



Coweta County Board of Commissioners

Public Hearing/Regular Session

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

Shannon Zerangue
770.254.2601

Thursday, December 2, 2021

6:00 PM

Commission Chambers

~ Minutes ~

COWETA COUNTY BOARD OF COMMISSIONERS

Call to Order

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

The Honorable Board of Commissioners of Coweta County, Georgia met in Public Hearing/Regular Meeting Session on December 2, 2021.

Meeting Called to Order

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

Pledge of Allegiance

Chairman Blackburn led the Pledge of Allegiance.

Invocation

Invocation was given by Commissioner Smith.

Notification of Location of Rules

Chairman Blackburn indicated the location of the rules governing the meeting.

REGULAR SESSION

AWARDS AND PRESENTATIONS

1. 12687 Update from Explore Newnan-Coweta, Inc.

Ms. Heather Daniel, President and CEO of Explore Newnan-Coweta, Inc. (ENCI), provided a brief update regarding current and future activities. She explained that ENCI is a brand new organization, and one of her first goals was to gather research. Therefore, ENCI contracted with a visitation intelligence platform to gather monthly data on visitor demographics, origin markets, travel trends, main points of interest, in-market behavior, number of visitors, etc. This data has been extremely helpful in planning for the future, identifying opportunities, and setting benchmarks for future goals. ENCI has also utilized this data to create a tourism brand it plans to launch in early 2022 that will showcase Coweta's offerings and express the narrative of the community. When the brand is launched, a new website will debut

that will be a cohesive, user-friendly platform that will serve as the central repository for events, venues, attractions, things to do, and community information for visitors. She further explained that ENCI is currently in the process of transitioning the Welcome Center and its staff under ENCI. As part of this process, positions are being pivoted to better fit the goals of the organization. This includes creating a sales program that will allow ENCI to partner with local organizations to promote Newnan-Coweta to meeting and sports tournaments planners, as well as special events such as weddings, festivals, concerts, and filming. In addition, ENCI is searching for a new office space that can accommodate multiple staff members and serve as the Convention and Visitors' Bureau (CVB) headquarters.

Ms. Daniel also explained that tourism product development is a key component for a destination. Continuous reinvention and creation of new ways for the community to be discovered are ways to stay relevant and create repeat visitors. One future project is the creation of a mobile welcome center that will go to various locations that attract visitors (i.e. events, tournaments, farmers markets, local businesses, community gathering spots) to grow awareness of Explore-Newnan Coweta and create brand ambassadors. Another development is a partnership with the Historical Society and the City of Newnan to provide an historic trolley tour to give visitors a guided, "behind the scenes" look at Coweta's main attractions and homes. In closing, she explained that other exciting projects that are still in the planning phases include a potential partnership with the City of Newnan, Coweta County, and the Historical Society to reconstruct the Train Depot as the future Welcome Center and office space, as well as working with key stakeholders to create a shuttle system via rail car that would connect Newnan, Senoia, Trillith Studios, and other key areas in and around the county to bring it to life.

The Board expressed their appreciation to Ms. Daniel and the ENCI Board for their efforts to promote tourism in Coweta County.

Commissioner Lassetter recognized Ms. Norma Haynes (in attendance) and expressed the Board's appreciation for her many years of service along with other members of the Convention and Visitors' Bureau Board for their hard work and dedication to enhancing and promoting Coweta County.

RESULT:	ACCOMPLISHED
----------------	---------------------

APPROVAL OF MINUTES

2. Minutes of Tuesday, November 16, 2021

The Board voted to approve the minutes from the Public Hearing/Regular Meeting Session held on November 16, 2021.

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

CONSENT AGENDA

3. 12686 Confirm Execution of a Proclamation to Honor Pastor Bartholomew Orr

The Board voted to confirm execution of a proclamation in memoriam of Pastor Bartholomew Orr.

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

4. 12706 Confirm Execution of a Proclamation Honoring the Town of Sharpsburg's 150th Anniversary

The Board recognized Mayor Blue Cole, Council Member Cynthia Puckett-Pike, Council Member Stan Parten, Council Member Tom Teagle, and Community Center Coordinator Angie Moore from the Town of Sharpsburg.

Mayor Cole expressed his appreciation to the Board for their recognition of the Town's 150th anniversary and invited everyone to attend the events planned from December 6 - December 13, 2021 to celebrate the occasion. He explained that information regarding all of the events are on the Town's website and social media page.

Commissioner Reidelbach presented Mayor Cole and Sharpsburg's Council Members with a proclamation recognizing the Town's upcoming sesquicentennial.

The Board voted to confirm execution of a proclamation honoring the Town of Sharpsburg as it celebrates its sesquicentennial anniversary on December 13, 2021.

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

5. 12696 Confirm Execution of an Agreement with Republic Services of Georgia, LP Associated with Solid Waste Hauling and Disposal

The Board voted to confirm execution of an agreement with Republic Services of Georgia, LP to perform hauling and disposal services of solid waste at a rate of \$43.00/ton for the term beginning December 1, 2021 and expiring November 30, 2022.

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

SUPPLEMENTAL AND NON-AGENDA ITEMS

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

The Board voted to approve the addition of four (4) Non-Agenda items for discussion as presented by staff.

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

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

6. Motion To: **Public Hearing Regarding a New Consumption Beer and Wine License Filed by Keith Taylor in Operation of HJ Wings & Things West Newnan Located at 485 Hwy 16 West, Newnan - 3rd District**

Business License Coordinator Joy Thompson explained that Keith Taylor, license representative and owner of H J Wings & Things West Newnan, located at 485 Highway 16 West, Newnan has applied for a new consumption beer and wine license. The Business Tax and Alcohol Division has reviewed the application and finds that it is in order, meets the applicable requirements, and should be considered by the Board of Commissioners in accordance with *Chapter 6 of the Coweta County Code of Ordinances*. The required background checks (GCIC) and fingerprint reports (GBI) for Mr. Taylor, as applicant for 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.

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

Chairman Blackburn called for any comments in support of or in opposition to the new consumption beer and wine license. There were none.

The Board voted to close the Public Hearing regarding a new consumption beer and wine license filed by Keith Taylor, license representative and owner of HJ Wings & Things West Newnan, located at 485 Highway 16 West, Newnan.

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

- 12625 Public Hearing Regarding a New Consumption Beer and Wine License Filed by Keith Taylor in Operation of HJ Wings & Things West Newnan Located at 485 Hwy 16 West, Newnan - 3rd District

The Board voted to grant a new consumption beer and wine license to Keith Taylor, license representative and owner, in operation of H J Wings & Things West Newnan, located at 485 Highway 16 West, Newnan.

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

7. Motion To: **Public Hearing Regarding a New Package Beer and Wine License Filed by Raj Soloman in Operation of Mac's Market Located at 870 E Highway 16, Newnan - 2nd District**

Business License Coordinator Thompson explained that Raj Soloman, license representative and owner of Mac's Market, located at 870 East Highway 16, Newnan has applied for a new package beer and wine license. The Business Tax and Alcohol Division has reviewed the application and finds that it is in order, meets

the applicable requirements, and should be considered by the Board of Commissioners in accordance with *Chapter 6 of the Coweta County Code of Ordinances*. The required background checks (GCIC) and fingerprint reports (GBI) for Mr. Soloman, as applicant for 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. She further explained that on October 5, 2021 the Coweta County Business and Alcohol License Division held a hearing in reference to an arrest that was made at the subject establishment for underage alcohol and tobacco sales. At the hearing, Mr. Soloman informed staff that he was the owner and that the current license representative no longer worked at the establishment. Subsequently, Mr. Soloman was advised to cease all alcohol sales until a new license was considered by the Board.

In response to questions from Commissioner Lassetter, Ms. Thompson explained that at the hearing conducted on October 5, 2021 Mr. Soloman indicated that he has been the owner of the business for approximately 3-4 years, that the license representative on file who has been applying for the annual alcohol license does not currently work at the establishment, and that the coolers at the establishment have been chained/locked down until a decision regarding a new license is rendered.

Ms. Thompson fielded questions from the Board regarding whether the previous owner was aware of the requirements of the alcohol ordinance, whether the coolers will continue to be locked down until a new license is obtained, and whether the license holder is required to be the owner of the establishment.

Ms. Thompson also explained that initially the alcohol hearing was scheduled because of the violation of underage sales. The owner of record was sent written notification about the hearing but failed to respond. This is when staff discovered that Mr. Soloman is the new owner of the corporation and had been operating without an updated alcohol license. She further explained that at the time Mr. Soloman became the owner, the County's ordinances required that the owner be a resident of Coweta County in order to be the license representative. Because Mr. Soloman was not a resident of Coweta, he could not be the license representative for the establishment. The Board recently amended the ordinances to state that the license representative must be a resident of the State of Georgia.

In response to questions from the Board, Mr. Soloman explained that he and a partner were owners of the corporation that owns the establishment, but he is now the sole owner. He also explained that he has been the owner for 3-4 years, that the license representative on file was a former employee of a previous manager, that he (Mr. Soloman) never paid the license representative on file to apply for the license, that one of the store employees did sell alcohol to an underage individual, and that he understands he is the person responsible for ensuring that all requirements are met.

In response to a question from Commissioner Smith, Ms. Thompson explained that she received an incident investigation report from the Coweta County Sheriff's Office that an arrest for underage sales had been made at the establishment as part of an undercover sting operation. No fines were levied for the violations, but the individual that was arrested for the violations will have to appear in court. During this operation, ten (10) stores were found to have violated the law. Those licenses were suspended for seven (7) days and they were placed on probation for twelve months.

In response to a question from Commissioner Lassetter, Ms. Thompson explained that the County's ordinances do not stipulate a waiting period for Mr. Soloman to initiate the application process if the application is denied.

In response to a question from Commissioner Reidelbach, Assistant Attorney Lee explained that if the Board chooses to deny the license, they can enact a waiting

period for Mr. Soloman to reapply and through these discussions have explained their reasons for doing so.

Chairman Blackburn asked if the applicant had any further comments.

Mr. Soloman explained that he has applied for the license in his name and no one else's.

In response to a question from Commissioner Smith, Ms. Thompson explained that the hearing on October 5, 2021 could not be completed because Mr. Soloman was not the owner of record. The coolers were locked down, all alcohol sales ceased, and the process was started for Mr. Soloman to apply as the license representative. She further explained that she was not made aware that the previous corporation had sold, but Mr. Soloman has applied for and been issued an updated business license.

There were no further questions from the Board.

Chairman Blackburn called for any comments in support of or in opposition to the new consumption beer and wine license. There were none.

The Board voted to close the Public Hearing regarding a new package beer and wine license filed by Raj Soloman, license representative and owner, in operation of Mac's Market located at 870 East Highway 16, Newnan.

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

12634 Public Hearing Regarding a New Package Beer and Wine License Filed by Raj Soloman in Operation of Mac's Market Located at 870 East Hwy 16, Newnan - 2nd District

The Board voted to deny a new package beer and wine license to Raj Soloman, license representative and owner, in operation of Mac's Market located at 870 East Highway 16, Newnan with the caveat that the owner may reapply on June 2, 2022.

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

8. Motion To: **Public Hearing Regarding a Proposed Amendment to Appendix A. Zoning and Development, Article 6. Exceptions and Modifications Associated with Replacement of a Manufactured or Mobile Dwelling**

Community Development Director Jon Amason explained that at the Commission meeting held on November 16, 2021, the Board voted to continue the Public Hearing regarding a proposed amendment to the *Coweta County Code of Ordinances* associated with replacement of mobile or modular dwellings. At the Board's request, staff has edited the verbiage of the amendment to remove the restrictions associated with "abandoned" mobile/modular homes as defined in the *Code of Ordinances*.

Administrator Fouts clarified that the following three (3) criteria must be met (for an administrative approval):

1. The existing dwelling is located on a Lot of Record in the *RC (Rural Conservation)* or *CC (Cedar Creek)* districts with legal access; and

2. There are no other dwellings on the parcel; and
3. The existing dwelling is a legal nonconforming use.

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

The Board voted to close the Public Hearing regarding a proposed amendment to *Appendix A. Zoning and Development, Article 6. Exceptions and Modifications* associated with replacement of mobile or modular dwellings.

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

12589 Public Hearing Regarding a Proposed Amendment to Appendix A. Zoning and Development, Article 6. Exceptions and Modifications Associated with Replacement of a Manufactured or Mobile Dwelling

The Board voted to execute an amendment to *Appendix A. Zoning and Development, Article 6. Exceptions and Modifications* associated with replacement of mobile or modular dwellings as presented by staff.

RESULT:	EXECUTED [UNANIMOUS]
MOVER:	Tim Lassetter, District 2 - Vice Chairman
SECONDER:	Al Smith, District 5
AYES:	Blackburn, Lassetter, Poole, Reidelbach, Smith

9. Motion To: **Public Hearing Regarding Petition # REZ 21-010001 Filed by John Linton Requesting to Rezone Property Located at 3193 W Hwy 16, Newnan**

Zoning Coordinator Lisa Eschman presented Petition # REZ 21-010001 filed by John Linton requesting to rezone property located at 3193 Highway 16 West, Newnan (Parcel # 033-4021-018) from *LMc (Light Industrial-Conditional)* to *LM (Light Industrial)* with an amended Condition # 1. She explained that the property consists of 4.005± acres located at the southwest corner of the intersection of SR 16 and Robinson Road. At the Commission meeting held on May 12, 2005, the Board voted to rezone the property under Petition # 002-05 for a metal fabrication shop. The applicant is proposing to redevelop an existing 3,000 square feet building into a restaurant (Phase 1), construct a future 2,400± square feet motorcycle shop (Phase 2), and a 4,000 square feet automotive repair shop (Phase 3). The restaurant parking area consists of twenty-five (25) spaces along the front and side of the building. All future parking is shown within the rear yard of the site and is anticipated to reach a total of seventy-eight (78) spaces upon completion of all phases of construction. A proposed stormwater pond is located on the northwest property boundary, and the plan incorporates a 100-foot buffer on the east property boundary with a small portion at the southeast corner boundary. The proposed motorcycle shop may need to be slightly relocated to ensure the buffer requirement meets the distance between the adjoining residential property, particularly to the south. The renderings submitted with the application show that the existing building is comprised of a stucco and fiber cement siding material with the new buildings being an industrial type structure with roll-up doors along the front elevation with a small office area. In closing, she reviewed the current zoning of properties in the surrounding area, highlighted the factors reviewed by staff during the rezoning process, and presented twelve (12) conditions for the consideration by the Board should they choose to approve the request.

Mr. Neal Spradlin, applicant representative, explained that Ms. Eschman did an

excellent job of presenting the phased development approach for the subject property. He further explained that Mr. Linton (owner/applicant) met with Mr. Stanford Taylor with the Georgia Department of Transportation (GDOT) and was informed verbally that GDOT would not require a left-turn or a deceleration lane from Hwy. 16 based upon the plan for the first phase (restaurant with 25 parking spaces). In lieu of a deceleration lane, some existing asphalt could be utilized as tapers. Based upon the conversation with Mr. Taylor, Mr. Linton proceeded with purchase of the property because he believed he would be remodeling an existing building for a restaurant and paving a parking area for 25 spaces with very few transportation improvements. The condition proffered by staff that the applicant construct a left and right turn lane is an enormous undertaking and cost prohibitive for the applicant. He requested that the Board consider modifying the condition to state that the applicant must provide a traffic study to determine if a left turn lane is warranted based upon GDOT criteria/requirements. In closing, he explained that the applicant's plan will be an asset to the community, and he has no objections to the remaining conditions proffered by staff.

In response to a question from Commissioner Smith, Mr. Spradlin explained that should a traffic study determine that the turn lane is necessary, the applicant will have to figure out how to accomplish it. His long-range plans are to develop the property in phases and the first phase (restaurant) cannot shoulder the financial burden of the transportation improvements.

In response to questions from Commission Reidelbach, Mr. Spradlin explained that Mr. Taylor from GDOT expressed that he felt a turn lane wasn't warranted but County staff has requested that it be added for safety considerations.

Commissioner Reidelbach suggested that if a traffic study is performed that it be accomplished by an engineering company approved by the County and GDOT.

In response, Mr. Spradlin explained that the applicant's traffic consultant will perform the study, which would then be reviewed by GDOT and County Engineer Handley.

In response to a question from Commissioner Poole, Public Works Director Handley explained that he reviewed the traffic counts that were conducted as part of the recent Comprehensive Transportation Plan. The annualized average daily traffic counts on Hwy. 16 equate to approximately 15,000-16,000 trips per day. He further explained that some traffic traveling eastbound on Hwy. 16 are exiting a passing lane approaching this location and are traveling 70-75 mph to pass others who are driving the speed limit. GDOT regulations define turn-lane requirements for roadways. For two-lane roads, the first is for less than 6,000 vehicle per day and the second is for greater than 6,000 vehicles per day. Currently, traffic counts on Hwy. 16 indicated 2½ times greater than 6,000 vehicles per day. In addition, the requirements for the left turn lane are satisfied if a minimum of 150 vehicles turn from Hwy. 16 into the subject property. He explained that he understands that the construction of a turn lane can cost \$250,000±, but if a left turn lane prevents one accident/injury and/or saves a life, it is worth it.

Commissioner Poole expressed his belief that the turn lane is needed for safety.

Mr. Handley explained that the County has added and/or required left turn lanes on Hwy. 16 at Old Carrollton Road and Macedonia Road during his tenure with the County.

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

The Board voted to close the Public Hearing regarding Petition # REZ 21-010001 filed by John Linton requesting to rezone property located at 3193 Highway 16 West, Newnan (Parcel # 033-4021-018).

RESULT: PUBLIC HEARING CLOSED [UNANIMOUS]**MOVER:** Tim Lassetter, District 2 - Vice Chairman**SECONDER:** Paul Poole, District 1**AYES:** Blackburn, Lassetter, Poole, Reidelbach, Smith**12546 Public Hearing Regarding Petition # REZ 21-010001 Filed by John Linton Requesting to Rezone Property Located at 3193 W Hwy 16, Newnan**

Commissioner Lassetter expressed his appreciation to Mr. Spradlin for his work with County staff and explained that he believes the proposed development will be an asset to the community in this area. However, numerous accidents have occurred in the past along Hwy. 16 in or near this area and he believes the condition requiring the turn lane(s) is warranted for safety.

The Board voted to rezone 4.005± acres located at 3193 Highway 16 West, Newnan (Parcel # 033-4021-018) from *LMc (Light Industrial-Conditional)* to *LM (Light Industrial)* as requested in Petition # REZ 21-010001 filed by John Linton, subject to the following conditions:

1. The subject property shall be conditionally zoned for a restaurant, a motorcycle repair shop, and an automotive repair shop as indicated on the application filed under Petition # REZ 21-010001.
2. The applicant shall meet all the requirements of the Georgia Department of Transportation (GDOT).
3. The applicant shall construct a left and right turn lane along SR 16 by Phase 1 (restaurant).
4. Any proposed future access to Robinson Road will require further review by the Public Works Division and could require additional transportation improvements.
5. All applicable requirements of Public Works, Development Review, Building, Fire, Environmental Health Department, and the Water and Sewerage Authority shall be met unless a variance is granted through the normal procedures.
6. The applicant shall comply with Coweta County's *Stormwater Management, Soil Erosion and Sedimentation Control, and Wetlands Protection Ordinances*.
7. The hours of operation for the restaurant shall be Sunday-Friday 7:00 a.m.-11:00 p.m., and Saturday 7:00 a.m.-12:00 a.m.
8. The hours of operation for the motorcycle shop and the automobile repair shop shall be Monday-Friday 7:00 a.m.-6:00 p.m., and Saturday 8:00 a.m.-12:00 p.m.
9. A 100-foot buffer shall be maintained or planted along the eastern and southern property boundaries adjoining the residential properties. The site will need to be evaluated after grading, clearing to determine if additional buffer plantings will be required. A landscape plan shall be submitted and reviewed by the Community Development Department to ensure the existing and/or planted materials provide appropriate screening.
10. Lighting shall incorporate full cutoff fixtures so adjacent residential properties and roadways are not adversely affected, and to preclude glare onto or direct illumination onto the surrounding areas.
11. Any signage must be reviewed and approved by the Community

Development Department.

12. Any business activity shall agree to work with the County in good faith to address any concerns, complaints related to odor, glare, noise, or similar objectionable features.

RESULT:	APPROVED [4 TO 1]
MOVER:	Tim Lassetter, District 2 - Vice Chairman
SECONDER:	Al Smith, District 5
AYES:	Bob Blackburn, Tim Lassetter, John Reidelbach, Al Smith
NAYS:	Paul Poole

Motion To: **Rescind a Previous Motion Regarding Petition # REZ 21-010001 filed by John Linton Requesting to Rezone Property Located at 3193 Highway 16 West, Newnan**

Following a brief recess, the Board returned to the Public Hearing.

Commissioner Poole apologized and explained that he erroneously thought the previous motion and subsequent vote regarding Petition # # REZ 21-010001 filed by Mr. John Linton did not include the condition that the applicant construct turn lanes on Hwy. 16. He supports the requirement that the turn lanes be constructed as a condition of the zoning and would like to alter his vote for that reason. The Board did not have any objections to his request.

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

Motion To: **Approve Petition # REZ 21-010001 Filed by John Linton Requesting to Rezone Property Located at 3193 W Hwy 16, Newnan**

The Board voted to rezone 4.005± acres located at 3193 Highway 16 West, Newnan (Parcel # 033-4021-018) from *LMc (Light Industrial-Conditional)* to *LM (Light Industrial)* as requested in Petition # REZ 21-010001 filed by John Linton, subject to the following conditions:

1. The subject property shall be conditionally zoned for a restaurant, a motorcycle repair shop, and an automotive repair shop as indicated on the application filed under Petition # REZ 21-010001.
2. The applicant shall meet all the requirements of the Georgia Department of Transportation (GDOT).
3. The applicant shall construct a left and right turn lane along SR 16 by Phase 1 (restaurant).
4. Any proposed future access to Robinson Road will require further review by the Public Works Division and could require additional transportation improvements.
5. All applicable requirements of Public Works, Development Review, Building, Fire, Environmental Health Department, and the Water and Sewerage Authority shall be met unless a variance is granted through the normal procedures.
6. The applicant shall comply with Coweta County's *Stormwater Management, Soil Erosion and Sedimentation Control, and Wetlands Protection Ordinances*.
7. The hours of operation for the restaurant shall be Sunday-Friday 7:00 a.m.-11:00 p.m., and Saturday 7:00 a.m.-12:00 a.m.

8. The hours of operation for the motorcycle shop and the automobile repair shop shall be Monday-Friday 7:00 a.m.-6:00 p.m., and Saturday 8:00 a.m.-12:00 p.m.
9. A 100-foot buffer shall be maintained or planted along the eastern and southern property boundaries adjoining the residential properties. The site will need to be evaluated after grading, clearing to determine if additional buffer plantings will be required. A landscape plan shall be submitted and reviewed by the Community Development Department to ensure the existing and/or planted materials provide appropriate screening.
10. Lighting shall incorporate full cutoff fixtures so adjacent residential properties and roadways are not adversely affected, and to preclude glare onto or direct illumination onto the surrounding areas.
11. Any signage must be reviewed and approved by the Community Development Department.
12. Any business activity shall agree to work with the County in good faith to address any concerns, complaints related to odor, glare, noise, or similar objectionable features.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Tim Lassetter, District 2 - Vice Chairman
SECONDER:	Al Smith, District 5
AYES:	Blackburn, Lassetter, Poole, Reidelbach, Smith

10. Motion To: **Public Hearing Regarding Petition # 024-21 Filed by Pulte Home Company, LLC and Green Top Road, LLC Requesting to Rezone Property Located Off Greentop Road, Newnan**

Assistant Community Development Director Angela White presented Petition # 024-21 filed by Pulte Home Company, LLC and Green Top Road, LLC requesting to rezone property located off Greentop Road, Newnan [Parcels # 085-5086-003, # 085-5086-001 (partial), # 085-5107-002, and # 085-5107-003] from RC (*Rural Conservation*) to R-PDP (*Residential-Planned Development Project*). This is a new zoning district approved by the Board of Commissioners in August 2021 that allows a developer to submit a higher residential density than typical of the RC (*Rural Conservation*) zoning district with it meeting the following pre-requisites:

- Minimum 5-acres zoned RC (*Rural Conservation*)
- Contiguous to a municipality
- Subject property shall have access to public water and sewer services
- Maximum of four (4) residential structures per acre

In addition to the prerequisites, a residential planned development project scoring worksheet is required in accordance with the ordinance incorporating design criteria and traffic analysis.

Ms. White further explained that this planned development is located within four (4) parcels consisting 163.71± acres on the southern side of Greentop Road, the applicant is proposing 366 units, and this is the first application requesting the R-PDP (*Residential-Planned Development Project*) zoning district. In addition, the site is approximately 800-feet from the US Hwy 29 roundabout accessing Greentop Road. Other than a small 1,386 square feet block building built in the 1950s, the property is heavily wooded and undeveloped. She reviewed the location of the subject property, the parcels involved, the conceptual site plan, the overall layout, the proposed access points, and interconnectivity to adjacent property. In closing, she reviewed the current zoning of properties in the surrounding area, highlighted

the factors reviewed by staff during the rezoning process, and presented twenty-four (24) conditions for the consideration by the Board should they choose to approve the request.

Commissioner Reidelbach expressed his belief that there is a lot of missing information in the packet in order for staff to present a detailed report on items such as the renderings for the structures.

Ms. White explained that historically staff has noted that the materials utilized on the structures shall accurately reflect the renderings submitted by the applicant.

Commissioner Smith expressed concerns regarding the lack of ingress/egress on the southern portion of the property.

Ms. White explained that staff has proffered (conditioned) interconnectivity between the subject property and the adjacent property upon development of the adjacent property.

In response to a question from Commissioner Smith, Ms. White estimated that the build-out of the community would be sometime in 2024.

In response to questions from Commissioner Lassetter regarding the ingress/egress points on Greentop Road, Public Works Director Handley explained that staff has stipulated that a concrete median be installed in the center of Greentop Road at the western-most and eastern-most accesses to the subject property that will prevent U-turns. However, there will not be a concrete median in the center of Greentop Road at the main/center entrance to the subject property; therefore, U-turns might occur at this location by anyone exiting from the western-most access point. He also explained that anyone exiting the development from the eastern-most or western-most access points will have to travel toward Herring Road.

Mr. George Rosenzweig, applicant representative, explained that the applicant is requesting to rezone the subject property from *RC (Rural Conservation)* to *R-PDP (Residential-Planned Development Project)*. He thanked the Board for amending the *Code of Ordinances* to address higher density developments and thanked staff for their hard work and assistance with this application. He briefly reviewed the conceptual site plan, explained that the proposed density of 2.23 units/acre is well below the 4 units/acre allowed in the ordinance, explained that the minimum lot size will be 8,500 square feet with 89% of the lots over 10,000 square feet, explained that the lots along the pond will be a minimum of 9,000 square feet, highlighted an elaborate amenity center, explained that home prices will range from \$355,990 to \$439,990 (plus upgrades/options), clarified that the final build-out for the development is 2028, explained that the buffer along Greentop Road will be preserved, and stated that there are no objections to all the conditions proffered by staff.

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

The following individuals spoke in support of the rezoning citing quality products, excellent customer service, market-driven need, beautiful amenities, excellent reputation, customer satisfaction, preservation of natural trees and buffer, focal central entrance, network of trails and sidewalks, access points across the gas pipeline easement, compliance with stormwater and erosion control guidelines/requirements, lot size, development/design details, use of GDOT methods to determine access points/drives, commitment to delivering a quality development, home delivery process, sales and mortgage groups, commitment to the project, investment in the community, and compliance with the County's ordinances and Land Use Plan.

- Mr. Garen Smith, Vice-President of Land Acquisition for Pulte Homes
- Mr. Andy Moroz, Land Development Manager for Pulte Homes

- Mr. Mike Haponski, Fairgreen Trace, Newnan, Engineer for Pulte Homes
- Mr. John Karnowski, National Director for NV5 Engineers and Consultants Traffic Services
- Mr. Rick Martin, Manager of Land Acquisitions for Pulte Homes
- Mr. Brad Edwards, Division Director of Land Planning and Entitlements for Pulte Group

Administrator Fouts informed the Board that this concludes those individuals signed in to speak in support of the proposed rezoning as well as the twenty (20) minutes allotted for proponents in accordance with the rules governing the meeting regarding Public Hearings for zoning issues.

Chairman Blackburn called for comments in opposition to the rezoning.

The following individuals spoke in opposition to the proposed rezoning citing concerns regarding increased traffic, space between homes, loss of rural character, sprawl, setting a precedent for other *R-PDP* developments, stress on the school system, infrastructure, quality of life, negative impact to the value of existing nearby communities, density, insufficient road frontage, congestion, inconsistency with the wishes of the community, transportation safety, over-development, potential annexation, lack of access from the city limits to the development, and unsuitable location for this type of development.

- Mr. Micah Harrison, Westwood Lakes Drive, Newnan
- Mr. Richard Yancey, College Street, Newnan
- Mr. Tom Reese, Donnan Trace, Newnan
- Mr. Robert Ziifle, Heritage Trace, Newnan
- Mr. Jac Counts, Golfview Club Drive, Newnan
- Ms. Pat Burns, Dogwood Road, Newnan
- Ms. Ruth Stark, Club Court, Newnan

Administrator Fouts explained that although there were additional individuals who signed in to speak in opposition to the proposed rezoning, the twenty (20) minutes allotted for opponents in accordance with the rules governing the meeting regarding Public Hearings for zoning issues had expired.

In rebuttal, Mr. Rosenzweig provided copies of various documents including the current ordinance, the application, PowerPoint presentation, etc. for the record. He explained that the Board has a difficult task because property owners have a Constitutional right to utilize their property as they wish unless there is a valid reason not to. He further explained that the proposed development:

- Meets all criteria of the R-PDP
- Meets all staff conditions
- Is consistent with the Coweta County Comprehensive Plan and Growth Priority Area
- Protects neighboring property values
- Protects aesthetics of the surrounding area
- Protects the environment
- Has infrastructure provided
- Has no viable economic use as the property is currently zoned
- Balances private property rights with public interest

Mr. Rosenzweig also explained that all of the concerns regarding future traffic are speculative and contrary to the data provided by an experienced traffic engineer that submitted a report which had been peer reviewed for accuracy. In determining future traffic, the Board must consider the subject property as reasonably developed in an alternative manner. Because the property is not usable to the property owner as currently zoned, this request to rezone the property is the next alternative manner that they are authorized to utilize it. In closing, he asked the Board to approve the rezoning request.

Commissioner Reidelbach explained that the Board regularly faces difficult tasks/decisions. The Constitution of the State of Georgia provides for the rights of individual property owners. He further explained that the County loses its jurisdiction and the surrounding neighbors (that live in unincorporated Coweta) have no voice as to how a property is developed (i.e. density) if that property is annexed into a municipality. Therefore, the Board does their best to ensure smart growth in the county.

The Board voted to close the Public Hearing regarding Petition # 024-21 filed by Pulte Home Company, LLC and Green Top Road, LLC requesting to rezone property located off Greentop Road, Newnan [Parcels # 085-5086-003, # 085-5086-001 (partial), # 085-5107-002, and # 085-5107-003] from *RC (Rural Conservation)* to *R-PDP (Residential-Planned Development Project)*.

RESULT: PUBLIC HEARING CLOSED [UNANIMOUS]

MOVER: Paul Poole, District 1

SECONDER: Al Smith, District 5

AYES: Blackburn, Lassetter, Poole, Reidelbach, Smith

12615 Public Hearing Regarding Petition # 024-21 Filed by Pulte Home Company, LLC and Green Top Road, LLC Requesting to Rezone Property Located Off Greentop Road, Newnan

The Board voted to deny a request to rezone property located off Greentop Road, Newnan [Parcels # 085-5086-003, # 085-5086-001 (partial), # 085-5107-002, and # 085-5107-003] from *RC (Rural Conservation)* to *Residential-Planned Development Project (R-PDP)* as requested in Petition # 024-21 for the following reasons:

1. Rezoning the subject property as requested will not preserve the integrity of the existing neighborhoods in the area.
2. The traffic study submitted by the applicant shows that when the proposed development is built-out the existing roundabout will be substantially worse on the already overcrowded roads in that area.
3. The development will have an adverse impact on the use and enjoyment of adjacent properties.
4. Rezoning the subject property as requested will not be in the best interests of the County or its citizens.

RESULT: DENIED [4 TO 1]

MOVER: Bob Blackburn, District 3 - Chairman

SECONDER: Paul Poole, District 1

AYES: Bob Blackburn, Tim Lassetter, Paul Poole, Al Smith

NAYS: John Reidelbach

REGULAR SESSION**PUBLIC COMMENT (Items on the Agenda)****Public Comments Regarding Items On the Agenda**

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

Administrator Fouts explained that Mr. Ray Cornay had indicated that he would like to address the Board regarding proposed amendments to the Fire Prevention and Protection Ordinance, but he was not present when called upon to speak.

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

11. 12675 **Recommend Approval of Petitions # VAR 21-010012 and # VAR 21-010013 Filed by Pulte Home Co, LLC and Green Top Road, LLC Requesting Right-of-Way and Parking Variances for Property Located on Greentop Road, Newnan**

The Board voted to deny a 14-foot right-of-way reduction (from 50-feet to 36-feet) and a 15 space parking reduction (from 63 spaces to 47) for the amenity center as requested in Petitions # VAR 21-010012 and # VAR 21-010013 filed by Pulte Home Company, LLC and Green Top Road, LLC for property located on the southern side of Greentop Road, Newnan [Parcels # 085-5107-002, # 085-5107-003, # 085-5086-001 (partial), and # 085-5086-002].

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

12. 12621 **Recommend Approval of Petition # VAR 21-010018 Filed by McBev One, LLC Requesting Right-of-Way Variances for Property Located in The Gardens at Arbor Springs, Phase 2, Newnan**

Zoning Coordinator Lisa Eschman presented Petition # VAR 21-010018 filed by McBev One, LLC requesting a right-of-way variance for property located in the Gardens at Arbor Springs, Phase 2, Newnan (Parcel # 107-6011-008) along with a recommendation of approval from the Board of Zoning Appeals. She explained that the subject property is located within The Gardens at Arbor Springs off Arbor Springs Parkway and is zoned *RRCC (Residential Retirement Care Community)*. The applicant is requesting a 14-foot reduction of the right-of-way (from 50-feet to 36-feet) along streets to place pedestrian sidewalks 5-feet behind the back of the curb. This will prevent cars parked in driveways from obstructing the sidewalks. The proposed right-of-way reduction will only encompass Phase 2 of the 22-lot development and will move the sidewalks closer to the street; therefore, allowing residents to enjoy the sidewalk, preventing parking in the street, and provide more front yard privacy. All utilities would be placed within a 14-foot utility easement behind the proposed right-of-way. In closing, she reviewed the factors considered by staff during the application process and presented three (3) conditions for consideration by the Board should they choose to grant the right-of-way variance.

The Board voted to grant a 14-foot right-of-way reduction (from 50-feet to 36-feet) as requested in Petition # VAR 21-010018 filed by McBev One, LLC for property located in the Gardens at Arbor Springs, Phase 2, Newnan

(107-6011-008), subject to the following conditions:

1. The recorded final plat and the Homeowner's Association (HOA) covenants shall state that the maintenance of sidewalks shall be the responsibility of the Homeowners Association.
2. The front building setback line shall remain 15-feet as shown on the preliminary plat for all lots that front on streets with right-of-way widths less than 50-feet.
3. There shall be a 14-foot sidewalk and utility easement at the edge of the right-of-way line for all streets with right-of-way less than 50-feet in width.

RESULT:	GRANTED [4 TO 1]
MOVER:	Paul Poole, District 1
SECONDER:	Tim Lassetter, District 2 - Vice Chairman
AYES:	Bob Blackburn, Tim Lassetter, Paul Poole, Al Smith
NAYS:	John Reidelbach

**13. 12676 Recommend Approval of Petition # VAR 21-010020 Filed by Yamaha Motor Manufacturing
Requesting a Building Height Variance for Property Located at 1000 E. Hwy. 34, Newnan**

Assistant Community Development Director White presented Petition # VAR 21-010020 filed by Yamaha Motor Manufacturing requesting a building height variance for property located at 1000 East Hwy 34, Newnan (Parcel # 097-5078-001) along with a recommendation of approval from the Board of Zoning Appeals. She explained that the applicant is expanding its campus with a proposed 200,000 square foot building and is requesting to increase two-thirds of the proposed building height by 10-feet 1-inch (from 34-feet 11-inches to 45-feet) and to increase one-third of the proposed building height by 40-feet 1-inch (from 34-feet 11-inches to 75-feet). According to the applicant, the increase in height will allow the proposed automated storage and retrieval system building to meet the demands of material movement. Under the *Coweta County Zoning and Development Ordinance*, the Community Development Director can grant administrative height variances up to 60-feet with the support of the Airport, Building, and Fire departments. With an increase to 75-feet, the applicant has submitted its entire request to the Board for approval. She further explained that the height ordinance was developed prior to the County obtaining fire apparatus that would allow emergency response to taller buildings. In closing, she reviewed the factors considered by staff during the application process and presented three (3) conditions for consideration by the Board should they choose to grant the building height variances.

The Board voted to grant a 10-foot 1-inch building height increase (from 34-feet 11-inches to 45-feet) for two-thirds of a proposed building and a 40-foot 1-inch height increase (from 34-feet 11-inches to 75-feet) for one-third of the proposed building as requested in Petition # VAR 21-010020 filed by Yamaha Motor Manufacturing for property located at 1000 East Hwy 34, Newnan (Parcel # 097-5078-001), subject to the following conditions:

1. All structures must comply with the current adopted construction codes for maximum building height and area.
2. Shall meet all applicable requirements of the State and County Fire Marshals.

3. The overall height of the building shall not exceed the 45-feet to 75-feet as noted on the submitted documents.

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

14. 12674 Recommend Approval of Petition # ZA 044-21 Filed by NYCO America Requesting a Distance Between Structures Variance for Property Located at 87 Amlajack Way, Newnan

Assistant Community Development Director White presented Petition # ZA 044-21 filed by NYCO America requesting a distance between structures variance for property located at 87 Amlajack Way, Newnan (Parcels # 097-5109-038 and # 097-5109-039) along with a recommendation of approval from the Board of Zoning Appeals. She explained that the subject property is located in the Shenandoah Industrial Park, contains a 16,000 square feet warehouse and a 3,600 square feet office area, and has been the headquarters and operations platform for NYCO America since 2016. The applicant is requesting a 2-feet distance between structures reduction (from 6-feet to 4-feet) for placement of twenty-four (24) tanks and two (2) buildings to expand the campus southward for a chemical plant to produce jet engine aviation lubricants. In closing, she reviewed the factors considered by staff during the application process and presented three (3) conditions for consideration by the Board should they choose to grant the distance between structures variance.

The Board voted to grant a 2-feet distance between structures reduction (from 6-feet to 4-feet) as requested in Petition # ZA 044-21 filed by NYCO America for property located at 87 Amlajack Way, Newnan (Parcels # 097-5109-038 and # 097-5109-039), subject to the following conditions:

1. All applicable requirements of the International Building Code shall be implemented in design and construction.
2. All applicable requirements of the International Fire Code shall be implemented in design and construction.
3. The parcels shall be combined into one parcel with the existing parcel.
4. The distance between tanks shall be no closer than 4-feet.

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

15. 12649 Request Acceptance of Roadways and a Deed of Open Space Restriction for Property Located in Ellerbe Subdivision, Phase 1 - 3rd District

The Board voted to execute a Deed of Open Space Restriction associated with 25.18± acres located in the Ellerbe Subdivision, Phase 1 and to accept Starr Place (1,736 LF) and Sanders Crossing (1,037 LF), associated drainage structures and right-of-way into the Coweta County Public Roads System, and to place the constructed improvements into a three (3) year maintenance period.

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

16. 12681 Public Hearing Regarding a New Package Beer and Wine License Filed by Sikender Lakhani in Operation of Coweta Country Junction (Newnan Country Junction, LLC) Located at 1502 Hwy 29 North, Newnan - 3rd District

The Board voted to set Public a Hearing on December 14, 2021 at 6:00 p.m. regarding a new package beer and wine license filed by Sikender Lakhani in operation of Coweta Country Junction (Newnan Country Junction, LLC) located at 1502 Hwy 29 North, Newnan.

RESULT: **PUBLIC HEARING SET [UNANIMOUS] Next: 12/14/2021 6:00 PM**
MOVER: Al Smith, District 5
SECONDER: Bob Blackburn, District 3 - Chairman
AYES: Blackburn, Lassetter, Poole, Reidelbach, Smith

17. 12665 **Request to Set a Public Hearing on January 6, 2022 Regarding Petition # REZ 21-010007 Filed by Fischer Automotive Requesting to Rezone "Parcel A" Located at 195 Fischer Road, Sharpsburg - WITHDRAWN**

The Board voted to set a Public Hearing on January 6, 2022 at 6:00 p.m. regarding Petition # REZ 21-010007 filed by Fischer Automotive requesting to rezone "Parcel A" located at 195 Fischer Road, Sharpsburg [Parcel # 145-6154-003 (partial)].

RESULT: **PUBLIC HEARING SET [UNANIMOUS] Next: 1/6/2022 6:00 PM**
MOVER: Al Smith, District 5
SECONDER: Bob Blackburn, District 3 - Chairman
AYES: Blackburn, Lassetter, Poole, Reidelbach, Smith

18. 12666 **Request to Set a Public Hearing on January 6, 2022 Regarding Petition # REZ 21-010008 Filed by ForCast Real Estate Requesting to Rezone "Parcel B" Located at 195 Fischer Road, Sharpsburg**

The Board voted to set a Public Hearing on January 6, 2022 at 6:00 p.m. regarding Petition # REZ 21-010008 filed by ForCast Real Estate requesting to rezone "Parcel B" located at 195 Fischer Road, Sharpsburg [Parcel # 145-6154-003 (partial)].

RESULT: **PUBLIC HEARING SET [UNANIMOUS] Next: 1/6/2022 6:00 PM**
MOVER: Al Smith, District 5
SECONDER: Bob Blackburn, District 3 - Chairman
AYES: Blackburn, Lassetter, Poole, Reidelbach, Smith

19. 12684 **Request to Set a Public Hearing on January 6, 2022 Regarding Petition # REZ 21-010004 Filed by ForCAST Real Estate Development Requesting to Rezone Tract 15 Located at Fischer Road/Fischer Crossings, Sharpsburg**

The Board voted to set a Public Hearing on January 6, 2022 at 6:00 p.m. regarding Petition # REZ 21-010004 filed by ForCAST Real Estate

Development requesting to rezone Tract 15 located at Fischer Road/Fischer Crossings, Sharpsburg (Parcel # 145-6153-026).

RESULT:	PUBLIC HEARING SET [UNANIMOUS]	Next: 1/6/2022 6:00 PM
MOVER:	Al Smith, District 5	
SECONDER:	Bob Blackburn, District 3 - Chairman	
AYES:	Blackburn, Lassetter, Poole, Reidelbach, Smith	

UNFINISHED BUSINESS

20. 12698 Request Appointments to Various Boards/Authorities

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

- Appoint Mr. Mike Marchese as the 3rd District representative to the Board of Tax Assessors for the term beginning January 1, 2022 and expiring December 31, 2025.
- Appoint Ms. Charlene Barrow as the 4th District representative to the Board of Tax Assessors for the term beginning January 1, 2022 and expiring December 31, 2025.

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

NEW BUSINESS

Bids and Contracts

21. 12690 Request Approval/Execution of Supplemental Agreement # 2 with the Georgia Department of Transportation Associated with the 5311 Transit Program

The Board voted to execute Supplemental Agreement # 2 with the Georgia Department of Transportation (GDOT) associated with a time extension of twelve (12) months on receipt of a bus for the 5311 Transit Program.

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

22. 12689 Request Approval/Execution of an Intergovernmental Agreement with the City of Newnan Associated with Lower Fayetteville Road

The Board voted to execute an Intergovernmental Agreement (IGA) with the City of Newnan associated with Lower Fayetteville Road as part of the Atlanta Regional Commission's (ARC) 2022 Transportation Improvement Program (TIP) project solicitation.

RESULT: EXECUTED [UNANIMOUS]
MOVER: Tim Lassetter, District 2 - Vice Chairman
SECONDER: Paul Poole, District 1
AYES: Blackburn, Lassetter, Poole, Reidelbach, Smith

23. 12562 Request Approval/Execution of a Contract Associated with Architectural Services for the Cannongate Community Center - 4th District

The Board voted to execute a contract with Alex Roush Architects, Inc to perform architectural services associated with construction of the Cannongate Community Center in an amount not to exceed \$30,000.00.

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

24. 12685 Request Approval/Execution of the First Amendment to an Intergovernmental Agreement with the City of Newnan and Explore Newnan-Coweta, Inc.

The Board voted to execute the First Amendment to an Intergovernmental Agreement (IGA) with the City of Newnan and Explore Newnan-Coweta, Inc associated with transitioning operation of the Convention and Visitors' Bureau (also known as the Visitor's Center) to Explore Newnan-Coweta, Inc.

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

25. 12694 Request Approval/Execution of an Incentives and Reimbursement Agreement with Semperit Industrial Products, Inc. - 3rd District

The Board voted to execute an Incentives and Reimbursement Agreement with Semperit Industrial Products, Inc, the Coweta County Development Authority, and the Coweta County Board of Tax Assessors associated with a manufacturing facility.

RESULT: EXECUTED [UNANIMOUS]
MOVER: Tim Lassetter, District 2 - Vice Chairman
SECONDER: Paul Poole, District 1
AYES: Blackburn, Lassetter, Poole, Reidelbach, Smith

26. 12691 Request Execution of a Resolution and a Consultant Agreement Associated with Appointment to the Coweta County Board of Tax Assessors

The Board voted to execute a Resolution and a Consultant Agreement associated with appointment of Mr. Michael Marchese to the Coweta County Board of Tax Assessors as an At-Large member to fill the unexpired term of Mr. David Barnett (recently deceased).

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

Additional Action Items

27. 12670 Request Approval/Execution of an Amendment to Chapter 34. Fire Prevention and Protection of the Coweta County Code of Ordinances

As a point of order, Commissioner Smith requested that Mr. Ray Cornay have an opportunity to address the Board regarding agenda item # 27 since he was not in the audience when Chairman Blackburn previously called for any comments regarding items on the agenda.

Mr. Ray Cornay, Welcome to Sargent Road, Newnan expressed his concerns that the proposed amendment to the County's *Fire Prevention and Protection Ordinance* does not contain the exact verbiage of that within State law. He explained that he is specifically concerned about the deletion of verbiage associated with permits for outdoor burning.

In response to questions from Commissioner Smith, Administrator Fouts explained that Chief Ranger Terry Quigley addressed the Board earlier in the year to outline the State's new permitting process for outdoor burning. He further explained that the State's regulations supersede those at the local level. Instead of duplicating and/or repeating State law, which is subject to change, the proposed amendments for the Board's consideration simply state that the County's ordinance will follow State law. This would include any future changes to State law.

Assistant Attorney Lee explained that the proposed verbiage in the amendment prevents the local ordinance from conflicting with State law, including any future amendments to State law.

The Board voted to execute a Resolution to amend *Chapter 34 - Fire Prevention and Protection* of the *Coweta County Code of Ordinances* to become effective January 3, 2022.

RESULT: EXECUTED [UNANIMOUS]
MOVER: Paul Poole, District 1
SECONDER: John Reidelbach, District 4
AYES: Blackburn, Lassetter, Poole, Reidelbach, Smith

28. 12692 Request Approval to Temporarily Close Yeager Road - 2nd District

The Board voted to temporarily close Yeager Road at its intersection with Poplar Road for private utility installations and grading activities beginning December 3, 2021 for approximately eleven (11) days, weather permitting.

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

29. 12697 Request Approval to Provide Assistance to the City of Haralson with Repair of Potholes - 1st District

The Board voted to provide labor and equipment to assist the City of Haralson with repair of potholes on Railroad Street and at its intersection with Line Creek Road.

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

30. 12693 Set Meeting Dates and Times for 2022 and 2023

The Board voted to set the following as the Commission meeting dates for calendar years 2022 and 2023:

January 6, 2022 (First Thursday)	6:00 p.m.
January 20, 2022 (Third Thursday)	6:00 p.m.
February 8, 2022 (Second Tuesday)	6:00 p.m.
February 22, 2022 (Fourth Tuesday)	6:00 p.m.
March 8, 2022 (Second Tuesday)	6:00 p.m.
March 22, 2022 (Fourth Tuesday)	6:00 p.m.
April 5, 2022 (Spring Break)	6:00 p.m.
April 19, 2022	6:00 p.m.
May 3, 2022	6:00 p.m.
May 17, 2022	6:00 p.m.
June 7, 2022	6:00 p.m.
June 21, 2022	6:00 p.m.
July 12, 2022 (Second Tuesday)	6:00 p.m.
July 26, 2022 (Fourth Tuesday)	6:00 p.m.
August 9, 2022 (Second Tuesday)	6:00 p.m.
August 23, 2022 (Fourth Tuesday)	6:00 p.m.
September 8, 2022 (Second Thursday)	6:00 p.m.
September 20, 2022	6:00 p.m.
October 4, 2022	6:00 p.m.
October 18, 2022	6:00 p.m.
November 1, 2022	6:00 p.m.
November 17, 2022 (Third Thursday)	6:00 p.m.
December 1, 2022 (First Thursday)	6:00 p.m.
December 15, 2022 (Third Thursday)	6:00 p.m.
January 5, 2023 (First Thursday)	6:00 p.m.
January 19, 2023 (Third Thursday)	6:00 p.m.
February 7, 2023	6:00 p.m.
February 21, 2023	6:00 p.m.
March 7, 2023	6:00 p.m.
March 21, 2023	6:00 p.m.
April 4, 2023	6:00 p.m.
April 18, 2023	6:00 p.m.
May 2, 2023	6:00 p.m.

May 16, 2023	6:00 p.m.
June 6, 2023	6:00 p.m.
June 20, 2023	6:00 p.m.
July 11, 2023 (Second Tuesday)	6:00 p.m.
July 25, 2023 (Fourth Tuesday)	6:00 p.m.
August 8, 2023 (Second Tuesday)	6:00 p.m.
August 22, 2023 (Fourth Tuesday)	6:00 p.m.
September 7, 2023 (First Thursday)	6:00 p.m.
September 19, 2023	6:00 p.m.
October 3, 2023	6:00 p.m.
October 17, 2023	6:00 p.m.
November 2, 2023 (First Thursday)	6:00 p.m.
November 16, 2023 (Third Thursday)	6:00 p.m.
December 7, 2023 (First Thursday)	6:00 p.m.
December 19, 2023	6:00 p.m.
January 4, 2024 (First Thursday)	6:00 p.m.
January 18, 2024 (Third Thursday)	6:00 p.m.

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

SUPPLEMENTAL/NON-AGENDA ITEMS

31. 12711 Request from the Town of Moreland for Assistance with Installation of Signage - 2nd District

The Board voted to assist the Town of Moreland by providing labor and equipment to install "No Dumping" signs on Cameron Street.

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

32. 8262 Request Approval/Execution of an Agreement with Comcast to Provide Internet Service at the 911 Call Center

The Board voted to execute an Agreement with Comcast to provide 1Gbps internet circuit to the 911 Call Center at a total cost of \$1,525/month.

RESULT: **EXECUTED [UNANIMOUS]**
MOVER: Tim Lassetter, District 2 - Vice Chairman
SECONDER: Al Smith, District 5
AYES: Blackburn, Lassetter, Poole, Reidelbach, Smith

33. 12719 Request Approval/Execution of an Agreement with Catapult to Provide Microsoft Planning Services

The Board voted to execute an Agreement with Catapult associated with Microsoft Planning Services.

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

34. 12714 Request Approval/Execution of a Resolution to Support Annexation Reform

Administrator Fouts recognized Commissioner Reidelbach for his participation in several meetings with the Association County Commissioners of Georgia (ACCG) to craft some proposed reform to the State's current annexation law.

The Board voted to execute a Resolution Supporting Reform to Georgia's Annexation Dispute Resolution Law.

RESULT: EXECUTED [UNANIMOUS]
MOVER: John Reidelbach, District 4
SECONDER: Bob Blackburn, District 3 - Chairman
AYES: Blackburn, Lassetter, Poole, Reidelbach, Smith

PUBLIC COMMENT (Items Not on the Agenda)

Public Comments Regarding Items Not on the Agenda

Chairman Blackburn called for comments regarding any items not on the agenda. There were none.

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

Motion To: Enter Into Executive Session

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

Members in attendance included Chairman Blackburn, Commissioner Poole, Commissioner Lassetter, Commissioner Reidelbach, and Commissioner Smith. Staff members in attendance included Administrator Fouts, Assistant Attorney Lee, and County Clerk Zerangue. Community and Human Resources Director Patricia Palmer was also in attendance.

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

REGULAR SESSION

Motion To: Return to Regular Session

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

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

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

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

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

AFFIDAVIT

Motion To: **Execute Affidavit and Resolution for Executive**

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

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

ADJOURNMENT

Motion To: **Adjourn**

The Board voted to adjourn the meeting.

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