Coweta County Board of Commissioners

Public Hearing/Regular Meeting Session

Minutes

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

Shannon Zerangue
Fran Collins
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September 17, 2024 | **6:00 PM** | **Commission Chambers, 37 Perry Street, Newnan, GA 30263**

Coweta County Board of Commissioners

Roll Call

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

The Honorable Board of Commissioners of Coweta County, Georgia met in Public Hearing/Regular Session on Tuesday, September 17, 2024.

Meeting Called to Order

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

Pledge of Allegiance

Chairman Reidelbach led the Pledge of Allegiance.

Invocation

Invocation was given by Commissioner Smith.

Notification of Location of Rules

Chairman Reidelbach explained that the rules governing the meeting could be found on the County's website as well as on the table located in the lobby outside the meeting room.

Regular Session

Awards and Presentations

1. Request Acceptance of Proposal to Renew 2024-2025 Liability and Property Insurance

Mr. Kenneth Grace, Senior Vice President of Marsh McLennan Agency, presented renewal information associated with general liability and property insurance coverage for the 2024-2025 term. He explained that in 2023-2024 significant changes were made to the County's property and liability insurance program and the approach regarding how to deal with risk. Changes included moving from a guaranteed cost deductible to a larger Self-Insured Retention (SIR) model for all liability/casualty lines, specifically targeting law enforcement and auto liability, bringing claims management internal with third-party administration (TPA) support services provided by PMA, and adding more control and flexibility over claims decisions and settlement approvals. The proposed plan for 2024-2025 will continue the same approach with no change in insurance carriers or TPA services. The proposal also continues the County's long-standing relationship with Marsh McLennan Agency LLC/J. Smith Lanier & Company as insurance broker. The total cost for the FY 2024 – 2025 plan is $1,829,000. This is an increase of 16% from the 2023 – 2024 FY plan ($1,581,895.)

He highlighted the key factors impacting the 2024 – 2025 renewal, including the following:

1. The value of County covered assets increased by $53.5 million from last Fiscal Year's total value of $315,287,126, based on six (6) new buildings/facilities: Jail expansion, Minix K9 facility, two (2) new airport hangars, and new community centers at Canongate and Leroy Johnson. Also, values were adjusted on some current County assets. The rate remains the same on the new total insured values.

2. Safety National's casualty self-insured retention (SIR) program includes a 7% payroll exposure increase, 4% rate increase, and additional vehicles.
3. The automobile physical damage was impacted by a large loss, higher insured values including the addition of several high value vehicles [three (3) new fire trucks, two (2) new EMT rescue vehicles, and the new Multi-Agency Communications Vehicle (MACV)].
4. The worker's compensation program has a large loss in the current policy period. Payroll estimates also increased from $57,107,687 to $61,105,226. The rate per $100 increased to $0.216 cents versus $0.2016 cents in 2023.

In response to a question from Chairman Reidelbach, Mr. Grace explained that the estimated policy losses under the policy period 2023-2024 is $295,000, and there will be some additional developments with some of the existing claims.

Motion to: **Renew**

The Board voted to renew the Fiscal Year 2024-2025 property and casualty insurance program with Marsh McLennan Agency, LLC including third-party administration (TPA) services provided by PMA Companies.

RESULT: Passed (UNANIMOUS)
MOVER: Paul Poole
SECONDER: Bob Blackburn
AYES: John Reidelbach, Bill McKenzie, Paul Poole, Bob Blackburn, Alphonso Smith

Approval of Minutes

2. Request Approval of the Minutes from the Called Meeting/Work Session Held on August 29, 2024

Motion to: **Approve**

The Board voted to approve the minutes from the Called Meeting/Work Session held on Thursday, August 29, 2024 at 9:00 a.m.

RESULT: (UNANIMOUS)
MOVER: Bob Blackburn
SECONDER: Bill McKenzie
AYES: John Reidelbach, Bill McKenzie, Paul Poole, Bob Blackburn, Alphonso Smith

3. Request Approval of the Minutes from the Public Hearing/Regular Meeting Session Held

on September 5, 2024

Motion to: **Approve**

The Board voted to approve the minutes from the Public Hearing/Regular Meeting Session held on Thursday, September 5, 2024 at 6:00 p.m.

RESULT: Passed (UNANIMOUS)
MOVER: Bob Blackburn
SECONDER: Bill McKenzie
AYES: John Reidelbach, Bill McKenzie, Paul Poole, Bob Blackburn, Alphonso Smith

Consent Agenda

4. Confirm Execution of a Proclamation Designating "Constitution Week" in Coweta County

Motion to: **Confirm**

The Board voted to confirm execution of a proclamation designating September 17– 23, 2024 as “Constitution Week” in Coweta County.

RESULT: Passed (UNANIMOUS)
MOVER: Bill McKenzie
SECONDER: Alphonso Smith
AYES: John Reidelbach, Bill McKenzie, Paul Poole, Bob Blackburn, Alphonso Smith

Ms. Tammy Hyder, Chapter Regent of the General Daniel Newnan Daughters of the National Society of Daughters of the American Revolution (NSDAR), was present to accept the proclamation.

5. Confirm Execution of a Proclamation Designating "POW/MIA Day" in Coweta County

Motion to: **Confirm**

The Board voted to confirm execution of a proclamation designating September 20, 2024 as "POW/MIA Day" in Coweta County.

RESULT: Passed (UNANIMOUS)
MOVER: Bob Blackburn
SECONDER: Bill McKenzie
AYES: John Reidelbach, Bill McKenzie, Paul Poole, Bob Blackburn, Alphonso Smith

Chairman Reidelbach explained that there will be a public presentation of the proclamation on Saturday, September 21, 2024 at 11:00 a.m. at the Veterans Memorial Park in Newnan, and invited everyone to attend.

6. Confirm Execution of an Indemnification Agreement Associated with Construction of a New Entrance at Leroy Johnson Park - District 1

   Motion to: **Confirm**

   The Board voted to confirm execution of an Indemnification Agreement with Brent-Coweta, LLC associated with construction of a new entrance at Leroy Johnson Park.

   RESULT: Passed (UNANIMOUS)
   MOVER: Bob Blackburn
   SECONDER: Paul Poole
   AYES: John Reidelbach, Bill McKenzie, Paul Poole, Bob Blackburn, Alphonso Smith

7. Confirm Execution of a Memorandum of Understanding with the State of Georgia Regarding a National Settlement with the Kroger Company

   Motion to: **Confirm**

   The Board voted to confirm execution of a Memorandum of Understanding (MOU) with the State of Georgia related to the National Opioid Settlement with the Kroger Company.

   RESULT: Passed (UNANIMOUS)
   MOVER: Bob Blackburn
   SECONDER: Paul Poole
   AYES: John Reidelbach, Bill McKenzie, Paul Poole, Bob Blackburn, Alphonso Smith

Supplemental and Non-Agenda Items

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

Public Hearing (The Chairman will call for any comments regarding the following items after each item is presented)

8. Public Hearing Regarding a New Consumption Beer and Wine License Application Filed by Rebecca Tate in Operation of Partners II Pizza at Arbor Springs, LLC Located at 27 Arbor Springs Terrace, Newnan - District 3

   Business License Associate Joy Thompson explained that Mrs. Rebecca Tate, license representative and co-owner of Partners II Pizza at Arbor Springs, LLC located at 27 Arbor Springs Terrace, Newnan (Parcel # 107-6011-065), has applied for a new consumption beer and wine license. A certificate from a Georgia registered land surveyor indicating distances as defined in *Section 6-46* of the *Coweta County Code of Ordinances* demonstrates that the proposed location meets the ordinance. The Business and Alcohol License Division has reviewed the application and finds that it is in order and 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 Mrs. Tate, 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. In closing, she explained that since this is a new establishment, staff recommends that the license is not released to the applicant until the Building Department, Zoning Department, Fire Marshal, and Environmental Health sign off on the building. In closing, she explained that Mrs. Tate is in attendance to field any questions from the Board.

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

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

Motion to: **Close the Public Hearing**

The Board voted to close the Public Hearing regarding a new consumption wholesale beer and wine license filed by Mrs. Rebecca Tate, license representative and co-owner of Partners II Pizza at Arbor Springs, LLC located at 27 Arbor Springs Terrace, Newnan (Parcel # 107-6011-065).

RESULT: Passed (UNANIMOUS)
MOVER: John Reidelbach
SECONDER: Bill McKenzie
AYES: John Reidelbach, Bill McKenzie, Paul Poole, Bob Blackburn, Alphonso Smith

Motion to: **Grant**

The Board voted to grant a new consumption beer and wine license to Mrs. Rebecca Tate, license representative and co-owner of Partners II Pizza at Arbor Springs, LLC located at 27 Arbor Springs Terrace, Newnan (Parcel # 107-6011-065), contingent upon approval by the Building Department, Zoning Department, Fire Marshal, and Environmental Health.

RESULT: Passed (UNANIMOUS)
MOVER: Bob Blackbun
SECONDER: Alphonso Smith
AYES: John Reidelbach, Bill McKenzie, Paul Poole, Bob Blackburn, Alphonso Smith

9. Public Hearing Regarding Proposed Amendments to Appendix A. Zoning and Development, Article 27, Article 28, and Article 29 of the Coweta County Code of Ordinances

Administrator Fouts explained that staff is proposing amendments to *Appendix A. Zoning and Development, Articles 27, 28,* and *29* of the *Coweta County Code of Ordinances* The amendment to *Article 27* removes the current section. Amendments to *Articles 29* and *29* are restating some of the processes for the Board of Zoning Appeals and the factors they shall consider when considering a variance or a *Conditional Use Permit* (*CUP*). Staff also recommends a change to language that states "Variance recommendations shall be issued in writing within ten (10) days of the hearing, including a recommendation to the Board of Commissioners" to read "The Board of Zoning Appeals shall issue in writing to the applicant within ten (10) days of the hearing notification of the recommendation that will go to the Board of Commissioners as well as the date and time of the final decision" to make it clear for the applicant.

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

Motion to: **Close the Public Hearing**

The Board voted to close the Public Hearing regarding proposed amendments to *Appendix A. Zoning and Development, Article 27, Article 28*, and *Article 29* of the *Coweta County Code of Ordinances*.

RESULT: Passed (UNANIMOUS)
MOVER: Alphonso Smith
SECONDER: Bob Blackburn
AYES: John Reidelbach, Bill McKenzie, Paul Poole, Bob Blackburn, Alphonso Smith

Motion to: **Execute**

The Board voted to execute amendments to *Appendix A. Zoning and Development, Article 27, Article 28,* and *Article 29* of the *Coweta County Code of Ordinances* as presented by staff.

RESULT: Passed (UNANIMOUS)
MOVER: John Reidelbach
SECONDER: Alphonso Smith
AYES: John Reidelbach, Bill McKenzie, Paul Poole, Bob Blackburn, Alphonso Smith

10. Public Hearing Regarding Potential Rezoning of Property Located at 3218 Roscoe Road, Newnan Associated with Condition # 15 of Previous Petition # REZ 22-19 Filed by Hetty Jane, LLC - District 3

Zoning Manager Lisa Eschman presented Petition # REZ 22-19 regarding a potential rezoning of 108.531± acres located at 3218 Roscoe Road, Newnan [Parcels # 058-5219-004A, # 058-5219-005, # 058-5219-006, # 058-5220-003, # 058-5220-003A, # 058-5220-004 (partial), and # 058-5220-006 (partial)] that is currently zoned *LUH (Limited Use Historic District)* back to *RC (Rural Conservation).* She explained that at the Commission meeting held on September 8, 2022, the Board voted to rezone the property from *RC*

(Rural Conservation District) to *LUH (Limited Use Historic District)* as requested in Petition # REZ 22-19, subject to seventeen (17) conditions. Condition # 15 required that the applicant obtain a Land Disturbance Permit (LDP) within a 12-month period following approval by the Board. At the Commission meeting held on September 7, 2023, the Community Development staff confirmed that the LDP had not been obtained by September 7, 2023. However, the applicant requested and the Board granted a twelve-month extension to September 5, 2024, for the applicant to obtain an LDP. Upon approval of the extension, the Board voted to set a Public Hearing in September 2024, regarding the possible rezoning of the subject property from *LUH (Limited Use Historic District)* back to *RC (Rural Conservation)*. As of September 17, 2024, the applicant has not filed to obtain a Land Disturbance Permit. In closing, she explained that should the Board choose not to rezone the subject property back to *RC* (*Rural Conservation*), staff recommends that the Board consider the following revised conditions:

2. T~~he applicant shall install left turn lanes (minimum 235-feet of full width storage and 100-feet tapers) along SR 70/Roscoe Road at the existing North Driveway (Main Entry), proposed "New Driveway # 2" (Gatehouse), and the "Sound Stage Driveway).~~ The applicant shall install left turn lanes (minimum 235-feet of full width storage and 100-feet tapers) along SR 70/Roscoe Road at the existing North Driveway (Main Entry), proposed Dunaway Guardhouse Driveway (New Driveway # 1), and Studio Site Driveway (Studio Guardhouse).
3. ~~The applicant shall install right-turn lanes (minimum 175-feet of full width storage and 100-feet tapers) along SR70/Roscoe Road at the existing North Driveway, proposed "New Driveway # 2" (Gatehouse, and the "Sound Stage Driveway".~~ The applicant shall install right turn lanes (minimum 175-feet of full width storage and 100-feet tapers) along SR 70/Roscoe Road at existing North Driveway (Main Entry), proposed Dunaway Guardhouse Driveway (New Driveway # 1), and Studio Site Driveway (Studio Guardhouse).
4. ~~The existing South Driveway and proposed "New Driveway # 1 (Operations Center) shall be gated and remain closed under normal operations.~~ The existing Historic Entrance shall be gated and remain closed under normal operations.
5. ~~Gatehouse operations at proposed "New Driveway # 2 shall remain open during large events as to not impact traffic on SR 70/Roscoe Road.~~ Gatehouse operations at Dunaway Guardhouse Driveway shall remain open during large events as to not impact traffic on SR 70/Roscoe Road.
15. The applicant shall obtain a Land Disturbance Permit (LDP) within an 18-month period beginning the next business day following approval by the Board. If the applicant fails to do so, the Board may initiate rezoning of the property.

Mr. Ted Meeker, applicant representative, explained that this hearing is to determine a potential reversion of the zoning (initiated by the Board) for the subject property. The applicant requests that the zoning reversion not occur and that she be granted additional time to obtain the LDP. The project is unique and has taken additional time for waste water and financial components. In addition, there is a process for a corporate partner to participate in the proposed lodge that will be on the property. He requested the Board's consideration for a time extension to obtain the LDP and explained that the applicant has no objections to the revised conditions as presented by staff.

In response to a question from Chairman Reidelbach, Ms. Tena Clark, applicant, explained that 4-5 months ago, she decided to go with a branded key for the lodge and has since interviewed six (6) different five-star entities from around the country. Feasibility studies have shown that there is nothing like this project between Blackberry Farm in Tennessee and Old Edwards Inn in North Carolina, and it will be quite a destination. A decision regarding a partner should be made within the next 30–60 days. When that decision is made, an application for the LDP can be submitted, but she requested another 12-month extension in order to obtain the right financing.

Commissioner Blackburn explained that large projects like this take time and that he has full confidence in the applicant.

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

Motion to: **Close the Public Hearing**

The Board voted to close the Public Hearing regarding potential rezoning of 108.531± acres located at 3218 Roscoe Road, Newnan [Parcels # 058-5220-003; # 058-5220-003A, # 058-5220-004 (partial); # 058-5220-006 (partial); # 058-5219-004A; 058-5219-005; and # 058-5219-006] from *LUH (Limited Use Historic District)* back to *RC (Rural Conservation District)* associated with Condition # 15 of previous Petition # REZ 22-19 as filed by Hetty Jane, LLC.

RESULT: Passed (UNANIMOUS)
MOVER: Bob Blackburn
SECONDER: John Reidelbach
AYES: John Reidelbach, Bill McKenzie, Paul Poole, Bob Blackburn, Alphonso Smith

Motion to: **Approve**

The Board voted to grant an 18-month extension to obtain a Land Disturbance Permit (LDP) and to rezone property located at 3218 Roscoe Road, Newnan to *LUH (Limited Use Historic District)* with amended conditions associated with previous Petition # REZ 22-19 filed by Hetty Jane, LLC, subject to the following conditions:

1. All applicable requirements of Development Review, Building, Public Works/Transportation, Georgia Department of Transportation, Fire, Environmental Health, and the Water and Sewerage Authority shall be met unless a variance is granted through the normal procedures.

2. The applicant shall install left turn lanes (minimum 235-feet of full width storage and 100-feet tapers) along SR 70/Roscoe Road at the existing North Driveway (Main Entry), proposed Dunaway Guardhouse Driveway (New Driveway # 1), and Studio Site Driveway (Studio Guardhouse).
3. The applicant shall install right turn lanes (minimum 175-feet of full width storage and 100-feet tapers) along SR 70/Roscoe Road at existing North Driveway (Main Entry), proposed Dunaway Guardhouse Driveway (New Driveway # 1), and Studio Site Driveway (Studio Guardhouse).
4. The existing Historic Entrance shall be gated and remain closed under normal operations.
5. Gatehouse operations at Dunaway Guardhouse Driveway shall remain open during large events as to not impact traffic on SR 70/Roscoe Road.
6. The applicant shall improve all driveway sight distances to meet American Association of State Highway and Transportation Officials (AASHTO) minimum standards for intersection sight distance.
7. All drive entrances shall meet the requirements of the Georgia Department of Transportation (GDOT).
8. The applicant shall comply with Coweta County Stormwater Management, Soil Erosion and Sedimentation Control, and Wetlands Protection Ordinances. In addition to runoff reduction practices, meeting the current stormwater manual and Article IV are required for this development but shall not be allowed in the bottom of the detention/retention pond.
9. The building exterior materials for all facilities associated with the Gardens/Resort shall reasonably reflect those submitted in the “Dunaway Gardens Zoning Narrative” with the rezoning application.
10. The buildings not depicted in the “Dunaway Gardens Zoning Narrative” and other accessory structures shall use similar exterior building materials used on the banquet hall/event facility and the lodge.
11. The applicant shall agree to maintain 50-feet of the existing forest land around the southerly “sound studio” portion of the development to act as a permanent visual screen from adjacent residential properties. The existing 50-feet shall be reviewed and approved by the Community Development Department.
12. The applicant shall agree to maintain 50-feet of existing forest land around the parking perimeter of the studio compound. Additional plantings may be required to screen view from Roscoe Road through the power line corridor. The existing 50-feet shall be reviewed and approved by the Community Development Department.
13. Lighting shall incorporate full cutoff fixtures so adjacent residential properties and roadways are not adversely affected, and to preclude glare onto or direct illumination of adjacent properties and streets.
14. The noise levels of all events including concerts, plays, etc. shall not exceed 65 decibels at the property lines.
15. The applicant shall obtain a Land Disturbance Permit (LDP) within an 18-month

period beginning the next business day following approval by the Board. If the applicant fails to do so, the Board may initiate rezoning of the property.
16. All shows/performances at the amphitheater shall conclude by 11:00 p.m.
17. Shows/performances at the amphitheater shall be limited to twelve (12) per year.

RESULT: Passed (UNANIMOUS)
MOVER: Bob Blackburn
SECONDER: John Reidelbach
AYES: John Reidelbach, Bill McKenzie, Paul Poole, Bob Blackburn, Alphonso Smith

11. Public Hearing Regarding Petition # REZ 24-09 Filed by Tucker Holdings, LLC Requesting to Rezone Property Located at East Gordon Road, Newnan - District 2

Zoning Associate Nicole Blackwell presented Petition # REZ 24-09 filed by Tucker Holdings, LLC requesting to rezone property located off East Gordon Road, Newnan (Parcel # 075A-042) from *RC (Rural Conservation)* to *LM (Light Industrial)* for a mini warehouse/storage unit facility. She explained that the subject property consists of 3.91± acres located in the *Quality Development Corridor District* (*QDCD*). She reviewed the current zoning of surrounding properties and noted that the property located to the west was rezoned by the Board on March 26, 2024 to *LM (Light Industrial)* for a self-storage facility as also requested by Tucker Holdings, LLC (Petition # REZ 23-18). If this rezoning is approved, the applicant intends to combine the two (2) properties with the only access to the combined parcels via Hwy 29 (no access off East Gordon Road). She explained that the conceptual site plan shows ten (10) buildings totaling 54,000 square feet. In conjunction with the rezoning request, the applicant has filed associated variances (Petition # VAR 24-11, # VAR 24-12, and VAR 24-13) for buffer and building setback reductions. She explained that amendments to the zoning map are reviewed by the fourteen (14) standards under *Article 29* of the *Coweta County Zoning and Development Ordinance* and highlighted the following standards:

1. The property lies within the Employment Center Character Area and Growth Priority Area. The proposed request is mostly consistent with the Comprehensive Plan and the Growth Strategy Plan.
2. Adjacent to the subject property are uses conforming to *LM (Light Industrial)* district, *RC (Rural Conservation)* district, and MHP *(Manufactured Home Park)* district. The proposed use is mostly inconsistent with the adjacent land uses. Required buffers are intended to help mitigate impacts from incompatible uses.
3. This parcel is in the Growth Priority area. While regional employment centers, including large-scale commercial and office complexes, should be directed to Growth Priority areas, existing communities should be protected from adverse impacts of new development with greater density or intensity of land use. Appropriate buffers and land use transition should be employed where necessary.

In closing, Ms. Blackwell presented twelve (12) conditions for the Board's consideration should they choose to approve the rezoning.

In response to questions from the Board, Public Works Administrator Handley explained that once the applicant makes a 10-feet donation of right-of-way along the property frontage on East Gordon Road, an additional 20-feet landscape strip along East Gordon Road will also be required. The donation of 10-feet of right-of-way along East Gordon Road is because of the lack of existing right-of-way and to ensure a proper ditch can be constructed if needed.

Mr. George Harper, applicant representative, explained that the reason the subject property did not go through rezoning in May 2024 was because the applicant did not own it at the time. After the western property was rezoned, the purchase of this property was completed. This rezoning request is to expand the mini-warehouse project and the buffer variances requested are the same as those on the other property. The applicant has no objection to the right-of-way donation and has obtained a letter of support from the property owner to the north. Since the Board of Zoning Appeals meeting, he has met with Public Works Administrator Handley regarding Condition # 4 ("The applicant shall construct left and right turn lanes on US-29/SR-14 per Georgia Department of Transportation (GDOT) standards") and the need for a left turn lane. Mr. Handley reached out to GDOT to clarify if that condition would still be required and GDOT stated it would not be.

In response to questions from the Board, Mr. Handley explained that GDOT will no longer require a left turn lane on US-29/SR-14, but the right turn lane will still be required. Because of the low traffic generated by self-storage units, he has no objection to eliminating a left turn lane. Based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, the square footage of the proposed buildings on this site would generate approximately 120 trips a day, with 60 trips inbound and 60 trips outbound. During the day, if you split the 60 inbound trips into approximately 30 trips from the south and 30 trips from the north, generally 10% of those trips inbound would be during peak hours. Therefore, there would only be 3 inbound left turning trips during peak hours. Given the low number of left turns during peak hour trips, he is agreeable with not requiring a left-turn lane.

Chairman Reidelbach called for comments in support of the proposed rezoning. There were none.

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

Mr. Dave Witcher, East Gordon Road, Newnan, spoke in opposition to the proposed rezoning citing loss of rural character, loss of *RC (Rural Conservation)* zoning, and proximity to his home and others. In addition, according to the *Code of Ordinances*, *LM* (*Light Industrial*) zoning should be located on arterial or major collector streets or within industrial parks. He does not oppose the mini-storage units on the applicant's other property located off US-29/SR-14.

In rebuttal, Mr. Harper explained that although *LM (Light Industrial)* zoning is mostly inconsistent with major land uses, it is mostly consistent with the Comprehensive Plan and the Growth Strategy Plan. The property located two (2) tracts to the north was rezoned to *LM (Light Industrial)* approximately 3-4 years ago, and the Newnan Industrial Park is adjacent to that property. The neighbor located just to the north is also excited about the rezoning because his property value will increase. The property will be accessed off US-29/SR-14, which is an arterial street. He reiterated that no access will be allowed off East Gordon Road, a 20-feet buffer will be required and planted to County standards, and lighting will be downcast to prevent lighting to surrounding properties.

In response to questions from the Board, Mr. Harper explained that plantings will be interspersed within the 20-feet required landscape strip to fill in gaps that are not heavily wooded in order to provide additional screening.

In response to a question from Commissioner Smith, Public Works Administrator Handley explained that 25-feet of right-of-way is required from the centerline on East Gordon Road, and staff is requesting an additional 10-feet donation of right-of-way for future roadway improvements.

In response to a question from Commissioner Blackburn, Mr. Harper explained that the applicant has no objections to planting Cryptomeria instead of Leyland Cypress.

In response to a question from Commissioner Reidelbach, Public Works Administrator Handley explained that placement of the gate will depend on the location where vehicles are allowed to enter the property.

Motion to: **Close the Public Hearing**

The Board voted to close the Public Hearing regarding Petition # REZ 24-09 filed by Tucker Holdings, LLC requesting to rezone property located off East Gordon Road, Newnan (Parcel # 075A-042) from *RC (Rural Conservation)* to *LM (Light Industrial).*

RESULT: Passed (UNANIMOUS)
MOVER: Bob Blackburn
SECONDER: Paul Poole
AYES: John Reidelbach, Bill McKenzie, Paul Poole, Bob Blackburn, Alphonso Smith

Motion to: **Approve**

The Board voted to rezone 3.91± acres located off East Gordon Road, Newnan (Parcel # 075A-042) from *RC (Rural Conservation)* to *LM (Light Industrial)* as requested in Petition # REZ 24-09 filed by Tucker Holdings, LLC, subject to the following conditions:

1. The property shall be utilized as a self-storage facility.
2. All Coweta County Code of Ordinances shall be adhered to unless a variance is granted through the normal review process.
3. The applicant shall donate an additional 10-feet of right-of-way along the property frontage on East Gordon Road.
4. The applicant shall construct a right turn lane on US-29/SR-14 per Georgia Department of Transportation (GDOT) standards.
5. The applicant shall obtain a land disturbance permit (LDP) within an 18-month period (for both properties) beginning the next business day following approval by the Board. If the applicant fails to do so, the Board may initiate rezoning of the property.
6. The development shall meet the requirements of *Appendix A. Zoning and Development, Article 26. Overlay Districts, Section 261. Quality Development Corridor District* of the *Coweta County Code of Ordinances.* The buildings shall be reasonably and substantially similar to the renderings submitted with the rezoning. However, materials must meet the *Quality Development Corridor Overlay District* requirements. Additionally, all buildings shall have four-sided architecture. Mini-warehouse doors shall not face East Gordon Road.
7. The 20-feet landscape strip along East Gordon Road shall be planted with evergreen trees meeting the buffer requirements of *Appendix A. Zoning and Development, Article 25* of the *Coweta County Code of Ordinances*.
8. Any lighting installed shall incorporate full cutoff fixtures to preclude glare onto or direct illumination of adjacent properties and streets.
9. The permit applicant shall be responsible for stormwater management meeting the requirements of *Chapter 30* of the *Coweta County Code of Ordinances* and specifically providing the required Runoff Reduction practices upgradient from the detention/retention ponding to help avoid maintenance concerns and provide a treatment train approach as intended by the ordinance.
10. Existing septic tank and well must be properly abandoned. Well abandonment must be under the supervision of a licensed well contractor, and septic tank abandonment must be inspected by the Environmental Health Department.
11. Property will only be accessed through the adjacent property to the west via US-29. There will be no access off of East Gordon Road.
12. Parcel # 075A-042 is required to be combined with Parcel # 075A-016 prior to issuance of any development permits for Parcel # 075A-042.
13. The applicant shall obtain approval from the Public Works Director on placement of the entrance gate inside the property line to prevent backup of traffic onto on US-29/SR-14 prior to issuance of a permit.

RESULT: Passed (UNANIMOUS)
MOVER: Bill McKenzie
SECONDER: Alphonso Smith
AYES: John Reidelbach, Bill McKenzie, Paul Poole, Bob Blackburn, Alphonso Smith

Regular Session

Public Comments Regarding Items On the Agenda - This is also time for anyone that wishes to address the Board regarding cases heard at the Public Hearing conducted by the Board of Zoning Appeals.

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

- Ms. Lauren Marshall, County Director for the Coweta County Department of Family and Children Services (DFACS), requested an appropriation in the amount of $69,000 for their Fiscal Year 2025 Budget (agenda item # 21). She explained that the appropriation will be utilized to support foster families, children in foster care, local families facing financial hardships, and staff retention.
- Ms. Michelle Grasso, Board Member for Coweta County DFACS, explained that she is also an advocate for foster families and a former foster parent. She addressed the Board regarding the Fiscal Year 2025 budget (agenda item # 21) asking that they support a proposed budget appropriation of $69,000. She explained that DFACS is out of additional monies needed to support foster families and foster children and that it is their responsibility to care for them. She further explained that most kids come into care without anything. A foster parent only receives $311 from the State for one fiscal year, and they need financial support.
- Mr. Rick Martin, Director of Land Acquisition for Pulte Group, addressed the Board regarding a minimum lot width variance filed by Pulte for property located at Posey Road, Baker Road, and Hollz Parkway (agenda item # 13). He explained that the requested variance is to clarify the 60-feet minimum lot width requirement to 52-feet for no more than 45% of the units for the development.
- Ms. Jennifer Nolder, President of the local Foster Care Association and a foster parent, addressed the Board regarding the Fiscal Year 2025 budget (agenda item # 21). She spoke in support of a $69,000 appropriation to DFACS and explained that over the last ten years, she and her husband have fostered approximately 67 children, most of which were from Coweta County, and they currently have 2. She has never had a child come into care with anything that is usable, and they are also traumatized. Items the children need far exceed the $311 allowed by the State and the appropriation is needed to help provide some normalcy for the 80 children currently in foster care.
- Reverend Steve Cothran, Board Member for Coweta County DFACS, addressed the

Board regarding the Fiscal Year 2025 budget (agenda item # 21). He expressed his support for a $69,000 appropriation to DFACS. He explained that DFACS is the first responder for children in trauma from abuse. They care for children from fractured families that are the most vulnerable among us. In closing, he stated that he was surprised to learn that both Heard County and Troup County give a larger appropriation to DFACS than Coweta County.

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

12. Recommend Approval and Denial Associated with Petitions # VAR 24-11, # VAR 24-12, and # VAR 24-13 Filed by Tucker Holdings, LLC Requesting Buffer Variances and a Front Yard Setback Variance for Property Located at East Gordon Road, Newnan - District 2

    Zoning Associate Nicole Blackwell presented Petition # VAR 24-11, Petition # VAR 24-12, and Petition # VAR 24-13 filed by Tucker Holdings, LLC requesting buffer and front yard setback variances for property located off East Gordon Road, Newnan (Parcel # 075A-042) along with recommendations of approval (Petitions # VAR 24-11 and # VAR 24-12) and denial (Petition # VAR 24-13) from the Board of Zoning Appeals. She explained that the applicant is requesting a 90-feet buffer reduction (from 100-feet to 10-feet) along the northern property line under Petition # VAR 24-11, a 15-feet buffer reduction (from 25-feet to 10-feet) along the southern property line under Petition # VAR 24-12, and a 50-feet front setback reduction (from 100-feet to 50-feet) from the right-of-way of East Gordon Road under Petition # VAR 24-13.

    Administrator Fouts explained that the Board of Zoning Appeals voted to recommend approval of the buffer reductions along the northern and southern property lines and to recommend denial of the front yard setback reduction.

    In response to questions from the Board, Public Works Administrator Handley explained that the front setback reduction would affect the placement of the buildings from East Gordon Road.

    Administrator Fouts pointed out the edge of the buildings on the proposed site plan and explained that the request is to allow the buildings to be placed 50-feet from the property line instead of 100-feet.

    In response to a question from Commissioner McKenzie, Ms. Blackwell explained that there will be no outside parking allowed on the eastern portion of applicant's property. However, the *LM (Light Industrial)* zoning and the *QDCD* (*Quality Development Corridor District*) allow for outside parking if it is screened.

Administrator Fouts explained that if it is the Board's desire not to allow outside parking, it should be added as a condition of the variance.

Mr. Scott Tucker, applicant, explained that he wants as many buildings as possible on the property and if the 50-feet front building setback is approved, there would not be room for outside parking anyway. He also has no objections to any type of fencing the Board may require.

In response to questions from the Board, Mr. Tucker explained that the dotted area on the site plan represents underground retention and the property will be paved. Both properties will be graded, the silt will go toward the front of the property, and a 6-feet fence will screen the property from the surrounding residents.

Motion to: **Grant Buffer Reduction along Northern Property Line**

The Board voted to grant a 90-feet buffer reduction (from 100-feet to 10-feet) along the northern property line as requested in Petition # VAR 24-11 filed by Tucker Holdings, LLC for property located off East Gordon Road (Parcel # 075A-042), subject to the following conditions:

1. The side buffer shall be 10-feet along the northern property line.
2. All buffer plantings shall meet the requirements under Article 25 of the Coweta County Zoning and Development Ordinance.

RESULT: Passed (UNANIMOUS)
MOVER: Bill McKenzie
SECONDER: Alphonso Smith
AYES: John Reidelbach, Bill McKenzie, Paul Poole, Bob Blackburn, Alphonso Smith

Motion to: **Grant Buffer Reduction along Southern Property Line**

The Board voted to grant a 15-feet buffer reduction (from 25-feet to 10-feet) along the southern property line as requested in Petition # VAR 24-12 filed by Tucker Holdings, LLC for property located off East Gordon Road (Parcel # 075A-042), subject to the following conditions:

1. The side buffer shall be 10-feet along the southern property line.
2. All buffer plantings shall meet the requirements under Article 25 of the Coweta County Zoning and Development Ordinance.

RESULT: Passed (UNANIMOUS)
MOVER: Bill McKenzie
SECONDER: Bob Blackburn
AYES: John Reidelbach, Bill McKenzie, Paul Poole, Bob Blackburn, Alphonso Smith

Motion to: **Grant Front Yard Setback Reduction**

The Board voted to grant a 50-feet front yard setback reduction (from 100-feet to 50-feet) from the right-of-way of East Gordon Road as requested in Petition # VAR 24-13 filed by Tucker Holdings, LLC for property located off East Gordon Road (Parcel # 075A-042), subject to the following conditions;

1. The front setback shall be 50-feet from the right-of-way of East Gordon Road.
2. The 20-foot landscape strip along East Gordon Road shall be planted with evergreen trees (to include Cryptomeria) meeting the buffer requirements of Article 25 of the Coweta County Zoning and Development Ordinance.
3. No outside storage is allowed.
4. The applicant shall construct a 6-feet opaque fence along East Gordon Road.

RESULT: Passed (UNANIMOUS)
MOVER: Bill McKenzie
SECONDER: Bob Blackburn
AYES: John Reidelbach, Bill McKenzie, Paul Poole, Bob Blackburn, Alphonso Smith

13. Recommend Approval of Petition # VAR 24-14 Filed by Pulte Group, Inc. (dba Del Webb Newnan) Requesting a Minimum Lot Width Variance for Property Located at Posey Road, Baker Road, and Hollz Parkway, Newnan - District 4

Zoning Manager Lisa Eschman presented Petition # VAR 24-14 filed by Pulte Group, LLC (dba Del Webb Newnan) requesting an 8-feet minimum lot width reduction (from 60-feet to 52-feet) for no more than 45% of the units within the development located at Posey Road, Baker Road, and Hollz Parkway, Newnan (Parcels # 108-6008-003, # 108-6008-004, # 108-5113-001, and # 109-5112-002), along with a recommendation of approval from the Board of Zoning Appeals. She explained that the subject property consists of 472.49± acres located along the western side of Posey Road, north of the Baker, Hammock, and Posey Road Intersection, and east of Hollz Parkway, and is zoned *RRCC (Residential Retirement Community Care District)* for a 964-lot, 55+ active adult community. On July 11, 2023, the Board voted to rezone the subject property to *RRCC (Residential Retirement Community Care District)* under Petition # REZ 23-08 and to grant nine (9) variances under Petition # VAR 23-13. One of the variances included an 18-feet minimum lot width reduction (from 60-feet to 42-feet) at the front setback for no more than 30% of the units located in the development. The request before the Board is to allow an 8-feet minimum lot width variance (from 60-feet to 52-feet) for no more than 45% of the units.

In response to a question from Commissioner Smith, Ms. Eschman explained that in July 2023, the applicant requested several variances, one of which was for a minimum lot width reduction. However, the request only included a minimum lot width reduction from

60-feet to 42-feet. It was implied by the applicant that when plans were submitted, the Board had approved the minimum lot reduction to 42-feet and that they could stagger the minimum lots widths from 42-feet up, but the condition did not state that. The applicant was informed that another variance would be needed for clarification to ensure the 52-feet minimum lot width was included.

Motion to: **Grant**

The Board voted to grant an 8-feet minimum lot width reduction (from 60-feet to 52-feet) at the front setback for no more than 45% of the units for property located at Posey Road, Baker Road, and Hollz Parkway, Newnan (Parcels # 108-6008-003, # 108-6008-004, # 108-5113-001, and # 109-5112-002), subject to the following conditions:

1. No less than 241 units of the development shall meet the lot width ordinance minimum of 60 feet.
2. No more than 434 units of the development may utilize an 8- feet (60-feet to 52-feet) minimum lot width reduction.
3. No more than 289 units of the development may utilize an 18-feet (60-feet to 42-feet) minimum lot width reduction.
4. In no event shall the total number of units in Del Webb Southern Oaks exceed 964 units.

RESULT: Passed (UNANIMOUS)
MOVER: John Reidelbach
SECONDER: Bill McKenzie
AYES: John Reidelbach, Bill McKenzie, Paul Poole, Bob Blackburn, Alphonso Smith

14. Recommendation Regarding Petition # AN 03-24 Filed by Carl McKnight Proposing to Annex Property Located off Luther Bailey Road and Dolly Nixon Road into the City of Senoia - District 1

Zoning Associate Blackwell presented Petition # AN 03-24 filed by the City of Senoia on behalf of Carl McKnight proposing to annex 11.74± acres located at Luther Bailey Road and Dolly Nixon Road, Senoia [Parcels # 163-1261-007, # 163-1261-008, # 163-1261-009 (partial), and # 163-1261-016] into the City of Senoia. She explained that the property is currently zoned *RC (Rural Conservation)* and the applicant is requesting the City of Senoia's *R-40* (*Single-Family Residential*) zoning for a maximum of ten (10) single family residential lots ranging in size from 1-acre to 1.85-acres. She further explained that based upon O.C.G.A. § 36-36-113, staff is not recommending that an intent to object be filed for the following reasons:

- (1)(A) The proposed annexation would not result in a substantial change in the intensity of the allowable use of the property or a change to a significantly different allowable use, or

- (1)(B) A use which significantly increases the net cost of infrastructure or significantly diminishes the value or useful life of a capital outlay project, as such term is defined in Code Section 48-4- 110, which is furnished by the county to the area to be annexed; and
- (2) Authorize or result in a land use that differs substantially from the existing uses suggested for the property by the county's comprehensive land use plan or permitted uses for the property pursuant to the county's zoning ordinance or its land use ordinances.

In response to questions from Chairman Reidelbach, Public Works Administrator Handley explained that staff requests that any driveways located along Luther Bailey Road be permitted through Public Works or Community Development in order to ensure adequate sight distances and that they are constructed correctly. In addition, if the zoning were to change in the future and a street constructed to serve the smaller lots, then the street should access onto Dolly Nixon Road. Lastly, he explained that with the annexation, the intersection of Luther Bailey and Dolly Nixon will also be located inside the City of Senoia, and they will own the intersection. The maintenance of Dolly Nixon Road along the frontage of the homes will also become the City of Senoia's responsibility.

Administrator Fouts explained that when both sides of an intersection are located within a municipality's jurisdiction, it is State law that they shall maintain that portion of the public right-of-way.

Motion to: **Not File an Intent to Object**

The Board voted not to file an intent to object to a proposed annexation of 11.74± acres located at Luther Bailey Road and Dolly Nixon Road, Senoia [Parcels # 163-1261-007, # 163-1261-008, # 163-1261-009 (partial), and #163-1261-016] into the City of Senoia as filed on behalf of Mr. Carl McKnight in Petition # AN 03-24 with the request that the City consider the following:

1. Any common, shared, or easement drives to serve more than one lot should have their access onto Dolly Nixon Road.
2. Upon annexation of the property, the City of Senoia will become the owner of the portion of Dolly Nixon Road from Luther Bailey Road to the southern limits of the tracts being annexed and will become responsible for maintenance of that portion of Dolly Nixon Road and the intersection of Dolly Nixon Road and Luther Bailey Road.
3. All driveways connecting to the County's portion of Luther Bailey Road shall have adequate intersection sight distance in accordance with American Association of Highway and Transportation Officials (AASHTO) requirements.

4. All driveways connecting to the County's portion of Luther Bailey Road shall be permitted through the Coweta County Public Works Department.
5. Any public streets that may be constructed to serve the development shall connect to Dolly Nixon Road.
6. Stormwater management, in accordance with the Metropolitan North Georgia Water Planning District requirements, shall be constructed within the property to serve the development.

RESULT: Passed (UNANIMOUS)
MOVER: Paul Poole
SECONDER: Bob Blackburn
AYES: John Reidelbach, Bill McKenzie, Paul Poole, Bob Blackburn, Alphonso Smith

15. Request Acceptance of Roadways and Execution of a Deed of Open Space Restriction Associated with Property Located in Fox Hall Subdivision, Phase 5 - District 1

Administrator Fouts explained that Couch Road Development, LLC has submitted a Deed of Open Space Restriction and a request for acceptance of roadways located in Fox Hall Subdivision, Phase 5 for consideration by the Board. The plat reflects 29.87± acres of open space being shown as one contiguous area per the final plat along with several streets. In addition, the developer has posted a maintenance bond in the amount of $39,437 to cover any defects in materials or workmanship that occur within three (3) years of acceptance.

Motion to: **Accept; Execute**

The Board voted to accept Tattersall Way extension (4,523.12 LF), Marsh Hawk Court extension (825 LF), associated drainage structures, and right-of-way located into the Coweta County Public Roads System, to place the constructed improvements into a three (3) year maintenance period, and to execute the Deed of Open Space Restriction for Fox Hall Subdivision, Phase 5.

RESULT: Passed (UNANIMOUS)
MOVER: Paul Poole
SECONDER: Bob Blackburn
AYES: John Reidelbach, Bill McKenzie, Paul Poole, Bob Blackburn, Alphonso Smith

Unfinished Business

16. Request Appointments to Various Boards/Authorities

Motion to: **Approve**

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

- Reappoint Ms. Natasha Warner as the 1st District representative to the Coweta County Board of Elections and Registration for the term beginning January 1, 2025 and expiring December 31, 2028.
- Reappoint Ms. Mae Reeves as the 5th District representative to the Coweta County Board of Elections and Registration for the term beginning January 1, 2025 and expiring December 31, 2028.

RESULT: Passed (UNANIMOUS)
MOVER: John Reidelbach
SECONDER: Bill McKenzie
AYES: John Reidelbach, Bill McKenzie, Paul Poole, Bob Blackburn, Alphonso Smith

New Business

Bids and Contracts

17. Bid Award Associated with Design Services for the Coweta County Public Safety Training Center

Public Works Administrator Handley explained that staff solicited proposals from three (3) engineering firms to perform civil site design for the proposed 40± acres Public Safety Training Center located off of Ishman Ballard Road adjacent to the County's landfill and transfer station. One firm responded that they had too much work going on to submit a proposal, the second firm did not respond, and the third firm, Integrated Science and Engineering (ISE) submitted a proposal for the amount of $123,897.59.

In response to questions from the Board, Mr. Handley explained that ISE performed the design for the Madras Community Center. The scope of the work will include grading, drainage, erosion control, and hydrology/stormwater management for the entire development. The site will also include utilities and water lines which will be run back to the site for the Fire Training Center.

Motion to: **Approve**

The Board voted to retain Integrated Science and Engineering (ISE) to perform civil site design services for the Coweta County Public Safety Training Center at a total cost of

$123,897.59 (Fire Fund and SPLOST).

RESULT: Passed (UNANIMOUS)
MOVER: John Reidelbach
SECONDER: Bill McKenzie
AYES: John Reidelbach, Bill McKenzie, Paul Poole, Bob Blackburn, Alphonso Smith

18. Request Approval/Execution of a Lease-Purchase Agreement with Caterpillar Associated with a Loader to be Utilized at the C&D Landfill

Administrator Fouts explained that a new track loader for the C&D Landfill was included as part of the Fiscal Year 2024 budget. Because of the high cost of a new loader, staff recommended a lease-purchase option instead of a direct purchase. As proposed, the agreement includes a monthly payment for 48 months, along with a final lease payment. At the end of this 48-month term, the County would take ownership of the loader. The first payment would begin in the first month of Fiscal Year 2025. Staff recommends that the Board consider the lease-purchase agreement, contingent upon final legal review.

In response to a question from Commissioner Smith, Administrator Fouts explained that the monthly payment is $16,015.33 and will total $838,735.84 over a four-year period.

Motion to: **Execute**

The Board voted to execute a lease-purchase agreement with Caterpillar Financial Services associated with a 973 Track Loader to be utilized at the C&D Landfill for a total cost of $838,735.84 over a four-year period (Solid Waste Authority Fund), contingent upon final legal review.

RESULT: Passed (UNANIMOUS)
MOVER: Bill McKenzie
SECONDER: Bob Blackburn
AYES: John Reidelbach, Bill McKenzie, Paul Poole, Bob Blackburn, Alphonso Smith

19. Request Approval/Execution of an Agreement with the City of Chattahoochee Hills Associated with Tax Collection Services Provided by the Tax Commissioner

Administrator Fouts explained that Tax Commissioner Justin McMichael and County staff have drafted an agreement to authorize the Tax Commissioner to collect property taxes on behalf of the City of Chattahoochee Hills. Under the terms of the agreement, the Tax Commissioner will issue a consolidated tax bill (City and County) and collect property taxes on behalf of both entities. The Tax Commissioner will remit the City’s portion of the taxes levied on property within the City on a scheduled basis. The City will compensate the County the sum of $1.50 for each billable parcel of City real and personal property for the performance of the collection services. The County will pay the Tax Commissioner the sum of all monies paid to it by the City for said services as provided by state law. The term of the agreement shall begin on October 1, 2024, and terminate on September 30, 2025, and renew automatically on one-year terms thereafter. Lastly, he explained that the City of Chattahoochee Hills has approved the agreement.

In response to questions from the Board, Administrator Fouts explained that the County charges $1.50 per billable parcel and that there are approximately 65,000 parcels countywide.

Commissioner McKenzie expressed his belief that the Board should investigate increasing the fees.

Chairman Reidelbach explained that since the Tax Commissioner is a Constitutional Officer, he/she would collect the money for doing the job. Staff and the Board may wish to look into the fees to ensure the associated staffing costs for the Commissioner's Office are recouped. He suggested that the supplement paid to the Tax Commissioner be reviewed, and the County keep all the associated fees.

Administrator Fouts explained that the Tax Commissioner is open to that conversation and understands the associated cost of services. Amendments to the agreement with the Tax Commissioner can be presented to the Board for consideration at a future meeting.

In response to a question from Commissioner Smith, Administrator Fouts explained that the collection agreements are applicable to the municipalities and approximately $25,000 total is collected annually.

Finance Director Hans Wilson explained that the rate increased from $1.25 to $1.50 several years ago after former Tax Commissioner Tommy Ferrell received 1099s from the municipalities. The State required that the collection had to run through the County's payroll.

Motion to: **Execute**

The Board voted to execute a Tax Collection Agreement with the Coweta County Tax Commissioner and the City of Chattahoochee Hills associated with tax collection services.

RESULT: Passed (UNANIMOUS)
MOVER: Paul Poole
SECONDER: John Reidelbach
AYES: John Reidelbach, Bill McKenzie, Paul Poole, Bob Blackburn, Alphonso Smith

20. Request Approval/Execution of an Amendment to a Contract Associated with the Addition of Tennis/Pickleball Courts at Leroy Johnson Park - District 1

Administrator Fouts explained that GMC Network is the contracted engineer for the Leroy Johnson Park expansion that includes ball fields and some restroom facilities. The County also has an Intergovernmental Agreement (IGA) with the City of Senoia to add tennis courts, pickle ball courts, and an additional restroom at Leroy Johnson Park to be funded from their SPLOST proceeds. GMC has provided a quote of $20,300 to perform the additional services for engineering related to the tennis, pickle ball and restroom facility.

In response to a question from Commissioner Smith, Parks and Recreation Director Jim Gay explained that there will be six (6) to eight (8) pickle ball courts and two (2) tennis courts.

In response to a question from Chairman Reidelbach, Administrator Fouts explained that the City of Senoia will reimburse the County for up to $347,000 toward the project.

Assistant Administrator Mickle explained that the proposed amendment allows GMC to perform all the engineering work at the same time for both the ball field expansion and the additional courts and bathroom facility.

Motion to: **Execute**

The Board voted to execute an Amendment to the Contract with GMC Network associated with the addition of tennis courts, pickle ball courts and bathroom facility at Leroy Johnson Park for a total cost of $20,300.

RESULT: Passed (UNANIMOUS)
MOVER: Paul Poole
SECONDER: Bob Blackburn
AYES: John Reidelbach, Bill McKenzie, Paul Poole, Bob Blackburn, Alphonso Smith

Additional Action Items

21. Decision Regarding the Proposed Fiscal Year 2025 Budget

Administrator Fouts explained that a Public Hearing regarding the proposed budget covering the fiscal year beginning October 1, 2024 and ending September 30, 2025 was advertised in the County's legal organ (Newnan-Times Herald) and conducted on September 5, 2024. He briefly reviewed changes in the total proposed Operating Funds from $114,007,028 to $113,968,721 (a reduction of $38,307), highlighted specific changes to the General Fund following the Public Hearing, and specific items to the General Fund budget by function. Lastly, he explained that the expected use of Fund Balance totals approximately $1.8 million.

Chairman Reidelbach commented that the Department of Family and Childrens Services (DFACS) could return to the Board at the appropriate time in the future to request additional funding as the need arises.

In response to a request from Chairman Reidelbach, Administrator Fouts explained that several years ago, the county provided DFACS with a fairly substantial appropriation annually of up to $150,000. During this time, DFACS did not typically spend all the annual appropriation and would either return unused proceeds to the County or accumulate a fund balance. The last time that funds were appropriated in the amount of $80,000, DFACS agreed not to request additional funds until they had expended what had already been appropriated over the years. Staff also instructed DFACS that if there was a need, staff could present their request to the Board for consideration. As stated earlier in the meeting, DFACS has now expended those proceeds and needs additional funding.

In response to questions from the Board, Administrator Fouts explained that DFACS provided a detailed list of requests, the majority of which were foster care incidentals. Their Fund Balance has mostly been expended, and they are now requesting additional funds.

The Board briefly discussed increasing the appropriation to $50,000 as well as having DFACS return if additional funds are needed.

Ms. Michelle Grasso, Advisory Board Member for Coweta County DFACS, explained that they currently have approximately $5,000 and the current leadership and foster parents are diligent in utilizing funds. Of the requested $69,000, $40,000 is planned for incidentals that the State does not cover for Coweta County children in foster care. They also planned to give a one-time $300 bonus per employee to help with retention and, for the first time in two (2) years, they are almost fully staffed.

In response to a question from Commissioner McKenzie, Administrator Fouts explained that should the Board choose to make an appropriation, they can place a condition on how they wish the money to be spent because it is a local appropriation.

In response to a question from Commissioner Smith, County Attorney Lee explained that the Board will have to figure out how to balance the budget if an additional appropriation is made.

Motion to: **Execute; Approve**

The Board voted to execute a Resolution to Adopt the Fiscal Year 2025 budget as presented by staff, and to approve an additional appropriation of $25,000 to the Department of Family and Children Services for a total of $50,000, with the condition that the appropriation be utilized for incidentals for Coweta County foster children.

RESULT: Passed (UNANIMOUS)
MOVER: Paul Poole
SECONDER: Bob Blackburn
AYES: John Reidelbach, Bill McKenzie, Paul Poole, Bob Blackburn, Alphonso Smith

22. Request Approval/Execution of a Resolution to Continue Banking Relations During Fiscal Year 2025

Motion to: **Execute**

The Board voted to execute a Resolution to Continue Banking Relations in Fiscal Year 2025.

RESULT: Passed (UNANIMOUS)
MOVER: Bill McKenzie
SECONDER: Bob Blackburn
AYES: John Reidelbach, Bill McKenzie, Paul Poole, Bob Blackburn, Alphonso Smith

23. Request Approval/Execution of a Resolution to Adopt the Fifth Amendment to the Coweta County Employee Handbook

Administrator Fouts explained that on August 18, 2018, the Board voted to adopt the Coweta County Employee Handbook to become effective on October 1st. Since 2018, four (4) amendments have been adopted by the Board. Staff is currently proposing amendments that address the following matters:

- Removal of *Section 1100 - Grievances*
- Amendments to *Section 903 - Recommendation of Re-Employment*
- Amendments to *Chapter 1200 - Attendance, Overtime, Holidays, and Leave*
- Amendments to *Chapter 1900 - Workplace Safety*
- Addition of *Chapter 3200 - Employee Assistance Fund*

In response to a request from Chairman Reidelbach, Assistant Administrator Wisenbaker explained that the Coweta County Employee Assistance Fund (CCEAF) allows the County to join with the Coweta Community Foundation to create a fund that will have tax benefits for donors to allow them to take a tax deduction. Donations will go into a fund for qualifying employees that experience an emergency need. Employees will be able to apply for a designated grant based upon a qualifying life event. The fund applications will be received by a committee comprised of County employees and, if approved, be submitted to the Coweta Community Foundation for final compliance and review, and if approved, funds will be paid directly to the applicable vendor.

In response to a question from Chairman Reidelbach, Ms. Kristin Webb, Coweta Community Foundation, explained that donations to the CCEAF will not go into their investment pool, but into a money market account for quick access to be pulled at any time. The money market fund is currently earning 4%, which goes back into the fund for Coweta employees only.

In response to a question from Commissioner McKenzie, Ms. Wisenbaker explained that there are multiple sections in the Employee Handbook related to different types of grievances.

Administrator Fouts explained that in 2018 when the Handbook was amended, the grievance panel process was eliminated and transitioned to a two-step or three-step process depending on whether it was an employee of the Board or an employee of a Constitutional Officer. This amendment removes those steps but also requires a mandatory dismissal conference.

Motion to: **Execute**

The Board voted to execute a Resolution to Adopt the Fifth Amendment to the Employee Handbook to become effective on October 1, 2024.

RESULT: Passed (UNANIMOUS)
MOVER: Paul Poole
SECONDER: John Reidelbach
AYES: John Reidelbach, Bill McKenzie, Paul Poole, Bob Blackburn, Alphonso Smith

24. Request Approval/Execution of an Agreement with Coweta Community Foundation Associated with the Coweta County Employee Assistance Fund

Motion to: **Execute**

The Board voted to execute an Agreement with the Coweta Community Foundation to provide administration of funds donated to benefit the Coweta County Employee Assistance Fund.

RESULT: Passed (UNANIMOUS)
MOVER: John Reidelbach
SECONDER: Bill McKenzie
AYES: John Reidelbach, Bill McKenzie, Paul Poole, Bob Blackburn, Alphonso Smith

25. Request Approval/Execution of a Resolution to Adopt a Communications and Branding Policy

Administrator Fouts explained that on September 16, 2008, the Board voted to adopt a Graphics Standards Policy. The current policy sets the standard for image and usage of the County logo and seal. Staff is proposing a policy that combines a new communications section with the Graphics Standards Policy (as amended) and, if approved, will hereafter be referred to as the Communications and Branding Policy. One of the specific areas being addressed is social media and establishing that the Communications Manager is the party responsible for handling social media websites from within the County's organization and for establishing standards in terms of what should be posted on those pages and how it is controlled from a content perspective. Also, there are changes to the proposed logo to address concerns about reflective markings used on County vehicles. Changes include a black logo and an increased size of both the logo and the font to increase visibility.

In response to a question from Commissioner McKenzie, Administrator Fouts explained that the font size for the County name and department will not be the same size and never have been. Overall, the size of the logo will increase approximately 20-25% from the current size. In addition, there are some shared fleet vehicles across departments that will not even have a department listed.

In response to a question from Chairman Reidelbach, Administrator Fouts explained that the Communications Manager will assist departments with social media pages. Constitutional Officers do not necessarily have to abide and may have their own process, but the intent is for consistency in what is posted and shared.

Motion to: **Execute**

The Board voted to execute a Resolution to delete the existing Graphics Standards Policy in its entirety and replace it with the Communications and Branding Policy to become effective October 1, 2024.

RESULT: Passed 4 to 1
MOVER: John Reidelbach
SECONDER: Bob Blackburn
AYES: John Reidelbach, Paul Poole, Bob Blackburn, Alphonso Smith
NAYES: Bill McKenzie

26. Request Approval/Execution of a Resolution Authorizing Submission of the Fiscal Year 2026 Section 5311 Transit Grant Application

Assistant Administrator Mickle explained that the application process to the Georgia Department of Transportation (GDOT) for the 5311 funding requires that the Board approve a resolution to allow staff to make an application each year. The application is due by September 30, 2024.

Motion to: **Execute**

The Board voted to execute a Resolution Authorizing Submission of the Fiscal Year 2026 Section 5311 Transit Grant Application to the Georgia Department of Transportation

(GDOT).

RESULT: Passed (UNANIMOUS)
MOVER: Paul Poole
SECONDER: Bill McKenzie
AYES: John Reidelbach, Bill McKenzie, Paul Poole, Bob Blackburn, Alphonso Smith

27. Recommendations Regarding Group Health Insurance Renewal for 2025

Administrator Fouts explained that as part of the Coweta County benefits package offered to employees, self-insured group health insurance has been the standard for many years. Because of ongoing rising costs of health insurance, the best option at this time is to transition from a self-insured plan to a fully insured plan. The proposed medical and dental plans remain with Cigna Health and Life Insurance Company and will continue to be offered to full-time employees and elected/appointed officials. In an effort to procure the best healthcare products and services, the County's Broker, Alliant Insurance Services, marketed the County's plan and components of its coverage to other national carriers with Cigna submitting the best proposal. Staff is recommending that the County move to a fully insured plan which will ultimately result in an approximate 10% increase ($1.6M) over Fiscal Year 2024. As proposed in the Fiscal Year 2025 budget, this increase will be funded out of the Group Health Insurance Fund reserves and the associated costs will not be passed on to employees for the 10th straight year. Currently, approximately 95% of the employer contribution is funded by the County and staff will be looking at changes to cost share with the employees in the future. Also, this year's recommendation includes the addition of a wellness coordinator who will work in the Community and Human Resources Department. This individual will be a registered nurse with focused knowledge and emphasis on individual health and wellness to serve as a resource to mitigate some of the high-cost claims. The second addition is an incentive to encourage healthy habits among employees and dependents on the County's health plan. There are also federally mandated changes to individual deductibles, which will increase from $3,200 to $3,300, and there is a change to the out-of-pocket maximum which will increase from $3,500 to $4,500 for an individual and from $7,000 to $9,000 for a family. To help abate this increase, staff is proposing that the County reimburse up to $1,000 to employees who exceed the current out-of-pocket maximum. Details regarding how the $1,000 reimbursement will be provided are still being worked out.

Administrator Fouts further explained that staff is requesting that the County's contributions to Health Savings Accounts (HSA) remain the same. There is a federal mandate that increases the contribution limits from $4,150 to $4,300 for an individual and $8,300 to $8,550 for a family. In addition, staff is proposing the same dental plan, which is a flat renewal and shared costs will remain the same for the employees. He requested that a decision regarding life insurance and the post-65 Medicare Supplemental health plan be deferred until the next meeting because staff is still working on the details related to these.

In response to a question from Chairman Reidelbach, Administrator Fouts explained that the self-insured plan renewal started off at approximately 21%, an increase which is not sustainable long-term.

Assistant Administrator Mickle explained that the aggregate stop loss was reached for the first time last year, and staff anticipates that it will be reached again this year.

Motion to: **Approve**

The Board voted to approve the 2025 group health insurance renewal with Cigna as a fully-insured product, to approve renewal of certain existing supplemental benefits with Assured Benefits/The Goldberg Agency, and to authorize the County Administrator to execute any necessary paperwork for these plans.

RESULT: Passed (UNANIMOUS)
MOVER: Paul Poole
SECONDER: Bob Blackburn
AYES: John Reidelbach, Bill McKenzie, Paul Poole, Bob Blackburn, Alphonso Smith

28. Request Approval to Temporarily Close a Portion of Summers McKoy Road for the Purpose of Replacing a Pipe - District 2

Motion to: **Approve**

The Board voted to temporarily close Summers McKoy between addresses 773 and 789 for a period of 3-4 days, contingent upon weather, for the purposes of replacing a rusted pipe beneath the roadway.

RESULT: Passed (UNANIMOUS)
MOVER: Bob Blackburn
SECONDER: Paul Poole
AYES: John Reidelbach, Bill McKenzie, Paul Poole, Bob Blackburn, Alphonso Smith

29. Request to Set a Public Hearing on November 5, 2024 Regarding Proposed Abandonment of Old Road Alignment in the Area of Gordon Road at SR 16 - District 2

Motion to: **Set a Public Hearing**

The Board voted to set a Public Hearing on Tuesday, November 5, 2024 at 6:00 p.m. regarding proposed abandonment of property previously used as a roadway in the area of Gordon Road near its intersection with SR 16.

RESULT: Passed (UNANIMOUS)
MOVER: Alphonso Smith
SECONDER: Paul Poole

AYES: John Reidelbach, Bill McKenzie, Paul Poole, Bob Blackburn, Alphonso Smith

30. Request Approval to Utilize Various County Roads During the Unity Riders Pink Out Bike Ride

    Administrator Fouts explained that Unity Riders, an organization serving Coweta and Fayette counties, would like to host a breast cancer awareness bike ride in Coweta County with the start and finish being at the Fairgrounds on Pine Road. On Saturday, October 5, 2024, approximately 65 riders will have the opportunity to choose from 10, 20, or 30-mile routes based on their skill set. Each ride will have a designated captain who will help navigate the roads using safety protocol.

    In response to a question from Chairman Reidelbach, Administrator Fouts explained that signage will be required.

    Motion to: **Approve**

    The Board voted to approve a request from Unity Riders to utilize various County roads to host a bike ride on Saturday, October 5, 2024.

    RESULT: Passed (UNANIMOUS)
    MOVER: Paul Poole
    SECONDER: John Reidelbach
    AYES: John Reidelbach, Bill McKenzie, Paul Poole, Bob Blackburn, Alphonso Smith

31. Request Approval to Utilize Various County Roads During the Annual Lewis Grizzard Memorial Bike Ride

    Motion to: **Approve**

    The Board voted to approve a request from Coweta Ferst Readers, Inc. to utilize various County roads for the Annual Lewis Grizzard Memorial Bike Ride on Sunday, October 6, 2024.

    RESULT: Passed (UNANIMOUS)
    MOVER: Alphonso Smith
    SECONDER: Bob Blackburn
    AYES: John Reidelbach, Bill McKenzie, Paul Poole, Bob Blackburn, Alphonso Smith

Supplemental and Non-Agenda Items

There were no Supplemental or Non-Agenda items to be discussed.

Public Comments Regarding Items Not on the Agenda – This section is for any

public comments regarding items NOT on the agenda. Each speaker (up to 10) will be afforded a maximum of three (3) minutes and will be respectfully heard by the Board without public display or approval/disapproval from the audience. The Board will not engage with the speaker during his/her comments. The Board will listen to any questions or comments and take them into consideration.

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

Mr. Timothy Wright, McDonald Road, Sharpsburg, addressed the Board regarding a proposal for a Bicycle Motocross (BMX) and mountain bike park in the county. He explained that the park could serve as a free and inclusive space for riders of all skill levels and ages. The proposed course could be constructed in any County park on any unused County open space and would require access to basic amenities. Construction of the park would rely upon experts with work done by park employees, volunteers, and members of the local biking community. Many riders are willing to assist with building and maintaining the course to minimize costs for the County. Lastly, support for the park has been garnered from local businesses, including TREK in Newnan and Peachtree City, and the Senoia Bike Company.

Commissioner McKenzie requested that staff review all fees and fee schedules to determine if they are adequate and within the norm.

Administrator Fouts explained that some fees have been updated on a staggered basis for the landfill and C&D landfill, and more recently the fee structure for Community Development. He further explained that Parks and Recreation Director Gay recently reviewed user fees and found that they are on par and maybe a little higher than some of the neighboring counties. In addition, staff has discussed rental rates at the community centers, which the Board lowered several years ago. The centers are consistently booked, and cost approximately $200 for four (4) hours, which is very low. Staff can review fees and present any recommendations for consideration by the Board at a future meeting.

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 real estate issues.
Members in attendance included Chairman Reidelbach, Commissioner Poole, Commissioner Blackburn, Commissioner Smith, and Commissioner McKenzie. Staff members in attendance included Administrator Fouts, Assistant Administrator Mickle, Assistant Administrator Wisenbaker, Public Works Administrator Handley, Attorney Lee, and Deputy County Clerk Collins.

RESULT: Passed (UNANIMOUS)
MOVER: Alphonso Smith
SECONDER: Paul Poole
AYES: John Reidelbach, Bill McKenzie, Paul Poole, Bob Blackburn, Alphonso Smith

Regular Session

Motion to: **Return to Regular Session**

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

RESULT: Passed (UNANIMOUS)
MOVER: John Reidelbach
SECONDER: Bob Blackburn
AYES: John Reidelbach, Bill McKenzie, Paul Poole, Bob Blackburn, Alphonso Smith

Affidavit

Motion to: **Execute**

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

RESULT: Passed (UNANIMOUS)
MOVER: Bob Blackburn
SECONDER: Bill McKenzie
AYES: John Reidelbach, Bill McKenzie, Paul Poole, Bob Blackburn, Alphonso Smith

Adjournment

Motion to: **Adjourn**

The Board voted to adjourn the meeting.

RESULT: Passed (UNANIMOUS)
MOVER: Bill McKenzie
SECONDER: Bob Blackburn
AYES: John Reidelbach, Bill McKenzie, Paul Poole, Bob Blackburn, Alphonso Smith