



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 16, 2023

6:00 PM

Commission Chambers

~ Minutes ~

COWETA COUNTY BOARD OF COMMISSIONERS

Call to Order

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

The Honorable Board of Commissioners of Coweta County, Georgia met in Public Hearing/Regular Meeting Session on Thursday, November 16, 2023.

Meeting Called to Order

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

Pledge of Allegiance

Chairman Reidelbach led the Pledge of Allegiance.

Invocation

Invocation was given by Commissioner McKenzie.

Notification of Location of Rules

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

REGULAR SESSION

SPOTLIGHT

1. 14149 Update Regarding the Freyr Project

Mr. Jason Peace, Senior Vice President of Business Development with Freyr Battery US, provided a brief update regarding Freyr's project in Coweta County. He explained that Freyr is constructing a lithium-ion battery plant in the Bridgeport Development (Giga America), representing a \$2.6 billion investment in the local community, and creating approximately 723 jobs with an average salary of \$60,000. The project is in the design phase, has had several iterations, and a new CEO has been recently promoted. The Inflation Reduction Act has created tax credits for battery development and as such, Freyr is shifting all of their ambitions toward building a plant in the United States. Freyr is also seeking government funding through the

Department of Energy. They have large loan programs for battery plants and transition energy projects, and as such many environmental regulations are attached to the process before any land disturbance activities begin.

In response to questions from the Board, Mr. Peace explained that the batteries Freyr produces are considered energy storage systems with each measuring approximately 56-centimeters by 10-centimeters. Typically, 13,000 of these type batteries are placed in a container and shipped to various sites at solar facilities to store energy from the sun and dissipate afterward to various places along the power grid. He further explained that because of design changes and long lead times on equipment, the plant should be up and running in 2026 (instead of the original projection of 2025). Although the chemistry is the same for electric car batteries, the market for the technology is best suited for energy storage space, the batteries are LFP (lithium iron phosphate) and do not contain cobalt.

RESULT: ACCOMPLISHED

APPROVAL OF MINUTES

2. Minutes of Thursday, November 02, 2023

The Board voted to approve the minutes from the Public Hearing/Regular Meeting Session held on Thursday, November 2, 2023.

RESULT: APPROVED [UNANIMOUS]
MOVER: Bill McKenzie, District 2
SECONDER: Bob Blackburn, District 3
AYES: Reidelbach, Poole, McKenzie, Blackburn, 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: Bill McKenzie, District 2
SECONDER: Paul Poole, District 1 - Vice Chairman
AYES: Reidelbach, Poole, McKenzie, Blackburn, Smith

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

3. Motion To: **14134 : Public Hearing Regarding a Proposed Amendment - Appendix A. Zoning & Development Article 26 (R-PDP)**

Community Development Director Jon Amason explained that staff is requesting consideration of an amendment to the *R-PDP Ordinance (Residential Planned Development Projects)* of the *Coweta County Code of Ordinances*. He further explained that currently, *Section 262* of the *Zoning and Development Ordinance* requires that a property be adjacent to a municipality as defined by *O.C.G.A. § 36-36-20* to qualify to apply for rezoning to *R-PDP*. There are currently three (3) prerequisites for filing a rezoning application and staff wishes to amend *Section 262 (F) # 2 ii* to include verbiage intended to ensure that the subject property is only considered contiguous with a municipality if the municipality is located within the boundary of Coweta County.

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

In response to a question from Commissioner McKenzie, Administrator Fouts explained that Chattahoochee Hills meets the intent of the *R-PDP Ordinance* today as well as with the amendment because a portion of the municipality is located within the county.

The Board voted to close the Public Hearing regarding a proposed amendment to the *Appendix A. Zoning and Development, Article 26. Overlay Districts, Section 262 (F) # 2 ii - R-PDP* of the *Coweta County Code of Ordinances*.

RESULT: PUBLIC HEARING CLOSED [UNANIMOUS]
MOVER: Paul Poole, District 1 - Vice Chairman
SECONDER: Bob Blackburn, District 3
AYES: Reidelbach, Poole, McKenzie, Blackburn, Smith

14134 Public Hearing Regarding Proposed Amendment to the Zoning and Development Ordinance Associated with Residential Planned Development Projects (R-PDP)

The Board voted to execute an amendment to *Appendix A. Zoning and Development, Article 26. Overlay Districts, Section 262 (F) # 2 ii - R-PDP* of the *Coweta County Code of Ordinances* associated with *R-PDP (Residential Planned Development Projects)* developments.

RESULT: EXECUTED [UNANIMOUS]
MOVER: John Reidelbach, District 4 - Chairman
SECONDER: Al Smith, District 5
AYES: Reidelbach, Poole, McKenzie, Blackburn, Smith

4. 14132 Public Hearing Regarding a Proposed Amendment to the Zoning and Development Ordinance Associated with Fees for Plan Reviews

Community Development Director Amason explained that staff is requesting consideration of an amendment to *Appendix A. Zoning and Development, Appendix - Fee Schedule* of the *Coweta County Code of Ordinances* to reflect fees charged for development plan reviews. He explained that staff works very hard to meet review deadlines, but part of the problem they are experiencing is the receipt of incomplete plans. Some of the plans have been reviewed up to ten (10) times, and the proposed amendment is an effort to encourage submission of more complete development plans that meet the *Coweta County Code of Ordinances*, thus reducing staff workload and allowing the applicant to help pay for additional resources necessary to perform additional development plan reviews. The initial fee includes two (2) development staff plan reviews and the applicant will be reassessed for each additional review at the discretion of the Community Development Director. He requested that the discussion regarding the amendment be continued in order to garner additional input from the Board and to obtain final legal approval.

In response to questions from Chairman Reidelbach regarding concerns the Board has received from developers, Mr. Amason explained that although situations arise where staff may miss an item during the first plan review, and catch it on a later review, most times the reason it happens is because the submitted plans are so incomplete to begin with. Staff is attempting to enforce ordinances that the Board has approved and the onus is on the applicant and the applicant's professional to submit complete plans. Lastly, staff who are working on streamlining the Accela software program used by applicants and developers to submit plans are also the experts in plan reviews and it is difficult to triage their time because of the

deadlines needed to meet plan reviews.

Commissioner Poole expressed appreciation to the Community Development staff for their hard work and the excellent job they do.

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

The Board voted to continue the Public Hearing regarding a proposed amendment to *Appendix A. Zoning and Development, Appendix - Fee Schedule* of the *Coweta County Code of Ordinances* until December 7, 2023 at 6:00 p.m.

RESULT:	CONTINUED [UNANIMOUS]	Next: 12/7/2023 6:00 PM
MOVER:	John Reidelbach, District 4 - Chairman	
SECONDER:	Bob Blackburn, District 3	
AYES:	Reidelbach, Poole, McKenzie, Blackburn, Smith	

5. Motion To: **14136 : Public Hearing Regarding a Proposed Amendment - Appendix A. Zoning & Development Article 24 (Model Homes)**

Assistant Community Development Director Ben Sewell explained that staff is requesting consideration of an amendment to *Appendix A. Zoning and Development, Article 24. Development Regulations, Section 246.2.3 (3)a* of the *Coweta County Code of Ordinances* associated with Model Home Provisions. He explained that currently, *Section 246.2.3 (3)a* states that three (3) model homes are allowed per one hundred (100) lots in a development, based upon the development's initial proposed lot count. Staff is requesting to modify the ordinance to more clearly state that the provision will only allow three (3) model homes per one hundred (100) lots in phases that are under construction. Staff is proposing the amendment because of concerns that the number of model homes may not be proportional to the scope of development and activity if later phases are paused because of economic conditions or if the use changes. In summary, staff is requesting that the Board limit the provision to only allow three (3) model homes per phase under construction at a given time.

Chairman Reidelbach 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 the *Appendix A. Zoning and Development, Article 24. Development Regulations, Section 246.2.3 (3)a* of the *Coweta County Code of Ordinances*.

RESULT:	PUBLIC HEARING CLOSED [UNANIMOUS]
MOVER:	John Reidelbach, District 4 - Chairman
SECONDER:	Paul Poole, District 1 - Vice Chairman
AYES:	Reidelbach, Poole, McKenzie, Blackburn, Smith

14136 Public Hearing Regarding a Proposed Amendment to the Zoning and Development Ordinance Associated with Model Home Provisions

The Board voted to execute an amendment to *Appendix A. Zoning and Development, Article 24. Development Regulations, Section 246.2.3 (3)a* of the *Coweta County Code of Ordinances* associated with model homes.

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

6. Motion To: **14135 : Public Hearing Regarding Petition # REZ 22-26 - RC & CL Investments - Condition # 14**

Zoning Coordinator Lisa Eschman explained that at the Commission meeting held on November 1, 2022, the Board voted to rezone 1.70± acres located at SR 34 East, Sharpsburg (Parcels # 133-6092-078, # 133-6092-079) from *RC (Rural Conservation)* to *O-I (Office-Institutional District)* as requested in previous Petition # REZ 22-26 filed by RC & CL Investments, LLC, subject to fourteen (14) conditions. Condition # 14 requires that the applicant obtain a land disturbance permit (LDP) within a 12-month period following approval by the Board. At the Commission meeting held on October 17, 2023, the Board voted to set a Public Hearing on November 16, 2023 at 6:00 p.m. regarding possible rezoning of the subject property from *O-I (Office-Institutional District)* to *RC (Rural Conservation)* following a request from the applicant for an extension (with no time frame) to obtain the land disturbance permit (LDP). Staff is requesting direction from the Board regarding the potential rezoning (initiated by the Board) of the subject property.

In response to questions from Chairman Reidelbach, Ms. Eschman explained that staff has not received any communication from the applicant since October 17, 2023, but the applicant is present and wishes to address the Board.

Mr. Russell Chambless, applicant representative, explained that at the initial zoning request he mentioned some issues with the site including delays with relocation of several utilities. Because of these delays, before construction can begin and uncertainty in the market, no tenant has been confirmed for the building or any individual who may want to acquire the property. He cannot confirm when an LDP application can be submitted and does not wish to commit to a time schedule. He understands that the process is in place to rezone the property after a 12-month period and requested any consideration from the Board to grant an extension in obtaining an LDP. Lastly, if the property is rezoned back to *RC (Rural Conservation)*, he will continue to work through the process and approach the Board if/when he is able to proceed.

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

The Board voted to close the Public Hearing regarding potential rezoning (initiated by the Board) of 1.70± acres located at SR 34 East, Sharpsburg (Parcels # 133-6092-078, # 133-6092-079) from *O-I (Office-Institutional District)* to *RC (Rural Conservation)* as associated with Condition # 14 of previous Petition # REZ 22-26 filed by RC & CL Investments, LLC.

RESULT:	PUBLIC HEARING CLOSED [UNANIMOUS]
MOVER:	Paul Poole, District 1 - Vice Chairman
SECONDER:	Bob Blackburn, District 3
AYES:	Reidelbach, Poole, McKenzie, Blackburn, Smith

- 14135 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

The Board voted to rezone 1.70± acres located at SR 34 East, Sharpsburg (Parcels #

133-6092-078, # 133-6092-079) from *O-I (Office-Institutional District)* to *RC (Rural Conservation)* as associated with Condition # 14 of previous Petition # REZ 22-26, filed by RC & CL Investments, LLC, following the applicants' failure to obtain a Land Disturbance Permit (LDP) within a 12-month period.

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

7. Motion To: **14187 : Public Hearing Regarding Petition # SUP 23-01 Norei Smith (Melange Wedding & Events)**

Zoning Coordinator Eschman presented Petition # SUP 23-01 filed by Norei Smith (dba Melange Weddings & Events) requesting to rezone property located at 3943 Tommy Lee Cook Road, Newnan (Parcel # 081-8110-005) from *RC (Rural Conservation)* to *RC-SUP (Special Use Permit)* for a special event center. She explained that the subject property consists of 8.32± acres and the applicant is requesting a *Special Use Permit (SUP)* to host wedding ceremonies and receptions, birthday and retirement parties, church, charitable, and community events, and other events similar in nature. She further explained that the property has frontage along Tommy Lee Cook Road, includes an existing 2,034 square feet residential dwelling, and two (2) ponds in the rear. The ponds are required to adhere to the protective buffer requirements under the *Stream Corridor Protection Corridor District* which limits the rear yard developable area. The existing home and site will undergo minor renovations including painting, and installation of new lighting, and flooring. Major renovations include converting the garage into a great room area, finishing out the basement for a storage room, a warming kitchen, two (2) ADA compliant restrooms, building a weight-bearing rooftop deck area over the garage, installing a 36-inch-wide ramp leading up to the rooftop deck, and expanding a 12-foot driveway to accommodate a turnaround area, gravel parking and two-way traffic flow. According to the conceptual site plan, a total of twenty-eight (28) parking spaces are shown in the front yard facing Tommy Lee Cook Road. A 50-foot zoning buffer is indicated along the western, northern, and eastern property lines with exception of the existing driveway and established home. Buffers, when deemed necessary, shall be established in accordance with *Article 25, Buffer, and Screening Requirements*, except that the width and location of the required buffer areas shall be established during the *SUP* process. In determining buffer requirements, consideration, at minimum, shall be given to the location of proposed activities within the site, proximity to adjacent residential land uses, and noise and light expected to be generated by the proposed use. Because of the location of established home and existing driveway, the applicant has filed a concurrent variance request under Petition # 23-23 for the elimination of any necessary buffering along the existing driveway and established home. The intent of the special events, festivals, and tourism ordinance is to minimize the impact of events, festivals, and other activities, to establish a fair and efficient process for review and approval of applications, and to ensure an integrated and comprehensive review of the impact of the proposed activity. Since special events, festivals, and tourism activities may be in areas not traditionally considered appropriate for commercial activity, a case-by-case review is necessary to ensure that they are only allowed under such conditions and at such location that they will pose no threat to the health, safety, and general welfare of the citizens of the county. In closing, she reviewed the properties surrounding the area, highlighted the factors reviewed by staff during the rezoning process, and presented nineteen (19) conditions for consideration by the Board should they choose to approve the

rezoning request.

Ms. Melissa Griffis, applicant representative, requested that all documents and the constitutional rights letter be included in the minutes. She explained that the subject property consists of 8.32± acres, is currently zoned *RC (Rural Conservation)*, and the applicant is requesting a *Special Use Permit* for a wedding and events center. She highlighted the location of the entrance, parking, existing house, 50-foot buffer, property line, ponds, proposed opaque fencing, additional plantings (as part of the concurrent variance request under Petition # VAR 23-23), and an addition to the building on the conceptual site plan. She further explained that additional plantings will be made to supplement existing mature trees along the property lines and around the proposed parking area. There will not be any clear cutting or removal of existing vegetation, and the existing ponds will not be utilized as part of events, with the exception of backdrops for photographs. In closing, she noted that the proposed parking area will consist of twenty-eight (28) parking spaces with a maximum of fifty-six (56) people allowed.

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

Ms. Norei Smith, applicant, explained that as part of the SUP, she wishes to expand the existing garage to include a great room to host gatherings. The property consists of 8.32± acres with open grass area and two (2) large ponds. The main purpose of the event center will be to host business education and wellness meetings; however, private bookings for bridal and baby showers, seated dinners, weddings, receptions, and rehearsal dinners are also part of the plan. The hours of operation will be Monday - Friday 10 am - 10 pm and Saturday and Sunday 10 am - 11 pm. The center will have twenty-eight (28) parking spaces hidden by evergreen trees, incorporate environmentally friendly waste removal, and include security measures including a code of conduct all guests will be required to follow. Renovations to the existing home include expansion of the sunken garage and conversion to a great room, along with finishing a portion of the basement for storage rooms, warming kitchen and two (2) ADA compliant restrooms. The great room will incorporate sound insulation measures, a vestibule and hallway for additional entry points will be constructed, and the entire addition will be lowered into the ground to minimize effect on the surrounding community. Plans also include the addition of a weight-bearing rooftop deck over the garage with railing. The renovation will be high quality, and environmentally sustainable, with dimmable lighting and efforts to reduce light pollution.

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

The following citizens spoke in opposition to the proposed rezoning citing concerns with little economic or workforce benefits the center will bring to the county, commercial development in an existing residential area, limited sight visibility, speeding, bicyclists, delivery vehicles, school buses, and other traffic issues along Tommy Lee Cook Road, people drinking then driving after events, the center becoming more of a "party house", loss of rural character, conversion of home from residential to commercial is at odds with the *RC (Rural Conservation)* character of the community, proposed parking area and rooftop deck do not fit visually, proximity to Serenbe and limited civic and recreational use areas as defined in the Comprehensive Land Use Plan in RC zoned areas, violation of long standing zoning principles because of the small sized property and its location to a residential area, the limited usable area of the property shifts most of the use toward the front of the property which magnifies the visual impact, the applicant's sound study indicates 7-foot walls will be needed on the deck to manage sound levels, groups will have to be limited to 4-8 people with only normal conversational levels, parking should be directed to the rear of the building according to the Comprehensive Land Use Plan, proximity to existing churches, and the amplification of sound by water/ponds.

- Ms. Beverly Ward, Tommy Lee Cook Road, Newnan
- Mr. Jeff Stark, Tommy Lee Cook Road, Newnan
- Ms. Joanie Anderson, Tommy Lee Cook Road, Newnan
- Mr. Curt Rubright, Tommy Lee Cook Road, Newnan

In rebuttal, Ms. Griffis explained that *RC (Rural Conservation)* zoning allows for a Special Use Permit, this is the process to follow, and there are other wedding event centers in the county. The house and driveway already exist which is why there is a variance request because the driveway is located in the required buffer. The noise study was performed as a requirement of the application, and additional landscaping will be added to make it more attractive to customers and neighbors. Lastly, there are two (2) letters of support that were submitted, and a traffic study was not required based on the size of the proposed center.

Chairman Reidelbach called for any additional comments from staff.

In response to questions from the Board, Ms. Eschman explained that the width of the property measures approximately 240-feet at the house and the road frontage measures approximately 180-feet.

In response to questions from the Board, Assistant Community Development Director Sewell explained that regulations require that a fire truck has to be able to get within a distance of 100-feet of any point of the house so that they can lay down fire hose.

Administrator Fouts explained that if approved by the Board, one of the next steps will be review by Fire Marshal's office to ensure that the plan meets the intent of the fire code. The conceptual site plan may have to change in order to do so.

In response to questions from Commissioner Smith, Ms. Smith explained that the elevated deck will be constructed over the garage and will be one of three (3) areas onsite that people can gather. The other two (2) areas include the ballroom and the grassy area directly behind the center. There will not be any amplified music allowed on the deck or grassy area, and the evergreen trees and fencing will provide soundproofing. ADA parking will be located in the front of the building, an ADA compliant ramp in the front will provide access to the rooftop deck, and a paved sidewalk will provide access to the rear of the building.

The Board voted to close the Public Hearing regarding Petition # SUP 23-01 filed by Norei Smith (dba Melange Weddings & Events) requesting to rezone property located at 3943 Tommy Lee Cook Road, Newnan (Parcel # 081-8110-005) from *RC (Rural Conservation)* to *RC-SUP (Special Use Permit)*.

RESULT:	PUBLIC HEARING CLOSED [UNANIMOUS]
MOVER:	John Reidelbach, District 4 - Chairman
SECONDER:	Bob Blackburn, District 3
AYES:	Reidelbach, Poole, McKenzie, Blackburn, Smith

14187 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

The Board voted to deny Petition # SUP 23-01 filed by Norei Smith (dba Melange Weddings & Events) requesting to rezone property located at 3943 Tommy Lee Cook Road, Newnan (Parcel # 081-8110-005) from *RC (Rural Conservation)* to *RC-SUP (Special Use Permit)*.

RESULT:	DENIED [4 TO 1]
MOVER:	Bob Blackburn, District 3
SECONDER:	Bill McKenzie, District 2
AYES:	John Reidelbach, Paul Poole, Bill McKenzie, Bob Blackburn
NAYS:	Al Smith

REGULAR SESSION

PUBLIC COMMENT (Items on the Agenda)

Public Comments Regarding Items On the Agenda

Mr. Dan Davis, Elm Street, Newnan, spoke in support of Petition # VAR-27 filed by Hetty Jane, LLC requesting rear and front yard setback variances for property located off Roscoe Road in the proposed Dunaway Preserve (agenda item # 9). He explained that he is the consulting engineer for the project and is present to field any questions from the Board.

Ms. Leah Sumner, East Broad Street, Newnan spoke in support of Petition # VAR-27 filed by Hetty Jane, LLC requesting rear and front yard setback variances for property located off Roscoe Road in the proposed Dunaway Preserve (agenda item # 9). She explained that she is the applicant representative and that the applicant is requesting a 100-foot reduction along the private, internal streets within the proposed development (from 150-feet to 50-feet) and along Roscoe Road and Sewell Mill Road along with a 150-foot rear yard setback reduction (from 300-feet to 150-feet) along Sewell Mill Road and Roscoe Roads. She further explained that the property consists of approximately 212.79 acres, with approximately 60-acres held in a conservation easement. The applicant is proposing twenty-one (21) estate lots and has no objections to conditions proffered by the County. She noted that at the Public Hearing conducted by the Board of Zoning Appeals (BOZA) on October 26, 2023, residents voiced concerns regarding the buffer along Sewell Mill Road. She explained that there will no longer be an access off Sewell Mill Road as designed for Dunaway Preserve, and the applicant is requesting only a 50-foot undisturbed buffer along Sewell Mill Road.

Ms. Tena Clark, Serenbe Lane, Chattahoochee Hills, spoke in support of Petition # VAR-27 filed by Hetty Jane, LLC requesting rear and front yard setback variances for property located off Roscoe Road in the proposed Dunaway Preserve (agenda item # 9). She explained that she and her business partner are Hetty Jane, LLC, they intend to be good neighbors and are stewards of the property which will not be clear cut, and they plan to continue with the rural feel of the area. They could have proposed 60+ homes but wanted the development to remain mostly green, with no light or noise pollution, and to be a place for nature and hiking. The buffers proposed will drastically reduce the desire for someone to be in those spaces.

Ms. Charlotte Sewell, Sewell Mill Road, Newnan, spoke in support of Petition # VAR-27 filed by Hetty Jane, LLC requesting rear and front yard setback variances for property located off Roscoe Road in the proposed Dunaway Preserve (agenda item # 9). She explained that the number of homes as proposed is much less than the 60+ allowed, and the 50-foot undisturbed buffer along Sewell Mill Road is enough to alleviate road noise and is more than the majority of existing homes on Sewell Mill Road or Roscoe Road currently have.

Mr. Richard Ferry, Duck Drive, Newnan, spoke in support of a request for acceptance of roadways and a Deed of Open Space Restriction for property located in Genesee Subdivision, Unit 2C (agenda item # 14). He explained that he is the applicant representative and is present to field any questions from the Board.

Mr. Phil Anderson, Sewell Mill Road, Newnan, spoke in opposition to Petition # VAR-27 filed by Hetty Jane, LLC requesting rear and front yard setback variances for property located off Roscoe Road in the proposed Dunaway Preserve (agenda item # 9). He stated that at the last meeting regarding the development 150-foot undisturbed buffers along all property lines were proposed and should remain 150-feet along the rear property line.

Mr. Mike Crane, Hwy 27, Franklin, spoke in support of Petition # VAR-27 filed by Hetty Jane, LLC requesting rear and front yard setback variances for property located off Roscoe Road in the proposed Dunaway

Preserve (agenda item # 9). He explained that he is the construction manager for the applicant, noted that 80% of surrounding property owners would be in violation of an undisturbed 150-foot buffer, explained that the applicant is offering a 50-foot undisturbed buffer along Sewell Mill Road, the applicant plans to remove the current gate access off Sewell Mill Road and plantings will be visually brought in line with the rest of the property, and a proposed access will only be located off Roscoe Road. He explained that sixty-seven (67) homes could have been placed on the property before Hetty Jane, LLC purchased the property and had a better vision to develop the property.

Mr. Kirk Bowers, Sagebrook Lane, Newnan, spoke in opposition to Petition # SUP 23-01 filed by Norei Smith (dba Melange Weddings & Events) requesting a Special Use Permit for property located on Tommy Lee Cook Road (agenda item # 7). He explained that he arrived late and was not aware that the request had been denied by the Board earlier in the meeting.

Mr. Romey Schwieterman, Verdant Woods Court, Powder Springs, spoke in support of Petition # REZ 22-30 filed by Grace Premier Senior Living of Georgia, LLC requesting an extension to obtain a Land Disturbance Permit as required in Condition # 13 (agenda item # 12). He explained that he is the applicant representative and Condition # 13 for rezoning of the property stated that a Land Disturbance Permit (LDP) must be obtained within a 12-month period after approval. He requested an extension for a reasonable amount of time because of unprecedented interest rates causing a shift in their business plan. Strategic acquisitions have been made and the project will help the community overall and senior living residents. Lastly, plans are to proceed in January 2024.

In response to a question from Commissioner Poole, Mr. Schwieterman explained that an extension of 6-months to 1-year will be needed.

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

8. 14154 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

The Board voted to deny Petition # VAR 23-23 filed by Norei Smith-Melange (dba Melange Weddings and Events) requesting a buffer elimination for property located along the southeast corner of property located at 3943 Tommy Lee Cook Road, Newnan (Parcel # 081-8110-005).

RESULT:	DENIED [UNANIMOUS]
MOVER:	Bob Blackburn, District 3
SECONDER:	Al Smith, District 5
AYES:	Reidelbach, Poole, McKenzie, Blackburn, Smith

9. 14155 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

Zoning Coordinator Eschman presented Petition # VAR 23-27 filed by Hetty Jane, LLC requesting rear yard setback variances along Sewell Mill Road and Roscoe Road, and front yard setback variances along the internal streets within the Dunaway Preserve subdivision located off Roscoe Road (Parcel # 058-5229-001) along with a recommendation of approval from the Board of Zoning Appeals. She explained that the subject property consists of 212.79± acres, is currently zoned *RC (Rural Conservation)*, has frontage along Sewell Mill Road and Roscoe Road (SR 70), and has a significant quantity of wetlands along the southern portion of the property. She further explained that the applicant is proposing to developing a gated, twenty-one (21) estate lot gated residential subdivision known as "Dunaway Preserve" with a private, internal street system accessed only

from Roscoe Road. Each lot will range in size from 3.07± acres to 7.51± acres. The proposed site will be reviewed under the EL-A (Estate Lot Averaging) Development type. The intent of EL-A is to allow for single-family residential development types to have a conventional lot layout with varying lot sizes and substantial front setback requirements to preserve the rural aesthetic along the county roadways. The EL-A Development type requires a minimum front setback of 300-feet along the right-of-way, and the applicant is requesting the following variances for the proposed development:

- 250-foot front yard setback reduction (from 300-feet to 50-feet) along the private, internal street within the proposed development
- 150-foot rear yard setback reduction (from 300-feet to 150-feet) along Sewell Mill Road and Roscoe Road

In closing, she explained that staff reviewed the variance requests based upon the property having two (2) road frontages located along Sewell Mill Road and along Roscoe Road. She further explained that at the Board of Zoning Appeals meeting held on October 26, 2023, the Board voted to recommend approval of the variance requests, with the addition of a fourth condition which reads *"The applicant/developer shall maintain a 150-foot buffer along Lots 1, 2, 3, 9, 10, 11 and 12. The 150-foot buffer shall remain in a natural wooded stated and is not to be disturbed. The 150-foot buffer shall be labeled and recorded on the final plat."*

Chairman Reidelbach noted that a 150-foot undisturbed buffer is substantial, but the applicant has agreed to a 150-foot front yard setback.

Commissioner Blackburn explained he would like a deed restriction added for no ingress/egress from Sewell Mill Road.

County Attorney Nathan Lee explained that no ingress/egress from Sewell Mill Road should be made a condition of zoning if the Board chooses.

Commissioner Smith explained he would like to see emergency ingress/egress onto Sewell Mill Road as a safety precaution.

Administrator Fouts clarified that a second ingress/egress is not required per the ordinance for a development under forty-nine (49) lots.

In response to questions from the Board, Public Works Director Tod Handley explained that with an emergency access to allow emergency vehicles in or residents out, at least 10-12 feet in width road would be required. The road could be gravel, but trees and vegetation on gravel easements grow up over time.

Administrator Fouts explained that if an emergency ingress/egress is required, an easement agreement for maintenance should also be required.

The Board voted to grant 150-foot rear yard setback reductions along Sewell Mill Road and Roscoe Road (from 300-feet to 150-feet), and to grant 250-foot front yard setback reductions along the internal streets within the Dunaway Preserve subdivision (from 300-feet to 50-feet) located off Roscoe Road (Parcel # 058-5229-001) as requested in Petition # VAR 23-27 filed by Hetty Jane, LLC, subject to the following conditions:

1. As proffered by the applicant, a 10-foot "No Access Easement" shall be labeled and recorded on the final plat for any lot that abuts along Sewell Mill Road.
2. The front yard setback shall be 50-feet along the internal streets within the

development.

3. The rear yard setback shall be 150-feet along Sewell Mill Road and Roscoe Road (SR 70). Of that 150-feet setback, a 50-feet natural, undisturbed buffer shall be incorporated from the road along Lots 1, 2, 3, 9, 10, 11 and 12, and labeled on the final plat.

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

10. 14109 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

Zoning Coordinator Eschman presented Petition # VAR 23-26 filed by Marshall Bedford requesting a side yard setback variance for property located at 150 Maple Leaf Road, Sharpsburg (Tax ID # 122-6069-107) along with a recommendation of approval from the Board of Zoning Appeals. She explained that the property is currently zoned *RRCC (Residential Retirement Community & Care District)* and the applicant would like to add a roof over his patio. She further explained that the applicant previously applied for and was granted a rear yard setback reduction in July 2023 (Petition # VAR 23-17). When the applicant submitted building plans, it was determined that the covered roof portion encroached into the side yard setback. In closing, she highlighted 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 variance.

The Board voted to grant a 4-foot side yard setback reduction (from 10-feet to 6-feet) for property located at 150 Maple Leaf Road, Sharpsburg (Parcel # 122-6069-107) as requested in Petition # VAR 23-26 filed by Marshall Bedford, subject to the following conditions:

1. The side yard setback reduction shall not exceed the requested 4-foot reduction placing the covered patio 6-feet from the side property line.
2. Letter of approval must be obtained from the Beacon Management, LLC/HOA Support Services.
3. All building permits shall be obtained.

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

11. 14147 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

Zoning Coordinator Eschman explained that at the Commission meeting held on August 9, 2022, the Board voted to rezone 9.34± acres (Tract 6) of 22.93± acres located at 3967 Lower Fayetteville Road, Newnan [Parcel # 122-6067-001 (partial)] from *C-6 (Commercial Minor Shopping District)* to *C-8 (Heavy Commercial District)* as requested in Petition # REZ 22-21 filed by Turnstone Group, LLC, subject to thirteen (13) conditions. Condition # 13 required that the applicant obtain a

building permit within a 12-month period following approval by the Board. At the Commission meeting held August 8, 2023, the Board voted to set a Public Hearing on December 7, 2023 at 6:00 p.m. regarding possible rezoning of the subject property from C-8 (*Heavy Commercial District*) back to C-6 (*Minor Commercial Shopping District*) following a request from Turnstone Group, LLC (applicant) for an extension to obtain a building permit. Staff has confirmed that Turnstone Group, LLC was issued a Land Disturbance Permit (LDP) on November 8, 2023 and submitted plans for a building permit on November 9, 2023, therefore, a Public Hearing may no longer be needed. She also noted that the original erosion control plan shall be installed onsite prior to issuance of a building permit.

Administrator Fouts explained that obtaining an LDP meets the intent of the standard rezoning condition and requested that the December 7, 2023 Public Hearing be cancelled and allow the applicant to proceed.

The Board voted to cancel the Public Hearing on December 7, 2023 at 6:00 p.m. regarding possible rezoning of the property located at 3967 Lower Fayetteville Road, Newnan [Parcel # 122-6067-001 (partial)] from C-8 (*Heavy Commercial District*) back to C-6 (*Minor Commercial Shopping District*) associated with Petition # REZ 22-21 filed by Turnstone Group, LLC.

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

12. 14182 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

Zoning Coordinator Eschman explained that at the Commission meeting held on December 1, 2022, the Board voted to rezone 7.07± acres located at SR 34 East, Sharpsburg (Parcel # 133-6092-013) from RC (*Rural Conservation*) to O-I (*Office-Institutional District*) as requested in Petition # REZ 22-30 filed by Grace Premier Senior Living of Georgia, LLC, subject to sixteen (16) conditions. Condition # 13 required that a Land Disturbance Permit (LDP) be obtained within a 12-month period. As of November 16, 2023, an LDP has not been issued because of the rapid increases in interest rates, significant costs in construction materials since COVID, material and labor shortages within the last 12-months, and Grace Premier Living of Georgia, LLC is in the midst of a strategic partnership acquisition and is requesting a six (6) month extension to obtain the LDP. Subsequently, staff is requesting direction from the Board regarding the applicant's request for an extension. If approved, staff is recommending that the Board set a Public Hearing on May 21, 2024 regarding possible rezoning of the property.

The Board voted to set a Public Hearing on May 21, 2024 at 6:00 p.m. regarding possible rezoning of 7.07± acres located at SR 34 East, Sharpsburg (Parcel # 133-6092-013) from O-I (*Office-Institutional District*) to RC (*Rural Conservation*) thereby granting the applicant (Premier Senior Living of Georgia, LLC) a six-month extension to obtain a Land Disturbance Permit (LDP) [see Condition # 13 of previous Petition # REZ 22-30].

RESULT:	PUBLIC HEARING SET/FINAL [UNANIMOUS]
MOVER:	Paul Poole, District 1 - Vice Chairman
SECONDER:	Bob Blackburn, District 3
AYES:	Reidelbach, Poole, McKenzie, Blackburn, Smith

13. 14133 Request Approval/Execution of a Proposed Amendment to Chapter 30. Environment, Section 30-36 of the Coweta County Code of Ordinances Associated with Final Stabilization Requirements for Issuance of a Certificate of Occupancy

Community Development Director Amason explained that staff is experiencing issues with addressing and enforcing final stabilization requirements of residential home lots. At the Commission meeting held on September 19, 2017, the Board voted to adopt a policy and staff is requesting a minor amendment. The current policy states that all soil disturbing activities onsite or all disturbed land must meet the definition of final stabilization prior to issuance of a Certificate of Occupancy (CO). This part of the policy is somewhat subjective, and staff and the County's inspectors sometimes have difficulties determining whether or not vegetation is permanent. Staff is requesting to amend the policy to make it easier for inspectors and new homeowners by proposing the following changes:

"Prior to the Certification of Occupancy, either:

1. All soil disturbance areas shall be sodded with the exception of typical landscaping areas which have been permanently mulched with pine straw or wood mulch; or
2. The resident property owner and permittee shall sign an acknowledgement form which provides responsibilities of the property owner regarding final stabilization."

Mr. Amason explained that the changes are an effort to remove the County from issues with new homeowners. The current policy is hard to police especially when contractors sow grass seed that is a mixture of temporary and permanent grass species that do not always provide a good yield, especially during months where germination of the permanent seed is difficult and temporary seed thrives, then dies, leaving bare spots for the new homeowner to deal with. Staff believes that in a situation where a builder has a lot that has not sold, the policy should require all of the disturbed areas to be sodded. If the situation involves a new homeowner, they shall be required to sign an acknowledgement form to educate them on their responsibilities. Lastly, he requested that the Board defer a decision regarding the proposed amendment until the Commission meeting scheduled on December 7, 2023 in order to allow for further discussion by staff and final legal review.

The Board voted to defer a decision regarding a proposed amendment to the policy regarding final stabilization requirements for residential permitted lots until December 7, 2023 at 6:00 p.m.

RESULT:	DEFERRED/VOTE [UNANIMOUS]	Next: 12/7/2023 6:00 PM
MOVER:	John Reidelbach, District 4 - Chairman	
SECONDER:	Bill McKenzie, District 2	
AYES:	Reidelbach, Poole, McKenzie, Blackburn, Smith	

14. 14104 Request Acceptance of Roadways and Execution of a Deed of Open Space Restriction Associated with Property Located in Genesee Subdivision Unit 2C - District 3

Administrator Fouts explained that Coweta Genesee, LLC has submitted a Deed of Open Space Restriction for acceptance by the Board. The deed reflects 16.27± acres located in Unit 2C as shown on the final plat of Genesee Subdivision, Unit 2C. In addition, the grading, storm drainage, curb and gutter, base, and paving have been completed on Caraway Court Extension (1,069 LF) and Timber Trace (290.00 LF) in accordance with the County's regulations. The developer has posted a maintenance bond in the amount of \$23,115.00 to cover any defects in materials or workmanship that occur within three (3) years of acceptance, and the County Attorney has reviewed the associated legal documents prior to submittal to the Board for consideration. He noted that Mr. Richard Ferry, applicant representative

for Coweta Genesee, LLC is present to field any questions from the Board regarding complaints received in previous phases of the Genesee subdivision.

Mr. Richard Ferry, representative for Coweta Genesee, LLC explained that in February 2022 the maintenance bond was completed and expired for a previously platted phase (2019). They received a request during the summer for some assistance with issues along the right-of-way. Later, a letter was received notifying them that a maintenance bond would be required, but he does not feel a maintenance bond is necessary. They are willing to assist, and are willing to sod the area in question in the previous phase by January 31, 2024.

In response to a question from Chairman Reidelbach, Mr. Amason explained that Coweta Genesee, LLC has always been reasonable to work with.

Administrator Fouts explained that Genesee has performed work to help the County and are willing to remedy the situation on the right-of-way and some open space areas, but there may be some existing exposure on individual lots sold to builders but those are not the responsibility of the developer. The Board may still receive some concerns regarding those private lots which are not the developer's responsibility.

The Board voted to execute a Deed of Open Space Restriction associated with 16.27± acres located in Genesee Subdivision Unit 2C, to accept Caraway Court Extension (1,069 LF) and Timber Trace (290.00 LF) into the Coweta County Public Roads system, and to place the constructed improvements into a three (3) year maintenance period.

In response to a question from Chairman Reidelbach, Mr. Ferry explained that Phase 2C in Genesee Subdivision has been completed and is ready for a final plat.

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

UNFINISHED BUSINESS

15. 14175 Request Appointments to Various Boards/Authorities

The Board voted to reappoint Ms. Cathryn Patterson as the 5th District representative to the Board of Directors of the Coweta County Department of Family and Children Services for the term expiring June 30, 2028.

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

NEW BUSINESS

Bids and Contracts

16. 14186 Request Approval/Execution of an Agreement with Woodie T. Wood, Jr. Associated with a Property Donation - District 2

Administrator Fouts explained that in 2012, the Board of Commissioners approved the construction of a fire department maintenance shop located behind Fire Station # 1 at 483 Turkey Creek Road. Based on the fleet maintenance activities for Fire, EMS,

and Coweta Transit, staff has discussed a future expansion of the maintenance shop with the adjoining property owner, Mr. Woodie T. Wood, Jr. Mr. Wood desires to donate 2.5± acres of his property to the County for use by the Fire Rescue Department. The following conditions have been proposed in an agreement with Mr. Wood:

1. The County shall pay a surveyor to prepare the survey related to the property.
2. The seller shall deed the parcel to the County prior to December 31, 2023.
3. The division of the seller's property shall not forfeit the seller's "lot of record" as defined by the *Code of Ordinances*.
4. The County shall provide the seller with a letter of charitable donation reflecting the appraisal value of the parcel being donation. The seller shall pay for a third-party qualified appraisal.
5. The seller shall donate the required right-of-way necessary for the County to construct the realignment of Wood Drive. The County shall abandon the existing section of Wood Drive and deed it to the seller once the project is complete.

The Board voted to execute an agreement with Woodie T. Wood, Jr. associated with donation of 2.5± acres located along Wood Drive.

RESULT:	EXECUTED [4 TO 0]
MOVER:	John Reidelbach, District 4 - Chairman
SECONDER:	Paul Poole, District 1 - Vice Chairman
AYES:	John Reidelbach, Paul Poole, Bob Blackburn, Al Smith
ABSTAIN:	Bill McKenzie

17. 14173 Request Approval/Execution of the First Amendment to the Court Reporter Contract for State Court

Administrator Fouts explained that in 2015, the Chief Judge of State Court requested that the County enter into a contract with Ms. Angela Pylant to provide court reporting services for State and Juvenile Courts. At the Commission meeting held on April 2, 2015, the Board voted to execute the agreement with Ms. Pylant. At the Commission meeting held on October 20, 2016, the Board voted to terminate the existing contract with Ms. Pylant, at her request, and to execute a new agreement to remove the minimum forty-eight (48) days of services for Juvenile Court because of low utilization by Juvenile Court. Staff is in receipt of an amendment to the existing contract that will increase the per diem compensation for Ms. Pylant from \$300 to \$375 effective in January 2024. She has provided court reporting services for the State Court of Coweta County for over thirty (30) years and desires to continue providing services as defined in the existing contract. All other provisions of the existing contract will remain in full force and effect.

The Board voted to execute the first amendment to a contract with Ms. Angela Pylant to provide court reporting services for Coweta County State Court.

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

Additional Action Items

SUPPLEMENTAL/NON-AGENDA ITEMS

18. 14185 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

The Board voted to execute a Landscape Agreement with Serenbe CH Properties, LLC associated with property located at the corner of Tommy Lee Cook Road and Cedar Ridge Road.

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

19. 14183 Request Approval/Execution of a Right-of-Entry Associated with Storm Drainage Repairs at 35 Beechwood Drive, Newnan - District 3

The Board voted to execute a Right-of-Entry with Mr. Frankie Gunter for the purpose of performing drainage repairs on property located at 35 Beechwood Drive, Newnan.

RESULT:	EXECUTED [UNANIMOUS]
MOVER:	Bob Blackburn, District 3
SECONDER:	Bill McKenzie, District 2
AYES:	Reidelbach, Poole, McKenzie, Blackburn, Smith

20. 14192 Request Approval/Execution of a Right-of-Entry Associated with Storm Drain Repairs at 1945 Old Corinth Road, Newnan - District 2

The Board voted to execute a Right-of-Entry with Mr. Zac Oxford for the purposes of performing storm drain repairs on property located at 1945 Old Corinth Road, Newnan.

RESULT:	EXECUTED [UNANIMOUS]
MOVER:	Bill McKenzie, District 2
SECONDER:	Bob Blackburn, District 3
AYES:	Reidelbach, Poole, McKenzie, Blackburn, Smith

21. 14191 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

The Board voted to approve a request from the Coweta County Board of Elections and Registration to deliver sealed boxes containing used election materials to the Records Retention Clerk.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Bob Blackburn, District 3
SECONDER:	Bill McKenzie, District 2
AYES:	Reidelbach, Poole, McKenzie, Blackburn, Smith

PUBLIC COMMENT (Items Not on the Agenda)**Public Comments Regarding Items Not on the Agenda**

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

Mr. Patrick Wescott, Morningside Drive, Newnan, addressed the Board regarding the need for a residential noise ordinance in the county. He expressed concerns with a resident of a rental property that moved in approximately a year ago. The resident is playing very loud music on a professional sound system beginning every Friday, Saturday, most of Sunday, and several nights a week. The music actually rattles his windows, he is unable to enjoy sitting out on his carport, and he does not have peace and quiet in his own home. He spoke to the neighbor, but they refuse to lower the volume. The Sheriff's Department has responded several times, asked the neighbor to lower the volume, however as soon as the officer leaves, the volume goes up again. Lastly, the Sheriff's Department has told him they are unable to do anything about the issue because the County does not have a noise ordinance.

Commissioner Smith noted that properties with a Special Use Permit (SUP) are limited to 45 dBA at their property lines and the Board should consider a noise ordinance.

Commissioner Blackburn expressed his belief that having a noise ordinance is one of the first steps to losing the right to fire a weapon on your property including shooting and hunting.

Chairman Reidelbach suggested that the Board go out to the subject property and listen to the noise level on a Friday or Saturday night.

Commissioner Smith explained that someone could complain about music being played at a property that has an SUP and that it would not preclude anyone from firing their weapon.

County Attorney Nathan Lee explained that the issue is having an objective way to measure the noise level.

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

There were no issues to be discussed in Executive Session.

ADJOURNMENT

Motion To: **Adjourn**

The Board voted to adjourn the meeting.

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