



Coweta County Board of Commissioners

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

Public Hearing/Regular Meeting Session

Minutes

Shannon Zerangue
Fran Collins
770.254.2601

October 15, 2024

6:00 PM

Commission Chambers
37 Perry Street
Newnan, GA 30263

Coweta County Board of Commissioners

Call to Order/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
Alphonso 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 Meeting Session on Tuesday, October 15, 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

Chairman Reidelbach announced that Chief Ranger Terry Quigley was unable to attend the meeting and requested that *Item # 1 - Presentation of the Coweta County Forestry Unit Annual Report* be removed from the agenda.

Motion To: **Amend the Agenda**

The Board voted to amend the agenda to remove *Item # 1 - Presentation of the Coweta County Forestry Unit Annual Report*.

RESULT: Passed (UNANIMOUS)

MOVER: Bob Blackburn

SECONDER: Bill McKenzie

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

Awards and Presentations

1. Presentation of the Coweta County Forestry Unit Annual Report

Agenda Item # 1 - Presentation of the Coweta County Forestry Unit Annual Report was previously removed from the agenda.

Approval of Minutes

2. Request Approval of the Minutes from the Regular Meeting Session Held on October 1, 2024

Motion to: **Approve**

The Board voted to approve the minutes from the Regular Meeting Session held on Tuesday, October 1, 2024.

RESULT: Passed (UNANIMOUS)

MOVER: John Reidelbach

SECONDER: Bill McKenzie

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

Consent Agenda

3. Confirm Execution of a Proclamation Supporting "Operation Green Light for Veterans" in Coweta County

Chairman Reidelbach recognized VFW Post 2667 Commander Donald "Don" Herr and Jr. Vice Commander Kelli D. Kelly who were in attendance to accept a proclamation for "Operation Green Light for Veterans".

Motion to: **Confirm**

The Board voted to confirm execution of a proclamation supporting "Operation Green Light for Veterans" from November 4, 2024 -November 11, 2024 in Coweta County.

RESULT: Passed (UNANIMOUS)

MOVER: Bill McKenzie

SECONDER: Alphonso Smith

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

4. Confirm Execution of a Proclamation Designating "Support Your Local Chamber of Commerce Day" in Coweta County

Motion to: **Confirm**

The Board voted to confirm execution of a proclamation designating October 16, 2024 as "Support Your Local Chamber of Commerce Day" in Coweta County in recognition of the Newnan-Coweta Chamber of Commerce.

RESULT: Passed (UNANIMOUS)

MOVER: Paul Poole

SECONDER: Bill McKenzie

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)

5. Public Hearing Regarding a New Package Beer and Wine License Filed by Shahnewaz

Hossain in Operation of Corner Market Prime, LLC Located at 2055 W Highway 16, Newnan - District 2

Business License Associate Joy Thompson explained that Mr. Shahnewaz Hossain, license representative and sole owner of Corner Market Prime, LLC located at 2055 W Highway 16, Newnan (Parcel # 046-5129-053), has applied for a new package beer and wine license. A certificate from a Georgia registered land surveyor confirms compliance with distance requirements as defined in *Section 6-46 of the Coweta County Code of Ordinances* demonstrating that the proposed location meets the ordinance. The Business and Alcohol License Division has reviewed the application and finds it is in order and meets all relevant requirements and should be considered by the Board in accordance with *Chapter 6 of the Coweta County Code of Ordinances*. The required background checks (GCIC) and fingerprint reports (GBI) for Mr. Hossain, license representative of the establishment, are complete and show that he meets the requirements set forth in the *Alcohol Ordinance* to be the license representative. Business License Associate Thompson also recommended that the license not be released to the applicant unless the location is open within six (6) months from the date of approval and final approval is obtained from the Georgia Department of Revenue (Alcohol License Division), Fire Marshal, Environmental Health, and Community Development (Zoning and Building Division).

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 package beer and wine license filed by Shahnewaz Hossain, licensed representative and sole owner of Corner Market Prime, LLC located at 2055 W Highway 16, Newnan (Parcel # 046-5129-053).

RESULT: Passed (UNANIMOUS)

MOVER: Bill McKenzie

SECONDER: John Reidelbach

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

Motion to: Grant

The Board voted to grant a new package beer and wine license to Mr. Shahnewaz Hossain, licensed representative and sole owner, in operation of Corner Market Prime, LLC located at 2055 W Highway 16, Newnan (Parcel # 046-5129-053), contingent upon the establishment opening within six (6) months from the date of approval by the Board of

Commissioners, and obtaining approval from the Georgia Department of Revenue (Alcohol License Division), Fire Marshal, Environmental Health, and Community Development (Zoning and Building Division).

RESULT: Passed (UNANIMOUS)

MOVER: Bill McKenzie

SECONDER: Alphonso Smith

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

6. Public Hearing Regarding a New Consumption Distilled Spirits, Beer and Wine License Filed by Hurfilio Garcia in Operation of Rocket Taqueria LLC Located at 1710 E Highway 34, Newnan - District 3

Business License Associate Thompson explained that Mr. Hurfilio Garcia, license representative and sole owner of Rocket Taquería, LLC located at 1710 E Highway 34, Newnan (Parcel # 097-5079-021), has applied for a new consumption distilled spirits, beer, and wine license. A certificate from a Georgia registered land surveyor that confirms compliance with distance requirements as defined in *Section 6-46* of the *Coweta County Code of Ordinances* and 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 all relevant 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 Mr. Garcia, license representative of the establishment, are complete and show that he meets the requirements set forth in the *Alcohol Ordinance* to be the license representative. Business License Associate Thompson also recommended that the license not be released to the applicant unless the location is open within 6 months from the date of approval and final approval is obtained from the Georgia Department of Revenue (Alcohol License Division), Fire Marshal, Environmental Health, and Community Development (Zoning and Building Division).

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 distilled spirits, beer, and wine and wine license filed by Mr. Hurfilio Garcia, license representative and sole owner of Rocket Taquería, LLC located at 1710 E Highway 34, Newnan (Parcel # 097-5079-021).

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, distilled spirits, beer, and wine license to Mr. Hurfilio Garcia, license representative and sole owner, in operation of Rocket Taquería, LLC located at 1710 E Highway 34, Newnan (Parcel # 097-5079-021), contingent upon the establishment opening within six (6) months from the date of approval by the Board, and obtaining approval from the Georgia Department of Revenue (Alcohol License Division), Fire Marshal, Environmental Health, and Community Development (Zoning and Building Division).

RESULT: Passed (UNANIMOUS)

MOVER: Bob Blackburn

SECONDER: Bill McKenzie

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

7. Public Hearing Regarding Petition # SUP 24-01 Filed by Arcadia Infrastructure, LLC Requesting a Special Use Permit for Property Located at 444 Gary Summers Road, Senoia - District 1

Zoning Associate Nicole Blackwell presented Petition # SUP 24-01 filed by Arcadia Infrastructure, LLC requesting to rezone property located at 444 Gary Summers, Senoia [Parcel # 155-1192-001 (partial)] from *RC (Rural Conservation)* to *RC-SUP (Rural Conservation - Special Use Permit)* for placement of a 195-foot monopole telecommunications tower. She explained that the property is divided by Gary Summers Road with the owner's home located on the north side of the roadway with the proposed tower location on an undeveloped portion on the south side of the roadway. She presented an aerial view of the three (3) closest towers in the area (located 2.5 miles, 3 miles and 3.25 miles from the subject property), pictures obtained by staff on the day of the balloon test (with the balloon representing the height of the proposed tower), and the site plan. She explained that the leased area will measure 100-feet x 100-feet with a 30-foot ingress/egress and utility fiber road leading from Gary Summers Road. Within the leased area, the applicant is proposing a 50-feet x 50-feet communications tower compound surrounded by a 6-foot chain link security fence. The submitted plans also show a proposed 195-foot monopole tower with a 4-foot lightning rod, for a total height of 199-feet. T-Mobile will occupy part of the compound with additional space remaining for future tenants. She highlighted the factors reviewed by staff during the application process, noting that the subject property is located within the Rural Place Character Area and the Growth Maintenance Tier with a focus on preserving rural viewsheds. She noted

that the proposed special use is for an activity protected by the Federal Telecommunications Act of 1996 and that the *Coweta County Zoning and Development Ordinance* incorporates buffers and setbacks to support the neighborhood while allowing a federally protected tower. In closing, she presented nineteen (19) conditions for consideration by the Board should they choose to approve the rezoning request.

In response to questions from the Board, Ms. Blackwell explained that at the proposed height, a tree-shaped tower would be more noticeable than a monopole design, that the applicant submitted plans for a 199-foot tower, but the County's consultant from the Georgia Center for Local Government recommended only a 170-foot tower plus a 4-foot lightning rod, and confirmed that the balloon test was conducted at 199-feet.

In response to questions from the Board, Administrator Fouts explained that his understanding is that the balloon test met requirements, but staff is recommending a lower height than what has been requested by the applicant.

In response to a question from Chairman Reidelbach, Ms. Blackwell presented coverage plot composites provided by T-Mobile from heights of 250-feet, 195-feet, and 170-feet and explained that the County's consultant (David Dyer) has noted that the difference in coverage between 195-feet and 170-feet is negligible.

County Attorney Lee explained that several years ago the County specifically hired the consultant because the County does not have the expertise to fact-check the necessary propagation models.

The Board discussed the differences in coverage between the proposed height of 199-feet and the recommended height of 174-feet.

Commissioner Poole explained that several years ago, the County hired a consultant because cell tower companies represent their own interests, not necessarily what is dictated in the County's ordinances.

Mr. Patton Hahn, applicant representative, explained that he was not provided a copy of the consultant's report, and it would have been helpful for them to be able to analyze why the consultant thought the lower tower height was sufficient and why it would protect the viewshed. He does not believe it is appropriate to reduce the tower's height or that the change would help to protect the viewshed. The change would drop the height by 25-feet.

In response to comments from the Board, Mr. Hahn explained that a second balloon test was not performed because it was not necessary following the report provided by the County's consultant that recommended a 170-foot cell tower. In addition, he explained that a viewshed is what the public can see from any given area.

Mr. Hahn presented an aerial map showing existing towers located to the east and west of the proposed tower site and explained that those to the east include the Municipal Communication tower measuring 338-feet tall, the Crown Castle Tower measuring 214-feet tall, and the Georgia Power tower measuring 193-feet tall. Towers to the west include the SBA tower measuring 263-feet tall and a second SBA tower measuring 198-feet tall, and what the applicant is asking for is consistent with towers in the nearby area.

In response to questions from Chairman Reidelbach, Assistant Community Development Director Ben Sewell explained that he is generally familiar with the area and the existing towers highlighted by Mr. Hahn are not located within the County's jurisdiction. Ms. Blackwell explained that the Federal Aviation Administration (FAA) approved the 199-foot tower height.

In response to a question from Commissioner Poole, Ms. Blackwell explained that the County's consultant was not present.

In response to questions from Commissioner Smith, Attorney Lee explained that the Telecommunications Act protects cell towers, heightens the evidentiary standards, and also places the burden of proof on the County if denied.

Mr. Hahn explained that lowering the tower height would reduce T-Mobile's ability to reach currently unserved areas located to the north and west and that these areas are likely to be developed in the future. In addition, lowering the tower height reduces the attractiveness for other companies to co-locate and therefore seek available tower space elsewhere.

Mr. Anthony Purnell, T-Mobile engineer, explained that when designing a tower, they look at their current network and determine where there are gaps. They wish to place a new tower at this site to fill a gap and to provide coverage for users in residential areas located to the south, west, and east. Originally, they wanted a 250-foot tower, but to address concerns from the County, they reduced the height to 195-feet. He presented plot coverage maps of the proposed 195-foot tower and the 170-foot tower and pointed out the reliable in-building coverage and the reliable in-vehicle coverage for both. In closing, he explained that they want to maximize coverage for the area, provide additional coverage for Hwy 16, and that there is a daily average of 12,000 vehicles that travel on Hwy 16.

In response to questions from the Board, Mr. Purnell explained that the average height for towers in this area is 195-feet and that T-Mobile users will log on to this site. The plot map circles show the reliable in-building and reliable-in vehicle coverage at heights of 170-feet and 195-feet.

Mr. Hahn added that the tower company would also like to lease space to AT&T, Verizon,

Dish, etc.

Commissioner Poole explained that he would like the County's consultant to be present before making a decision regarding the proposed tower.

Chairman Reidelbach explained that the coverage plot maps are difficult to see and requested that better maps be presented should the Board choose to continue the Public Hearing.

Ms. Cathy Kelly, applicant representative, explained that she spoke to Mr. Dyer, the County's consultant, regarding his decision for the tower height of 170-feet and that the recommendation to reduce the height occurred at the very end of his time to review. He did not request a new balloon test and just requested a coverage propagation for 170-feet. When she asked Mr. Dyer for his reasoning regarding his recommendation, he explained that in looking at the site on an aerial map, there were not many homes located to the north and there weren't enough people to warrant the added coverage. She explained that the lower height negates coverage to the north, east, and west, which includes Sharpsburg, Hwy 16, etc. Lastly, the area may be rural now, but growth is coming in the future to this area.

Ms. Blackwell explained that there are currently 32 monopole towers in Coweta County with the tallest measuring 199-feet, the majority measuring 160-feet, and ranging between 50-feet and 199-feet.

In response to a question from Commissioner Smith, Ms. Blackwell explained that the average tower height is 159.5-feet.

Chairman Reidelbach called for any comments in support of or in opposition to the proposed *Special Use Permit (SUP)*.

The following individuals expressed that better cell service is needed in the area, and they are not totally opposed to the tower. However, they expressed concerns with environmental effects (radiation) on their health, proximity to residential areas, lack of effort to mitigate effects on rural viewsheds, the need for a new tower design, decreased property values and property taxes, and there are more suitable locations nearby for a cell tower.

- Ms. Laura Hooks, Gary Summers Road
- Mr. Terry Hooks, Gary Summers Road
- Mr. Jeff Summers, Gary Summers Road

In response to a question from Chairman Reidelbach, Community Development Director

Amason explained that the consultant may be able to attend the November 19, 2024 Commission meeting but is not certain of his availability.

Chairman Reidelbach requested that coverage plot maps with better contrast be provided to the Board prior to the November 19, 2024 Commission meeting and that the applicant representative receive a copy of the consultant's report.

Administrator Fouts explained that all documents regarding the rezoning application are in the agenda packet and were available online, but staff will ensure the applicant representative receives a copy of the consultant's report.

Motion to: Continue the Public Hearing

The Board voted to continue the Public Hearing regarding Petition # SUP 24-01 filed by Arcadia Infrastructure, LLC requesting to rezone property located at 444 Gary Summers Road, Senoia [Parcel # 155-1192-001 (partial)] from RC (Rural Conservation) to RC-SUP (Rural Conservation - Special Use Permit) until Tuesday, November 19, 2024 at 6:00 p.m.

RESULT: Passed (UNANIMOUS)

MOVER: Paul Poole

SECONDER: Bob Blackburn

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. There were none.

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

8. Recommend Approval of Petition # CUP 24-06 Filed by St Barnabas Anglican Church (William Houser) Requesting a Conditional Use Permit for Property Located at 53 Country Club Road, Newnan - District 3

Zoning Associate Blackwell presented Petition # CUP 24-06 filed by St. Barnabas Anglican Church (William Houser) requesting a *Conditional Use Permit* for property located at 53

Country Club Road, Newnan (Parcel # 085-5106-004A) along with a recommendation of approval from the Board of Zoning Appeals. She explained that the subject property consists of 3.56± acres and is zoned *RC (Rural Conservation)*. The existing church building was constructed in 1970 and measures approximately 3,300 square feet according to tax records. When the church was established, a *Conditional Use Permit (CUP)* was not required; therefore, the applicant is requesting a *CUP* for a church expansion totaling 21,800 square feet. The proposed expansion will be completed in two (2) phases, with the first phase consisting of a 1,800 square feet expansion on the eastern side of the existing building (designated for a new sanctuary) including additional parking. In closing, she explained that the church has plans for a second phase in the future consisting of a two-story, 20,000 square feet addition along with additional parking and an expanded septic system.

Ms. Blackwell fielded a question from Commissioner McKenzie regarding the primary exterior material meeting the *Quality Development Corridor District* standards (Condition # 5) as recommended by the Board of Zoning Appeals.

Motion to: Grant

The Board voted to grant a *Conditional Use Permit (CUP)* for property located at 53 Country Club Road, Newnan (Parcel # 085-5106-004A) as requested in Petition # CUP 24-06 filed by St. Barnabas Anglican Church (William Houser), subject to the following conditions:

1. All Coweta County Code of Ordinances shall be adhered to unless a variance is granted through the normal review process.
2. A church/place of worship expansion by up to 25,000 square feet shall be permitted without requiring additional approval. Expansions beyond this 25,000 square feet limit shall require the submittal of a new *Conditional Use* application in accordance with *Article 28. Criteria for Variances and Conditional Use Application* of the *Coweta County Zoning and Development Ordinance*.
3. The applicant shall obtain a septic system addition permit from the Environmental Health Department prior to the approval of any proposed additions to the property.
4. Any site and building lighting installed shall incorporate downcast, full cutoff fixtures to prevent adjacent properties and streets from being affected by glare or direct illumination.
5. The primary exterior material for the existing facility and any additions to the facility shall meet *Quality Development Corridor District (QDCD)* standards.
6. The permit applicant shall be responsible for stormwater management meeting the requirements of *Chapter 30* of the *Coweta County Code of Ordinances*. Additionally, if Runoff Reduction practices are required, then they shall be implemented upgradient from the detention/retention ponds to help avoid

maintenance concerns and provide a treatment train approach as intended by the ordinance.

RESULT: Passed (UNANIMOUS)

MOVER: Bob Blackburn

SECONDER: Paul Poole

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

9. Recommend Denial of Petition # VAR 24-03 Filed by Racetrac, Inc. Requesting a Buffer Variance for Property Located at the Intersection of Hwy 29 South and April Court, Newnan - District 2 - WITHDRAWN BY APPLICANT ON OCTOBER 1, 2024

Zoning Manager Lisa Eschman explained that the Board of Zoning Appeals (BOZA) conducted a Public Hearing on September 26, 2024, regarding Petition # VAR 24-03 filed by Racetrac, Inc. requesting a buffer variance for property located at the intersection of Hwy 29 South and April Court, Newnan [Parcel # 089-2090-003 (partial) and Parcel # 089-2090-004 (partial)]. The applicant requested to eliminate the required 100-foot buffer along the adjoining *RC (Rural Conservation)* zoned property for construction of a convenience store. The Board of Zoning Appeals recommended that the Board of Commissioners deny the request. On October 1, 2024, staff received a formal written request from the applicant to withdraw the variance application.

Motion to: **Deny**

The Board voted to deny a buffer reduction (from 100-feet to 0-feet) for property located at the intersection of Hwy 29 South and April Court, Newnan [Parcel # 089-2090-003 (partial) and Parcel # 089-2090-004 (partial)] as requested in Petition # VAR 24-03 filed by Racetrac, Inc., in lieu of accepting a formal request from the applicant to withdraw the Petition.

RESULT: Passed (UNANIMOUS)

MOVER: Alphonso Smith

SECONDER: Bob Blackburn

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

10. Request Acceptance of Roadways and Deed of Open Space Restriction Associated with Poplar Preserve Subdivision, Phase 2A-2 - District 5

Administrator Fouts explained that Forestar (USA) Real Estate Group, Inc. has submitted a Deed of Open Space Restriction for acceptance by the Board along with a request for acceptance of roadways located in the Poplar Preserve Subdivision, Phase 2A-2. The final plat reflects open space being shown as a total of 7.88± acres containing passive open space (OS) measuring 10± acres, Landscape Buffer North # 1 measuring 0.80± acres,

Pocket Park 2 measuring 1.52± acres, P1 Stream Buffer measuring 0.06± acres, P2 Stream Buffer measuring 4.51± acres, and Walking Trails/OS area measuring 0.89± acres. In addition, the grading, storm drainage, curb and gutter, and street base have been completed for Woodbrook Trail (863 LF) and Lauritsen Way (1,318 LF) in accordance with Coweta County regulations. The developer has also posted a maintenance bond in the amount of \$35,475 to cover any defects in materials or workmanship that may occur within three (3) years of acceptance. The County Attorney has reviewed and approved the legal documents prior to submission to the Board of Commissioners.

Administrator Fouts explained that Community Development Director Jon Amason has expressed concerns regarding a previous phase of Poplar Preserve Subdivision (Phase 2A-1) and requests that the Board consider postponing a decision regarding acceptance or to consider allowing staff to withhold permits until the standards have been met. Basically, there are corrective actions that need to take place associated with the previous phase.

A motion by Commissioner Smith, seconded by Commissioner Poole, to continue discussion regarding acceptance of roadways and a Deed of Open Space Restriction associated with Poplar Preserve Subdivision, Phase 2A-2 until November 19, 2024 at 6:00 p.m. failed for lack of action and the motion was later withdrawn by Commissioner Smith following further discussion.

Commissioner Smith explained that he spoke to the developer, there is an understanding about the defective roadway, and there is also additional construction going on.

In response to a question from Chairman Reidelbach regarding the maintenance bond, Mr. Amason explained that the County can exercise the bond, but recommended that the Board accept the right-of-way for Phase 2A-2, and allow staff to withhold any new permits for Phase 2A-1 and Phase 2A-2 until all of the County's Development Regulations are met.

Administrator Fouts advised that the option recommended by Mr. Amason would allow Mr. Amason and his staff to make the determination and not require further action by the Board.

Motion to: **Accept**

The Board voted to accept Woodbrook Trail (863 LF) and Lauritsen Way (1,318 LF), associated drainage structures, and right-of-way into the Coweta County Public Roads System, to place the constructed improvements into a three (3) year maintenance period, to execute a Deed of Open Space Restriction associated for Poplar Preserve Subdivision, Phase 2A-2, and to instruct staff to withhold any new permits for Phase 2A-1 and Phase 2A-2 until all of the County's Development Regulations are met.

RESULT: (UNANIMOUS)

MOVER: Alphonso Smith

SECONDER: John Reidelbach

AYES: None

Unfinished Business

11. Request Appointments to Various Boards/Authorities

Commissioner McKenzie explained that Mr. Royce Williams' term as the 2nd District representative to the Board of Zoning Appeals will expire on December 31, 2024, and he has expressed that he will be unable to serve for another term.

Motion to: **Approve**

The Board voted to appoint Mr. Mike Yeager as the 2nd District Representative to the Board of Zoning Appeals for the term beginning January 1, 2025 and expiring December 31, 2028.

RESULT: Passed (UNANIMOUS)

MOVER: Bill McKenzie

SECONDER: John Reidelbach

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

Motion To: **Approve**

The Board voted to reappoint Mr. Tilden Colton as the 5th District Representative to the Animal Control Board for the term beginning January 1, 2025 and expiring December 31, 2028.

RESULT: Passed (UNANIMOUS)

MOVER: Alphonso Smith

SECONDER: John Reidelbach

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

New Business

Bids and Contracts

12. Request Approval/Execution of Supplemental Agreement # 3 to the Contract Associated

with the Southwest Connector Project (RB21.13) - District 2

Public Works Administrator Handley explained that staff is completing acquisition of right-of-way (ROW) for the Southwest Connector project. The project will construct a new roadway location beginning at the intersection of Corinth Road and Millard Farmer Road, extending to the east and southeast and temporarily ending inside the County's Fairgrounds property. It will provide a second entrance into the Fairgrounds complex and, in the future, will be extended across the CSX railroad to tie into Pine Road at US 29/SR 16. During the ROW acquisition, a developer of the property located at the corner of Millard Farmer Road and Corinth Road submitted plans for a development. Some of the County's roadwork overlaps with the developer's requirement to construct a right-turn lane along Corinth Road. Staff negotiated with the property owner, and the engineering and construction of the right-turn lane will be incorporated into the County's project with the owner then remitting the associated costs to the County. The issue for consideration by the Board tonight is the associated cost for the County's engineer to add the right-turn lane to the plans for the County's project.

Motion to: **Execute**

The Board voted to execute Supplemental Agreement # 3 with American Engineers for the amount of \$5,600 associated with the addition of a right-turn lane to the construction plans for the Southwest Connector project (RB21.13) to serve parcels # 1, # 14, and an adjoining parcel.

RESULT: Passed (UNANIMOUS)

MOVER: Bill McKenzie

SECONDER: Paul Poole

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

13. Request Approval/Execution of a Development Agreement with CAAP Group Associated with the Southwest Connector Project - District 2

Motion to: **Execute**

The Board voted to execute a Development Agreement with CAAP Group, LLC associated with the design and construction of a right turn lane on Corinth Road.

RESULT: Passed (UNANIMOUS)

MOVER: Bill McKenzie

SECONDER: Paul Poole

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

14. Request Approval to Submit a Traffic Signal Permit Application to the Georgia Department of Transportation for SR 14/US 29 at April Court/Pilot Driveway - District 2

Public Works Administrator Handley explained that the Georgia Department of Transportation (GDOT) has prepared plans for the installation of a traffic signal at the intersection of SR14/US 29 with April Court. Staff has agreed to assist GDOT with the project through the letting and construction phases. The developers of the Bridgeport project are required to install the traffic signal when certain square footage thresholds are met. However, staff and GDOT believe that the installation of the signal is warranted now and recommend proceeding with installation. When the Bridgeport project has met those square footage thresholds, they will reimburse the County for the costs of the signal construction.

Motion to: **Execute**

The Board voted to execute an application to be submitted to the Georgia Department of Transportation (GDOT) for a traffic signal at the intersection of SR 14/US 29 with April Court.

RESULT: Passed (UNANIMOUS)

MOVER: Bill McKenzie

SECONDER: Paul Poole

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

15. Request Approval/Execution of an Intergovernmental Agreement with the Coweta County Hospital Authority

Administrator Fouts explained that Piedmont Newnan Hospital, Inc. and the Coweta County Hospital Authority have entered into a Purchase and Sale Agreement associated with property located on Hospital Road inside the City of Newnan that consists of 4.789± acres [Parcels # N41A-001 (partial) and N41A-002 (partial)]. The Hospital Authority desires to partner with Coweta County to utilize the subject property for construction of a new facility that will house multiple State agencies, including the Division of Family and Children Services (DFACS). As outlined in the Purchase and Sale Agreement, the Hospital Authority is required to contribute \$199,500 toward the new facility. A proposed Intergovernmental Agreement (IGA) between the County and the Hospital Authority sets forth that the County agrees to hold the \$199,500 contribution from the Hospital Authority in escrow at the time of closing and apply the funds toward the construction of the new facility. In the event that the contribution is not used for the construction of the new facility, the County is authorized to distribute the money to DFACS as local funds. The agreement also sets forth that the County agrees to manage the construction of the new facility (in-house or through a contractor). County staff has had ongoing communications with the Georgia State Properties Commission regarding the proposed facility to ensure available funding (lease) and building specifications for the intended State agencies. If the IGA is executed and closing occurs on the property, the County will issue a Request for Proposal (RFP) seeking bids for a build-to-suit facility totaling approximately 34,000 square

feet (based on State programming and specifications). The successful proposer will design, develop, construct, and finance the new building through a 20-year ground lease or similar arrangement with the County or the Hospital Authority (to be finalized in a separate agreement). At the end of the 20-year lease, the building will transfer to the County at no cost for future use, including the likelihood of a lease with the State.

Motion to: **Execute**

The Board voted to execute an Intergovernmental Agreement (IGA) with the Coweta County Hospital Authority, contingent upon closing on 4.789± acres located on Hospital Road [Parcels # N41A-001 (partial) and N41A-002 (partial)] by the Hospital Authority.

RESULT: Passed (UNANIMOUS)

MOVER: Bill McKenzie

SECONDER: None

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

16. Request Approval/Execution of Supplemental Agreement # 1 Associated with the Fiscal Year 2025 Transit 5311 Grant Agreement with the Georgia Department of Transportation

Assistant Administrator Mickle explained that at the Commission meeting held on May 21, 2024, the Board voted to approve a tentative Fiscal Year 2025 Transit 5311 Grant Agreement with the Georgia Department of Transportation (GDOT), which included a Notice of Award letter showing the intended operating and capital grant amounts for 2025. At that time, GDOT was awaiting final approval from the Federal Transit Administration (FTA) on funding, so the grant agreement did not include the final award amounts. Staff has now received Supplemental Agreement # 1 from GDOT with the final operating award amount of \$306,684 in 5311 funds for the period July 1, 2024 – June 30, 2025. An additional supplemental agreement with GDOT should be received at a later date regarding grant amounts approved for capital.

Motion to: **Execute**

The Board voted to electronically execute Supplemental Agreement # 1 with the Georgia Department of Transportation associated with the Fiscal Year 2025 Transit 5311 Grant Agreement.

RESULT: Passed (UNANIMOUS)

MOVER: John Reidelbach

SECONDER: Paul Poole

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

Additional Action Items

17. Recommendation Regarding Post-65 Retiree Health Insurance Renewal for 2025

Administrator Fouts explained that in accordance with the Employee Handbook, retiree health insurance is a benefit provided to qualifying employees who were hired prior to 2015. At age 65, these individuals and eligible spouses transition onto a Medicare Advantage plan. The County currently has 116 individuals on this plan. Eligible employees pay a portion of the Medicare Advantage plan in accordance with their years of service, with thresholds ranging from 10-14 years, 15-19 years, 20-24 years, 25-34 years, and 35+ years. At 35 years of service, the premium for the retiree and their spouse is free. The County has provided this benefit through Aetna since 2014 and renewals have been relatively stable, except for a significant increase in 2020, and this year the renewal represents an increase of approximately \$100,000. As a result, the County's broker, Alliant, pursued options with other Medicare Plan carriers. Based on those options, staff is recommending that the Board consider Anthem's Alternate 2 proposal for 2025. This recommendation is based on a similar plan design as well as costs. The plan will increase the budget approximately \$46,000 above the current budget and will also require more funding from the retiree's portion.

In response to a question from Commissioner Smith, Administrator Fouts explained that in the Fiscal Year 2025 budget, staff included \$414,000 and the renewal represents a budget amendment of approximately \$46,000.

Motion to: **Approve**

The Board voted to contract with Anthem to provide eligible post-65 retirees and spouses with a Medicare Advantage healthcare plan based on the Alternate 2 proposal.

RESULT: Passed (UNANIMOUS)

MOVER: John Reidelbach

SECONDER: Bob Blackburn

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

18. Request Approval to Implement an All-Way Stop at the Intersection of Witcher Road and Macedonia Road, Newnan - District 2

Public Works Administrator Handley explained that the intersection of Witcher Road with Macedonia Road occurs at a location on Macedonia Road where there is a vertical curve toward the west that blocks the sight distance. Drivers on Witcher Road cannot see vehicles approaching from that direction. Staff has made attempts in the past to improve the sight distance in the area by removing a rock wall located along the right-of-way and by removing a large tree. Even with those efforts, the sight distance toward the west is still limited and has been measured to be 330 feet. However, the required sight distance for a

left turn from a side street onto a thru roadway with a 45 MPH speed limit is 500 feet. Staff is recommending implementation of a Three-Way Stop (All-Way Stop) at the intersection at a cost of approximately \$1,000.

Motion to: **Approve**

The Board voted to approve conversion of the intersection of Macedonia Road and Witcher Road to an All-Way Stop-Controlled intersection because of the limited sight distance from the Witcher Road approach.

RESULT: Passed (UNANIMOUS)

MOVER: Bill McKenzie

SECONDER: Bob Blackburn

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

19. Request Approval of an Intersection Modification and Implementation of an All-Way Stop at Gordon Road and Elders Mill Road, Senoia - District 1

Public Works Administrator Handley explained that Gordon Road is a thru road that does not stop at the intersection with Elders Mill Road and approaches at a skewed angle. The curve is so sharp, that if you are approaching the intersection on Gordon Road, and you wish to make a left-turn onto Elders Mill Road, you cannot see oncoming traffic in time to make the turn safely. Staff would like to realign and reconfigure the intersection and to implement a Three-Way Stop (All-Way Stop).

Motion to: **Approve**

The Board voted to approve the reconfiguration of the intersection of Gordon Road with Elders Mill Road and the implementation of All-Way Stop control at the reconfigured intersection.

RESULT: (UNANIMOUS)

MOVER: Paul Poole

SECONDER: Bob Blackburn

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

20. Request Approval/Execution of a Right-of-Entry Associated with Culvert Maintenance at 180 Ashley Creek Drive, Newnan - District 3

Motion to: **Execute**

The Board voted to execute a Right-of-Entry with Mr. Marshall Geltz for the purpose of performing culvert maintenance at 180 Ashley Creek Drive, Newnan.

RESULT: Passed (UNANIMOUS)

MOVER: Bob Blackburn

SECONDER: John Reidelbach

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

21. Request to Set a Public Hearing on November 19, 2024 Regarding Proposed Abandonment of Right-of-Way Located at the End of East Kimble Street, Newnan - District 2

Motion to: **Set a Public Hearing**

The Board voted to set a Public Hearing on Tuesday, November 19, 2024 at 6:00 p.m. regarding a proposed abandonment of the right-of-way located at the end of East Kimble Street, Newnan.

RESULT: Passed (UNANIMOUS)

MOVER: Bob Blackburn

SECONDER: Bill McKenzie

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

Supplemental and Non-Agenda Items

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

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. Mark Caldwell, Tanglewood Road, Newnan, expressed concerns regarding the Trinity School expansion, including increased traffic on Fischer Road, no anticipated tax revenue from the private school toward road maintenance, water, sewer, and public safety, and that one-third of students at the school do not live in the County. Lastly, he questioned who is benefiting from the expansion and whether a state highway would be a better suited location for the school.

Executive Session - In accordance with O.C.G.A. § 50-14-4

There were no issues to be discussed in Executive Session.

Regular Session

Affidavit

Adjournment

Motion to: **Adjourn**

The Board voted to adjourn the meeting.

RESULT: Passed (UNANIMOUS)

MOVER: John Reidelbach

SECONDER: Bob Blackburn

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