



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, February 21, 2023

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	
Paul Poole	District 1 - Vice Chairman	Present	
Bill McKenzie	District 2	Present	
Bob Blackburn	District 3	Present	
Al Smith	District 5	Present	
Michael Fouts	County Administrator	Present	
Kelly Mickle	Assistant Administrator	Present	
Eddie Whitlock	Associate 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, February 21, 2023.

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 McKenzie.

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

Announcement from Communications Manager Cathy Wickey

Communications Manager Cathy Wickey announced that the Coweta County Tax Commissioner, Tag Department, and Elections and Voter Registration Offices will be relocating to 87 Newnan Station Drive (former AMC Theater) in mid-to-late March. The new building will be known as "Coweta County at Shenandoah" and citizens will be able to renew their car tags, pay property taxes, utilize the new drive-thru option, register to vote, and early vote at the location. Citizens will also enjoy more parking spaces at the new facility. As the opening date approaches, staff will post banners at both buildings, distribute flyers, run ads in the newspaper, and share information via the County website and through social media channels. She asked citizens to be on the lookout for further information.

In response to questions from the Board, Ms. Wickey explained that citizens will still be able to renew tags at the kiosk located at the Kroger (Newnan Crossing Boulevard), on the website, at the new facility, and by mail.

Administrator Fouts explained that early voting will cease at 22 East Broad Street when the new office is open, ads will be placed in the newspaper, and signs and notices will be posted alerting citizens. In addition, the Tax Commissioner is looking for an additional location (perhaps downtown Kroger) for another kiosk, once the State has selected a new kiosk vendor.

Motion To: **Amend the Agenda**

The Board voted to amend the agenda to approve withdrawal of item # 3 *Public Hearing Regarding Petition # SUP 22-05 Filed by Norei Smith (Melange Weddings and Events) Requesting a Special Use Permit for Property Located at 3943 Tommy Lee Cook Road, Newnan* as formally requested by the applicant (see Appendix A. *Zoning and Development, Article 29. Amendments, Section 290. Application for Zoning Amendment of the Coweta County Code of Ordinances*) and item # 7 *Acceptance of Roadway for Property Located in Orchard Hills Business Park* as requested by staff prior to the meeting.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Al Smith, District 5
SECONDER:	Paul Poole, District 1 - Vice Chairman
AYES:	Reidelbach, Poole, McKenzie, Blackburn, Smith

APPROVAL OF MINUTES

1. Minutes of Tuesday, February 07, 2023

The Board voted to approve the minutes from the Public Hearing/Regular Meeting Session held on Tuesday, February 7, 2023.

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

CONSENT AGENDA

2. 13661 Confirm Execution of an Intergovernmental Agreement with Fulton County Associated with Computer Aided Dispatch Services

Administrator Fouts explained that at the Commission meeting held on June 21, 2022, the Board voted to execute an Intergovernmental Agreement (IGA) with Fulton County to allow both County's 911 centers to utilize the Tellus Hub Portal software to connect Computer Aided Dispatch (CAD) services, contingent upon final legal review. Staff is in receipt of the final agreement outlining the terms, conditions, and responsibilities of all parties. He noted that in addition to an existing agreement with Palmetto, staff is working on an agreement with Chattahoochee Hills.

Commissioner Smith explained that you never know when you might need aid and it is a good thing that the two (2) counties are working together.

The Board voted to confirm execution of an Intergovernmental Agreement (IGA) with Fulton County associated with Computer Aided Dispatch (CAD) services.

RESULT:	CONFIRMED [UNANIMOUS]
MOVER:	Bob Blackburn, District 3
SECONDER:	Al Smith, District 5
AYES:	Reidelbach, Poole, McKenzie, Blackburn, 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)

3. 13595 Public Hearing Regarding Petition # SUP 22-05 Filed by Norei Smith (Melange Weddings and Events) Requesting a Special Use Permit for Property Located at 3943 Tommy Lee Cook Road, Newnan - WITHDRAWN 2/14/2023

The Board previously voted to remove agenda item # 3 *Public Hearing Regarding Petition # SUP 22-05 Filed by Norei Smith (Melange Weddings and Events) Requesting a Special Use Permit for Property Located at 3943 Tommy Lee Cook Road, Newnan* from the agenda following receipt of a formal request from the applicant to withdraw the application in accordance with the *Coweta County Code of Ordinances (see Appendix A. Zoning and Development, Article 29. Amendments, Section 290. Application for Zoning Amendment)*.

RESULT:	REMOVED FROM AGENDA
----------------	----------------------------

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. There were none.

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

4. 13596 Recommend Approval of Petition # VAR 22-69 Filed by Deborah Levich Requesting a Front Yard Setback Variance for Property Located at 35 East Haynes Street, Newnan

Zoning Coordinator Lisa Eschman presented Petition # VAR 22-69 filed by Deborah Levich requesting a 10-foot front yard setback reduction (from 40-feet to 30-feet) from the right-of-way for property located at 35 East Haynes Street, Newnan (Parcel # 087C-076). She explained that at the Public Hearing conducted by the Board of Zoning Appeals on January 26, 2023, the Board voted to recommend that the Board of Commissioners approve a 10-foot front yard setback reduction from the northern property line along East Haynes Street. She further explained that the subject property consists of 0.64± acres originally recorded in 1955 as "Lot 69" and "Lot 70" of the Newnan Cotton Mills development. At the Commission meeting held on February 18, 1986, the Board voted to rezone the property to R-2 (*Multi-Family*) for a duplex apartment (as filed by Lauren Overton). The applicant purchased the property in June 2021, combined

the two (2) lots into one (1) parcel, and is now proposing to construct a two-story duplex with parking located at the rear of the building. The site presents challenges because of the location of an underground sewer access point and overhead power lines; therefore, the applicant is requesting a 10-foot front yard setback reduction (from 40-feet to 30-feet) from East Haynes Street. In closing, she highlighted the factors considered by staff during the application process and presented three (3) conditions for consideration by the Board should they choose to grant the variance request.

Ms. Eschman fielded questions from the Board regarding location of the proposed duplex, the required distance from the right-of-way, square footage of the building, and reasons for the variance request.

The Board voted to grant a 10-foot front yard setback reduction (from 40-feet to 30-feet) from the northern property line of property located at 35 East Haynes Street, Newnan (Parcel # 087C-076) as recommended by the Board of Zoning Appeals in Petition # VAR 22-69, subject to the following conditions:

1. The front building setback shall be 30-feet from the northern property line along East Haynes Street.
2. The applicant/developer shall require adequate parking within the subject property for the duplex. No parking will be allowed on the right-of-way (ROW) along East Haynes Street.
3. The applicant shall meet all the requirements of the Building Department.

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

5. 13598 Recommend Approval of Petition # VAR 22-70 Filed by Lisa Shackelford Requesting a Road Frontage Variance for Property Located at 1090 Cedar Creek Road, Newnan

Zoning Coordinator Eschman presented Petition # VAR 22-70 filed by Lisa Shackelford requesting a 110-foot road frontage reduction (from 220-feet to 110-feet) for property located at 1090 Cedar Creek Road, Newnan (Parcel # 095-5205-008A) along with a recommendation of approval from the Board of Zoning Appeals. She explained that the subject property consists of 1.6± acres ("Parcel 2"), is currently zoned *RC (Rural Conservation)*, and contains a single-family residence. The parcel was created in 2005 from the division of "Parcel 1", and the property owner was made aware of a road frontage deficiency. With that, a shared access easement drive was conveyed for both "Parcel 1" and "Parcel 2". The adjoining property to the west "Parcel 1" was recently sold in October 2022. The applicant and the new owner of "Parcel 1" are proposing to reconfigure property lines. The proposed reconfiguration will provide "Parcel 2" with 110-feet of road frontage along Cedar Creek Road although the required road frontage is 220-feet. The applicant is requesting a 110-foot road frontage reduction (from 200-feet to 110-feet) to acquire its own road frontage. According to the applicant, both properties will be accessed by the established easement with no future installation of a new driveway. In closing, she highlighted the factors considered by staff during the application process and presented three (3) conditions for consideration by the Board should they choose to approve the variance request.

The Board voted to grant a 110-foot road frontage reduction (from 220-feet to 110-feet) for property located at 1090 Cedar Creek Road (Parcel # 095-5205-008A) as requested in Petition # VAR 22-70 filed by Lisa Shackelford, subject to the following conditions:

1. The road frontage reduction for "Parcel 2" shall not exceed the requested 110-feet along Cedar Creek Road.
2. "Parcel 1" shall maintain the required 220-foot road frontage.
3. There shall be no future driveway permit issued for either lot.
4. When the new property configuration is recorded, the plat shall indicate a shared driveway easement at the current driveway location and a "No-access Easement" shall be labeled along the remaining road frontage.
5. "Parcel 1" and "Parcel 2" shall maintain the minimum acreage of 1.6+ acres after any property line reconfiguration.

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

6. 13617 Request Acceptance of Roadways and Execution of a Deed of Open Space Restriction for Property Located in the Twelve Parks Subdivision, Phase E, Unit 2 - District 1

The Board voted to execute a Deed of Open Space Restriction associated with Twelve Parks Subdivision, Phase E, Unit 2, to accept Black Rock Ridge (1,405 LF), Tallulah Trail (extension 884 LF), Long Branch Trail (1,255 LF), 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:	EXECUTED [UNANIMOUS]
MOVER:	Paul Poole, District 1 - Vice Chairman
SECONDER:	Bill McKenzie, District 2
AYES:	Reidelbach, Poole, McKenzie, Blackburn, Smith

7. 13640 Request Acceptance of Roadway for Property Located in the Orchard Hills Business Park - District 2

The Board previously voted to remove item # 7 *Request Acceptance of Roadway for Property Located in the Orchard Hills Business Park* from the agenda as requested by staff.

RESULT:	REMOVED/RESCHEDULE	Next: 3/7/2023 6:00 PM
----------------	---------------------------	-------------------------------

8. 13630 Request Acceptance of Roadways and Execution of a Deed of Open Space Restriction for Property Located in Oak Hill Reserve - District 4

The Board voted to execute a Deed of Open Space Restriction associated with Oak Hill Reserve, to accept Oak Hill Court (extension 443 LF), Oakside Drive (496 LF), Birchfield Court (836 LF), 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: EXECUTED [UNANIMOUS]
MOVER: John Reidelbach, District 4 - Chairman
SECONDER: Paul Poole, District 1 - Vice Chairman
AYES: Reidelbach, Poole, McKenzie, Blackburn, Smith

9. 13633 Public Hearing Regarding a New Package Beer and Wine License Filed by Brian Pimentel in Operation of Newnan Food Mart (Don King of Newnan, LLC) Located at 5 McCollum Station, Newnan - 4th District

The Board voted to set a Public Hearing on March 7, 2023 at 6:00 p.m. regarding a New Package Beer and Wine License filed by Brian Pimentel in operation of Newnan Food Mart (Don King of Newnan, LLC) located at 5 McCollum Station, Newnan.

RESULT: PUBLIC HEARING SET [UNANIMOUS] **Next: 3/7/2023 6:00 PM**
MOVER: John Reidelbach, District 4 - Chairman
SECONDER: Paul Poole, District 1 - Vice Chairman
AYES: Reidelbach, Poole, McKenzie, Blackburn, Smith

UNFINISHED BUSINESS

10. 13664 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

11. 13655 Request Approval/Execution of the FY 2023 Transit Supplemental Agreement # 1 with the Georgia Department of Transportation

The Board voted to electronically execute Supplemental Agreement # 1 with the Georgia Department of Transportation (GDOT) associated with the Fiscal Year 2023 5311 Transit Program as related to grant funding for small capital items.

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

12. 13647 Request Approval/Execution of a Purchase and Sale Agreement Associated with Property Located Along Turkey Creek Road - 2nd District

Administrator Fouts explained that staff is seeking approval to purchase 17.504± acres of undeveloped property located along Turkey Creek Road for County operations. As outlined in the Purchase and Sale Agreement, the County shall pay \$2,000,000 for the property, the closing shall occur within 30-days following a 30-day due diligence period, and the purchase will be funded from the General Fund - Fund Balance.

The Board voted to execute a Purchase and Sale Agreement with CWM Newnan Properties, LLC in the amount of \$2,000,000 associated with 17.504± acres located along Turkey Creek Road (General Fund, Fund Balance).

RESULT: EXECUTED [3 TO 0]
MOVER: Paul Poole, District 1 - Vice Chairman
SECONDER: Al Smith, District 5
AYES: John Reidelbach, Paul Poole, Al Smith
ABSTAIN: Bill McKenzie, Bob Blackburn

Additional Action Items

13. 13657 Request Approval to Submit FY24 Accountability Court Grant Applications

The Board voted to approve submission of the following applications for Fiscal Year 2024 grant funds through the Criminal Justice Coordinating Council (CJCC) and to designate the County Administrator as the "Authorized Official" to execute any related documents:

- Drug Court: Application totals \$213,000 with a local match requirement of \$29,045. The local match will be covered by participant fees.
- Veterans Court: Application totals \$150,199 with a local match of \$19,240. The local match will be covered by participant fees.
- DUI Court: Application totals \$197,737 with a local match of \$26,964. The local match will be covered by participant fees and DATE funds.

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

14. 13656 Request Approval to Submit an Application Associated with Funding for Family Treatment Court

The Board voted to approve submission of a grant application for the Coweta County Juvenile Court in the total amount of \$217,411.72 with local matching funds of \$29,647.00 through the Criminal Justice Coordinating Council (CJCC) and to designate the County Administrator as the "Authorized Official" to execute any related documents. The local matching funds will be paid by participant fees.

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

15. 13646 Request Approval/Execution of Quit Claim Deeds Associated with the Abandonment of Pearl Springs Trail - 2nd District

The Board voted to execute Quit Claim Deeds with Pearl Lake LLC, East Newnan Baptist Church, Inc., KH Cresswind Spring Haven, LLC, John Walker Moody and Virginia Moody Holland, and STG East Newnan Lake, LLC to convey right-of-way associated with the abandonment of Pearl Springs Trail (approved by the Board on October 4, 2022).

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

PUBLIC COMMENT (Items Not on the Agenda)

Public Comments Regarding Items Not on the Agenda

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

Ms. Angela Pendley, Canterbury Drive, Grantville addressed the Board regarding tyranny by emergency responders and law enforcement targeting individuals of Native American heritage (herself), items received under her name that were stolen from her home, and awareness regarding missing and murdered Native Americans.

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:	Bill McKenzie, District 2
SECONDER:	Bob Blackburn, District 3
AYES:	Reidelbach, Poole, McKenzie, Blackburn, Smith