenda item # 4 "Public Hearing Regarding Petition # REZ 23-19 filed by LDO Coweta, LLC Requesting to Rezone Property Located off Bagley Road and Elzie Johnson Road, Newnan" was removed from the agenda earlier in the meeting following withdrawal of the rezoning application by the applicant.

RESULT:	NO ACTION TAKEN
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REGULAR SESSION

PUBLIC COMMENT (Items on the Agenda)

Public Comments Regarding Items On the Agenda

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

Ms. Melissa Griffis, applicant representative, addressed the Board regarding Petition # VAR 23-35 filed by Tucker Holdings, LLC - Real Estate Division (agenda item # 5) requesting front yard setback and buffer reduction variances for property located at Highway 29 South, Newnan. She explained that the applicant has applied for four (4) variances including a front yard setback reduction and rear and side yard buffer reductions along the northern and southern property lines. The adjacent landowners that are affected have provided letters of support for the rezoning and the variances. Lastly, the applicant has agreed to donate 15-feet of right-of-way to the Georgia Department of Transportation (GDOT) for future roadway expansion which is the reason the front yard setback variance is being requested.

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

5. 14323 Recommend Approval of Petition # VAR 23-35 Filed by Tucker Holdings, LLC (Real Estate Division) Requesting Front Yard Setback and Buffer Variances for Property Located on Highway 29 South, Newnan

Zoning Associate Blackwell presented Petition # VAR 23-35 filed by Tucker Holdings, LLC - Real Estate Division requesting front yard setback and buffer variances for property located at Highway 29 South, Newnan (Parcel # 075A-016) along with a recommendation of approval from the Board of Zoning Appeals. She explained that the property consists of 3.01± acres zoned *LM (Light Industrial)* located within the Quality Development Corridor District (QDCD). The application requests an 85-foot front yard setback reduction (from 135-feet to 50-feet), a 75-foot rear yard buffer reduction (from 100-feet to 25-feet), a 90-foot side yard buffer reduction along the northern property line (from 100-feet to 10-feet), and a 15-foot side yard buffer reduction along the southern property line (from 25-feet to 10-feet). She pointed out that following the Public Hearing conducted

by the Board of Zoning Appeals (BOZA) on February 29, 2024, staff discovered a discrepancy between the application submitted and the site plan. Subsequently, staff recommends that proposed Condition # 1 be amended to state that the front yard setback shall be 85-feet as shown on the diagram submitted with the variance application. In closing, she highlighted the factors considered by staff during the application process and presented six (6) conditions for consideration by the Board should they choose to grant the variance request.

Ms. Blackwell fielded questions from Chairman Reidelbach and Commissioner Smith regarding the 85-foot front yard setback and the distance of the front building setback from the centerline of Highway 29 South.

Administrator Fouts explained that the application stated that they were requesting a front yard setback reduction from 135-feet to 50-feet when in fact it is a 50-foot reduction (from 135-feet to 85-feet).

Chairman Reidelbach explained that there appeared to be some confusion and discussion at the BOZA meeting regarding the front yard setback reduction request.

Ms. Blackwell explained that the site plan being presented to the Board is the same one that was presented to BOZA; however, there was some confusion because the application indicates that the request is for the front yard setback to be reduced from 135-feet to 50-feet. However, the actual reduction is from 135-feet to 85-feet as indicated on the actual site plan.

In response to a question from Chairman Reidelbach regarding the front yard setback, Public Works Administrator Handley explained that the right-of-way that the applicant is donating is 15-feet more than what exists today. He further explained that the setback being discussed is measured from the center of the roadway which places the corner of the building 85-feet from the centerline of the roadway.

Ms. Griffis explained that Mr. Handley's explanation is accurate for the applicant's request.

In response to further questions from Commissioner Smith, Ms. Griffis explained that the site plan being presented to the Board is the same one that was presented to BOZA and it delineates the correct measurements associated with the applicant's request. She further explained that there was a lot of conversation amongst the BOZA members regarding the application that unfortunately could not be heard by the audience. The applicant's engineer was present at the BOZA meeting and fielded all of their questions prior to their vote to recommend that the Board approve the request. She feels that BOZA may have been more focused on the written application (which contained the erroneous setback distance) versus the actual site plan (which is accurate).

In response to a question from Chairman Reidelbach, Mr. Handley and Ms. Griffis explained that 50-feet is the actual reduction. The applicant is requesting to reduce the required 135-foot setback by 50-feet which results in the setback being 85-feet.

Mr. Handley suggested that the Board consider stipulating that the new setback should be 85-feet from the centerline of the roadway.

Ms. Griffis explained that the applicant does not have any objections to Mr. Handley's proposed verbiage.

Commissioner McKenzie explained that he does not have any objections to

Mr. Handley's proposed verbiage either.

Mr. Handley further explained that Hwy 29 South could be widened to four lanes in the future without impacting the building on the subject property.

Chairman Reidelbach called for any further comments or discussion. There were none.

RESULT: PRESENTED

Motion To: **Front Yard Setback Reduction Variance**

The Board voted to grant a 50-foot front yard setback reduction (from 135-feet to 85-feet) as requested in Petition # VAR 23-35 filed by Tucker Holdings, LLC - Real Estate Division for property located at Highway 29 South, Newnan (Parcel # 075A-016), subject to the following conditions:

1. The front setback shall be 85-feet from the centerline of Highway 29 South.
2. The applicant shall donate 15-feet of right-of-way to the Georgia Department of Transportation (GDOT) along the property frontage.
3. All utilities within the right-of-way, along the property frontage and proposed decel lane, shall be relocated outside of the clear zone.

RESULT: GRANTED [UNANIMOUS]
MOVER: Bill McKenzie, District 2 - Vice Chairman
SECONDER: Bob Blackburn, District 3
AYES: Reidelbach, McKenzie, Poole, Blackburn, Smith

Motion To: **Rear Yard Buffer Reduction Variance**

The Board voted to grant a 75-foot rear yard buffer reduction (from 100-feet to 25-feet) as requested in Petition # VAR 23-35 filed by Tucker Holdings, LLC - Real Estate Division for property located at Highway 29 South, Newnan (Parcel # 075A-016), subject to the following conditions:

1. The rear buffer shall be 25-feet, as shown on the diagram submitted with the variance application.
2. All buffer plantings shall meet the requirements under *Article 25 of the Coweta County Zoning and Development Ordinance*.

RESULT: GRANTED [UNANIMOUS]
MOVER: Bill McKenzie, District 2 - Vice Chairman
SECONDER: Al Smith, District 5
AYES: Reidelbach, McKenzie, Poole, Blackburn, Smith

Motion To: **Side Yard Buffer Reduction Variance - Northern Property Line**

The Board voted to grant a 90-foot side yard buffer reduction along the northern property line (from 100-feet to 10-feet) as requested in Petition # VAR 23-35 filed by Tucker Holdings, LLC - Real Estate Division for property located at Highway 29 South, Newnan (Parcel # 075A-016), subject to the following conditions:

1. The side buffers shall be 10-feet, as shown on the diagram submitted with the variance application.
2. All buffer plantings shall meet the requirements under *Article 25 of the Coweta County Zoning and Development Ordinance*.

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

Motion To: **Side Yard Buffer Reduction Variance - Southern Property Line**

The Board voted to grant a 15-foot side yard buffer reduction along the southern property line (from 25-feet to 10-feet) as requested in Petition # VAR 23-35 filed by Tucker Holdings, LLC - Real Estate Division for property located at Highway 29 South, Newnan (Parcel # 075A-016), subject to the following conditions:

1. The side buffers shall be 10-feet, as shown on the diagram submitted with the variance application.
2. All buffer plantings shall meet the requirements under *Article 25 of the Coweta County Zoning and Development Ordinance*.

RESULT: **GRANTED [UNANIMOUS]**
MOVER: Bill McKenzie, District 2 - Vice Chairman
SECONDER: Bob Blackburn, District 3
AYES: Reidelbach, McKenzie, Poole, Blackburn, Smith

6. 14335 Recommend Approval of Petition # VAR 23-36 Filed by LDO Coweta, LLC Requesting a Buffer Variance for Property Located at 251 Elzie Johnson Road, Newnan

Chairman Reidelbach explained that Petition # VAR 23-36 filed by LDO Coweta, LLC requesting a buffer variance for property located at 251 Elzie Johnson Road is related to rezoning Petition # REZ 23-19 that was withdrawn by the applicant and removed from the agenda. He recommended that the Board consider continuing a decision regarding the variance request until July 16, 2024.

The Board voted to continue a decision regarding Petition # VAR 23-36 filed by LDO Coweta, LLC requesting a buffer variance for property located at 251 Elzie Johnson Road, Newnan (Parcel # 119-6043-001) until July 16, 2024 at 6:00 p.m.

RESULT: **CONTINUED [UNANIMOUS]** **Next: 7/16/2024 6:00 PM**
MOVER: Bob Blackburn, District 3
SECONDER: Al Smith, District 5
AYES: Reidelbach, McKenzie, Poole, Blackburn, Smith

7. 14369 Request Acceptance of Roadways and Deed of Open Space Restriction Associated with Property Located in Grove Park Subdivision Phase 2 and Phase 3 - District 1

The Board vote to accept Grove Park Extension (3,313 feet), Amling Court (519 feet), Gloria Cove Extension (1,155) and associated drainage structures and right-of-way into the Coweta County Public Roads System, to place the constructed improvements into a three (3) year maintenance period, and to execute the Deed of Open Space Restriction for Grove Park Subdivision, Phase 2 and Phase 3.

RESULT: EXECUTED [UNANIMOUS]
MOVER: Paul Poole, District 1
SECONDER: Bob Blackburn, District 3
AYES: Reidelbach, McKenzie, Poole, Blackburn, Smith

8. 14368 Request Approval/Execution of Corrective Deed of Open Space Restriction Associated with Property Located in Grove Park Subdivision, Phase 1 - District 1

Administrator Fouts explained that at the Commission meeting held on March 3, 2020, the Board voted to execute a Deed of Open Space Restriction for Grove Park Subdivision, Phase 1. During the review of documents submitted for Grove Park Phases 2 and 3, a discrepancy was noted, and a corrective deed was requested from the developer. The developer has submitted a corrective Deed of Open Space Restriction for acceptance by the Board. The deed reflects 26.25± acres total, being shown as Open Space # 1 (10.54± acres), Open Space # 2 (0.78± acres), Open Space # 3 (11.06± acres), Open Space # 4 (1.28± acres), and the addition of the Access and Maintenance Easement Area (2.59± acres) per the final plat of Grove Park Subdivision, Phase 1. In addition, the County Attorney has reviewed the legal documents prior to submittal to the Board for consideration.

The Board voted to execute a Corrective Deed of Open Space Restriction associated with 26.25± acres located in Grove Park Subdivision, Phase 1.

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

UNFINISHED BUSINESS

9. 14392 Request Appointments to Various Boards/Authorities

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

RESULT: NO ACTION TAKEN

NEW BUSINESS

Bids and Contracts

10. 14402 Request Approval/Execution of an Agreement with OpenGov Associated with Cartegraph Software

Administrator Fouts explained that at the Commission meeting held on April 13, 2017, the Board voted to execute a Master Services Agreement with Cartegraph Systems, Inc associated with a software upgrade for the Public Works Department. This Operating Management System (OMS) has provided staff with the capability to maintain the County's infrastructure more efficiently in real-time from the office or in the field and they are satisfied with its useability. Since that time, OpenGov acquired Cartegraph and the contract is due for renewal. Staff is in receipt of a contract from OpenGov to renew the Cartegraph operating system for a period of 3-years.

The Board voted to execute an Agreement with OpenGov associated with Cartegraph software utilized by the Public Works department.

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

11. 14408 Request Approval/Execution of an Agreement with Newnan Kiwanis Club, Inc. Associated with Transfer of 13-Acres and Use of the Fairgrounds

Administrator Fouts explained that the Board has a long history with the Newnan Kiwanis Club associated with the Fairgrounds and the annual fair. The Board has executed an operating agreement several times in the past for use of the facilities. A new agreement has recently been negotiated whereby the Newnan Kiwanis Club will deed 13.043± acres adjacent to the Fairgrounds to the County. In return, the County will waive rental fees for a five-year period after which the fees will return to the original rate of twenty-five percent (25%) of the County's published daily rate for use of the entire facility for each day of the County Fair for a period of up to 21-days. The new agreement specifies that the total rental rate shall not exceed fifty thousand dollars (\$50,000) each year, that either party may terminate the agreement with ninety (90) days written notice, and that should the County terminate the agreement prior to April 1, 2029, the County shall repay Kiwanis a pro-rata share up to thirty thousand dollars (\$30,000) for each year that Kiwanis did not rent the Fairgrounds from the effective date (April 1, 2024) of this property transfer agreement.

The Board voted to terminate an existing agreement with Newnan Kiwanis Club, Inc (September 18, 2018) and to execute a new agreement with Newnan Kiwanis Club, Inc associated with the transfer of 13.043± acres from Newnan Kiwanis Club, Inc to Coweta County and use of the Fairgrounds located at 275 Pine Road, Newnan by the Newnan Kiwanis Club.

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

12. 14396 Request Approval/Execution of a Memorandum of Understanding Associated with Salary Payment Schedule for Elected Officials

Administrator Fouts explained that Georgia code dictates that certain elected officials are to be paid their annual salaries in equal monthly installments from funds of the County. Specifically, this includes the Magistrate Judges (Judge James Stripling and Judge Robert Stokely) pursuant to O.C.G.A. § 15-10-23(a)(6), the Probate Judge (Judge Carrie Markham) pursuant to O.C.G.A. § 15-9-63(a)(1), the Sheriff (Sheriff Lenn Wood) pursuant to O.C.G.A. § 15-16-20(a)(1), the Superior Court Clerk (Niki Sewell) pursuant to O.C.G.A. § 15-6-88(a) and the Tax Commissioner (Justin McMichael) pursuant to O.C.G.A. § 48-5-183(b)(1). The elected officials have been paid bi-weekly for a number of years and have requested that they continue to receive salaries on a bi-weekly basis instead of monthly. A Memorandum of Understanding (MOU) as proposed and executed by the elected officials is asking for continuation of existing processes.

The Board voted to execute a Memorandum of Understanding Regarding Elected Official Salary Payment with Judge Carrie Markham, Judge James Stripling, Judge Robert Stokely, Sheriff Lenn Wood, Superior Court Clerk Niki Sewell, and Tax Commissioner Justin McMichael to provide for payment of their respective salaries

on a bi-weekly basis.

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

13. 14407 Request Approval/Execution of a Construction Agreement with CSX Railroad Associated with the Madras Connector (RB13.9) - District 3

Public Works Administrator Handley explained that the Madras Connector project will provide roadway connectivity from US 29 to I-85 at the future Amlajack Interchange and will continue from the Interchange to connect to SR 34 via Holz Parkway. The first phase of the project is scheduled to begin this summer and includes construction of a bridge over the CSX Railroad and Herring Road. The Georgia Department of Transportation (GDOT) Bridge Office and CSX Railroad have reviewed and approved the plans for the bridge, and the next step in the process for acquiring the necessary easements is execution of a construction agreement with CSX Railroad. The agreement establishes the responsibilities and costs of the project.

The Board voted to execute a construction agreement with CSX Railroad associated with construction of a bridge in Phase 1 of the Madras Connector project (RB13.9).

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

Additional Action Items

14. 14404 Request Approval/Execution of a Local Maintenance Improvement Grant Supplemental Application for 2024 - Districts 1, 2, 3, 4 and 5

Public Works Administrator Handley explained that the Georgia Department of Transportation (GDOT) notified the County that the State has additional funds available to local governments for use on their local roadways and transportation systems through the Local Road Assistance (LRA) program. The amount of the grant is \$2,215,689.61 and does not require a local match. Staff is proposing to utilize these funds toward the 2024 Mill and Inlay project for rehabilitation and resurfacing of approximately 12-miles of County roads over the summer.

The Board voted to execute the 2024 Local Maintenance and Improvement Grant (LMIG) supplemental application to be submitted to the Georgia Department of Transportation (GDOT) for grant proceeds that will be utilized toward the maintenance and resurfacing of various County roadways.

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

15. 14397 Request Approval/Execution of a Right-of-Entry Associated with Storm Drain Repairs at 18 Brookline Court, Sharpsburg - District 4

The Board voted to execute a Right-of-Entry with Mr. Shane Hitechew for the purpose of replacing a storm drain top located at 18 Brookline Court, Sharpsburg.

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

16. 14403 Request Approval to Utilize Various County Roads During the "Tour de Coweta" Bike Ride Event

Administrator Fouts explained that the "Tour de Coweta" bike ride event is coordinated by the Rotary Club of Newnan to raise funds for local service projects and grants for the community. The organization is requesting to utilize several County roads on Saturday, April 20, 2024, beginning at 6:00 a.m. and ending at approximately 2:00 p.m. Approximately four hundred (400) participants will ride one of four routes including either 25 miles, 47 miles, 63 miles, or 100 miles. All rides begin at the Coweta County Justice Center parking lot in downtown Newnan and will be supported with rest stops and technical support at the Historic Grantville Train Depot, Moss Oak Plantation, and Chattahoochee Bend State Park. The Rotary Club is requesting use of the Justice Center Parking lot for this event as well. Organizers have worked with County staff and the Sheriff's Office, and an application, route maps, and a certificate of insurance have been received. Area residents will be made aware of the event ahead of time.

The Board voted to approve a request from the Newnan Rotary Club to utilize the following County roads to hold the "Tour de Coweta" bike ride on Saturday, April 20, 2024 from 6:00 a.m. through approximately 2:00 p.m.:

- Smokey Road
- Corinth Road
- Old Corinth Road
- Coweta Heard Road
- Alexander Road
- Grandma Branch Road
- Bohannon Road
- Lowery Road
- Bradbury Road
- Bexley Road
- Bexton Road
- Moore Road
- Gordon Road
- Al Roberts Road
- Aaron Todd Road
- Line Creek Road
- Gray Girls Road
- Dead Oak Road
- Rising Star Road

- Dolly Nixon Road
- Luther Bailey Road
- Stallings Road
- McIntosh Trail
- North Road
- Neely Road
- McDonough Road
- Tope Road
- Cannon Road
- Scoggins Road
- Martin Mill Road
- Bethlehem Church Road
- Beavers Road
- Bryant Boys Road

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Bill McKenzie, District 2 - Vice Chairman
SECONDER:	Bob Blackburn, District 3
AYES:	Reidelbach, McKenzie, Poole, Blackburn, Smith

PUBLIC COMMENT (Items Not on the Agenda) - This section is for any public comments regarding items NOT on the agenda. Each speaker will be respectfully heard by the Board without public display or approval/disapproval from the audience. The Board will not engage with the speaker during his/her comments. The Board will listen to any questions or comments and take them into consideration.

Public Comments Regarding Items Not on the Agenda

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

The following individuals addressed the Board regarding their concerns with conditions of Wyatt Road, discrepancies with the actual ownership of the easement/road, interference by a neighbor who claims that he owns the access point on the easement/road and who threatens the residents that live there, convoluted title search regarding ownership of the easement/road, easement/road being the only ingress/egress for their homes, and the integrity, safety, and potential catastrophic failure of the easement/road. In closing, they asked the County for assistance with the ongoing issues.

- Ms. Vickie Wyatt, Wyatt Road, Senoia
- Mr. Jeff Wilmoth, Wyatt Road, Senoia
- Ms. Kim Wilmoth, Wyatt Road, Senoia

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

Executive Session

There were no issues to be discussed in Executive Session.

ADJOURNMENT

Motion To: **Adjourn**

The Board voted to adjourn the meeting.

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