



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 22, 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	
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 22, 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

The Board voted to amend the agenda to remove item # 4 *Public Hearing Regarding Petition # REZ 22-000001 Filed by Turnstone Group, LLC Requesting to Rezone Tract 6 Located on Lower Fayetteville Road, Newnan*, because the applicant previously withdrew their request prior to the meeting, and to add an announcement from Communications Manager Cathy Wickey.

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

Announcement from the Coweta County Communications Manager

Communications Manager Cathy Wickey addressed the Board regarding the upcoming Citizen Summit. She explained that staff has rebranded the former Citizen Academy that consisted of fourteen (14) weeks of citizen engagement into a two (2) day summit experience. Forty five (45) citizens [nine (9) from each Commission district] will have the opportunity to attend and garner a behind-the-scenes look at County operations as well as a chance to get to know the Commissioners, elected officials, and staff. A dinner and discussion will be held on Friday, April 22, 2022. On Saturday, April 23, 2022, the group will be divided into three (3) groups that will rotate between three (3) different County facilities to learn about various topics including public safety, public works, community development, and general operations. In conclusion, she explained that staff is excited about this new engagement format and encouraged citizens to visit the County's website at www.coweta.ga.us to learn more.

APPROVAL OF MINUTES

1. **Minutes of Tuesday, March 08, 2022**

The Board voted to approve the minutes from the Public Hearing/Regular Meeting Session held on March 8, 2022.

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

SUPPLEMENTAL AND NON-AGENDA ITEMS

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

The Board voted to approve the addition of one (1) Non-Agenda item for discussion as presented by staff.

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

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

2. Motion To: **Public Hearing Regarding a New Consumption Distilled Spirits, Beer, and Wine License Filed by Tena Clark in Operation of Dunaway Gardens (Hatty Jane, LLC) Located at 3218 Roscoe Road, Newnan - 3rd District**

Business License Coordinator Joy Thompson explained that Ms. Tena Clark, license representative and co-owner of Dunaway Gardens (Hatty Jane, LLC) located at 3218 Roscoe Road, Newnan, has applied for a new consumption distilled spirits, beer, and wine license. The Business Tax and Alcohol Division has reviewed the application and 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 Ms. Clark, as applicant for license representative of the establishment, are complete and show that she meets the requirements set

forth in the *Alcohol Ordinance* to be the license representative.

Ms. Tena Clark, applicant, explained that she is excited for the opportunity to honor and enhance Ms. Hatty Jane Dunaway's vision for the gardens from so many years ago.

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

The Board voted to close the Public Hearing regarding a new consumption distilled spirits, beer, and wine license filed by Tena Clark, license representative and co-owner of Dunaway Gardens (Hatty Jane, LLC) located at 3218 Roscoe Road, Newnan.

RESULT:	PUBLIC HEARING CLOSED [UNANIMOUS]
MOVER:	Tim Lassetter, District 2
SECONDER:	Paul Poole, District 1
AYES:	Blackburn, Reidelbach, Poole, Lassetter, Smith

12872 Public Hearing Regarding a New Consumption Distilled Spirits, Beer, and Wine License Filed by Tena Clark in Operation of Dunaway Gardens (Hatty Jane, LLC) Located at 3218 Roscoe Road, Newnan - District 3

The Board voted to grant a new consumption distilled spirits, beer, and wine license to Tena Clark, license representative and co-owner, in operation of Dunaway Gardens (Hatty Jane, LLC) located at 3218 Roscoe Road, Newnan.

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

3. Motion To: **Public Hearing Regarding a New Package Beer and Wine License Filed by Shanna Lamar in Operation of QuikTrip # 8132R Located at 1060 Bullsboro Drive, Newnan - 3rd District**

Business License Coordinator Thompson explained that Ms. Shanna Lamar, license representative and manager of QuikTrip # 813R located at 1060 Bullsboro Drive, Newnan, has applied for a new package beer and wine license. The Business Tax Department has reviewed the application and 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 Ms. Lamar, as applicant for license representative of the establishment, are complete and show that she 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 Blackburn called for any comments in support of or in opposition to the proposed alcohol license. There were none.

The Board voted to close the Public Hearing regarding a new package beer and wine license filed by Ms. Shanna Lamar, license representative and manager of QuikTrip # 813R located at 1060 Bullsboro Drive, Newnan.

RESULT: PUBLIC HEARING CLOSED [UNANIMOUS]
MOVER: Tim Lassetter, District 2
SECONDER: Paul Poole, District 1
AYES: Blackburn, Reidelbach, Poole, Lassetter, Smith

12873 Public Hearing Regarding a New Package Beer and Wine License Filed by Shanna Lamar in Operation of QuikTrip # 813R Located at 1060 Bullsboro Drive, Newnan - District 3

The Board voted to grant a new package beer and wine license to Shanna Lamar, license representative and manager, in operation of QuikTrip # 813R located at 1060 Bullsboro Drive, Newnan.

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

4. 12862 Public Hearing Regarding Petition # REZ 22-000001 Filed by Turnstone Group, LLC Requesting to Rezone Tract 6 Located on Lower Fayetteville Road, Newnan - WITHDRAWN BY APPLICANT

The Board previously voted to remove agenda item # 4 *Public Hearing Regarding Petition # REZ 22-000001 Filed by Turnstone Group, LLC Requesting to Rezone Tract 6 Located on Lower Fayetteville Road, Newnan*, because the applicants withdrew their application prior to the meeting.

RESULT: WITHDRAWN

5. Motion To: Public Hearing Regarding Petition # REZ 21-010010 Filed by Freedom Land Holdings, LLC Requesting to Rezone Property Located at 1071 Turkey Creek Road, Newnan - 2nd District

Zoning Coordinator Lisa Eschman presented Petition # REZ 21-010010 filed by Freedom Land Holdings, LLC requesting to rezone property located at 1071 Turkey Creek Road, Newnan (Parcels # 088-2037-001, 088-2037-003, 088-2037-004, 088-2037-005, 088-2037-006, 088-2037-007, 088-2037-008 and 088-2028-015) from RC (*Rural Conservation*) to RRCC (*Residential Retirement Community and Care District*) for a 55+ active senior living community. She explained that the subject property consists of eight (8) parcels consisting of 105.56± acres, noted the current zoning of properties in the surrounding area, reviewed the proposed site plan, explained that a portion of the property is unbuildable, identified nearby roads, and explained that there are three (3) total entrances with two (2) located off Turkey Creek Road and the third off Campus Drive. She further explained that the development will feature a minimum lot area of 8,500 square feet, lot widths of 60-feet, and a proposed density of 2.13 units/acre. The applicant is proposing 225 homes, an amenity area that includes a clubhouse, open field area, fire pit, a pavilion with picnic tables, and a walking trail extending throughout the development. In conjunction with the rezoning request, the applicant has filed Petition # VAR 22-000003 requesting a right-of-way variance to allow placement of the required pedestrian sidewalks to be located 5-feet behind the back of the curb to prevent obstruction from cars parked in the driveway. In closing, she highlighted the factors reviewed by staff during the rezoning process and presented twenty (20) conditions for consideration by the Board should they choose to approve the request.

Ms. Eschman fielded questions from Commissioner Smith regarding the maximum number of lots/homes allowed.

In response to a question from Commissioner Reidelbach, Ms. Eschman explained that she is unsure of the exact acreage that is unbuildable, but that a portion cannot be counted toward open space because it is in the floodplain.

In response to questions from Commissioner Lassetter, Ms. Eschman explained that the previous rezoning request (Petition # 005-21; denied on April 6, 2021) consisted of a proposed 237-252 units/lots/homes, and that the applicant previously did not own a small portion of property that would allow access to Campus Drive. However, the applicant now has a contract on a tract of land that will provide access to Campus Drive.

Ms. Melissa Griffis, applicant representative, explained that the applicant has no objection to the twenty (20) conditions outlined by staff, the property consists of 105.56± acres currently zoned *RC (Rural Conservation)*, and the applicant wishes to rezone the entire tract to *RRCC (Residential Retirement Community and Care District)* for a 55+ active senior living community. The site plan consists of 42.04± acres open space with 225 lots and with a calculated 2.13 units/acre. The third entrance off Campus Drive mentioned earlier by Commissioner Lassetter has been added, recorded, and included in the application. The owners of the portion in question have granted an access easement for the development. She reviewed the location of the amenity package including the clubhouse, pavilion, fire pit, and walking paths/trails that connect to the interior of the development. She explained that a variance to reduce the right-of-way from 50-feet to 36-feet has also been filed. In closing, she introduced Mr. James Nicholson, representative from Freedom Land Holdings, and Mr. Wade Stroud, civil engineer for the current project.

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

Mr. James Nicholson, representative for Freedom Land Holdings, LLC, explained that Freedom Land Holdings is part of Freedom Builders/Jeff Lindsey Communities, and is a local builder/developer with a good reputation in the community. They are excited for the opportunity to develop and build on the property and feel that the new plan addresses any concerns associated with the previous rezoning petition (# 005-21) that was denied in 2021, including a reduction in the number of lots from 256 to 225.

Mr. Wade Stroud, civil engineer with Moore Bass Consulting, explained that they are able to meet the required sight distances for 45 mph on Turkey Creek Road of 500-feet for the right in/right out entrance, 530-feet for the full entrance with a left turn lane, and the entrance on Campus Drive. They will also meet all stormwater requirements including runoff production, water quality, and quantity control.

In response to questions from Commissioner Lassetter, Mr. Stroud explained that the intent of design for the right in/right out only entrance is for residents to be able to use an internal road network to travel toward Newnan, the Bypass, Piedmont Hospital, or to the full access entrance. He also explained that he does not know the total number of acres of open space located in the flood plain, and that the lot dimensions are the same as the previous petition.

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

The following citizens spoke in opposition to the proposed rezoning citing speeding along Turkey Creek Road, sight distances, older drivers exiting the development, inconsistent use with the surrounding properties, increased burden to infrastructure and schools, lack of 4-lane roads to support increased traffic, density, lot sizes, and proximity to the floodplain.

- Mr. Marc Shafer, Turkey Creek Road, Newnan
- Mr. Mike Exner, Turkey Creek Road, Newnan
- Mr. Carlton Welsh, Donnan Trace, Newnan

- Mr. Craig Exner, Turkey Creek Road, Newnan

In rebuttal, Ms. Griffis explained that staff has incorporated conditions (# 2 - # 6) to address traffic calming measures and ensure that sight distances are met. The applicants and their engineer met with County staff multiple times, made changes based upon staff comments, continue to work through the process, and are addressing all concerns.

In response to questions from Commissioner Smith, Ms. Griffis explained that it is anticipated to take 2-3 years to complete build-out of the development, and it has not been determined if this will be accomplished in phases.

In response to a question from Commissioner Smith, Mr. Nicholson explained that building typically begins at the front of the subdivision, however if a buyer desires an interior lot they will construct it for them.

In response to questions from Commissioner Lassetter, Ms. Griffis explained that a property owner has signed an affidavit and agreement providing access for the development onto Campus Drive which has been recorded in Superior Court, and that they were not able to obtain letters of support from nearby residents (other than the Gould family) or from the nearby church.

The Board voted to close the Public Hearing regarding Petition # REZ 21-010010 filed by Freedom Land Holdings, LLC requesting to rezone property located at 1071 Turkey Creek Road, Newnan (Parcels # 088-2037-001, 088-2037-003, 088-2037-004, 088-2037-005, 088-2037-006, 088-2037-007, 088-2037-008 and 088-2028-015) from *RC (Rural Conservation)* to *RRCC (Residential Retirement Community and Care District)*.

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

12824 Public Hearing Regarding Petition # REZ 21-010010 Filed by Freedom Land Holdings, LLC Requesting to Rezone Property Located at 1071 Turkey Creek Road, Newnan

Commissioner Lassetter explained that although the applicant has made improvements since the previous petition, letters of support were not obtained from neighbors (other than the owners of the subject property) or the nearby church, the staff report states that the development is more intense than recommended in the County's Comprehensive Plan, and the proposed development is not consistent with the Comprehensive Plan or the Growth Strategy.

The Board voted to deny Petition # REZ 21-010010 filed by Freedom Land Holdings, LLC requesting to rezone 105.56± acres located at 1071 Turkey Creek Road, Newnan (Parcels # 088-2037-001, 088-2037-003, 088-2037-004, 088-2037-005, 088-2037-006, 088-2037-007, 088-2037-008 and 088-2028-015) from *RC (Rural Conservation)* to *RRCC (Residential Retirement Community and Care District)*.

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

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. Carlton Welsh, Donnan Trace, Newnan, spoke in opposition to Petition # VAR 22-010001 filed by Trademark Quality Homes (agenda item # 8) requesting an access easement variance for property located at Donnan Trace citing concerns with loss of privacy and seclusion afforded in the country club, decreased safety for children that play in the streets, and a possible connection to future additional phases of Whistle Ridge Subdivision.

Recommendations from Community Development and/or the Board of Zoning Appeals**6. 12848 Recommend Approval of Petition # VAR 22-000003 Filed by Freedom Land Holdings, LLC Requesting a Right-of-Way Variance for Property Located at 1071 Turkey Creek Road, Newnan**

*** Commissioner Lassetter exited the meeting. ***

The Board voted to deny Petition # VAR 22-000003 filed by Freedom Land Holdings, LLC requesting a right-of-way reduction variance for property located at 1071 Turkey Creek Road, Newnan ((Parcels # 088-2037-001, 088-2037-003, 088-2037-004, 088-2037-005, 088-2037-006, 088-2037-007, 088-2037-008 and 088-2028-015).

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

7. 12849 Recommend Denial of Petition # VAR 22-000002 Filed by Rollin Rockett Requesting an Easement Variance for "Parcel 8" Located on Glazier Road, Senoia

Zoning Coordinator Eschman presented Petition # VAR 22-000002 filed by Rollin Rockett requesting an easement variance for "Parcel 8" located off Glazier Road, Senoia (Parcel # 159-1205-003) along with a recommendation of denial from the Board of Zoning Appeals. She explained that in 2006, the property owner recorded a plat which designated easement rights to serve "Parcel 8". Since that time, the property owner lost control of the property and any rights to the planned easement based on a property split. The applicant is now requesting to access another established easement which has reached the number of residential lots the County's ordinances allow for ingress/egress.

The Board voted to deny an easement variance for "Parcel 8" located off Glazier Road, Senoia (Parcel # 159-1205-003) as requested in Petition VAR 22-000002 filed by Rollin Rockett.

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

8. 12876 Recommend Approval of Petition # VAR 22-010001 Filed by Trademark Quality Homes Requesting an Access Variance for Property Located at Donnan Trace, Newnan

Assistant Community Development Director Angela White presented Petition # VAR 22-010001 filed by Trademark Quality Homes requesting an access easement variance for property located at Donnan Trace, Newnan [Parcel # 072-5120-011 (partial) and 072-5137-001 (partial)] along with a recommendation of approval from the Board of Zoning Appeals. She explained that the applicant is requesting to construct a cul-de-sac and a 946-foot access easement drive at the end of Donnan Trace located in the Newnan Pines subdivision. The access easement drive will begin at the end of the cul-de-sac and run to the northeast to serve three (3) future two-acre residential lots in the Bigleaf Ridge subdivision. The Bigleaf Ridge subdivision was originally considered part of the Whistle Ridge subdivision, but a stream crossing provided challenges. For the access easement drive to be possible, a variance from the following is being requested:

Section 246.2.3.2.c. New subdivision lots may not be platted with access through an existing subdivision if such new subdivision lots would exceed the limitations set forth above requiring a provision of additional access streets which have direct access to a higher-traffic-capacity county thoroughfare.

Thus, the request for consideration is to allow three (3) lots in the Bigleaf Ridge development to have access through the Newnan Pines subdivision. In closing, she reviewed the factors considered by staff during the application process and presented five (5) conditions for consideration by the Board should they choose to grant the variance request.

In response to a question from Commissioner Reidelbach, Administrator Fouts explained that the three (3) parcels will connect via a private road/easement.

In response to a question from Commissioner Reidelbach, Ms. White explained that staff has proffered conditions to limit the number of lots to three (3) and prohibit future connectivity from the proposed Donnan Trace extension to the Whistle Ridge Subdivision.

The Board voted to grant a 946-foot access easement as requested in Petition # VAR 22-010001 filed by Trademark Quality Homes for property located at Donnan Trace, Newnan [Parcel # 072-5120-011 (partial) and 072-5137-001 (partial)], subject to the following conditions:

1. The construction of the cul-de-sac meets all County standards.
2. The proposed cul-de-sac at Donnan Trace will be dedicated to the County's roadway system.
3. The dedication will negate expedited subdivision platting and require full platting with right-of-way acceptance.
4. The maximum number of lots permitted will be three (3).
5. There will be no future connectivity from the proposed Donnan Trace extension to the Whistle Ridge Subdivision.

RESULT:	GRANTED [UNANIMOUS]
MOVER:	John Reidelbach, District 4 - Vice Chairman
SECONDER:	Bob Blackburn, District 3 - Chairman
AYES:	Bob Blackburn, John Reidelbach, Paul Poole, Al Smith
ABSENT:	Tim Lassetter

9. 12894 Recommendation Regarding Petition # AN 002-22 Filed by the City of Newnan on Behalf of North 390, LLC Proposing to Annex Property Located off SR 34 Bypass and Hwy 29 North into the City of Newnan - 3rd District

Assistant Community Development Director White presented Petition # AN 002-22 filed by the City of Newnan on behalf of North 390, LLC proposing to annex 5.19± acres located off SR 34 Bypass and Hwy 29 North (Parcels # 073C-002, # 073C-002A, # 073C-004, and # 073-004A) into the City of Newnan. She explained that the applicant is seeking the City's zoning of *CGN (Commercial General)* to allow for a commercial subdivision with the exception of Parcel # 073C-002, which will retain its current use as the Newnan AutoBody & Glass Shop. The applicant is submitting under the 60% method which allows for petitioners representing owners of at least 60% of the property in the area to be annexed plus at least 60% of the resident electors in the area to be annexed to sign a petition to have their property annexed into an adjacent city. In this event, four (4) of the five (5) parcels are under the ownership of North 390, LLC. She explained that the County governing authority may vote to object to the annexation because of a material increase in burden upon the county directly related to any one or more of the following:

1. Substantial change in zoning or land use
2. Substantial increase in density
3. Substantial infrastructure demands related to the proposed change in zoning or land use.

Ms. White further explained that the based upon the constraints of O.C.G.A. § 36-36-113 for an objection to be valid, the proposed change in zoning or land use must result in:

1. A substantial change in the intensity of the allowable use of the property or a change to a significantly different allowable use; or
2. A use which significantly increases the net cost of infrastructure or significantly diminishes the value or useful life of a capital outlay project; and
3. Differ substantially from the existing uses suggested for the property pursuant to the County's zoning ordinance or its land use ordinances.

Upon review, staff has determined that there is not a substantial change or increase in density, nor does it differ substantially from the land use ordinance. Therefore, based upon staff comments and O.C.G.A. § 36-36-113, the Community Development Department does not recommend that an intent to object be filed.

In response to a question from Commissioner Reidelbach, Ms. White explained that there are commercial uses along this corridor of Hwy 29 North.

The Board voted not to file an intent to object to a proposed annexation of 5.19± acres (as filed by the City of Newnan on behalf of North 390, LLC in

Petition # AN 002-22) located off SR 34 Bypass and Hwy 29 North (Parcels # 073C-002, # 073C-002A, # 073C-004, and # 073-004A) into the City of Newnan.

RESULT:	NO INTENT TO OBJECT [UNANIMOUS]
MOVER:	John Reidelbach, District 4 - Vice Chairman
SECONDER:	Paul Poole, District 1
AYES:	Bob Blackburn, John Reidelbach, Paul Poole, Al Smith
ABSENT:	Tim Lassetter

10. 12890 : AN 001-22 Annexation - City of Newnan/Apex Land Company

Zoning Coordinator Eschman presented Petition # AN 001-22 filed by the City of Newnan on behalf of Apex Land Company, LLC proposing to annex property located off the SR 34 Bypass (Parcel # 073B-033) into the City of Newnan. She explained that the applicant is seeking the City's zoning of *RML (Residential Multiple-Family Dwelling - Lower Density District)*. The subject 1.1994± acres will be combined with an adjacent 20.0119± acres currently located within the city limits of Newnan. According to the applicant, there will be no residential units placed on the 1.1994± acres tract other than an extended cul-de-sac street to serve the proposed adjoining 138 townhome development, which is located within the city limits of Newnan. She explained that the County governing authority may vote to object to the annexation because of a material increase in burden upon the county directly related to any one or more of the following:

1. Substantial change in zoning or land use.
2. Substantial increase in density.
3. Substantial infrastructure demands related to the proposed change in zoning or land use.

Ms. Eschman further explained that based upon the constraints of O.C.G.A. § 36-36-113 for an objection to be valid, the proposed change in zoning or land use must result in:

1. A substantial change in the intensity of the allowable use of the property or a change to a significantly different allowable use; or
2. A use which significantly increases the net cost of infrastructure or significantly diminishes the value or useful life of a capital outlay project; and
3. Differ substantially from the existing uses suggested for the property pursuant to the County's zoning ordinance or its land use ordinances.

Upon review, staff has determined that there is not a substantial change or increase in density, nor does it differ substantially from the land use ordinance. Therefore, based upon staff comments and O.C.G.A. § 36-36-113, the Community Development Department does not recommend that an intent to object be filed.

In response to questions from Commissioner Reidelbach, Ms. Eschman explained that the current zoning of the parcel is *RC (Rural Conservation)*, the requested zoning is a change in zoning, said zoning could allow an increase in density, and water and sewer is currently supplied by the Coweta County Water and Sewerage Authority.

A motion by Commissioner Reidelbach, seconded by Commissioner Poole, to file and intent to object failed for a lack of a majority vote.

12890 Recommendation Regarding Petition # AN 001-22 Filed by the City of Newnan on Behalf of Apex Land Company, LLC Proposing to Annex Property Located off SR 34 Bypass into the City of Newnan - 3rd District

Attorney Lee explained that because the vote to file an intent to object failed for lack of a majority, the County will not file an intent to object.

RESULT: NO INTENT TO OBJECT/NO VOTE

11. 12898 Request Acceptance of Roadway Right-of-Way, Deed of Open Space Restriction, and Greenway Donation for Property Located in Saddleridge Estates Phase 1 - 1st District

The Board voted to execute a Deed of Open Space Restriction associated with 27.36± acres located in Saddleridge Estates Phase 1, to accept a greenway donation, to accept Saddleridge Trail and the associated drainage structures and right-of-way into the Coweta County Public Roads System, and to place the constructed improvements into a three (3) year maintenance period.

RESULT: ACCEPTED [UNANIMOUS]
MOVER: Paul Poole, District 1
SECONDER: John Reidelbach, District 4 - Vice Chairman
AYES: Bob Blackburn, John Reidelbach, Paul Poole, Al Smith
ABSENT: Tim Lassetter

12. 12911 Request Acceptance of Roadways and Deed of Open Space Restriction for Property Located in Sagebrook Subdivision - 3rd District

The Board voted to execute a Deed of Open Space Restriction associated with 60.731± acres located in Sagebrook Subdivision, to accept Sagebrook Lane, Shadybrook Path, and the associated drainage structures and right-of-way into the Coweta County Public Roads System, and to place the constructed improvements into a three (3) year maintenance period.

RESULT: ACCEPTED [UNANIMOUS]
MOVER: Bob Blackburn, District 3 - Chairman
SECONDER: Paul Poole, District 1
AYES: Bob Blackburn, John Reidelbach, Paul Poole, Al Smith
ABSENT: Tim Lassetter

13. 12900 Request to Set a Public Hearing on April 19, 2022 Regarding Petition # REZ 22-000003 Filed by Apex Land Company Requesting to Rezone Property Located off SR 70 (Roscoe Road), Newnan

The Board voted to set a Public Hearing on April 19, 2022 at 6:00 p.m. regarding Petition # REZ 22-000003 filed by Apex Land Company requesting to rezone property located off SR 70 (Roscoe Road), Newnan.

RESULT: PUBLIC HEARING SET [UNANIMOUS] Next: 4/19/2022 6:00 PM
MOVER: Al Smith, District 5
SECONDER: Bob Blackburn, District 3 - Chairman
AYES: Bob Blackburn, John Reidelbach, Paul Poole, Al Smith
ABSENT: Tim Lassetter

14. 12920 Request to Set Public Hearing on April 19, 2022 Regarding Petition # REZ 22-000006 Filed by Tom Crymes Requesting to Rezone Property Located off Sullivan Road, Newnan

The Board voted to set a Public Hearing on April 19, 2022 at 6:00 p.m. regarding Petition # REZ 22-000006 filed by Tom Crymes requesting to rezone property located off Sullivan Road, Newnan.

RESULT: PUBLIC HEARING SET [UNANIMOUS] Next: 4/19/2022 6:00 PM
MOVER: Al Smith, District 5
SECONDER: Bob Blackburn, District 3 - Chairman
AYES: Bob Blackburn, John Reidelbach, Paul Poole, Al Smith
ABSENT: Tim Lassetter

15. 12919 Request to Set a Public Hearing on May 3, 2022 Regarding the Coweta County Mixed-Use Plan Development Project

The Board voted to set a Public Hearing on May 3, 2022 at 6:00 p.m. regarding the Coweta County Mixed-Use Plan Development Project.

RESULT: PUBLIC HEARING SET [UNANIMOUS] Next: 5/3/2022 6:00 PM
MOVER: Al Smith, District 5
SECONDER: Bob Blackburn, District 3 - Chairman
AYES: Bob Blackburn, John Reidelbach, Paul Poole, Al Smith
ABSENT: Tim Lassetter

UNFINISHED BUSINESS

16. 12904 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

17. 12923 Request Approval/Execution of a Memorandum of Understanding with the Georgia Emergency Management Agency

Administrator Fouts explained that the Georgia Emergency Management and Homeland Security Agency requires a Memorandum of Understanding with the County in order to submit applications for grants under their portal. The MOU will be part of the Subgrantee (County) application as part of the EMGrantsPro System. The MOU states that the County is responsible for compliance with all state and federal laws and regulations, policies, and directives in accordance with DHS.

The Board voted to execute a Memorandum of Understanding (MOU) with the Georgia Emergency Management Agency and Homeland Security Agency associated with grant applications under the US Department of Homeland Security (DHS), Federal Emergency Management Agency (FEMA), Homeland Security Program (HSP), and the Emergency Management Performance Grant (EMPG).

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

18. 12913 Request Approval/Execution of the First Amendment to the Agreement with PMA Management Corporation Associated with Workers' Compensation Third Party Administration Services

The Board voted to execute the First Amendment to the Agreement with PMA Management Corporation associated with Workers' Compensation Third-Party Administrative (TPA) services.

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

19. 12917 Bid Award for the 2022 Full Depth Reclamation, Plant Mix Resurfacing, Culvert Replacement, Shoulder Paving, Shoulder Reconstruction, and Grassing on Various Subdivision Streets and County Roads - 1st, 2nd, 3rd, 4th, and 5th Districts (RB22.1)

The Board voted to retain Blount Construction Company, Inc., on a lowest and best bid basis, to perform full depth reclamation, plant mix resurfacing, culvert replacements, shoulder paving, shoulder reconstruction, and grassing on various subdivision streets and County roads (RB22.1) at a total cost of \$7,329,448.51 (SPLOST).

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

20. 12918 Request Approval/Execution of an Intergovernmental Agreement with Coweta County School System Associated with Construction of a Turn Lane at East Coweta High School - 1st District

The Board voted to execute an Intergovernmental Agreement (IGA) with the Coweta County School Board associated with the construction of a right turn lane onto Old Hwy 16 at East Coweta High School.

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

21. 12915 Request Approval/Execution of an Intergovernmental Agreement with the Town of Moreland Associated with Repaving Last Street - 2nd District

The Board voted to execute an Intergovernmental Agreement (IGA) with the Town of Moreland associated with repaving Last Street.

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

22. 12903 Bid Award Associated with Roadside Spraying

The Board voted to retain DeAngelo Contracting Services, LLC, on a lowest and best bid basis, to perform three (3) rounds of roadside spraying during FY 2022 at a total cost of \$60.62 per mile.

RESULT: APPROVED [UNANIMOUS]
MOVER: Paul Poole, District 1
SECONDER: Bob Blackburn, District 3 - Chairman
AYES: Bob Blackburn, John Reidelbach, Paul Poole, Al Smith
ABSENT: Tim Lassetter

23. 12899 Request to Reject All Bids Received for Roadside Tree Pruning

The Board voted to reject all bids received for roadside tree pruning services because they were over budget and to instruct staff to re-bid the project following revision of the scope of work.

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

Additional Action Items

24. 12914 Request Approval to Select the Standard Allowance Option Associated with American Rescue Plan Act (ARPA) Reporting

Administrator Fouts explained that the County is set to receive \$28 million in American Rescue Plan Act (ARPA) funds from the federal government. Initially, an interim rule was in place, and a final rule has subsequently been released. One of the provisions added during the final rule was a standard allowance for up to \$10 million for general government services (associated with lost revenue as a result of the pandemic).

The Board voted to select the "Standard Allowance" option using the prescribed formula associated with American Rescue Plan Act (ARPA) reporting.

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

25. 12906 Request Approval/Execution of an Amendment to Chapter 78. Utilities of the Coweta County Code of Ordinances Associated with Commercial Car Wash Water Recycling

Administrator Fouts explained that the Georgia Environmental Protection Division (EPD) recently conducted an audit to ensure compliance with various requirements of the Metropolitan North Georgia Water Planning District (MNGWPD). The County received comments back in early January, one of which requires the County to adopt an ordinance requiring commercial conveyor car washes to recycle a minimum of fifty percent (50%) of the wash water. This requirement only pertains to conveyor style car washes, where the vehicle moves along a conveyor belt during the wash and is not retroactive to existing car washes. Staff is proposing to adopt an amendment to the *Coweta County Code of Ordinances* in order to comply with the MNGWPD requirements.

The Board voted to execute an Amendment to *Chapter 78 - Utilities* of the *Coweta County Code of Ordinances* associated with the addition of *Article VIII. Commercial Car Wash Water Recycling*.

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

26. 12916 Request Approval to Utilize Cranford Hall at the Justice Center for the Annual Victims' Rights Blood Drive

The Board voted to approve a request from the District Attorney's Office to utilize Cranford Hall at the Justice Center on Thursday, April 7, 2022, from 10:00 a.m. - 4:00 p.m. to host the ninth annual Victims' Rights Blood Drive.

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

SUPPLEMENTAL/NON-AGENDA ITEMS

27. 12932 Confirm Execution of a Proclamation Designating April 2022 as "Donate Life Month" in Coweta County

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

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

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**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:	Al Smith, District 5
SECONDER:	John Reidelbach, District 4 - Vice Chairman
AYES:	Bob Blackburn, John Reidelbach, Paul Poole, Al Smith
ABSENT:	Tim Lassetter