



Coweta County Board of Commissioners

Regular Meeting Session

22 E Broad Street
Newnan, GA 30263
www.coweta.ga.us

Shannon Zerangue
770.254.2601

Thursday, January 5, 2023

6:00 PM

Commission Chambers

~ Minutes ~

COWETA COUNTY BOARD OF COMMISSIONERS

Call to Order

Attendee Name	Title	Status	Arrived
Bob Blackburn	District 3	Present	
John Reidelbach	District 4	Present	
Paul Poole	District 1	Present	
Al Smith	District 5	Present	
Bill McKenzie	District 2	Present	
Michael Fouts	County Administrator	Present	
Eddie Whitlock	Associate Administrator	Present	
Kelly Mickle	Assistant Administrator	Present	
Nathan Lee	County Attorney	Present	
Shannon Zerangue	County Clerk	Present	

The Honorable Board of Commissioners of Coweta County, Georgia met in Regular Meeting Session on January 5, 2023.

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

FIRST OF THE YEAR BUSINESS

1. 12794 Beginning of the Year Appointments - Chairman, Vice-Chairman, Counsel, Clerk, and Deputy Clerk

RESULT: ACCOMPLISHED

Motion To: **Appoint Chairman**

The Board voted to appoint Commissioner John Reidelbach (4th District) to serve as Chairman for calendar years 2023 and 2024.

Newly elected Chairman Reidelbach expressed appreciation to Commissioner Blackburn for his hard work, sacrifice, leadership, and dedication during his tenure

as Chairman and presented him with an engraved gavel as a token of appreciation on behalf of Coweta County.

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

Motion To: **Appoint Vice-Chairman**

The Board voted to appoint Commissioner Paul Poole to serve as Vice-Chairman for calendar year 2023.

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

Motion To: **Appoint Counsel**

The Board voted to appoint the firm of Glover and Davis, PA to serve as legal counsel to the Coweta County Board of Commissioners for calendar year 2023.

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

Motion To: **Appoint County Clerk**

The Board voted to appoint Ms. Shannon Zerangue to serve as Clerk to the Coweta County Board of Commissioners for calendar year 2023.

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

Motion To: **Appoint Deputy County Clerk**

The Board voted to appoint Ms. Fran Collins to serve as Deputy Clerk to the Coweta County Board of Commissioners for calendar year 2023.

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

2. 12793 Adoption of Rules Governing Coweta County Board of Commissioners' Meetings

The Board voted to adopt the current rules governing Regular Meetings and Public Hearings of the Coweta County Board of Commissioners (previously adopted on July 26, 2022).

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

3. 12795 Request to Set the 2023 Holiday Schedule

The Board voted to set the following holiday schedule for calendar year 2023:

- Martin Luther King, Jr. Day - Monday, January 16, 2023
- Memorial Day - Monday, May 29, 2023
- Independence Day - Tuesday, July 4, 2023
- Labor Day - Monday, September 4, 2023
- Veterans' Day - Friday, November 10, 2023
- Thanksgiving - Thursday, November 23, 2023 and Friday, November 24, 2023
- Christmas - Monday, December 25, 2023 and Tuesday, December 26, 2023
- New Year's - Monday, January 1, 2024

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

4. 12810 Appointments by Chairman

RESULT: **ACCOMPLISHED**

Motion To: **Appoint Member to the Atlanta Regional Commission/Transportation Air Quality Committee**

The Board voted to appoint Chairman Reidelbach to serve as a member of the Atlanta Regional Commission (ARC)/Transportation Air Quality Control Committee (TAQC) for calendar years 2023 and 2024.

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

Motion To: **Appointment to the Board of Health**

The Board voted to appoint Commissioner Poole to serve as a member of the Board of Health for calendar years 2023 and 2024.

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

Motion To: **Appoint Chaplain**

The Board voted to appoint Commissioner McKenzie to serve as Chaplain for calendar year 2023.

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

Motion To: **Appoint NACO Representative**

No action was taken by the Board regarding an appointment to the National Association of Counties (NACo).

RESULT: **NO ACTION TAKEN**

Motion To: **Appoint Member to the Transportation Coordinating Committee of the Atlanta Regional Commission**

The Board voted to appoint County Planner Jenny Runions to serve as a member of the Transportation Coordinating Committee (TCC) of the Atlanta Regional Commission (ARC) and to appoint Public Works Director Tod Handley as alternate for calendar year 2023.

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

Motion To: **Appoint Member to the Workforce Investment Board**

The Board voted to appoint Chairman Reidelbach to serve as a member of the Workforce Investment Board for calendar year 2023.

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

Motion To: **Appoint Member to the Three Rivers Regional Commission**

The Board voted to appoint Chairman Reidelbach to serve as a member of the Three Rivers Regional Commission (TRRC) for calendar year 2023.

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

APPROVAL OF MINUTES

5. Minutes of Thursday, December 15, 2022

The Board voted to approve the minutes from the Public Hearing/Regular Meeting Session held on Thursday, December 15, 2022.

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

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: Al Smith, District 5
SECONDER: Bob Blackburn, District 3
AYES: Blackburn, Reidelbach, Poole, Smith, McKenzie

PUBLIC COMMENT (Items on the Agenda)

Public Comments Regarding Items On the Agenda

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

Mr. Armand Vari, Roberts Drive, Atlanta addressed the Board regarding Petition # VAR 22-66 filed by Celebration Village requesting materials and roof variances for property located at 478 Fischer Road, Sharpsburg (agenda item # 11). He explained that five (5) years ago he presented elevations associated with a development that he had completed in Forsyth County and in Acworth. Since that time, some changes have been made to the design plans that they feel are appropriate. Currently, there is no other development like Celebration Village in the South Metro Atlanta area and he is confident that the Board will be pleased with the end result.

Mr. Mark Winschel, West Village Drive, Suwanee addressed the Board regarding Petition # VAR 22-66 filed by Celebration Village requesting materials and roof variances for property located at 478 Fischer Road, Sharpsburg (agenda item # 11). He explained that their request is to slightly decrease the amount of Class A materials for the development. Currently the requirement is 75% on all four sides of the buildings and they are requesting to stay within a minimum of 64%. Currently, the design plan includes approximately 66%-67% Class A materials (brick, stone, and glass). The reason for the request is because architecturally they believe that a three-story building with a flat roof looks better with the heavier materials on the bottom two floors.

CONSENT AGENDA

6. 13579 Confirm Waiver of Fees at the Landfill as Requested by the Daughters of the American Revolution

The Board voted to confirm waiver of fees at the C&D Landfill on Saturday, January 7, 2023 for the purposes of disposal of the wreaths utilized by the Daughters of the American Revolution during the Wreaths Across America ceremony at Oak Hill Cemetery.

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

Recommendations from Planning and Zoning and/or the Board of Zoning Appeals**7. 13545 Recommend Approval of Petition # VAR 22-65 Filed by Robert Norris Requesting a Barn Setback Variance for Property Located at 80 Allen Spur Road, Grantville**

Zoning Coordinator Lisa Eschman presented Petition # VAR 22-65 filed by Robert Norris requesting a 55-foot barn setback reduction (from 100-feet to 45-feet) for property located at 80 Allen Spur Road, Grantville (Parcel # 079-2215-003) along with a recommendation of approval from the Board of Zoning Appeals. She explained that the subject property consists of 10.08± acres currently zoned *RC (Rural Conservation)*. The applicant wishes to construct a 40-foot x 40-foot pole barn located 58-feet from the southern (front) property line to avoid interference with an existing septic tank/drain field line, which will serve a future residence. Because the barn does not meet the required 100-foot setback from the side and rear property lines, the applicant is requesting a variance. 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.

The Board voted to grant a 55-foot yard setback reduction (from 100-feet to 45-feet) for property located at 80 Allen Spur Road, Grantville (Parcel # 079-2215-003) as requested in Petition # VAR 22-65 filed by Robert Norris, subject to the following conditions:

1. The barn setback reduction shall not exceed 45-feet from the southern (front) property line along Allen Spur Road.
2. The pole barn shall meet the required 100-foot setback from the northern, eastern, and western property lines.
3. The applicant shall meet all the requirements of the Building Division and Environmental Health Department.

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

8. 13546 Recommend Approval of Petition # VAR 22-64 Filed by Carey Jackson Requesting a Road Frontage Variance for Property Located at 60 Fox Hollow Run, Newnan

Zoning Coordinator Eschman presented Petition # VAR 22-64 filed by Carey Jackson requesting a 137-foot road frontage reduction (from 220-feet to 83-feet) for property located at 60 Fox Hollow Run, Newnan (Parcel # 049-2018-033) along with a recommendation of approval from the Board of Zoning Appeals. She explained that the subject property is on a cul-de-sac within the Fox Hollow Development, consists of 10.47± acres, contains an established single-family dwelling, and is currently zoned *RC (Rural Conservation)*. The applicant is proposing to separate the property into two (2) parcels consisting of 3.0± acres [Parcel "A" (includes the established residence)] and 7.47± acres (Parcel "B") for a future development. The subject property has approximately 83-feet of road frontage along Fox Hollow Run, but current ordinances require 220-feet. The applicant is requesting a variance to provide driveway access to each parcel. In closing, she highlighted the factors considered by staff during the application process and presented one (1) condition for consideration by the Board should they choose to approve the variance request.

In response to questions from Commissioner Smith, Ms. Eschman noted the location of an existing stream/lake on the site plan, and explained that current ordinances prohibit the property from being further subdivided.

The Board voted to grant a 137-foot road frontage reduction (from 220-feet to 83-feet) for property located at 60 Fox Hollow Run, Newnan (Parcel # 049-2018-033) as requested in Petition # VAR 22-64 filed by Carey Jackson, subject to the following condition:

1. The road frontage reduction shall be limited to 137-feet to parcel along Fox Hollow Run.

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

9. 13508 Recommend Approval of Petition # VAR 22-23 Filed by Coweta Pine Road Ventures, LLC Requesting a Buffer Variance for Property Located Between Pine Road and the Railroad, Newnan

Assistant Community Development Director Angela White presented Petition # VAR 22-23 filed by Coweta Pine Road Ventures, LLC requesting a 100-foot buffer reduction (from 100-feet to 0-feet) for property located between Pine Road and the railroad, Newnan (Parcel # 076A-047) along with a recommendation from the Board of Zoning Appeals for approval of a reduction from 100-feet to 25-feet. She explained that the subject property consists of 12.0± acres, is located between Pine Road to the northeast and the railroad to the southwest, is currently zoned *M (Industrial)*, is located in the *Quality Development Corridor District (QDCD)*, and has been through a Development of Regional Impact (DRI # 3662) as required by the Georgia Regional Transportation Authority (GRTA). The applicant is proposing to operate an unmanned tractor trailer storage facility with 288 parking spaces measuring 12-feet x 55-feet each. No structures will be located onsite, only stormwater management, erosion control, and landscaping. She further explained that two (2) one-way access connections to Pine Road are proposed, and no mitigative measures are planned because the *RC (Rural Conservation)* zoning of the railroad property is not a typical residential use. The applicant is requesting a variance because the shape of the lot limits its developability. In closing, she highlighted the factors considered by staff during the application process and presented ten (10) conditions for consideration by the Board should they choose to approve the variance request.

In response to a question from Chairman Reidelbach, Ms. White and Public Works Director Handley explained that should the Board choose to deny the variance request, the following transportation conditions will be required per the County's ordinances should the applicant decide to continue with the project with fewer parking areas:

- The proposed northern driveway shall be restricted to an entrance only and gated with controlled access (*see condition # 4 in the staff report).
- The proposed southern driveway shall be restricted to an exit only and gated with controlled access (*see condition # 5 in the staff report).
- The proposed southern driveway shall be spaced a minimum of 200-feet from the existing northern driveway located on property to the south [Parcel # 076-2072-007] (*see condition # 6 in the staff report).

In response to questions from Chairman Reidelbach regarding additional conditions associated with noise, overnight parking, etc, and whether the Board has approved any applications similar to this, Ms. White explained that the Board previously approved a rezoning request associated with a tractor trailer parking facility on Raymond Hill Road [see Petition # 019-19 and Petition # 048-19 filed by Keith Cristal (dba Store Your Truck) approved on December 17, 2019 and clarified on January 7, 2020], and that it is the Board's discretion whether they desire any additional conditions to be incorporated into the variance (should the Board choose to approve the variance).

In response to a question from Chairman Reidelbach, Administrator Fouts explained that should the Board choose to deny the variance request, they cannot place any conditions on the property (the property can be developed in accordance with what is allowed under its current zoning).

The Board voted to deny a 75-foot buffer reduction (from 100-feet to 25-feet) for property located between Pine Road and the railroad, Newnan (Parcel # 076A-047) as recommended by the Board of Zoning Appeals in Petition # VAR 22-23 filed by Coweta Pine Road Ventures, LLC.

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

10. 13509 Recommend Approval of Petition # VAR 22-67 Filed by Daniel and Tracy Rosemont Requesting Front Yard Setback Variances for Property Located at 1182 Al Roberts Road/East Rocky Mount Road, Senoia

Assistant Community Development Director White presented Petition # VAR 22-67 filed by Daniel and Tracy Rosemont requesting front yard setback reductions on Al Roberts Road and East Rocky Mount Road along with a recommendation of approval from the Board of Zoning Appeals. She explained that the subject property is the combination of two (2) parcels (Parcels # 152-1171-003 and # 152-1171-001A) consisting of 1.12± acres located at the southern intersection of Al Roberts Road and East Rocky Mount Road. The applicants have obtained a demolition permit to remove a single-family modular structure on one (1) of the parcels and plan to combine the two (2) parcels to construct a custom home. She further explained that the subject property is a unique triangular parcel with limited acreage and double road frontage. Therefore, a 52-foot front yard setback reduction (from 100-feet to 48-feet) will be required on Al Roberts and a 41-foot front yard setback reduction (from 100-feet to 59-feet) will be required on East Rocky Mount Road in order to construct the residence. In closing, she highlighted the factors considered by staff during the application process and presented two (2) conditions for consideration by the Board should they choose to approve the variance requests.

The Board voted to grant a 52-foot front yard setback reduction on Al Roberts Road (from 100-feet to 48-feet) and a 41-foot front yard setback reduction on East Rocky Mount Road (from 100-feet to 59-feet) for property located at 1182 Al Roberts Road/East Rocky Mount Road, Senoia (Parcel # 152-1171-003) as requested in Petition # VAR 22-67, subject to the following conditions:

1. The front yard setback on Al Roberts Road shall not exceed the requested 52-feet reduction.
2. The front yard setback on East Rocky Mount Road shall not exceed the requested 41-feet reduction.

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

11. 13510 Recommend Approval of Petition # VAR 22-66 Filed by Celebration Village Requesting Materials and Roof Variances for Property Located at 478 Fischer Road, Sharpsburg

Assistant Community Development Director White presented Petition # VAR 22-66 filed by Celebration Village requesting materials and roof variances for property located at 478 Fischer Road, Sharpsburg (Parcel # 145-6134-002) along with a recommendation of approval from the Board of Zoning Appeals. She explained that the subject property is a combination of six (6) parcels rezoned to *RRCC (Residential Retirement Community and Care District)* under Petition # 018-14 (Landsdown, LLC/Dan Zavada) on January 22, 2015, subject to fourteen (14) conditions. At the time, it included 68± acres, 137± single-family homes, a clubhouse, recreational offerings. At the January 22, 2015 Commission meeting, the Board voted to approve the rezoning with fourteen (14) conditions including an access to SR 34 incorporated with the design and a maximum lot count of seventy (70). This would support the project that had only one (1) access point on Fischer and an emergency access point via an easement onto Willow Lake in the Shoal Creek Forest Subdivision. It also reduced the lots which would bring traffic onto Fischer, a concern among the many neighborhoods represented.

Ms. White further explained that in 2019, Celebration Village/Armand Vari, became interested in developing the property on behalf of Active Senior Concepts and filed Petition # 018-19 requesting to amend conditions to increase the number of lots and to include independent living apartments, concierge, assisted living/memory care, personal care homes, attached home-cottages, and attached home-bungalows. At the Commission meeting held on November 19, 2019, the Board voted to deny the request.

In 2020, the applicant amended the proposed plan and submitted Petition # ZA 014-20 requesting a *Conditional Use Permit (CUP)* for an assisted living/memory care facility and submitted proffered renderings. At the Commission meeting held on May 19, 2020, the Board voted to grant the *Conditional Use Permit (CUP)*, subject to seventeen (17) conditions, including condition # 14 which reads as follows:

14. *A detailed architectural package shall be submitted based upon the proffered renderings. However, it shall meet all requirements of the Development Ordinance unless a variance is granted through the normal review process.*

Ms. White explained that although the parcels were combined into one (1) tract, the applicant has now separated them into three (3) parcels for financial reasons. The structure submitted with the original *Conditional Use Permit (CUP)* does not share any design concepts with the proposal submitted with this variance request and there is contention regarding 80% required Class/Category "A" materials to meet *Quality Development*

Corridor District (QDCD) standards versus the 75% required for multi-family. Therefore, the applicant is requesting reductions as a multi-family structure from 75% Class/Category "A" materials along with a variance to allow a flat roof.

Ms. White fielded questions from the Board regarding percentages in reductions of Class "A" materials, building elevations, numbers of floors, proposed distribution of materials spread throughout the design, aesthetics, Class "A" versus Class "B" materials, requirements of the QDCD corridor district, and a previous development (*see Petitions # VAR 21-01, # VAR 21-02, and # VAR 21-03 filed by CSH Fischer Crossings/November 2, 2021).

Mr. Winschel fielded questions from Commissioner Poole and Commissioner Smith regarding materials utilized on the Forsyth County and Acworth projects, whether wood products would be utilized on the proposed development in Coweta, and accuracy of the renderings.

In response to Mr. Winschel's discussion with the Board, Ms. White explained that the use of thin brick is not allowed in the *Coweta County Zoning and Development Ordinance*.

Mr. Winschel explained that upon approval from the Board, new/final renderings will be submitted to staff for review to reflect what is approved by the Board tonight.

The Board voted to grant a variance to allow a flat roof and to allow up to 15% reduction of Class/Category "A" materials (from the required 75%) on all elevations as requested in Petition # VAR 22-66 filed by Celebration Village for property located at 478 Fischer Road, Sharpsburg (Parcel # 145-6134-002).

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

12. 13514 Request Acceptance of Roadways and Execution of a Deed of Open Space Restriction for Greyfairs Subdivision Phase 2 - District 2

The Board voted to execute a Deed of Open Space Restriction associated with Greyfairs Subdivision, Phase 2, to accept Ryeland Drive (2,567 LF), Mathers Trail (657 LF), Forton Terrace (800 LF) and 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:	Bill McKenzie, District 2
SECONDER:	Paul Poole, District 1
AYES:	Blackburn, Reidelbach, Poole, Smith, McKenzie

13. 13572 Request to Set a Public Hearing on January 19, 2023 Regarding a New Package Malt Beverage and Wine License Filed by Anna Frazier in Operation of Frazier's at Senoia (BAF Enterprises, Inc.) Located at 6599 E Highway 16, Senoia - District 1

The Board voted to set a Public Hearing on January 19, 2023 at 6:00 p.m. regarding a New Package Malt Beverage and Wine License filed by Anna Frazier in operation of

Frazier's at Senoia (BAF Enterprises, Inc.) located at 6599 East Highway 16, Senoia.

RESULT: PUBLIC HEARING SET [UNANIMOUS] **Next: 1/19/2023 6:00 PM**
MOVER: Bob Blackburn, District 3
SECONDER: Al Smith, District 5
AYES: Blackburn, Reidelbach, Poole, Smith, McKenzie

14. 13157 Request to Set a Public Hearing on February 7, 2023 Regarding Petition # REZ 22-16 Filed by Edgar Hughston Builders, Inc Requesting to Rezone Property Located at Fischer Road and Minix Road, Sharpsburg

The Board voted to set a Public Hearing on February 7, 2023 at 6:00 p.m. regarding Petition # REZ 22-16 filed by Edgar Hughston Builders, Inc requesting to rezone property located at Fischer Road and Minix Road, Sharpsburg (Parcel # 145-6135-001).

RESULT: PUBLIC HEARING SET [UNANIMOUS] **Next: 2/7/2023 6:00 PM**
MOVER: Bob Blackburn, District 3
SECONDER: Al Smith, District 5
AYES: Blackburn, Reidelbach, Poole, Smith, McKenzie

15. 13521 Request to Set a Public Hearing on February 7, 2023 Regarding Petition # REZ 22-34 Filed by Angler Investments, LLC Requesting to Rezone Property Located at SR 16 East at Old Hwy. 85, Senoia

The Board voted to set a Public Hearing on February 7, 2023 at 6:00 p.m. regarding Petition # REZ 22-34 filed by Angler Investments, LLC requesting to rezone property located at SR 16 East at Old Hwy. 85, Senoia (Parcel # 156-1214-006).

RESULT: PUBLIC HEARING SET [UNANIMOUS] **Next: 2/7/2023 6:00 PM**
MOVER: Bob Blackburn, District 3
SECONDER: Al Smith, District 5
AYES: Blackburn, Reidelbach, Poole, Smith, McKenzie

UNFINISHED BUSINESS

16. 13573 Request Appointments to Various Boards/Authorities

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

- Reappoint Ms. Wendy Freeman-Smith as the 5th District representative to the Coweta County Board of Tax Assessors for the term beginning January 1, 2023 and expiring December 31, 2026
- Reappoint Mr. Joe Rutkiewicz as the 2nd District representative to the Newnan-Coweta County Airport Authority for the term beginning January 1, 2023 and expiring December 31, 2026
- Reappoint Ms. Jane Scoggins as the 2nd District representative to the Coweta County Board of Elections and Registration for the term beginning January 6, 2023 and expiring December 31, 2026
- Reappoint Ms. Beverly Ward as the 2nd District representative to the Coweta County Board of Tax Assessors for the term beginning January 1, 2023 and expiring

December 31, 2026

- Appoint Mr. Andelson Merisca as the 4th District representative to the Coweta County Development Authority to fill the unexpired term of Mr. Randy Clotfelter for the term beginning January 6, 2023 and expiring April 10, 2023
- Appoint Mr. Andelson Merisca as the 4th District representative to the Development Authority of Coweta County to fill the unexpired term of Mr. Randy Clotfelter for the term beginning January 6, 2023 and expiring April 3, 2025

Chairman Reidelbach expressed appreciation to Mr. Clotfelter for his numerous years of service as a member of the Coweta County Development Authority and the Development Authority of Coweta County.

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

NEW BUSINESS

Bids and Contracts

17. 13571 Request Approval/Execution of a Contract Associated with the Parks and Recreation Lighting Project

The Board voted to execute a contract with West Georgia Lighting and Design, Inc in the amount of \$790,870.39 associated with Parks and Recreation lighting project (also see minutes from November 17, 2022).

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

18. 13577 Bid Award Associated with Roadside Tree Pruning (Project # RST 2023)

The Board voted to retain Cahaba Disaster Recovery, LLC on a lowest and best bid basis to perform roadside tree pruning and clean up (Alternate A) at a total cost of \$139,500.00 (Project # 2023 RST).

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

19. 13574 Request Approval/Execution of a Contract Associated with State Court Public Defender Services When a Conflict Arises

Administrator Fouts explained that staff has worked with contracted Public Defender, Jonathan Hickman, PC, to outline the terms of a contract with a Conflict Attorney, or an attorney that will provide indigent defense for those cases in which Mr. Hickman has a conflict. The Board previously voted to execute a contract (January 6, 2022) for similar purposes, but the provider is not able to continue service because of personnel changes. As proposed, the term of the contract with Ms. Amy Hayes begins January 6, 2022 and expires on December 31, 2023 with a total compensation of \$25,000 annually to provide indigent defense services for no fewer

than fifty (50) cases and no more than one hundred (100) cases per year.

In response to a question from Chairman Reidelbach, Administrator Fouts explained that there is a rate outlined in the contract regarding compensation to provide services for cases over one hundred (100).

The Board voted to execute a contract with Amy N. Hayes Attorney at Law, LLC to provide Conflict Attorney indigent defense services when State Court Public Defender Hickman has a conflict and cannot provide said services.

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

Additional Action Items

20. 13440 Request Approval/Execution of a Letter of Authorization with Aumentum Technologies Associated with a Software Upgrade for the Tax Commissioner's Office

The Board voted to execute a Letter of Authorization with Aumentum Technologies in the amount of \$18,096 associated with an upgrade to software (see Manatron, Inc Master Services Agreement) utilized by the Tax Commissioner's office, and to amend the budget for the cost of the upgrade.

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

21. 13565 Request Approval/Execution of Resolution to Set Qualifying Fee for the Office of Coweta County Tax Commissioner

The Board voted to execute a resolution to set the qualifying fee for the office of Coweta County Tax Commissioner (\$2,591).

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

SUPPLEMENTAL AGENDA ITEMS

22. 13582 Confirm Execution of Proclamation in Remembrance of Dr. Martin Luther King, Jr.

The Board voted to confirm execution of a proclamation in remembrance of Dr. Martin Luther King, Jr. and his legacy.

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

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. Debbie Carroll, Woodberry Court, Newnan addressed the Board regarding her concerns about drag racing on Shenandoah Boulevard in the late hours of the evening and/or early hours of the morning.

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

Motion To: **Enter Into Executive Session**

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

Members in attendance included Chairman Reidelbach, Commissioner Poole, Commissioner Blackburn, Commissioner Smith, and Commissioner McKenzie. Staff members in attendance included Administrator Fouts, Associate Administrator Whitlock, Assistant Administrator Mickle, Assistant Attorney Lee, Public Works Director Tod Handley, Community Development Director Jon Amason, and County Clerk Zerangue.

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

REGULAR SESSION

Motion To: **Return to Regular Session**

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

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

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:	Paul Poole, District 1
SECONDER:	Bob Blackburn, District 3
AYES:	Blackburn, Reidelbach, Poole, Smith, McKenzie

Motion To: **Approve a Personnel Action as Discussed in Executive Session**

The Board voted to approve a personnel action as discussed in Executive Session.

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

ADJOURNMENT

Motion To: **Adjourn**

The Board voted to adjourn the meeting.

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