



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 23, 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	
Frances Collins	Deputy County Clerk	Present	

The Honorable Board of Commissioners of Coweta County, Georgia met in Public Hearing/Regular Meeting Session on Tuesday, March 23, 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 Reidelbach.

Notification of Location of Rules

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

REGULAR SESSION

APPROVAL OF MINUTES

1. Minutes of Friday, February 26, 2021

The Board voted to approve the minutes from the Called Meeting/Work Session held on February 26, 2021.

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

2. Minutes of Tuesday, March 09, 2021

The Board voted to approve the minutes from the Regular Meeting Session held on March 9, 2021.

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

CONSENT AGENDA

3. 8150 Confirm Execution of Billing Services Agreement with Digitech Computer, LLC

The Board voted to confirm execution of a Billing Services Agreement with Digitech Computer, LLC associated with third-party billing services for Coweta County EMS.

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

4. 8143 Confirm Temporary Closure of Rising Star Road for Filming by Stalwart Productions - 1st District

Regarding requests from Stalwart Productions to temporarily close various roadways for the purposes of filming, Commissioner Smith emphasized that Stalwart adheres to all usual traffic safety procedures for the traveling public.

Administrator Fouts explained that electronic message boards will also be in place to alert the public of the temporary road closure.

The Board voted to confirm temporary closure of Rising Star Road from 7 a.m. on Monday, March 22, 2021 through 7 p.m. Wednesday, March 24, 2021 for the purpose of filming by Stalwart Productions.

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

Supplemental and/or Non-Agenda Items

There were no Supplemental 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 a Proposed Abandonment of a Portion of Cook Lane**

Administrator Fouts explained that following the Public Hearing conducted on February 23, 2021, staff discovered that the required advertisements regarding a proposed abandonment of a portion of Cook Lane were not placed in the local organ (Newnan Times Herald). He further explained that a portion of Cook Lane, beginning at a point 575 feet south of the intersection of North Lake Drive, is no longer passable and has not been used or maintained resulting in the old roadbed growing into a wooded condition. Based upon observations of historical road maps of the County, it appears that this road connected with Alexander Road prior to the construction of the B.T. Brown Reservoir, however, no records of formal abandonment for this road have been found. The portion of the old road that is

proposed for abandonment no longer provides connectivity to other properties, and bisects a portion of lot P44 of the Pointe North Subdivision, Section II. Since the section of Cook Lane beginning at a point 575 feet south of North Lake Drive has ceased to serve or provide a benefit to the public, this portion of the road beyond this point is proposed for abandonment after proper advertisement and public hearing.

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

The Board voted to close the Public Hearing regarding a proposed abandonment of a portion of Cook Lane.

RESULT: PUBLIC HEARING CLOSED [UNANIMOUS]

MOVER: Tim Lassetter, District 2 - Vice Chairman

SECONDER: Paul Poole, District 1

AYES: Blackburn, Lassetter, Poole, Reidelbach, Smith

8088 Public Hearing Regarding a Proposed Abandonment of a Portion of Cook Lane - 3rd District

The Board voted to abandon a portion of Cook Lane beginning at a point 575 feet south of North Lake Drive and extending to the property of the Coweta County Water and Sewerage Authority.

RESULT: APPROVED [UNANIMOUS]

MOVER: Bob Blackburn, District 3 - Chairman

SECONDER: Al Smith, District 5

AYES: Blackburn, Lassetter, Poole, Reidelbach, Smith

6. Motion To: **Public Hearing Regarding Petition # 002-21 Filed by Elegante Surfaces Requesting to Rezone/Review Conditions (# 8) Associated with Property Located at 5 East Gordon Road, Newnan**

Zoning Coordinator Lisa Eschman presented Petition # 002-21 filed by Elegante Surfaces requesting to rezone/remove condition # 8 associated with property located at 5 East Gordon Road, Newnan (Parcel # 075A-030, # 075A-031, # 075A-032, # 075A-035, # 075A-044, and # 075A-045). She explained that the subject property consists of 1.645± acres and is a combination of six lots, zoned *M (Industrial)* with frontage along US Hwy 29 South, Newnan South Industrial Drive, and East Gordon Road. She further explained that on November 3, 2020, the Board voted to rezone the subject property from *C (Old Commercial)* to *M (Industrial)* subject to ten (10) conditions (previous Petition # 022-20) for a granite company including an office/sale building, a manufacturing facility, a covered storage area, and an open storage area with a crane rail. The applicant is now requesting to eliminate condition # 8 which reads, "The hours of operation for the proposed business shall be limited to 7:00am - 6:00pm, Monday through Friday, and 8:00am - 1:00pm on Saturday." According to the applicant, the facility utilizes a computer automated machine which is needed after hours or on weekends when employees are not present. In closing, she highlighted the factors reviewed by staff during the application process and presented nine (9) conditions for the Board to consider should they chose to approve the request.

Mr. George Harper, applicant representative, explained that the applicant is concerned that limiting hours of operation will hinder the manufacturing operation because most of the manufacturing process is automated and occurs later at night. Sound studies were performed on the existing facility and did not exceed 45dBA at the property line. In closing, he explained that deliveries will be during normal business hours and the facility will not be open on Sundays.

In response to questions from the Board, Mr. Harper explained that manufacturing after hours will only occur on an as needed basis, and the professional opinion of the sound technician is that the sound levels will not be greater than 45dBA at the property line.

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

Mr. Neal Brown, All Span Builders, expressed appreciation for staff's assistance with the project, reiterated that manufacturing will take place 24 hours/7 days a week, emphasized that the facility is not open on Sundays, and explained that the facility will operate with minimal employees after hours. He further explained that the applicant wishes to be a good neighbor and is willing to address any future issues. In closing, he explained that the operation is normally open for clients from 9:00 a.m. until 6:00 p.m. and deliveries are received from 7:00 a.m. until 5:00 p.m. during normal business hours.

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

The Board voted to close the Public Hearing regarding Petition # 002-21 filed by Elegante Surfaces requesting to rezone/review condition # 8 associated with property located at 5 East Gordon Road, Newnan (Parcel # 075A-030, # 075A-031, # 075A-032, # 075A-035, # 075A-044, and # 075A-045).

RESULT: PUBLIC HEARING CLOSED [UNANIMOUS]

MOVER: Tim Lassetter, District 2 - Vice Chairman

SECONDER: Paul Poole, District 1

AYES: Blackburn, Lassetter, Poole, Reidelbach, Smith

8007 Public Hearing Regarding Petition # 002-21 Filed by Elegante Surfaces Requesting to Rezone/Review Conditions (# 8) Associated with Property Located at 5 East Gordon Road, Newnan

Commissioner Lassetter explained that he visited the facility and found that the machinery is no louder than a lawn mower; therefore, he supports removal of the condition that limits the hours of operation for the manufacturing facility. However, he would like for the Board to consider adding a condition to limit deliveries and pick-ups between the hours of 7:00 a.m. until 6:30 p.m.

Mr. Cecil Roberts, owner, explained that deliveries typically occur between 7:30 a.m. and 4:30 p.m., the new facility will have an overhead crane which is quiet, and they are not looking to expand operations, just to have a nicer facility with the same workflow they currently have.

In response to a question from Commissioner Blackburn, Mr. Roberts explained that millings from the manufacturing process are placed into covered dumpsters which are usually picked up between the hours of 9:00 a.m. and 4:00 p.m.

The Board voted to rezone 1.645± acres located at 5 East Gordon Road, Newnan (Parcel # 075A-030, # 075A-031, # 075A-032, # 075A-035, # 075A-044, and # 075A-045) as requested in Petition # 002-21 filed by Elegante Surfaces, subject to the following conditions:

1. The proposed entrance driveways along East Gordon Road must be located a minimum of 150-feet from the intersection of Newnan South Industrial Drive and will require a right-turn lane.
2. The proposed underground detention facility, if crossed by loaded truck traffic, must be designed to carry such loading.

3. The two existing residential driveways along Hwy 29 shall be removed.
4. All requirements of the Georgia Department of Transportation (GDOT) shall be met including a traffic impact study and I.C.E (Intersection Control Evaluation) report, if it is warranted by GDOT.
5. All applicable requirements of Development Review (QDCD), Building, Engineering, Fire, Environmental Health Department and the Water and Sewerage Authority shall be met unless a variance is granted through the normal procedures of *Article 28*.
6. The open storage and rail crane areas shall not be visible from Newnan South Drive or Hwy 29.
7. Lighting shall incorporate full cutoff fixtures so adjacent residential properties and roadways are not adversely affected, and to preclude glare onto or direct illumination of adjacent properties and streets.
8. The operation of any granite manufacturing shall be contained within the structure.
9. Any business activity shall agree to work with the County in good faith to address any concerns, complaints related to odor, glare, noise or similar objectionable features.
10. Deliveries and pick-ups shall be limited to 7:00 a.m. through 6:30 p.m.

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

7. Motion To: **Public Hearing Regarding Petition # 003-21 Filed by Arbor Springs Plaza Requesting to Rezone/Review Conditions (Tract 6) Associated with Property Located at the Northwest Corner of US Hwy 29 and Arbor Springs Parkway, Newnan**

Assistant Community Development Director Angela White presented Petition # 003-21 filed by Arbor Springs Plaza requesting to rezone property (Tract 6) located at the northwest corner of US Hwy 29 and Arbor Springs Parkway, Newnan (Parcel # 107-6011-006). She explained that at the Commission meeting held on February 19, 2002, Petition # 012-01 consisting of multiple tracts was considered by the Board. Since that time, several of these tracts have been combined to create the Arbor Springs Plaza. With review of the development plans, it was noted that a condition specific to Tract 6 limited parking to 170 spaces. Now that the design has been completed, the applicant is requesting to eliminate this condition because the Plaza will utilize shared parking for the development, which is concentrated in this area. The conceptual site plan for the previous petition contained random commercial offerings and independent parking for each business. With shared parking, the impervious area will be reduced which is key to the Cedar Creek Watershed located in the area. During the development review process, a proposed 9,000 square foot building that runs parallel to SR 34 has been planned with access from Hiram Drive, parking located to the front of the property, and a buffer adjoining an existing residential property. She further explained that in conjunction with this rezoning request, the applicant has filed Petition # ZA 035-20 requesting a buffer variance along with utilization of a subdivision street as the access point. In closing, she highlighted the factors reviewed by staff during the application process and presented five (5) conditions for the Board to consider should they chose to approve the request.

Mr. John Argo, applicant representative, introduced Mr. Ryan Fritz, project engineer, and explained that modification of the parking count is to accommodate an anchor grocery store and free-standing shops. In addition, he explained that if further modification of the parking count is necessary, then they will comply with the *Coweta County Code of Ordinances*. In closing, the applicant understands that the five (5) proposed conditions distills twenty years of history into what is applicable to Tract 6 as it stands today.

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

Ms. Renee Pitzer, Waterstone Cove, Newnan, explained that she is not opposed to the rezoning, but expressed concerns with existing and increased traffic on US Hwy 29 and SR 154 because of the project's proximity to the Coweta Industrial Park, the quarry on Elsie Johnson Road, CSX railroad tracks, and Interstate 85. She noted that there is currently daily backup of traffic at the intersection and trucks parking on Coweta Industrial Boulevard waiting to make deliveries. Existing industrial traffic from truckers (Coweta Industrial Park) and dump trucks (quarry) is already overburdening the area from I-85 down SR 154 and she hopes there will be a roadway expansion project to relieve traffic concerns.

Mr. Dan Zavada, Arbor Springs Parkway, Newnan, expressed support for the rezoning and explained that it will be a great addition to Arbor Springs, will alleviate some traffic on SR 154 because of self-containment, will provide for use of golf carts, and is within walking distance for Arbor Springs residents.

Mr. Roy Godwin, Arbor Garden Circle, Newnan, explained that he is in support of the rezoning, but expressed concerns with the location of dumpsters and their proximity to his home and residential community. He also questioned whether fencing will be placed between the plaza and his community.

Mr. Holbert Hale, Roosevelt Way, Newnan, expressed his support for the rezoning and the development.

Mr. Jim Beveridge, County Squire Road, Marietta, expressed support for the development. He explained that he is a partner in the adjacent residential development, The Gardens at Arbor Springs, and will have golf cart paths connecting to the proposed development.

Ms. Sharon Baker, Primrose Pass, Newnan, explained that she is the President of the Arbor Springs Home Owners Association and they are in full support of the rezoning.

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

The Board voted to close the Public Hearing regarding Petition # 003-21 filed by Arbor Springs Plaza requesting to rezone property (Tract 6) located at the northwest corner of US Hwy 29 and Arbor Springs Parkway, Newnan (Parcel # 107-6011-006).

RESULT: PUBLIC HEARING CLOSED [UNANIMOUS]

MOVER: Al Smith, District 5

SECONDER: Paul Poole, District 1

AYES: Blackburn, Lassetter, Poole, Reidelbach, Smith

8035 Public Hearing Regarding Petition # 003-21 Filed by Arbor Springs Plaza Requesting to Rezone/Review Conditions (Tract 6) Associated with Property Located at the Northwest Corner of US Hwy 29 and Arbor Springs Parkway, Newnan

Ms. White fielded questions from the Board regarding additional turn lanes, access points off Hwy. 29, and tenancy allotments for the proposed

development.

In response to a question from Commissioner Reidelbach, Administrator Fouts explained that Coweta County does not have an ordinance regarding golf carts, but according to State law, golf carts are prohibited on public roads that have speed limits above 25mph. Further, golf carts that are allowed on public roads with speed limits of 25mph (or less) must be equipped with headlights, tail lights, seat belts, and other safety features in accordance with State Law.

Public Works Director Tod Handley explained that some golf cart paths within the proposed development will cross public roads.

The Board voted to rezone 11.26± acres (Tract 6) located at the northwest corner of US Hwy 29 and Arbor Springs Parkway, Newnan (Parcel # 107-6011-006) as requested in Petition # 003-21 filed by Arbor Springs Plaza, subject to the following conditions:

1. Lighting shall be established so adjacent properties and roadways are not adversely affected, and to preclude glare onto or direct illumination of adjacent properties and streets incorporating pedestrian scaled and downcast lighting.
2. Any business activity shall agree to work with the County in good faith to address any concerns or complaints related to odor, glare, noise, or similar objectionable features.
3. All applicable state and local regulations, including development ordinances, currently in effect shall be met unless a variance is granted through a normal variance procedure.
4. The applicant shall comply with all requirements of Coweta County's Stormwater Management, Soil Erosion and Sedimentation Control, and Wetlands Protection Ordinances.
5. All applicable requirements of the Fire, Environmental Management, and Building Department shall be met.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Bob Blackburn, District 3 - Chairman
SECONDER:	Paul Poole, District 1
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. There were none.

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

8. 8123 Request to Set a Public Hearing on April 20, 2021 Regarding Petition # 007-21 Filed by Childress Klein, Inc Requesting to Rezone Property Located at 520, 536, 552 Poplar Road, Newnan

The Board voted to set a Public Hearing on April 20, 2021 at 6:00 p.m. regarding Petition # 007-21 filed by Childress Klein, Inc requesting to

rezone property located at 520, 536, 552 Poplar Road, Newnan (Parcel # 087-2005-001A, # 087B-017, and # 087B-018).

RESULT: PUBLIC HEARING SET [UNANIMOUS] Next: 4/20/2021 6:00 PM
MOVER: Tim Lassetter, Al Smith
SECONDER: Paul Poole, District 1
AYES: Blackburn, Lassetter, Poole, Reidelbach, Smith

9. 8124 Request to Set a Public Hearing on April 20, 2021 Regarding Petition # 008-21 Filed by Orchard Hills Land, LLC Requesting to Rezone Property Located at 600 E. Hwy 16, Newnan

The Board voted to set a Public Hearing on April 20, 2021 at 6:00 p.m. regarding Petition # 008-21 filed by Orchard Hills Land, LLC requesting to rezone property located at 600 E. Hwy 16, Newnan (Parcel # 088-2059-001).

RESULT: PUBLIC HEARING SET [UNANIMOUS] Next: 4/20/2021 6:00 PM
MOVER: Al Smith, District 5
SECONDER: Paul Poole, District 1
AYES: Blackburn, Lassetter, Poole, Reidelbach, Smith

10. 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 set a Public Hearing on April 6, 2021 at 6:00 p.m. regarding 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.

RESULT: PUBLIC HEARING SET [UNANIMOUS] Next: 4/6/2021 6:00 PM
MOVER: Al Smith, District 5
SECONDER: Paul Poole, District 1
AYES: Blackburn, Lassetter, Poole, Reidelbach, Smith

11. 8084 Request to Set a Public Hearing on April 20, 2021 Regarding a New Consumption Beer and Wine License Filed by Sang Yu Yi in Operation of Corner Cafe Located at 1485 Hwy 34 East, Suite 7A, Newnan - 5th District

The Board voted to set a Public Hearing on April 20, 2021 at 6:00 p.m. regarding a New Consumption Beer and Wine License filed by Sang Yu Yi in operation of Corner Cafe located at 1485 Hwy 34 East, Suite 7A, Newnan.

RESULT: PUBLIC HEARING SET [UNANIMOUS] Next: 4/20/2021 6:00 PM
MOVER: Al Smith, District 5
SECONDER: Paul Poole, District 1
AYES: Blackburn, Lassetter, Poole, Reidelbach, Smith

UNFINISHED BUSINESS

12. 8128 Request Appointments to Various Boards/Authorities

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

- Reappoint Mr. Ronnie Clotfelter as the 4th District representative to the

Development Authority of Coweta County for the term beginning April 4, 2021 and expiring April 3, 2025

- Reappoint Mr. Marc Guy as the 5th 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: Paul Poole, District 1
SECONDER: Tim Lassetter, District 2 - Vice Chairman
AYES: Blackburn, Lassetter, Poole, Reidelbach, Smith

NEW BUSINESS

Bids and Contracts

13. 8146 Request Approval/Execution of Supplemental Agreement # 1 with McCoy Grading Associated with Work Performed at the New Public Works Facility (RB15.3) - 3rd District

The Board voted to execute Supplemental Agreement # 1 with McCoy Grading associated with mobilization for additional work at the new Public Works Headquarters (RB15.3) at a total cost of \$1,200 (COPS).

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

14. 8056 Request Approval/Execution of Supplemental Agreement # 1 with Tri Scapes, Inc Associated with the Chattahoochee Hill Country Regional Greenway Trail Project (GEN15.13) - 2nd District

The Board voted to execute Supplemental Agreement # 1 with Tri Scapes, Inc associated with a time extension, rock embankment, and undercut excavation for the Chattahoochee Regional Greenway Trail project (GEN15.13) at a total cost of \$22,516.35 (General Fund).

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

15. 8132 Bid Award for 2021 Crack Relief Interlayer, Shoulder Paving and Reconstruction, Resurfacing, Grassing, and Striping on Various County Roads (RB21.2) - 1st, 2nd, 3rd, 4th, and 5th Districts

The Board voted to retain Blount Construction Company, Inc, on a lowest and best bid basis, to perform crack relief interlayer, shoulder paving and reconstruction, resurfacing, grassing, and striping on 6.756± miles of various County roads at a total cost of \$1,625,253.77 [RB21.2 (SPLOST)].

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

16. 8135 Bid Award Associated with Roadside Spraying

The Board voted to retain DBI Services, on a lowest and best bid basis, to perform three (3) rounds of roadside spraying during FY 2021 at a total cost of \$60.00 per mile for the first round, \$55.00 per mile for the second round, and \$55.00 per mile for the third round.

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

17. 8144 Request Approval/Execution of a Contract with Schneider Geospatial for Addition of a Homestead Module

The Board voted to execute a contract with Schneider Geospatial associated with the addition of a Homestead module to the Tax Assessor's webpage.

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

18. 8149 Request Approval/Execution of the First Amendment to the Collection Services Agreement with Credit Bureau Associates of Georgia

The Board voted to execute the First Amendment to a Collection Services Agreement with Credit Bureau Associates of Georgia (CBA) associated with EMS billing.

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

19. 8134 Bid Award Associated with Enforcement of Ordinance Regulating Rank Plant Growth and Trash Accumulation for Property Located at 2744 E Highway 34, Newnan - 4th District

The Board voted to retain TWR Lawn Service, Inc to perform cleanup of property located at 2744 E Highway 34, Newnan (Parcel # 109-6027-085) at a total cost of \$400.00 and to place a lien on said property, should it become necessary, to recoup associated costs for said services.

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

Additional Action Items

20. 8114 Request for Direction from the Board Regarding the Poplar Road Corridor Scoping Study

*** Chairman Blackburn recused himself from any discussion or decision regarding agenda item # 20 "Request Direction from the Board Regarding the Poplar Road Scoping Study" and exited the meeting.*

Public Works Director Tod Handley explained that prior to the opening of the Poplar Road Interchange in the spring of 2019, the Atlanta Regional Commission (ARC) agreed to provide funding for a corridor scoping study of Poplar Road to the east of the new interchange in order to determine the future needs and help plan for necessary future improvements to the corridor and the existing intersections along Poplar Road from the interchange to the intersection with SR 16 to maintain acceptable levels of performance along the roadway under the expected increased demand. With the funding assistance from ARC, the County entered into a contract with Pond and Company to perform traffic analysis, traffic projections, accident analysis, and public involvement. Based upon this information and feedback from the public and County staff, recommended improvements to the roadway section and intersections along the corridor that will be necessary out to a design year of 2050 were determined. The findings of the scoping study, based on the collected data, traffic projections, and stakeholder feedback resulted in several recommendations, including the following:

1. Widening of Poplar Road to a 4-lane facility will be necessary from Newnan Crossing Boulevard to Parks Road. Implementation of R-CUT median openings at several side street intersections is recommended.
2. Alignment of Mary Freeman and Goodwyn Roads to a single intersection.
3. Improvement of Poplar and Parks Road intersection with a multi-lane roundabout.
4. Improvement of the intersection of Poplar Road with the southern driveway to Poplar Road elementary with implementation of a roundabout.
5. Improvement of the intersection of Poplar Road with SR 16 to provide dual left turn lanes from Poplar onto SR 16 and dual eastbound receiving lanes on SR 16.
6. Widening of Poplar Road to a 3-lane section east of Parks Road to Shelby Bluff to provide left turn storage at various driveways along that section.
7. Provide a multi-use path along one side of Poplar Road for the length of the corridor.

Mr. Handley further explained that one of the projects that is recommended by the scoping study is currently under design. This project is the intersection improvement of Poplar Road and Parks Road and is being designed with the future expansion of a roundabout in mind to minimize the work that will be necessary to convert this intersection to a multi-lane roundabout. The project that will likely be necessary next is the addition of a second left turn lane from Poplar Road onto Newnan Crossing Boulevard and conversion of the traffic signal at this location to a protected only operation. With direction from the Board, staff will add the recommended improvements from the Poplar Road Corridor Study to the proposed list of transportation improvement projects and as funding opportunities allow will work to move forward with these projects into design and subsequent project phases.

In response to a question from Commissioner Smith, Administrator Fouts explained that a street naming ordinance is part of the Service Delivery Strategy.

Commissioner Lassetter expressed appreciation to staff and Commissioner Poole for being proactive regarding the roundabout at Parks Road and Poplar Road.

Administrator Fouts explained that the turn signals and restriping can be performed locally, but the additional capacity on Poplar Road will have to be modeled through the Atlanta Regional Commission (ARC).

Commissioner Reidelbach expressed concerns with increasing costs for these projects over the next ten (10) to thirty (30) years.

In response to a question from Commissioner Reidelbach, Director Handley explained

that the current estimated cost of the projects is between \$60-80 million.

Commissioner Poole expressed appreciation to all the citizens that attended the stakeholder meeting and he hopes that the Parks Road project begins soon.

Administrator Fouts explained that the Parks Road project is in the design and right-of-way acquisition phase, and that the project is funded through SPLOST.

Administrator Fouts explained that if federal and state funds are used for the realignment of Mary Freeman and Goodwyn Roads, the federal procurement process will make acquiring additional rights-of-way a challenge. He further explained that the City of Newnan is re-evaluating a proposed roundabout project at the 3-way stop located on Newnan Crossing Boulevard, and the County will be able to work with them on a left-turn lane to help traffic on this roadway.

The Board voted to instruct staff to add the recommended improvements from the Poplar Road Corridor Study to the proposed list of transportation improvement projects and as funding opportunities allow, work to proceed with these projects.

RESULT:	INSTRUCTIONS GIVEN TO STAFF [4 TO 0]
MOVER:	Tim Lassetter, District 2 - Vice Chairman
SECONDER:	Al Smith, District 5
AYES:	Tim Lassetter, Paul Poole, John Reidelbach, Al Smith
RECUSED:	Bob Blackburn

21. 8141 Request Approval to Temporarily Close Henry Bryant Road for Filming by Stalwart Productions - 5th District

*** Chairman Blackburn returned to the meeting.*

The Board voted to temporarily close Henry Bryant Road between SR 16 and Sargent Main Street on Monday, April 5, 2021 from 7:00 a.m. until 7:00 p.m. for filming by Stalwart Productions.

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

22. 8142 Request Approval to Temporarily Close Bibb Road for Filming by Stalwart Productions - 5th District

The Board voted to temporarily close Bibb Road between SR 16 and Quarry Road on Tuesday, April 6, 2021 from noon until midnight for filming by Stalwart Productions.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Al Smith, District 5
SECONDER:	Paul Poole, District 1
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.

Mr. James Poole, Brookstone Crest, Newnan, expressed concerns with a future proposed rezoning of property located on SR 154 from RC (Rural Conservation) to RRCC (Residential Retirement Community and Care

District) including building design, low valuation of the units in the development, devaluation of surrounding property, effects to the watershed, and increased traffic and accidents on SR 154.

Commissioner Poole suggested that citizens contact State Legislators and Senators regarding their issues with SR 154.

Ms. Linda Tidwell, Tommy Lee Cook Road, Palmetto expressed concerns with noise from residents living nearby. She explained that she has called the Sheriff's Office and Code Enforcement, but nothing can be done because Coweta County does not have a noise ordinance.

Commissioner Smith indicated that Sheriff Wood was in attendance and asked for information and his assistance.

Administrator Fouts clarified that the County currently does not have a noise ordinance.

Regarding concerns expressed by Ms. Tidwell, Sheriff Wood explained that State law prohibits a disorderly house. Regarding traffic concerns, Sheriff Wood explained that the influx of new residents increases issues with traffic. In closing, he explained that a precinct may be needed on the north side with the growth of the Arbor Springs development.

EXECUTIVE SESSION

Motion To: **Enter Into Executive Session**

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

Members in attendance included Chairman Blackburn, Commissioner Poole, Commissioner Lassetter, Commissioner Reidelbach, and Commissioner Smith. Staff members in attendance included Administrator Fouts, Assistant Attorney Lee, and Deputy County Clerk Collins. Community and Human Resources Director Patricia Palmer, Public Works Director Tod Handley, and Facilities Director Mike Johnson were also in attendance.

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

REGULAR SESSION

Motion To: **Return to Regular Session**

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

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

AFFIDAVIT

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

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

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

ADJOURNMENT

Motion To: **Adjourn**

The Board voted to adjourn the meeting.

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