



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, November 17, 2022

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	
John Reidelbach	District 4 - Vice Chairman	Present	
Paul Poole	District 1	Present	
Tim Lassetter	District 2	Present	
Al Smith	District 5	Present	
Michael Fouts	County Administrator	Present	
Eddie Whitlock	Associate Administrator	Present	
Kelly Mickle	Assistant Administrator	Present	
Nathan Lee	Assistant 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 Thursday, November 17, 2022.

Commissioner-Elect Bill McKenzie was also in attendance.

Meeting Called to Order

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

Pledge of Allegiance

Chairman Blackburn led the Pledge of Allegiance.

Invocation

Invocation was given by Commissioner Smith.

Notification of Location of Rules

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

REGULAR SESSION

Motion To: Amend the Agenda

Chairman Blackburn explained that staff has requested to remove item # 16 *Bid Award Associated with Enforcement of Ordinance Regulating Rank Plant Growth and Trash Accumulation for Property Located at 55 Summerhill Place, Newnan* (Parcel # 072A-134) from the agenda because the property has been cleaned up.

The Board voted to amend the agenda to remove item # 16 *Bid Award Associated with Enforcement of Ordinance Regulating Rank Plant Growth and Trash Accumulation for Property Located at 55 Summerhill Place, Newnan* (Parcel # 072A-134) as requested by staff.

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

AWARDS AND PRESENTATIONS

1. 13481 Presentation Regarding the Public Safety Training Complex Project

Mr. Joe Gardner, Principal Architect with Gardner, Spencer, Smith, Tench, & Jarbeau, provided a brief overview regarding conceptual planning for a proposed Public Safety Training Complex. He explained that the purpose of the project is to provide the highest level of quality and training for the first responders of Coweta County. He has collaborated over the past few years with Sheriff Lenn Wood, Fire Chief Robby Flannagan, and their staff to assess their needs and determine a location. A site consisting of 80± acres owned by the County located at the corner of Ishman Ballard Road and Essie Mae Walker Road has been identified as a suitable location. Needs assessments from law enforcement included multi-use indoor training facilities (auditorium, classrooms, break-out rooms, support facilities, enclosed firing range, and use of force mat room) and outdoor training facilities (remote training pavilion and skills pad). Needs assessments from Fire Rescue included multi-use indoor training facilities (auditorium, classrooms, break-out rooms, support facilities, and a high-level observation platform) and specialized outdoor training facilities (4-story fire training simulator, 6-story training tower, training pavilion, draft pit, car fire pressurized container props, vehicle extrication pads, trench rescue, tech rescue, gas simulator and skills pad). He explained that a preliminary site plan includes a main entrance off Ishman Ballard Road, law enforcement training facilities located on the south portion of the property, and fire training facilities located on the north. The preliminary scope and costs for Phase I include initial site development, portable indoor training facilities, and outdoor training facilities estimated to cost between \$17-\$20 million. The preliminary scope and cost of a future Phase II includes actual construction of the main training buildings and is estimated to cost \$47-\$50 million.

In response to a question from Commissioner Blackburn, Sheriff Wood explained that shotguns can be utilized at the proposed firing range.

In response to questions from Commissioner Reidelbach, Mr. Gardner explained that the portable classrooms can remain after construction of the main training buildings and that the projected cost is based on 2022 construction costs with a 10% contingency built in for escalation.

Administrator Fouts noted that the training facility used by Fire Rescue located on Greison Trail has been operating with a modular facility for several years. He explained that Sheriff Wood and Fire Chief Flanagan were in attendance should the Board have any additional questions regarding the use of the proposed facility.

In response to a question from Commissioner Smith, Sheriff Wood explained that police and fire training are required by both state and national regulations.

Commissioner Lassetter explained that nearby residents have expressed concerns regarding whether the shooting range will be located indoors. Staff has worked with Mr. Gardner to ensure that the training facility will be first class and a good neighbor to those in the area. He further explained that both departments currently send staff to Forsyth County for training and this facility will eliminate the costs associated with travel. In addition, the Fire Department has been fortunate to have been allowed to use the City of Newnan's training facility on Greison Trail which is no longer available.

In response to a question from Commissioner Reidelbach, Administrator Fouts explained that surrounding agencies may utilize the facility for a fee.

RESULT: PRESENTED

Motion To: **Approve Public Safety Training Complex Project**

Administrator Fouts explained that the project is a very costly long term investment and staff is proposing a phased approach to complete the project. He requested the Board's support to proceed with Phase I as conceptually presented so staff can begin to investigate funding options, and continue conversations to look at future phases. Phase I will take approximately one (1) year to complete the necessary grading for the site.

The Board voted to proceed with Phase I of a Public Safety Training Complex project as discussed and to instruct staff to determine adequate funding sources.

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

APPROVAL OF MINUTES

2. Minutes of Tuesday, November 01, 2022

The Board voted to approve the minutes from the Public Hearing/Regular Meeting Session held on Tuesday, November 1, 2022.

RESULT: APPROVED [UNANIMOUS]
MOVER: Tim Lassetter, District 2
SECONDER: Paul Poole, District 1
AYES: Blackburn, Reidelbach, Poole, Lassetter, Smith

SUPPLEMENTAL AND NON-AGENDA ITEMS

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

The Board voted to approve the addition of one (1) Non-Agenda item for discussion as presented by staff.

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

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

3. Motion To: **13403 : REZ 22-000033 Pulte Home Co., LLC dba Del Webb**

Assistant Community Development Director Angela White presented Petition # REZ 22-33 filed by Pulte Home Company, LLC (dba Del Webb) requesting to rezone 580.59± acres located at Posey Road, Baker Road, and Holz Parkway, Newnan (Parcels # 108-6008-002, # 108-6008-003, # 108-6008-004, # 108-5113-001, and # 109-5112-002) from RC (*Rural Conservation*) to RRCC (*Residential Retirement Community and Care District*) for a 1,236-lot 55+ active adult

community. She explained that the proposed development is located west of the intersection of Baker, Hammock, and Posey Roads, adjoins both sides of Posey Road traveling northwest, and that most of the development is located westward toward Holz Parkway. The applicant has proffered to extend Holz Parkway from its existing termination at Garden Walk northward to the future main entrance of the proposed development. She explained that the development process has been involved with a Development of Regional Impact (DRI # 3676), Three Rivers Regional Commission (TRRC), and the Georgia Regional Transportation Authority (GRTA). Extensive reviews have been conducted; several versions of the development plan have been made with the final plan being presented for the Board's consideration. She presented views of the site plan and involved structures including an amenity center, clubhouse, and indoor/outdoor pools. She explained that the main entrance will be located off Holz Parkway and that the community will include multiple developments located along both sides of Posey Road with an emergency access located off Baker Road. In addition, the RRCC zoning district requires a 50-foot buffer around all sides of the development. She further explained that the applicant has prepared proffered conditions to the rezoning and filed Petitions # VAR 22-45 and # VAR 22-58 requesting nine (9) variances and four (4) variances, respectively. These variances include lot size reductions to 5,250 square feet (30% of units), 6,500 square feet (45% of units) and 8,250 square feet (25% units), 5-foot front setback reductions, 5-foot side setback reductions, 30-foot rear setback reductions on all lots, 18-foot lot width reductions at front setbacks on no more than 30% of lots, building design standards offered as an option to potential buyers, 10-foot 1-inch increase to the maximum building height for a 45-foot clubhouse spire, two (2) access points on the east side of Posey Road, three (3) access points on the west side of Posey Road, minimum floor area square footage reductions of 250 square feet for no more than 30% of units, 14-foot right-of-way reductions to place pedestrian sidewalks 5-feet behind back of the curb, tree preservation amendment to allow required tree placements to be located within lots or open space, and an increase of parking spaces at the Amenity Center to accommodate 200 vehicles and 75 golf carts. She noted that according to the County Planner, the requested lot size and setback reductions will increase the density of the development by 73%. She highlighted factors considered by staff during the review process and noted that the proposed development is not consistent with the Comprehensive Plan, Growth Strategy, and the RRCC zoning district at this location. Further, the proposed lot sizes do not complement the existing residential and RC (*Rural Conservation*) zoning adjoining the proposed development, the need for expanded and new infrastructure does not follow the Growth Strategy for the Growth Maintenance where it is located, the proposed reduction in lot sizes can change the intent and expectation of the RRCC zoning district and create a precedent for density in future considerations, and that transportation improvements will be required to support the development. In closing, she presented twenty-five (25) conditions for the Board's consideration should they choose to approve the rezoning.

Ms. White fielded a question from Commissioner Smith regarding the proposed emergency access off Baker Road.

In response to questions from Chairman Blackburn, Ms. White explained that the Department of Natural Resources (DNR) is requiring that the crest of Odom Lake dam be lowered and reclassified from Category II to exempt it from regulation under the *Safe Dams Act*.

Administrator Fouts reminded the Board and guests that the meeting rules for Public Hearings state that in addition to the Community Development staff, the applicant has ten (10) minutes for presentation of material including rebuttal and those that wish to speak in support or in opposition will have three (3) minutes to do so with a total of twenty (20) minutes for each side.

Mr. George Rosenzweig, applicant representative, introduced Vice President Garen Smith and Director Rick Martin from Pulte Home Company. He explained that the applicant is requesting to rezone the subject property to *RRCC (Residential Retirement Community and Care District)* for a Del Webb retirement community. Del Webb communities are master planned for active seniors, are a national brand with over sixty (60) years of experience, have over one hundred (100) nationwide locations with four (4) in Georgia, and feature a large variety of homes with low maintenance individual lots, large open spaces, and resort style amenities. He briefly reviewed the site location and development plans, noted the development's proximity to I-85 and other roads, local businesses, and residential communities, and indicated the location of the proposed roundabout and Holz Parkway extension. He explained that the applicant is proposing 2.13 dwelling/units per acre, 261.1 acres (46%) of open space with smaller lots, larger open space areas, and resort style amenities. He presented a phased-in plan for the property with Phase 1 located off Holz Parkway. He noted that Phase 1 includes an amenity area and approximately three hundred (300) homes with construction of Phase 2 projected to begin in 2028. He further explained that Phase 5 will be located off Posey Road (near Springwater Subdivision) with construction projected to begin in 2032. He noted that depending on the style and square footage, home prices will range between \$450,000-\$650,000, and that most of the value will be in the home construction because of the smaller lot sizes. The applicant will construct berms and landscaped buffers along public roads and at the rear of adjoining lots to Springwater Subdivision to prevent view of the development. A median will be constructed to prevent cut-through traffic through Springwater Subdivision, and the developer will extend Holz Parkway to locate the main entrance. He stated that the development ties into the County's 2041 Comprehensive Plan, transportation improvements are being proffered at the developer's expense and the developer will donate the right-of-way and \$200,000 toward construction of a roundabout at the intersection of Hammock, Baker, Posey Roads. He highlighted conditions proffered by the applicant including extension of Holz Parkway, widening of Posey Road, addition of a right-turn lane on Baker Road, contributions of right-of-way for the roundabout, and clearing of siltation in Lake Odom caused from Del Webb's development. Lastly, he explained that the applicant does not agree entirely with conditions proffered by staff and noted that some are related to engineering and good planning and should not be constrictors at the condition stage.

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

The following citizens expressed support for the proposed rezoning citing that the proposed development is a good use of the property, the applicant has sound financial strength and good resources, the development meets the needs of citizens, the development will provide for job growth, economic opportunity, and a good tax base, the homes in other Del Webb communities are high quality, this is a good choice for a new neighbor, the proposed transportation improvements will increase traffic safety, and the proposed landscaping and berms will prevent view of the development.

- Mr. David Farmer, Lake Coweta Trail, Newnan spoke on behalf of wife Patricia Farmer (one of the property owners)
- Ms. Carol Freund, Cannongate Circle, Sharpsburg
- Garen Smith, Northwinds Parkway, Alpharetta, VP of Land Acquisition for Pulte Home Company
- Lauri Newsome, Craig Wood Way, Sharpsburg
- Hope Larisey, Fischer Spur, Newnan
- Tom Drolet, Windemere Circle, Newnan

- AJ Braswell, Hammock Road, Newnan
- Jeff Johnson, Hammock Road, Newnan

The following citizens spoke in opposition to the proposed rezoning citing the number of variances filed by the applicant, no existing need to widen Posey Road, lack of need to add a roundabout or another 55+ community, concerns with increased noise pollution, location of the development, upkeep of the emergency access and visual aesthetics of a locked gate, small lot sizes and higher density, added construction traffic and vehicles on existing roads, potential use of the emergency access as a community entrance in the future, the development going against the will of the vast majority citizens and Land Use Plan of Coweta County, the needed infrastructure improvements, clearing of trees and loss of natural habitat, and the cost of the roundabout to taxpayers.

- Ernest Garrett, Springridge Court, Newnan
- Suzie Harmon, General Longstreet Line, Newnan
- Robert Ziifle, Heritage Trace, Newnan
- Bob Ganey, Mosby Woods Drive, Newnan
- Teresa Campbell, Posey Road, Newnan

Administrator Fouts explained that the applicant has one (1) minute remaining for rebuttal (in accordance with the rules governing the meeting).

Mr. Rosenzweig expressed appreciation to citizens that expressed their views. He explained that the property is prime for development, the property will be developed, the owners have the right to develop it, and that it is an opportunity for a prestigious national developer to come in under one plan as opposed to multiple developers. He also explained that the developer will pay millions in infrastructure to benefit all citizens in the county and requested that the Board approve the rezoning with the applicants' proffered conditions.

Mr. Smith, applicant, fielded questions from Chairman Blackburn explaining that an article in the *Atlanta Business Chronicle* was in response to information Pulte provided in their 3rd quarter earnings call. The market is uneven across the country especially in places like California and Arizona where those markets have suffered since early summer. Regarding age restrictions, the *Fair Housing Law* discriminates in favor of older people. Pulte has a covenant in their declaration that is prescriptive as to how the operations of the neighborhood will work and is enforced by the Homeowners' Association (HOA). Marketing information targets 55+ residents and at least one (1) person must be 55+ or older to live there. Pulte understands that the RRCC zoned property will be deed restricted and that covenants prohibit short term or Airbnb rentals.

Mr. Rosenzweig explained that the article in the *Atlanta Business Chronicle* may have included some properties located on the north side of Atlanta, but Pulte is committed to the project in Coweta County.

In response to a question from Commissioner Smith regarding increasing the contribution toward the cost of roundabout, Mr. Rosenzweig explained that most of the cost of a roundabout is acquisition of right-of-way and Pulte's is contributing that as well as \$200,000.

In response to concerns and questions from Commissioner Poole, Mr. Rosenzweig explained that one of the variances filed by the applicant deals with design standards that will be provided as an option to the purchaser.

Mr. Smith, applicant, explained that purchasers in this type of community are seeking fun and vitality. They do not want to think about or be reminded of aging

or want to purchase a home that looks like they are going into a nursing home. These residents are living the best years of their lives and design standards can be retrofitted at the owner's discretion.

Commissioner Lassetter expressed his concerns with timing of the phased construction of the development and the roundabout, the amount and timing of financial contribution by the developer, future changes in the economy, expenses to the County, and increases to existing traffic issues on Baker, Posey, and Hammock Roads.

Assistant Attorney Lee explained that if concerns are not conditioned as a part of the rezoning, the applicant is not legally obligated to address/fulfill them.

Administrator Fouts explained that the condition regarding the roundabout states that the contribution toward the cost is based upon terms and conditions to be agreed upon.

Commissioner Smith expressed that he would like to see the applicant contribute more than \$200,000 (or 20% of estimated costs) toward the construction of the roundabout.

Ms. White clarified that there are two (2) sets of conditions, one (1) set is proposed by staff and based on their research, and one (1) set has been proffered by the applicant, which staff does not fully support. She explained that condition # 9 proffered by staff associated with the extension of Holz Parkway states that it shall be completed in conjunction with the initial phase of the development and final plat. Condition #10 proffered by staff states that the applicant shall widen Posey Road in conjunction with permitted accesses to Posey Road. Condition # 12 proffered by staff states that the applicant shall construct a roundabout at the intersection of Hammock, Baker, and Posey Roads in conjunction with the permitted accesses to Posey Road and that lighting and landscaping shall comply with Georgia Department of Transportation (GDOT) standards.

Commissioner Lassetter explained that condition # 12 states the applicant shall construct the roundabout in conjunction with permitted accesses to Posey Road, but the applicant is only agreeing to fund \$200,000 and contribute the right-of-way, with no timing of payment to the County.

Mr. Rosenzweig explained that the applicant has completely thought out the phases of construction, traffic already exists where the roundabout will be located, extension of Holz Parkway will improve traffic or keep it neutral, and the developer should not have to pay for the entire cost of the roundabout. Their opinion is that contribution of the right-of-way and cash (\$200,000) is fair, and they will determine when to provide the funds to the County. They also listened to the community and acquired property to relocate the main entrance off Posey Road and onto Holz Parkway at great expense. In addition, neither of the DRIs required a roundabout, and that by moving the main entrance to Holz Parkway, there will be very little impact to the Baker/Posey/Hammock Road intersection.

Commissioner Lassetter explained that unless it is stated in the conditions, all 1,236 homes could be constructed prior to the roundabout.

Commissioner Poole pointed out that the cost to build a roundabout is considerably more than \$200,000, and that cost will be passed on to taxpayers. The development will impact the Baker/Posey/Hammock Road intersection, and the County does not have the funds for the associated transportation improvements.

In response to a question from Commissioner Smith, Public Works Director Tod Handley explained that recently a roundabout was constructed at Hwy 16/Old Hwy 85 for \$ 1.1 million, and the roundabout currently under construction at Poplar Road/Parks Road will cost approximately \$2 million.

Commissioner Smith expressed his belief that the Board should not cap the applicant's contribution since the cost to construct the roundabout is unknown.

In response to questions from Commissioner Reidelbach, Mr. Rosenzweig explained that the applicant based the contribution estimate on 15-17% of a million dollars including the right-of-way. Further, the applicant would be amenable to contribute a certain percent set by the Board and it could be conditioned as a part of Phase 2.

Commissioner Poole explained that the cost of a roundabout will not be any cheaper in the future and the applicant should pay for the full amount.

Mr. Rosenzweig expressed that it would not be fair for the applicant to pay the full amount and should only pay a percentage of the roundabout cost.

Administrator Fouts explained that the referenced DRI is a requirement triggered by the densities or size of development and the County must go through the process. In the past, the results of DRIs have been minimal at best and their focus has been on pedestrian access and bike lanes. He reiterated that it is important to hear Mr. Handley's concept and concerns from a local transportation perspective and that the Institute of Transportation Engineers (ITE) trip generation was based on three (3) trips per household per day for a senior style development; however, the County has evaluated a local active senior development which generates six (6) trips per day which is a more accurate number.

Mr. Rosenzweig explained that even if the daily trip generation were higher for the development, the percentages at the intersection would remain the same.

Commissioner Lassetter explained that the development will generate more trips and the percentage of traffic through the roundabout will be greater.

Mr. Handley explained that when the DRI study was performed, the traffic consultant used trip generation rates for senior housing and that this development is for active senior adults which is why he does not agree with the number of trips that were used. He voiced this during the DRI process. In addition, he took traffic counts at a local active senior development that is still under construction and noted residents with Certificates of Occupancy (COs) generating approximately six (6) trips per day.

Commissioner Reidelbach expressed that if the trip generation is doubled then the percentage contribution should be commensurate.

Mr. Rosenzweig explained that this question came up at the first meeting with staff and Pulte validated three (3) trips per household at four (4) of its locations in Georgia.

Commissioner Poole explained that conditions proffered by staff are from qualified, talented people.

Commissioner Smith explained that the proposed conditions state an agreement to the costs is to be made at the proper time for the roundabout and may be more than \$200,000 in the future. He further explained that the citizens of Coweta must also be treated fairly and equitably because they will be paying for whatever the applicant does not. In his opinion, the sticking point is the \$200,000.

Commissioner Reidelbach suggested increasing the applicant's contribution percentage to 33% toward the roundabout.

Ms. White clarified that the active senior development that Mr. Handley took traffic counts from is not to the scale of this development, so that the numbers may be higher.

Mr. Rosenzweig expressed that the applicant should get consideration for donating the right-of-way. Currently, the value is not known, but it can be determined.

Commissioner Lassetter explained that Pulte develops other communities in addition to the 55+ senior developments and that given those that spoke in opposition, should be more amenable to one (1) acre tracts. Transportation issues will increase and \$200,000 is negligible compared to the 1,236 \$500k priced homes in the development. It is also important to look at conditions proffered by staff versus those the applicant is proffering prior to voting on the rezoning.

Mr. Rosenzweig explained that one (1) acre lot type developments generally have multiple developers with higher velocity of sales, residents with children in school, school bus traffic, more commuters at rush hour, and potentially more demand on transportation.

The Board voted to close the Public Hearing regarding Petition # REZ 22-33 filed by Pulte Home Company, LLC (dba Del Webb) requesting to rezone 580.59± acres located at Posey Road, Baker Road, and Holz Parkway, Newnan (Parcels # 108-6008-002, # 108-6008-003, # 108-6008-004, # 108-5113-001, and # 109-5112-002) from *RC (Rural Conservation)* to *RRCC (Residential Retirement Community and Care District)*.

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

Motion To: **Approve Petition # REZ 22-33 Filed by Pulte Home Company, LLC (dba Del Webb) Requesting to Rezone Property Located at Posey Road, Baker Road, and Holz Parkway, Newnan**

On motion of Commissioner Reidelbach, seconded by Commissioner Smith, failing by a vote of 2 to 3, with Commissioner Reidelbach and Commissioner Smith voting in support and Chairman Blackburn, Commissioner Poole, and Commissioner Lassetter voting in opposition, a motion to approve Petition # REZ 22-33 filed by Pulte Home Company, LLC (dba Del Webb) requesting to rezone 580.59± acres located at Posey Road, Baker Road, and Holz Parkway, Newnan (Parcels # 108-6008-002, # 108-6008-003, # 108-6008-004, # 108-5113-001, and # 109-5112-002) from *RC (Rural Conservation)* to *RRCC (Residential Retirement Community and Care District)* with amended conditions was defeated.

RESULT:	DEFEATED [2 TO 3]
MOVER:	John Reidelbach, District 4 - Vice Chairman
SECONDER:	Al Smith, District 5
AYES:	John Reidelbach, Al Smith
NAYS:	Bob Blackburn, Paul Poole, Tim Lassetter

13403 Public Hearing Regarding Petition # REZ 22-33 Filed by Pulte Home Company, LLC (dba Del Webb) Requesting to Rezone Property Located at Posey Road, Baker Road, and Holz Parkway, Newnan

Attorney Lee explained that the motion was denied, but the matter regarding Petition # REZ 22-33 still requires a decision by the Board.

On motion of Commissioner Poole, seconded by Commissioner Blackburn, passing by a vote of 3 to 2, with Commissioner Poole, Chairman Blackburn, and Commissioner Lassetter voting in support and Commissioner Reidelbach and Commissioner Smith voting in opposition, the Board voted to deny Petition # REZ 22-33 filed by Pulte Home Company, LLC (dba Del Webb) requesting to rezone 580.59± acres located at Posey Road, Baker Road, and Holz Parkway, Newnan (Parcels # 108-6008-002, # 108-6008-003, # 108-6008-004, # 108-5113-001, and # 109-5112-002) from *RC (Rural Conservation)* to *RRCC (Residential Retirement Community and*

Care District).

RESULT:	DENIED [3 TO 2]
MOVER:	Paul Poole, District 1
SECONDER:	Bob Blackburn, District 3 - Chairman
AYES:	Bob Blackburn, Paul Poole, Tim Lassetter
NAYS:	John Reidelbach, Al Smith

REGULAR SESSION

PUBLIC COMMENT (Items on the Agenda)

Public Comments Regarding Items On the Agenda

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

Mr. Jeff Binion, Smokey Road, Newnan, expressed concerns regarding noise from the proposed Public Safety Training Complex Facility (approved earlier in the meeting) and requested that citizens in the surrounding area be allowed to voice concerns they may have.

Ms. Susie Harmon, General Longstreet Line, Newnan, expressed concerns regarding costs to widen Baker Road associated with rezoning Petition # REZ 22-33 (denied earlier in the meeting).

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

4. 13307 Recommend Approval of Petition # VAR 22-45 Filed by Pulte Home Company, LLC (dba Del Webb Community) Requesting Lot Size and Width Variances, Front, Side, and Rear Yard Setback Variances, Design Standards Variances, Access Variances, and a Building Height Variance for Property Located at Posey Road and Holz Parkway

On motion of Commissioner Poole, seconded by Chairman Blackburn, passing by a vote of 3 to 2, with Commissioner Poole, Chairman Blackburn, and Commissioner Lassetter voting in support and Commissioner Reidelbach and Commissioner Smith voting in opposition, the Board voted to deny Petition # VAR 22-45 filed by Pulte Home Company, LLC (dba Del Webb Community) requesting lot size, lot width, front yard setback, side yard setback, rear yard setback, design standards, access, and building height variances for property located at Posey Road, Baker Road, and Holz Parkway (Parcels # 108-6008-002, # 108-6008-003, # 108-6008-004, # 108-5113-001, and # 109-5112-002).

RESULT:	DENIED [3 TO 2]
MOVER:	Paul Poole, District 1
SECONDER:	Bob Blackburn, District 3 - Chairman
AYES:	Bob Blackburn, Paul Poole, Tim Lassetter
NAYS:	John Reidelbach, Al Smith

5. 13425 Recommend Approval of Petition # VAR 22-58 Filed by Pulte Home Co, LLC (dba Del Webb Community) Requesting a Minimum Floor Square Footage Variance, Front Yard Setback Variances, Right-of-Way Variance, Tree Preservation Variance, and Parking Space Variances for Property Located on Posey Road and Holz Parkway

On motion of Commissioner Poole, seconded by Chairman Blackburn, passing by a vote of 3 to 2, with Commissioner Poole, Chairman Blackburn, and Commissioner Lassetter voting in support and Commissioner

Reidelbach and Commissioner Smith voting in opposition, the Board voted to deny Petition # VAR 22-58 filed by Pulte Home Co, LLC (dba Del Webb Community) requesting minimum floor square footage, front yard setback, right-of-way, tree preservation, and parking space variances for property located at Posey Road, Baker Road, and Holz Parkway (Parcels # 108-6008-002, # 108-6008-003, # 108-6008-004, # 108-5113-001, and # 109-5112-002).

RESULT: DENIED [3 TO 2]
MOVER: Paul Poole, District 1
SECONDER: Bob Blackburn, District 3 - Chairman
AYES: Bob Blackburn, Paul Poole, Tim Lassetter
NAYS: John Reidelbach, Al Smith

6. 13424 Recommend Approval of Petition # VAR 22-54 Filed by Jason Fields Requesting a Buffer Variance for Property Located off Marion Beavers Road, Sharpsburg

Assistant Community Development Director White presented Petition # VAR 22-54 filed by Jason Fields requesting a 50-foot buffer reduction (from 100-feet to 50-feet) for property located off Marion Beavers Road south of Norfolk Southern Railroad [Parcel # 124-1054-005 (partial)] along with a recommendation of approval from the Board of Zoning Appeals. She explained that the subject property consists of 17.78± acres currently zoned *M (Industrial)* and that the property owner directly across the railroad to the north provided a letter of support for the buffer reduction.

The Board voted to grant a 50-foot buffer reduction (from 100-feet to 50-feet) for 17.78± acres located off Marion Beavers Road [Parcel # 124-1054-005 (partial)] as requested in Petition # VAR 22-54 filed by Jason Fields, subject to the following conditions:

1. The buffer reduction shall be limited to 50-feet along the northern property line/railroad tracks.
2. A buffer evaluation will be required at the time of permitting to determine if the existing vegetation within the 50-foot buffer will provide an adequate visual screen for the property across the railroad tracks from the development. Additional buffer planting and berm may be required if the existing vegetation does not provide an adequate visual screen.

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

7. 13428 Recommend Approval of Petition # VAR 22-57 Filed by Billie Jo DeLong Requesting a Front Building Setback Variance for Property Located at 1353 Johnson Road, Senoia

Zoning Coordinator Lisa Eschman presented Petition # VAR 22-57 filed by Billie Jo DeLong requesting a 1-foot, 2-inch front yard setback reduction (from 50-feet to 48.8-feet) for 0.532± acres located at 1353 Johnson Road, Senoia (Parcel # 139-1108-019) along with a recommendation of approval from the Board of Zoning Appeals. She explained that the subject property contains a single-family residence that has burned numerous times between 2010 and 2021. Recently, a contractor was hired to make repairs to the home. Upon inspection by SAFEBuilt, it was

discovered that the house had been previously expanded by 3-feet placing the home 48.8-feet from Spear Circle; therefore, the applicant is requesting a front building setback reduction along the western property line (Spear Circle).

The Board voted to grant a 1-foot, 2-inch front yard setback reduction (from 50-feet to 48.8-feet) for property located at 1353 Johnson Road, Senoia (Parcel # 139-1108-019) as requested in Petition # VAR 22-57 filed by Billie Jo DeLong, subject to the following conditions:

1. The existing residence shall not be located closer than 48-feet from Spear Circle along the western property line.
2. The applicant shall meet all the requirements of the Building and Environmental Health Departments.
3. No occupancy of structure may take place until a Certificate of Occupancy is issued by the Community Development Building Division.

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

UNFINISHED BUSINESS

8. 13459 Request Appointments to Various Boards/Authorities

No action was taken regarding appointments to various boards and authorities.

RESULT:	NO ACTION TAKEN
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NEW BUSINESS

Bids and Contracts

9. 13468 Request Approval/Execution of a Contract Associated with Construction of the Canongate Community Center

The Board voted to accept negotiated cost savings (value engineering) and to execute a contract with Headley Construction associated with construction of the Canongate Community Center at a total cost of \$ 1,501,715.00.

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

10. 13454 Request Approval/Execution of Amendment # 2 to the Contract Associated with Design of Transportation Improvement Projects (RB23.1, RB23.2, RB23.3, and RB23.4)

The Board voted to execute Amendment # 2 to a contract with American Engineers (AEI) associated with design of transportation improvements at the intersections of Gordon Road at SR 16 (RB23.1), Collinsworth Road at Cannongate Road (RB23.2), Fischer Road at Andrew Bailey Road (RB23.3), and Tommy Lee Cook Road at Cedar Ridge (RB23.4) for a total cost of \$700,000 (SPLOST).

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

11. 13466 Request Approval/Execution of an Agreement Associated with Prosecution Services for Juvenile Court

The Board voted to execute an agreement with Nathaniel L. Smith, P.C. to continue providing prosecution services for the Coweta County Juvenile Court, effective October 1, 2022.

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

12. 13386 Request Approval/Execution of Agreements Associated with Probation Services

The Board voted to execute agreements with Superior Court, State Court, and Magistrate Court associated with probation services for the term beginning December 8, 2022 and expiring September 30, 2027.

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

13. 13450 Request Approval/Execution of a Memorandum of Understanding Associated with a Treatment Provider for Accountability Courts

The Board voted to execute a Memorandum of Understanding (MOU) with Sea Glass Therapy in the amount of \$11,500 per month to provide treatment services to the Coweta County Accountability Courts.

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

14. 13462 Recommendation Regarding Selection of a Natural Gas Provider

The Board voted to retain True Natural Gas as the County's natural gas provider for Calendar Year 2023 at a fixed rate of .598 per therm.

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

15. 13463 Request Approval to Lease a Quadient Postage Machine for Use at the Coweta County at Shenandoah Facility

The Board voted to execute a lease with Quadient associated with a postage machine to be located at the Coweta County at Shenandoah facility under the State of Georgia contract and associated pricing of \$602.30 per month for a period of 36-months.

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

16. 13453 Bid Award Associated with Enforcement of Ordinance Regulating Rank Plant Growth and Trash Accumulation for Property Located at 55 Summerhill Place, Newnan - 3rd District

The Board previously voted to amend the agenda to remove item # 16 *Bid Award Associated with Enforcement of Ordinance Regulating Rank Plant Growth and Trash Accumulation for Property Located at 55 Summerhill Place, Newnan* (Parcel # 072A-134) as requested by staff.

RESULT: REMOVED FROM AGENDA

Additional Action Items

17. 13456 Request Approval/Execution of Resolution Associated with Right-of-Way Acquisition for the Madras Connector, Phase 1 Project - 3rd District

The Board voted to execute an Order and Resolution to proceed with condemnation of parcel # 7 (Land Lot 140, Land District 5) associated with Phase 1 of the Madras Connector project.

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

18. 13449 Request Approval to Install Flashing Beacons at Approaches to All-Way Stops on Old Hwy 85 - 1st District

The Board voted to approve installation of flashing beacons at the approaches to the all-way stops on Old Hwy 85 at the intersection of Rock House Road and Luther Bailey Road at a total cost of \$37,604, including approximately \$800 for concrete (SPLOST).

RESULT: APPROVED [UNANIMOUS]
MOVER: Paul Poole, District 1
SECONDER: Tim Lassetter, District 2
AYES: Blackburn, Reidelbach, Poole, Lassetter, Smith

19. 13475 Request Approval/Execution of a Right-of-Entry for 71 Leigh Avenue, Newnan - 3rd District

The Board voted to execute a Right-of-Entry with Mr. Charles Garrison for the purposes of re-grading and lining a drainage ditch on property located at 71 Leigh Avenue, Newnan.

RESULT: EXECUTED [UNANIMOUS]
MOVER: Bob Blackburn, District 3 - Chairman
SECONDER: Tim Lassetter, District 2
AYES: Blackburn, Reidelbach, Poole, Lassetter, Smith

20. 13457 Request Approval of a Community Center Project at the New Leroy Johnson Park - 1st District

The Board voted to proceed with plans to construct a new community center at the new Leroy Johnson Park.

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

SUPPLEMENTAL/NON-AGENDA ITEMS

21. 13491 Request Approval to Reject Bid and Negotiate Pricing Associated with Parks and Recreation Lighting Project

The Board voted to reject a sole bid, to allow staff to purchase lighting and appurtenances directly from a manufacturer, and to allow staff to negotiate pricing with West Georgia Lighting for installation of said lighting at Whitlock Park, Andrew Bailey Park, and Hunter Complex.

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

Ms. Marsha Goodman, East Plantation Drive, Sharpsburg, expressed concerns regarding loud noise from racing cars owned by a nearby neighbor on Old Field Road and the lack of a noise ordinance in Coweta County.

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 litigation issues.

Members in attendance included Chairman Blackburn, Commissioner Poole, Commissioner Lassetter, Commissioner Reidelbach, Commissioner Smith, and Commissioner-Elect McKenzie. Staff members in attendance included Administrator Fouts, Assistant Administrator Mickle, Assistant Attorney Lee, Community and Human Resources Director Patricia Palmer, and Deputy County Clerk Collins.

Public Works Director Tod Handley and Engineering Division Director Bob Palmer were also present to discuss a real estate issue but exited the meeting prior to the discussion regarding a litigation issue.

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

REGULAR SESSION

Motion To: **Return to Regular Session**

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

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

ADJOURNMENT

Motion To: **Adjourn**

The Board voted to adjourn the meeting.

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