



Coweta County Board of Commissioners

Public Hearing/Regular Session

~ Agenda ~

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

Shannon Zerangue
770.254.2601

Thursday, November 16, 2023

6:00 PM

Commission Chambers

COWETA COUNTY BOARD OF COMMISSIONERS

Call to Order

Attendee Name	Present	Absent	Late	Arrived
District 4 - Chairman John Reidelbach	☐	☐	☐	
District 1 - Vice Chairman Paul Poole	☐	☐	☐	
District 2 Bill McKenzie	☐	☐	☐	
District 3 Bob Blackburn	☐	☐	☐	
District 5 Al Smith	☐	☐	☐	

Meeting Called to Order

Pledge of Allegiance

Invocation

Notification of Location of Rules

REGULAR SESSION

SPOTLIGHT

1. Update Regarding the Freyr Project

APPROVAL OF MINUTES

2. Thursday, November 02, 2023

SUPPLEMENTAL AND NON-AGENDA ITEMS

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

3. Public Hearing Regarding Proposed Amendment to the Zoning and Development Ordinance Associated with Residential Planned Development Projects (R-PDP)
4. Public Hearing Regarding a Proposed Amendment to the Zoning and Development Ordinance Associated with Fees for Plan Reviews
5. Public Hearing Regarding a Proposed Amendment to the Zoning and Development Ordinance Associated with Model Home Provisions
6. Public Hearing Regarding Potential Rezoning of Property Located off SR 34 East, Sharpsburg Associated with Condition # 14 of Previous Petition # REZ 22-26 Filed by RC & CL Investments, LLC - District 1
7. Public Hearing Regarding Petition # SUP 23-01 Filed by Norei Smith (dba Melange Weddings and Events) Requesting a Special Use Permit for Property Located at 3943 Tommy Lee Cook Road, Newnan District 3

REGULAR SESSION**PUBLIC COMMENT (Items on the Agenda)****Recommendations from Community Development and/or the Board of Zoning Appeals**

8. Recommend Denial of Petition # VAR 23-23 Filed by Norei Smith-Melange (dba Melange Weddings and Events) Requesting a Buffer Variance for Property Located at 3943 Tommy Lee Cook Road, Newnan District 3

History:

10/26/23 Board of Zoning Appeals PUBLIC HEARING CLOSED

10/26/23 Board of Zoning Appeals RECOMMEND DENIAL

9. Recommend Approval of Petition # VAR 23-27 Filed by Hetty Jane, LLC Requesting a Front Yard Setback Variance for Property Located at Roscoe Road, Newnan District 3

History:

10/26/23 Board of Zoning Appeals PUBLIC HEARING CLOSED

10/26/23 Board of Zoning Appeals RECOMMEND APPROVAL

10. Recommend Approval of Petition # VAR 23-26 Filed by Marshall Bedford Requesting a Side Yard Setback Variance for Property Located at 150 Maple Leaf Road, Sharpsburg District 1

History:

10/26/23 Board of Zoning Appeals PUBLIC HEARING CLOSED

10/26/23 Board of Zoning Appeals RECOMMEND APPROVAL

11. Discussion Regarding an Upcoming Public Hearing Associated with Previous Petition # REZ 22-21 Filed by Turnstone Group, LLC for Property Located at 3967 Lower Fayetteville Road, Newnan - District 1
12. Request Direction Regarding Condition # 13 Associated with Previous Petition # REZ 22-30 filed by Grace Premier Senior Living of Georgia, LLC for Property Located off SR 34 East, Sharpsburg - District 1
13. Request Approval of a Proposed Amendment to Final Stabilization Requirements for Issuance of a Certificate of Occupancy
14. Request Acceptance of Roadways and Execution of a Deed of Open Space Restriction Associated with Property Located in Genesee Subdivision Unit 2C - District 3

UNFINISHED BUSINESS

15. Request Appointments to Various Boards/Authorities

NEW BUSINESS**Bids and Contracts**

16. Request Approval/Execution of an Agreement with Woodie T. Wood, Jr. Associated with a Property Donation - District 2
17. Request Approval/Execution of the First Amendment to the Court Reporter Contract for State Court

Additional Action Items**SUPPLEMENTAL/NON-AGENDA ITEMS**

18. Request Approval/Execution of a Landscape Agreement with Serenbe with Property Located at the corner of Tommy Lee Cook Road and Cedar Ridge Road - District 3
19. Request Approval/Execution of a Right-of-Entry Associated with Storm Drainage Repairs at 35 Beechwood Drive, Newnan - District 3
20. Request Approval/Execution of a Right-of-Entry Associated with Storm Drain Repairs at 1945 Old Corinth Road, Newnan - District 2
21. Request from the Board of Elections and Registration to Deliver Sealed Boxes Containing Used Election Materials to the Coweta County Records Retention Clerk for Storage

PUBLIC COMMENT (Items Not on the Agenda)**EXECUTIVE SESSION - In accordance with O.C.G.A. 50-14-4****REGULAR SESSION****AFFIDAVIT****ADJOURNMENT**

As set forth in the Americans with Disabilities Act of 1992, the Coweta County government does not discriminate on the basis of disability, and will assist citizens with special needs given proper notice (48 hours). For information, please call (770) 254-2608.