



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

Tuesday, November 1, 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	Absent	
Kelly Mickle	Assistant Administrator	Absent	
Nathan Lee	Assistant County Attorney	Present	
Shannon Zerangue	County Clerk	Present	

The Honorable Board of Commissioners of Coweta County, Georgia met in Public Hearing/Regular Meeting Session on Tuesday, November 1, 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 received a request from the applicant to remove item # 10 *Request to Set a Public Hearing on December 1, 2022 Regarding Petition # REZ 22-32 Filed by Coweta Legacy 180, LLC Requesting to Rezone Property Located at Fischer Road, Sharpsburg* (Parcel # 119-6077-001) from the agenda.

The Board voted to amend the agenda to remove item # 10 *Request to Set a Public Hearing on December 1, 2022 Regarding Petition # REZ 22-32 Filed by Coweta Legacy 180, LLC Requesting to Rezone Property Located at Fischer Road, Sharpsburg* as requested by the applicant prior to the meeting.

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. 13421 Update Regarding American Rescue Plan Act Spending Through FY 2022

Grants Manager Charlyn Shepherd provided an update regarding the status of the County's use of \$28,846,132 in American Rescue Plan Act (ARPA) Coronavirus State and Local Fiscal Recovery Funds (SLFRF) received from the U.S. Treasury. She explained that the American Rescue Plan Act is the law that provided for the U.S. Treasury to give states and local governments funds to invest in their communities to help their economies recover from negative impacts resulting from the pandemic and to help those most severely impacted. She briefly reviewed the four (4) eligible use categories for spending (Public Health and Economic Impacts, Premium Pay to Eligible Workers, Government Services Equal to Revenue Loss or a Standard Allowance, Investments in Water/Sewer/Broadband), provided a summary of spending that is planned through December 31, 2024, noted funds that have been obligated for projects as well as funds that have been expended through September 30, 2022, and highlighted completed projects, ongoing projects and planned/unobligated projects. In conclusion, she explained that in accordance with the program, all of the funds the County received must be obligated by December 31, 2024 and must be spent by December 31, 2026. Any funds that are not obligated by December 31, 2024, must be returned to the Treasury and any obligated funds not spent by December 31, 2026 must also be returned to the Treasury.

The Board expressed their appreciation to Ms. Shepherd for her hard work and for the update she provided regarding the ARPA funds.

RESULT: **ACCOMPLISHED**

APPROVAL OF MINUTES

2. Minutes of Monday, October 17, 2022

The Board voted to approve the minutes from the Called Meeting/Regular Meeting Session held on Monday, October 17, 2022.

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

3. Minutes of Tuesday, October 18, 2022

The Board voted to approve the minutes from the Public Hearing/Regular Meeting Session held on Tuesday, October 18, 2022.

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

CONSENT AGENDA

4. 13430 Confirm Execution of a Proclamation Declaring "Veterans' Day" in Coweta County

The Board voted to confirm execution of a proclamation declaring November 11, 2022 as "Veterans' Day" in Coweta County.

RESULT: **CONFIRMED [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 Non-Agenda item for discussion as presented by staff.

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

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

5. Motion To: **13156 : REZ 22-000026 RC & CL Investments, LLC**

Assistant Community Development Director Angela White presented Petition # REZ 22-26 filed by RC & CL Investments, LLC requesting to rezone 1.7± acres located between Lassetter Road and Park Timbers Drive, Sharpsburg (Parcels # 133-6092-078 and # 133-6092-079) from *RC (Rural Conservation)* to *O-I (Office Institutional)*. She explained that the subject property consists of two (2) remnant, undeveloped parcels of the Park Timbers Subdivision (Lots 38 and 39). She further explained that the conceptual site plan indicates a one-story professional office building consisting of 10,000 square feet measuring 50-feet (depth) by 200-feet (width) incorporating *Quality Development Corridor District (QDCD)* standards. The site is accessed via Lassetter Road, is designed with a 20-foot landscape strip facing each street including SR 34, contains a 50-foot buffer to the rear with an additional 10-foot landscape strip adjoining residential lots to the south, and denotes parking located at the front of the building. In closing, she reviewed the zoning classifications of surrounding properties, explained that a traffic analysis for the development has been completed, highlighted the factors considered by staff during the application process, and presented fourteen (14) conditions for consideration by the Board should they choose to approve the rezoning request.

In response to a question from Commissioner Poole, Ms. White explained that staff met with some of the neighbors in the area to discuss and address their concerns regarding the proposed development.

In response to a question from Commissioner Smith, Ms. White explained that staff is not aware of a reason why the subject property was not built out when the subdivision was established.

Commissioner Reidelbach commented that the subject property originally may have been a regular residentially sized lot before the Georgia Department of Transportation (GDOT) widened Hwy. 34.

In response to a comment from Commissioner Reidelbach regarding the rendition provided by the applicant not being accurate, Ms. White explained that the plan submitted to staff is conceptual. Following zoning approval by the Board, staff will then require engineered plans that comply with the County ordinances.

In response to questions from Commissioner Reidelbach regarding the distance from the right turn on Hwy. 34 to the entrance of the proposed professional office and removal of vegetation in the rights-of-way, Public Works Director Tod Handley explained that the distance is 100-feet from the edge of the travel lane on Hwy. 34 to the center of the driveway, and that the applicant will be required to obtain a permit from GDOT in order to remove/clear any vegetation in their rights-of-way.

Attorney Lee explained that the County is not allowed to perform any work within GDOT rights-of-way without a permit.

Commissioner Reidelbach expressed his concerns regarding an assurance that the fence required in condition # 9 be maintained.

Administrator Fouts recommended clarifying condition # 9 to include verbiage that the fence must be maintained by the owner/developer.

In response to a question from Commissioner Smith, Mr. Handley explained that when exiting Lassetter Road to turn right onto Hwy. 34, there is no acceleration lane as preferred by a representative from GDOT and the applicant. However, there is a deceleration lane from Hwy. 34 to turn right onto Park Timbers Drive.

Commissioner Lassetter expressed his assumption that an acceleration lane so close to a deceleration lane could potentially cause issues for vehicles.

In response to a question from Commissioner Smith regarding why the only ingress/egress is on Lassetter Road, Mr. Handley explained that commercial accesses are not recommended off residential subdivision streets.

Chairman Blackburn called for any comments from the applicant.

Mr. George Harper, applicant representative, explained that a traffic study (as required by County ordinances) was completed for the proposed development and all the requirements of the County and the Georgia Department of Transportation have been incorporated. Vegetation along the front of the lot will be removed for esthetics of the building. There is a large power/utility line that runs through the center of the two (2) lots and this may be the reason why no previous development has occurred; however, the property owners are in the process of having the power line relocated. A 50-foot buffer will remain along the rear of the property, the building will meet all requirements of the Quality Development Corridor District (QDCD). The applicant feels that the proposed development is a nice transition between the exiting residential neighborhood and Hwy. 34. Many of the existing homes along Hwy. 34 have become various business/offices over the years. The applicant has no objections to any of the conditions with the exception of condition # 9 that requires a landscape buffer in addition to the 50-foot buffer along the rear of the property and # 14 that requires a land disturbance permit within twelve (12) months of approval by the Board (the applicant will address this). In addition to the 50-foot buffer, condition # 9 requires a 20-foot landscape strip and a fence. The applicant would like to incorporate the 20-foot landscape strip inside the 50-foot buffer because he believes the 50-foot buffer with supplemental plantings

added to it along with the fence will provide adequate screening. He also explained that the applicant did reach out to the neighbors and has tried to develop the plan so that it is the least intrusive to them as possible.

Mr. Russell Chambless, Pine Ridge Drive, Newnan explained that he is co-owner and co-applicant for the subject property. He further explained that the subject property consists of two (2) lots and he believes it was originally intended for a future commercial use. He purchased the lot(s) from the original owner with the desire to rezone the property to *O-I (Office-Industrial)* just as many other property owners in the area have done. He feels that a professional office building is suited for the site and will expand the County's economic base. The development aligns with the Hwy. 34 Employment Center Corridor and is compatible with the Comprehensive Plan. He further explained that the design of the site plan adheres to the QDCD standards and the surrounding residential area was taken into consideration with design of the site and the building. The entrance is positioned on Lassetter Road to move traffic out onto Hwy. 34 and at the median cut. No entrance is planned on Park Timbers Drive so traffic will not interfere with the existing residential subdivision. In conclusion, he asked for the Board to consider allowing the 20-foot landscape strip to be placed within the 50-foot buffer (along the rear) and explained that he may not be able to obtain a land disturbance permit within twelve months (condition # 14) because existing utilities need to be relocated and those time lines are unknown and outside his control.

Administrator Fouts explained that one (1) additional individual signed up to speak in support of the proposed rezoning.

Mr. Ron Burkhardt, Park Timbers Drive, Sharpsburg expressed his support of the proposed rezoning. He explained that he has lived on his property since 1990 and believes the subject property was never developed because of the power lines and soil perking issues. He explained that he supports free enterprise as long as it does not have an adverse effect on existing properties. He further explained that he has no objections to a professional office building on the site but does not want any retail establishments, restaurants, massage parlors, clubs, alcohol, or adult stores to be allowed on the property. In addition, he does not want any driveway to be allowed behind the building and is concerned about dumpster and retention/detention pond locations.

Administrator Fouts explained that no one else signed up to speak in support and that one (1) individual signed up to speak in opposition to the proposed rezoning.

Mr. Ian Robbins, Park Timbers Drive, Sharpsburg expressed his opposition to the proposed rezoning citing concerns regarding loss of the existing pine forest and damage to endangered flora/fauna, existing wetlands/swampiness of the subject property, stormwater runoff when the property is cleared, loss of rural character, and negative impacts to existing neighbors.

Administrator Fouts explained that no one else signed up to speak and the applicant has six (6) minutes remaining for rebuttal (in accordance with the rules governing the meeting).

Mr. Harper explained that the proposed office building will be served by County sewer (Coweta County Water and Sewerage Authority), all County stormwater requirements must be met, the retention/detention pond is planned to be located underground, the structure will be a nice transitional structure between the existing neighborhood and Hwy. 34, and the rezoning will be conditioned to a professional office building only.

In response to a question from Chairman Blackburn, Mr. Harper explained that no studies of the existing vegetation have been performed at this time but scrub trees have been removed and the power/utility line relocated. They will be trying to keep

the rear of the property "as is", but the majority of the property was already cleared because of the utility line easement. In closing, he explained that existing vegetation will be considered and incorporated into their landscape plan.

At Commissioner Poole's request, Administrator Fouts read the following list of allowable uses in the *O-I (Office Institutional)* zoning district per the County's current *Code of Ordinances (Appendix A. Zoning and Development, Article 14. Section 141)*:

1. Business and professional offices including medical, dental, legal, financial, architectural, engineering, real estate, insurance and manufacturers' representatives, provided no goods are offered for sale at retail
2. Educational institutions, including colleges and universities, business schools, trade schools, professional schools, and technical schools
3. Governmental offices
4. Hospitals
5. Medical and dental clinics
6. Nursing homes (aka rest homes) and assisted living facilities
7. Church or any other place of worship
8. Clubs and lodges catering exclusively to their members and their guests
9. Financial services/institutions
10. Customary accessory buildings and uses, provided that such accessory buildings and uses specifically exclude retail business and service establishments that could be construed as principal uses and include only those buildings and uses that are primarily intended for and used by patrons or occupants of the principal use to which said establishment is accessory

The Board voted to close the Public Hearing regarding Petition # REZ 22-26 filed by RC & CL Investments, LLC requesting to rezone 1.7± acres located between Lassetter Road and Park Timbers Drive, Sharpsburg (Parcels # 133-6092-078 and # 133-6092-079) from *RC (Rural Conservation)* to *O-I (Office Institutional)*.

RESULT: PUBLIC HEARING CLOSED [UNANIMOUS]

MOVER: John Reidelbach, District 4 - Vice Chairman

SECONDER: Al Smith, District 5

AYES: Blackburn, Reidelbach, Poole, Lassetter, Smith

13156 Public Hearing Regarding Petition # REZ 22-26 Filed by RC & CL Investments, LLC Requesting to Rezone Property Located at SR 34 East, Sharpsburg

The Board voted to rezone 1.7± acres located between Lassetter Road and Park Timbers Drive, Sharpsburg (Parcels # 133-6092-078 and # 133-6092-079) from *RC (Rural Conservation)* to *O-I (Office Institutional)* as requested in Petition # REZ 22-26 filed by RC & CL Investments, LLC, subject to the following conditions:

1. The applicant shall comply with all requirements of Coweta County's *Stormwater Management, Soil Erosion and Sedimentation Control, and Wetlands Protection Ordinances*.
2. All applicable requirements of the Fire, Environmental Health, and Building Departments shall be met.
3. The subject property shall be limited to a professional office building.

4. Lighting shall be established so adjacent residential properties are not adversely affected and to preclude glare onto or direct illumination of adjacent properties and streets.
5. There shall be no access to Park Timbers Drive from the subject property.
6. There shall be a 25-foot buffer along Park Timbers Drive.
7. There shall be a 50-foot buffer adjacent to residentially zone property to the south.
8. A 20-foot landscape strip shall be located along SR 34 East and Lassetter Road.
9. A 6-foot opaque fence shall be installed and maintained within the buffer to the south, providing additional screening from the development to the residential parcels to the rear. A 20-foot landscape strip shall be added to the southern border to provide screening of fence and a natural cosmetic feature. The materials for the required fence shall be reviewed and approved by the Community Development Director.
10. All buffer and landscape plans shall be reviewed by Community Development for any additional plantings, berms, or landscaping needed to screen the development from residential properties and present a quality image to the traffic corridors.
11. The site shall be subject to the enhanced standards of *Article 26, Section 261 Quality Development Corridor Overlay District* of the *Coweta County Zoning and Development Ordinance*, unless a variance is granted through the normal variance process.
12. The parcels shall be combined into one (1) lot and a recorded survey shall be provided prior to submittal for development.
13. The applicant shall construct a right turn lane (minimum 100-feet of full width storage and 50-foot tapers) along Lassetter Road at its approach to SR 34. The right turn lane shall extend past the proposed entrance of the development.
14. The applicant shall obtain a land disturbance permit within a 12-month period beginning the next business day following approval by the Board. If the applicant fails to do so, the Board may initiate rezoning of the property.

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

6. Motion To: **13383 : REZ 22-000028 - GX Development, LLC**

Zoning Coordinator Lisa Eschman explained that staff received a letter from the applicant's representative at 8:56 a.m. this morning requesting to withdraw Petition # REZ 22-28 filed by GX Development, LLC requesting to rezone property located at 373 Poplar Road, Newnan (Parcel # 087B-020) from RC (*Rural Conservation*) to C-6 (*Commercial Minor Shopping District*). Since the applicant did not meet the seven (7) day withdrawal time as outlined in the *Coweta County Zoning and Development Ordinance*, she asked if the Board would like for her to continue with the Public Hearing.

Commissioner Lassetter explained that since the applicant failed to meet the

deadline to withdraw and the Public Hearing has been duly and properly advertised, he would like to proceed with the Public Hearing.

In response to a question from Commissioner Smith, Administrator Fouts explained that no one signed up to address the Board regarding the proposed rezoning other than the applicant's representative.

In response to a question from Commissioner Smith, Administrator Fouts explained that he is unaware if the applicant has intentions to reapply; however, the County's *Code of Ordinances* currently allows the applicant to withdraw a rezoning request seven (7) days prior to the Public Hearing. Last minute withdrawals/cancellations create concerns because staff and the public have been put on notice that a Public Hearing will be conducted regarding a proposed rezoning.

Attorney Lee explained that the Board adopted the ordinance to address situations just like this, but it is the Board's discretion whether to allow a last-minute withdrawal if it is their desire to do so.

In response to a question from Commissioner Reidelbach, Administrator Fouts explained that should the Board proceed with the Public Hearing and vote to deny the rezoning, the applicant may reapply in six (6) months in accordance with the current *Code of Ordinances*.

Attorney Lee also explained that if the Board allows the applicant to withdraw, the six (6) month waiting time does not apply.

Mr. Georgia Rosenzweig, applicant representative, explained that the applicant contacted him last night stating that there is a contractual dispute so the applicant is abandoning the project. He sees no reason for the Board not to deny the rezoning request tonight.

Commissioner Lassetter expressed his appreciation to Mr. Rosenzweig for trying to abide by the County's ordinances.

Commissioner Lassetter suggested that the Board proceed with the Public Hearing based upon the information provided by Mr. Rosenzweig.

It was the consensus of the Board to proceed with the Public Hearing regarding Petition # REZ 22-28 filed by GX Development, LLC requesting to rezone property located at 373 Poplar Road, Newnan (Parcel # 087B-020) from RC (*Rural Conservation*) to C-6 (*Commercial Minor Shopping District*).

Zoning Coordinator Lisa Eschman presented Petition # REZ 22-28 filed by GX Development, LLC requesting to rezone property located at 373 Poplar Road, Newnan (Parcel # 087B-020) from RC (*Rural Conservation*) to C-6 (*Commercial Minor Shopping District*). She explained that the subject property is a heavily wooded tract consisting of 9.80± acres lying within the Poplar Road Quality Development Corridor District (QDCD). The applicant is proposing a convenience store with gasoline pumps, fast-food restaurant with drive thru, combined restaurant/retail space, and several professional offices. According to the site plan, the parcel will be split into two (2) tracts. On the northern portion, 3.40± acres will incorporate a proposed 3,000 square feet "Circle K" convenience store with gasoline pumps, an attached 14,000 square feet drive-thru restaurant, and a standalone 10,800 square feet retail/commercial space. On the southern portion, 6.39± acres will contain six (6) 4,000 square feet professional office buildings. Access into the site is proposed at two (2) different locations, both of which are right in/right out only along Poplar Road and the Newnan Crossing Bypass. A shared access is proposed internally for the development; therefore, an easement agreement will be required for appropriate connectivity. Stormwater management is located in the southwest corner of the property and is proposed to serve the entire development. A 75-foot buffer is shown along the western and southeastern property lines

adjacent to the established residentially zoned properties. In closing, she reviewed the zoning classifications of surrounding properties, highlighted the factors considered by staff during the application process, and presented nineteen conditions for consideration by the Board should they choose to approve the rezoning request.

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

The Board voted to close the Public Hearing regarding Petition # REZ 22-28 filed by GX Development, LLC requesting to rezone property located at 373 Poplar Road, Newnan (Parcel # 087B-020) from *RC (Rural Conservation)* to *C-6 (Commercial Minor Shopping District)*.

RESULT: PUBLIC HEARING CLOSED [UNANIMOUS]

MOVER: Tim Lassetter, District 2

SECONDER: John Reidelbach, District 4 - Vice Chairman

AYES: Blackburn, Reidelbach, Poole, Lassetter, Smith

13383 Public Hearing Regarding Petition # REZ 22-28 Filed by GX Development, LLC Requesting to Rezone Property Located at 373 Poplar Road, Newnan - REQUEST TO WITHDRAW (Filed 11/1/22)

The Board voted to deny rezoning of 9.80± acres located at 373 Poplar Road, Newnan (Parcel # 087B-020) from *RC (Rural Conservation)* to *C-6 (Commercial Minor Shopping District)* as requested in Petition # REZ 22-28 filed by GX Development, LLC.

RESULT: DENIED [4 TO 0]

MOVER: Tim Lassetter, District 2

SECONDER: Paul Poole, District 1

AYES: John Reidelbach, Paul Poole, Tim Lassetter, Al Smith

ABSTAIN: Bob Blackburn

7. 13367 Public Hearing Regarding the Coweta County Mixed-Use Plan Development Project Ordinance

County Planner Jenny Runions apologized for the late submission of the draft for the *Coweta County Mixed-Use Plan Development Ordinance*. Time constraints have prevented staff from getting the proposed ordinance finalized for tonight's meeting. She asked that the Board consider continuing the Public Hearing until a future meeting to allow staff time to address any questions/concerns from the Board associated with the proposed ordinance.

Commissioner Lassetter expressed his appreciation to Ms. Runions and staff for their efforts to draft the ordinance considering some other projects that they have had to direct their focus on because of deadlines. He agrees with her request to continue the Public Hearing in order for the Board to have ample time to review the proposed ordinance.

The Board voted to continue the Public Hearing regarding the proposed *Coweta County Mixed-Use Plan Development Ordinance* until December 1, 2022 at 6:00 p.m.

RESULT: CONTINUED/VOTE [UNANIMOUS]

Next: 12/1/2022 6:00 PM

MOVER: Tim Lassetter, District 2

SECONDER: John Reidelbach, District 4 - Vice Chairman

AYES: Blackburn, Reidelbach, Poole, Lassetter, 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. There were none.

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

8. 13429 Request Acceptance of Roadways and Execution of a Deed of Open Space Restriction for Poplar Village Subdivision, Phase 2B-2 and 3B - District 2

The Board voted to execute a Deed of Open Space Restriction for Poplar Village Phase 2B-2 and 3B, to accept Bur Oak Bend (576 LF extension), Hillcrest Overlook (2,053 LF extension), and Crestwood Drive (300 LF extension) and associated drainage structures and right-of-way into the Coweta County Public Roads System, and to place the constructed improvements into a three (3) year maintenance period.

RESULT:	EXECUTED [4 TO 0]
MOVER:	Tim Lassetter, District 2
SECONDER:	Paul Poole, District 1
AYES:	John Reidelbach, Paul Poole, Tim Lassetter, Al Smith
ABSTAIN:	Bob Blackburn

9. 13433 Request to Set a Public Hearing on December 1, 2022 Regarding Petition # REZ 22-30 Filed by Grace Premier Senior Living of Georgia, LLC Requesting to Rezone Property Located at East Hwy 34, Sharpsburg

The Board voted to set a Public Hearing on December 1, 2022 at 6:00 p.m. regarding Petition # REZ 22-30 filed by Grace Premier Senior Living of Georgia, LLC requesting to rezone property located at East Hwy 34, Sharpsburg (Parcel 133-6092-013).

RESULT:	PUBLIC HEARING SET [UNANIMOUS]	Next: 12/1/2022 6:00 PM
MOVER:	Al Smith, District 5	
SECONDER:	Paul Poole, District 1	
AYES:	Blackburn, Reidelbach, Poole, Lassetter, Smith	

10. 13432 Request to Set a Public Hearing on December 1, 2022 Regarding Petition # REZ 22-32 Filed by Coweta Legacy 180, LLC Requesting to Rezone Property Located at Fischer Road, Sharpsburg

The Board previously voted to amend the agenda to remove item # 10 Request to Set a Public Hearing on December 1, 2022 Regarding Petition # REZ 22-32 Filed by Coweta Legacy 180, LLC Requesting to Rezone Property Located at Fischer Road, Sharpsburg (Parcel # 119-6077-001) as requested by the applicant prior to the meeting.

RESULT:	REMOVED FROM AGENDA
----------------	----------------------------

UNFINISHED BUSINESS

11. 13419 Request Appointments to Various Boards/Authorities

The Board voted to reappoint Mr. John Bermingham as a member of the Coweta County Board of Health for the term beginning January 1, 2023 and expiring December 31, 2028.

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

NEW BUSINESS

Bids and Contracts

12. 13434 Request Approval/Execution of an Amendment to the Contract Associated with the Coweta County at Shenandoah Project Guaranteed Maximum Price (GMP)

Mr. Joe Gardner with the architectural firm of Gardner, Spencer, Smith, Tench & Jarbeau explained that the Coweta County at Shenandoah project began in 2021 and following a selection process for a Construction Manager at Risk (CMAR), J & R Construction was chosen. Different bid packages have been evaluated by the CMAR throughout the construction process which allows the project to be fast-tracked. With the supply chain challenges resulting from the pandemic, nine (9) bid packages were developed for this project. The final bid package is for the site-work which brings the total Guaranteed Maximum Price (GMP) to \$12,337,404.44 for the project.

Administrator Fouts explained that the project is currently on schedule and commended Mr. Gardner and his team as well as J & R Construction for the work that they are performing.

The Board voted to execute an amendment to the contract with J & R Construction and Development, Inc associated with the Guaranteed Maximum Price (GMP) in the amount of \$12,337,404.44 for the Coweta County at Shenandoah project.

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

13. 13396 Request Approval/Execution of an Agreement Associated with Architectural Services for Addition of Office Space at the 911 Center

Administrator Fouts explained that the original proposal for architectural services associated with expansion at the 911 Center included additional offices and adjacent sleeping quarters. The proposal has been updated to include architectural services for additional office space only in an amount not to exceed amount is \$23,950.

Commissioner Poole expressed his desire for a safe room to be constructed at the 911 Center. Following the 2021 tornado, he wants to ensure staff's safety during inclement weather.

Administrator Fouts explained that a safe room can certainly be considered as a future project.

In response to a question from Commissioner Smith, Mr. Gardner explained that there are measures that can be taken to reinforce the existing facility.

The Board voted to execute an agreement with Gardner, Spencer, Smith, Tench & Jarbeau, PC to provide architectural services associated with design of additional office space at the 911 Center in an amount not to exceed \$23,950.

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

14. 13395 Request Approval of a Proposal from Mission Critical Partners Associated with a Needs Assessment Regarding the Computer Aided Dispatch System

The Board voted to execute an agreement with Mission Critical Partners to assist the Coweta County Public Safety team with identifying a replacement for the Computer Aided Dispatch (CAD) system for a total cost of \$49,000, contingent upon final legal review.

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

15. 13418 Bid Award Associated with Enforcement of Ordinance Regulating Rank Plant Growth and Trash Accumulation for Property Located at 30 Peachtree Lake Drive, Sharpsburg - 4th District

The Board voted to retain TWR Lawn Services to perform cleanup of property located at 30 Peachtree Lake Drive, Sharpsburg (Parcel # 132-6088-011) at a total cost of \$750.00 and to place a lien on said property, should it become necessary, to recoup associated costs for said services.

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

Additional Action Items

16. 13422 Request Approval/Execution of a Right-of-Entry Associated with Storm Drain Repairs for Property Located at 15 Southfield Drive Newnan - 4th District

The Board voted to execute a Right-of-Entry with Mr. and Mrs. Roger Anderson associated with storm drain repairs at 15 Southfield Drive, Newnan (Parcel # W04-088).

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

17. 13441 Request Approval to Temporary Close a Portion of Line Creek Road for Filming by Netflix Productions, LLC - 1st District

The Board voted to temporarily close a portion of Line Creek Road between Gray Girls

Road and Hollonville Road on Friday, November 4, 2022 through Thursday, November 10, 2022 for the purpose of filming by Netflix Productions, LLC.

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

SUPPLEMENTAL/NON-AGENDA ITEMS

18. 13448 Request to Set a Called Meeting on November 10, 2022

The Board voted to schedule a Called Meeting on Thursday, November 10, 2022, at 5:00 p.m. for the purposes of discussing a Memorandum of Understanding (MOU) and for other purposes.

RESULT: **MEETING SET/COMPLETE [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. There were none.

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

Motion To: **Enter Into Executive Session**

The Board voted to enter into Executive Session for the purposes of discussing real estate and 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 Attorney Lee, and County Clerk Zerangue.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Al Smith, District 5
SECONDER: Bob Blackburn, District 3 - Chairman
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: Tim Lassetter, District 2
AYES: Bob Blackburn, Paul Poole, Tim Lassetter, Al Smith
ABSENT: John Reidelbach

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: Bob Blackburn, Paul Poole, Tim Lassetter, Al Smith
ABSENT: John Reidelbach

ADJOURNMENT

Motion To: **Adjourn**

The Board voted to adjourn the meeting.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Al Smith, District 5
SECONDER: Tim Lassetter, District 2
AYES: Bob Blackburn, Paul Poole, Tim Lassetter, Al Smith
ABSENT: John Reidelbach