



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, October 5, 2021

6:00 PM

Commission Chambers

~ Minutes ~

COWETA COUNTY BOARD OF COMMISSIONERS

Call to Order

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

The Honorable Board of Commissioners of Coweta County, Georgia met in Public Hearing/Regular Meeting Session on Tuesday, October 5, 2021.

Meeting Called to Order

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

Invocation

Invocation was given by Commissioner Smith.

Pledge of Allegiance

Scouts Clifford Dyes and Aiden Ingles from Troop 50 led the Pledge of Allegiance.

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 Chambers.

REGULAR SESSION

AWARDS AND PRESENTATIONS

Recognition and Introduction

Administrator Fouts introduced Ms. Kristin Webb, Executive Director of the Coweta Community Foundation and Mr. Rich DeWees, the new Long-Term Recovery Director.

Ms. Webb expressed appreciation to the County and the City for their partnership and support during the long-term recovery efforts following the EF4 tornado that devastated the community earlier in the year. She explained that Mr. DeWees will be an integral part of the recovery team.

Mr. DeWees explained that although the community will not be the same following the tornado, it will recover and be stronger, in part because of the Board's leadership. He expressed his appreciation for the opportunity to serve the Board as well as the community.

1. 12522 Comprehensive Transportation Plan Update Presentation by Vanasse Hangen Brustlin, Inc.

County Planner Jenny Runions expressed appreciation to the Board for the opportunity to speak on the comprehensive planning process. She explained that the Comprehensive Transportation Plan (CTP) process began in November 2020 and that Ms. Regan Hammond, Project Manager of the CTP, will present a brief review of the work performed and the draft recommendations.

Ms. Regan Hammond with Vanasse Hangen Brustlin, Inc. (VHB) explained that the Comprehensive Transportation Plan (CTP) was conducted jointly with the recently adopted Comprehensive Plan as a means to coordinate land use and transportation, to prepare for future funding opportunities, to support economic development in the county, to help plan for implementation of both plans, to meet state and regional planning requirements, and to engage the community to garner comments regarding land use and transportation planning efforts. The CTP covered the entire county and each of its municipalities, along with the areas that border the county. She highlighted the CTP planning process beginning in November 2020 with existing transportation conditions, future forecasts in expected travel demand, and traffic volumes anticipated with population growth. The largest majority of time was spent determining transportation needs, creating draft recommendations, and then prioritizing those recommendations. Public and stakeholder engagement was part of every step of the process including four (4) steering committee meetings, two (2) countywide virtual open houses, five (5) commission district level transportation workshops, three (3) corridor focused workshops, and fifteen (15) stakeholder interviews and meetings. In addition, a project website, an online public survey, an interactive mapping exercise for public participation, and an email sign-up list to receive updates to the website were made available. Further, each engagement opportunity had an in-person component for anyone that was not able or was not comfortable participating online. The transportation goals for the CTP were built from the Comprehensive Plan's vision statement and the positive feedback received from participants.

These goals are focused on improving mobility, developing a multi-modal transportation network, coordinating land use development and transportation, and enhancing the quality of the community character that was articulated in feedback from the community. The approach built for the CTP focused on guiding transportation investment around the growth that the community wants to see. With that information, a growth strategy area framework was developed (also a part of the Comprehensive Plan) that generally categorizes the county into three (3) unique areas including "Rural Places", "Growth Maintenance Areas", and "Growth Priority Areas". These growth strategy areas were utilized to guide the infrastructure vision for the county.

Ms. Hammond reviewed the analysis of existing and future conditions, including existing infrastructure and usage, projected conditions and plans, demographics, and existing land use and development patterns. The existing conditions were then compared to the future projected population and travel patterns to identify areas with challenges and/or opportunities. These were compared to the goals that were developed along with the growth-based framework, and these needs were then confirmed with the public. She further explained that the public expressed a desire to maintain current infrastructure, to perform strategic transportation system improvements, and to invest in the future while preserving the community character.

Ms. Hammond explained that in addition to the countywide transportation analysis, three (3) special corridor case studies were performed including the US 29 corridor, the Newnan Crossing corridor, and the future Madras Connector corridor. These three

(3) case studies were then applied to the rural, growth maintenance, and growth priority strategy areas to determine what types of transportation improvements and policies could be recommended to help support the future vision and provide direction on options to improve these areas and other areas of the county over time. She further explained that after the needs were established and the detailed corridor studies were completed, recommendations were developed. The process to draft the recommendations included identifying projects from prior plans and initiatives as well as through needs assessment technical analysis. Then, each project was evaluated to determine how well it aligned with the growth-based framework and supported the updated CTP goals and objectives based on a defined set of performance measures. Based upon these factors along with constructability, available funding, environmental constraints, and public support, a prioritized list of projects was established. The results include fourteen (14) bridge projects, eleven (11) new roadways, two (2) railroad grade separations, sixty-three (63) intersection improvements, one (1) new interchange, five (5) railroad crossing improvements, sixteen (16) operational improvements, and eight (8) roadway widening projects. In addition to the roadway focused projects, there are bicycle, pedestrian, and transit recommendations that are strategy and policy-oriented versus stand-alone projects. She briefly reviewed the prioritized list of improvement projects in each category and their locations across the county, including the bicycle, pedestrian, and transit recommendations. She provided information regarding the format and participation data for the Board from the virtual public house that ran from September 8 - 22, 2021. The virtual open house is still available for the public to view; however, no further comments are being accepted. In closing, she explained that the final steps in the process are finalization of the plan documentation and adoption of the Comprehensive Transportation Plan by the Board (October 19, 2021).

RESULT: PRESENTED

APPROVAL OF MINUTES

2. Minutes of Tuesday, September 21, 2021

The Board voted to approve the minutes from the Public Hearing/Regular Meeting Session held on September 21, 2021.

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

3. Minutes of Tuesday, September 28, 2021

The Board voted to approve the minutes from the Called Meeting/Work Session held on September 28, 2021.

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

SUPPLEMENTAL AND NON-AGENDA ITEMS

Supplemental and/or Non-Agenda Items

There were no Supplemental or Non-Agenda items to be added to the agenda for discussion.

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

4. Motion To: **10422 : Public Hearing Regarding Petition # 016-21 Filed by ForCAST Real Estate Development Requesting to Rezone Property Located at 4957 SR 34 East, Sharpsburg**

Assistant Community Development Director Angela White explained that at the Commission meeting held on September 21, 2021, the Board voted to continue the Public Hearing regarding Petition # 016-21 filed by ForCAST Real Estate Development requesting to rezone property located at 4957 SR 34 East, Sharpsburg (Parcel # 145-6133-016A) from *RC (Rural Conservation)* with a *Conditional Use Permit (CUP)* for a church to *C-7 (Commercial Major Shopping District)* with a *CUP* for a church until tonight. The reason for the continuation was because the applicant submitted a revised site plan the day of the initial Public Hearing and the development review team had not had time to review it to provide comments and/or potential revised conditions for the Board's consideration. Additionally, a third conceptual site plan was submitted to staff on September 24, 2021 for review. She explained that the subject property consists of 4.12± acres, is the current location of Peachtree City Seventh-Day Adventist Church, and the applicant is requesting to rezone the property for expansion of Fischer Marketplace located to the west. Further, the applicant did obtain a written agreement with the church allowing the request for rezoning with the caveat that the *Conditional Use Permit (CUP)* remain intact to enable the church to stay onsite if it is unable to acquire other property for relocation. The revised site plan includes a 48,000 square foot grocery store on the northwest corner (the subject property), and the formerly presented retail warehouse has been relocated to the southern portion of the property. The 12,000 square foot "Shops A" have been moved to the northern most corner of the property nearest SR 34. The latest revision includes a right-in/right-out access for traffic that will have to be considered and permitted by the Georgia Department of Transportation (GDOT). In closing, she reviewed the current zoning of properties in the surrounding area, highlighted the factors reviewed by staff during the rezoning process, and presented thirteen (13) conditions for consideration by the Board should they choose to approve the request.

Ms. White fielded questions from Commissioner Poole regarding the terminus of a roadway that leads from SR 34 through the subject property.

In response to a question from Commissioner Poole, Public Works Director Tod Handley provided a brief update regarding improvements to Lower Fayetteville Road at the subject property. He also explained that one of the conditions outlined in an existing Development Agreement limits the square footage of buildings on the subject property that may obtain a certificate of occupancy prior to the completion of the roadway project.

Chairman Blackburn offered the applicant an opportunity to speak; however, the applicant (Mr. Matt Boone) was not in attendance.

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 # 016-21 filed by ForCAST Real Estate Development requesting to rezone property located at 4957 SR 34 East, Sharpsburg (Parcel # 145-6133-016A) from *RC (Rural Conservation)* with a *Conditional Use Permit (CUP)* for a church to *C-7 (Commercial Major Shopping District)* with a *CUP* for a church.

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

10422 Public Hearing Regarding Petition # 016-21 Filed by ForCAST Real Estate Development Requesting to Rezone Property Located at 4957 SR 34 East, Sharpsburg

The Board voted to rezone 4.12± acres located at 4957 SR 34 East, Sharpsburg (Parcel # 145-6133-016A) from *RC (Rural Conservation)* with a *Conditional Use Permit (CUP)* for a church to *C-7 (Commercial Major Shopping District)* with a *CUP* for a church as requested in Petition # 016-21 filed by ForCAST Real Estate Development, subject to the following conditions:

1. The applicant shall comply with all requirements of Coweta County's Stormwater Management, Soil Erosion and Sedimentation Control, Wetlands Protection Ordinance, and Shoal Creek Watershed Protection District.
2. All applicable requirements of the Fire, Environmental Management or Building Department shall be met.
3. The applicant shall obtain all necessary permits from the Georgia Department of Transportation (GDOT) for all required improvements within GDOT rights-of-way.
4. A 100-foot planted buffer adjacent to all RC (Rural Conservation) districts unless a variance is granted through the normal variance procedures.
5. Sidewalks, with a minimum width of 6-feet, should be provided along all internal roadways. Safe pedestrian access from the parking areas to the front entrances of all proposed commercial buildings shall be provided through sidewalks or crosswalks next to or within parking areas.
6. At pedestrian crosswalks, there shall be an incline in the pavement, as well as decorative pavers and/or color stamped asphalt/concrete, similar to "The Avenue" in Peachtree City.
7. Parking shall be designed to minimize the need for crossing internal traffic lanes and to provide safe and protected travel for pedestrians.
8. Lighting shall be established so adjacent properties are not adversely affected, and to preclude glare onto or direct illumination of adjacent properties and streets.
9. On-site dry cleaning shall be prohibited.
10. The subject property shall be required to meet all requirements of the Quality Development Corridor District (QDCD) unless a variance is granted through the normal variance procedure.
11. The proposed access shall be approved and permitted by the Georgia Department of Transportation (GDOT).
12. The Developer and the County will negotiate a new Development Agreement which will be executed by the Developer and Coweta County. The Development Agreement shall be completed and fully executed prior to issuance of the land disturbance permit for the project.
13. The final development plans shall reasonably and substantially reflect the Conceptual Site Plan dated September 23, 2021.

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

5. Motion To: **10479 : Public Hearing Regarding Petition # 018-21 Filed by Lou Sobh Automotive Requesting to Rezone Property Located at East Hwy. 34, Newnan**

Zoning Coordinator Lisa Eschman presented Petition # 018-21 filed by Lou Sobh Automotive Group requesting to rezone property located on Hwy. 34, Newnan (Parcel # 121-6038-070) from C-3 (*Commercial Retail District*) to C-8 (*Heavy Commercial District*). She explained that the subject property is an undeveloped tract along SR 34, lying within the Quality Development Corridor District (QDCD), and consisting of two (2) tracts totaling 4.83± acres with different zoning classifications. Tract A is currently zoned C-3 (*Commercial Retail District*), and Tract B is currently zoned C-8 (*Heavy Commercial District*). The applicant is requesting to rezone Tract A consisting of 4.83± acres to C-8 (*Heavy Commercial District*) for an auto dealership. The proposed two-story structure will consist of 20,000 square feet housing a showroom, sales area, and service center on the main floor, and employee area (i.e., conference room, unit parts storage, breakroom, etc.) on the second floor. The primary entrance to the site is shown off an easement from SR 34 with 322 parking spaces surrounding the structure and an expansion area for eight (8) future service bays. A proposed car wash building, and a stormwater pond are located in the rear yard along the southern property boundary. In conjunction with the rezoning request, the applicant has filed an application for building materials variances under Petition # ZA 036-21. In closing, she reviewed the current zoning of properties in the surrounding area, highlighted the factors reviewed by staff during the rezoning process, and presented eight (8) conditions for the consideration by the Board should they choose to approve the request.

In response to a question from Commissioner Lassetter, Ms. Eschman explained that staff did not proffer any condition regarding hours of operation.

In response to a question from Commissioner Reidelbach, Ms. Eschman explained that the site plan indicates a "radius turnaround" within the subject property for onloading and offloading of vehicles.

Ms. Melissa Griffis, applicant representative, explained that the applicant does not have any objections to the conditions presented by Ms. Eschman, and that the applicant has filed for some variances for the property that the Board will also hear tonight.

Mr. Steve Ellis with PRO Building Systems explained that Lou Sobh Automotive was awarded the new Kia dealership in Coweta County and the subject property is the proposed location. One of Kia's largest manufacturing plants is located in Troup County, Georgia, therefore, many of the new autos will come from the local manufacturer. Further, the subject property is located at an intersection that has been previously improved by the Georgia Department of Transportation (GDOT). He also confirmed that the roundabout on the conceptual site plan is large enough for semi tractors to traverse so Hwy. 34 will not be hindered by deliveries. In closing, he reviewed the proposed elevations of the building explaining that the design is new to Kia and is very classic and contemporary aesthetically.

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

Chairman Blackburn called for any comments in opposition to the proposed rezoning.

Mr. Troy Chastine, LaFayette Street, Newnan, explained that the subject property is adjacent to his. He expressed concerns regarding loss of privacy and noise from the service department. Despite the required privacy fence, he does not believe that 12-feet provides enough barrier between the subject property and his home. He expressed further concerns regarding hours of operation and maintenance of the privacy fence.

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

Ms. Eschman fielded questions from the Board regarding the distance between the subject property and Mr. Chastine, buffers, and maintenance of the privacy fence.

In rebuttal, Ms. Griffis explained that the subject property does not abut any residentially zoned property and that there is ample buffering between it and Mr. Chastine. In closing, she explained that she will be happy to discuss the issue with Mr. Chastine.

In response to a question from Commissioner Lassetter, Ms. Griffis explained that the normal hours of operation are 7:00 a.m. - 7:00 p.m. Monday through Saturday and not as late on Sunday with the service department being closed on Sunday.

In response to a question from Commissioner Reidelbach, Ms. Eschman indicated the location of the service department area on the conceptual site plan, and Ms. Griffis explained that all service is conducted indoors.

Chairman Blackburn called for any further comments. There were none.

The Board voted to close the Public Hearing regarding Petition # 018-21 filed by Lou Sobh Automotive Group requesting to rezone property located on Hwy. 34, Newnan (Parcel # 121-6038-070) from C-3 (*Commercial Retail District*) to C-8 (*Heavy Commercial District*).

RESULT: PUBLIC HEARING CLOSED [UNANIMOUS]

MOVER: John Reidelbach, District 4

SECONDER: Al Smith, District 5

AYES: Blackburn, Lassetter, Poole, Reidelbach, Smith

10479 Public Hearing Regarding Petition # 018-21 Filed by Lou Sobh Automotive Requesting to Rezone Property Located at East Hwy. 34, Newnan

The Board voted to rezone property located on Hwy. 34, Newnan (Parcel # 121-6038-070) from C-3 (*Commercial Retail District*) to C-8 (*Heavy Commercial District*) as requested in Petition # 018-21 filed by Lou Sobh Automotive Group, subject to the following conditions:

1. The subject property shall be conditionally zoned for a car dealership with related service features.
2. The developer shall meet all the requirements of the Georgia Department of Transportation (GDOT).
3. All applicable requirements of Development Review/QDCD, Building, Public Works, Fire, and the Water and Sewerage Authority shall be met unless a variance is granted through the normal procedures of *Article 28*.
4. The applicant shall comply with Coweta County's *Stormwater Management, Soil Erosion and Sedimentation Control, and Wetlands Protection Ordinances*.
5. Any business activity shall agree to work with the County in good faith to address any concerns and/or complaints related to odor, glare, noise, or

similar objectionable features.

6. Lighting shall incorporate full cutoff fixtures so adjacent residential properties and roadways are not adversely affected, and to preclude glare onto or direct illumination of adjacent properties and streets.
7. Any signage must be reviewed and approved by the Community Development Department in accordance with the Coweta County Sign Ordinance.
8. A 6-foot opaque, decorative composite fence shall be installed along the western property boundary. The fence is to stay in good working order and be replaced by the property owner when it becomes damaged or at the County's discretion and must be approved by the Community Development Department.
9. The hours of operation shall be 7:00 a.m. - 7:00 p.m. with no automotive service allowed on Sunday.

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

Ms. Melissa Griffis, South Court Square, Newnan addressed the Board regarding Petition # ZA 036-21 (agenda item # 6). She explained that the applicant is requesting building materials variances for the proposed car dealership. One of the variances includes a request to be allowed to utilize Aluminum Composite Materials (ACM) panels on the front elevation of the building with a lower amount of Category A materials (brick, stone, glass). The applicant has proffered to exceed the required percentages of Category A materials on the remaining three (3) sides of the building. She provided a sample of the ACM panel and explained that the request is to utilize them on the front elevation. In closing, she explained that the applicant believes that the ACM panels will provide a sleek contemporary design.

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

6. 12530 Recommend Approval of Petition # ZA 036-21 Filed by Lou Sobh Automotive Group Requesting Building Materials Variances for Property Located on Hwy. 34 East, Newnan

Zoning Coordinator Eschman presented Petition # ZA 036-21 filed by Lou Sobh Automotive requesting building materials variances for property located on Hwy. 34 East, Newnan (Parcel # 121-6038-070) along with a recommendation of approval from the Board of Zoning Appeals. She explained that the applicant is proposing a two-story auto dealership consisting of 20,000 square feet housing a showroom, sales area, and service center on the main floor, and an employee area (i.e. conference room, unit parts storage, breakroom, etc.) on the second floor. Because the subject property is located within the QDCD, higher architectural standards are required on each exterior building elevation. The applicant is requesting the following variances to meet the specific car dealership prototype:

- 20% reduction of Category A materials (brick, stone, glass) from the required 80% [Article 26, Section 261 (8)] along the northern building elevation. The northern elevation will be comprised of 60% Category A exterior building materials while the eastern, southern, and western elevations will meet or exceed the required Category A materials.
- Allowance of Aluminum Composite Material (ACM) panels as an exterior building material [Article 26, Section 261 (8)]. The northern elevation will be comprised of 33% ACM, the eastern elevation will be comprised of 7% ACM, the southern elevation will be comprised of 8% ACM, and the western elevation will be comprised of 4% ACM.

Ms. Eschman further explained that the applicant has proffered to exceed the required percentages of Category A materials on the southern, eastern, and western elevations. In closing, she highlighted the factors reviewed by staff during the application process and presented two (2) conditions for consideration by the Board should they choose to grant the request.

In response to a question from Commissioner Smith, Ms. Eschman explained that the applicant is only requesting to reduce the Category A materials on the north elevation (from 80% to 60%). The remaining three (3) elevations will exceed the required 80% Category A materials.

The Board voted to grant building materials variances for property located on Hwy. 34 East, Newnan (Parcel # 121-6038-070) as requested in Petition # ZA 036-21 filed by Lou Sobh Automotive, subject to the following conditions:

1. The north elevation shall be constructed with a minimum of 60% Category A materials (brick, stone, glass) and a maximum of 33% Aluminum Composite Material (ACM) panels with any remainder comprised of the required Category B materials (stucco, EFIS, fiber cement board).
2. As proffered by the applicant, each exterior building elevation shall be comprised of the following:
 - East elevation shall be constructed with a minimum of 86% Category A materials (brick, stone, glass) and a maximum of 7% ACM panels with any remainder comprised of the required Category B materials (stucco, EFIS, fiber cement board).
 - South elevation shall be constructed with a minimum of 84% Category A materials and a maximum of 8% ACM panels with any remainder comprised of the required Category B materials.
 - West elevation shall be constructed with a minimum of 94% Category A materials and a maximum of 4% ACM panels with any remainder comprised of the required Category B materials.

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

7. 12531 Recommend Approval of Petition # ZA 037-21 Filed by James and Marsha Arnold Requesting a Conditional Use Permit for Property Located at 699 Andrew Bailey Road, Sharpsburg

Zoning Coordinator Eschman presented Petition # ZA 037-21 filed by James and Marsha Arnold requesting a Conditional Use Permit (CUP) for property located at 699 Andrew Bailey Road, Sharpsburg (Parcel # 133-

6091-007) along with a recommendation of approval from the Board of Zoning Appeals. She explained that the subject property consists of 0.56± acres containing an aging structure built in the 1940s with weather-related damage. The applicants are requesting to utilize an RV for a period of twelve (12) months as a temporary residence during the repair of their home. In closing, she highlighted the factors reviewed by staff during the application process and presented six (6) conditions for consideration by the Board should they choose to grant the request.

The Board voted to grant a Conditional Use Permit (CUP) for use of an RV as a temporary residence on property located at 699 Andrew Bailey Road, Sharpsburg (Parcel # 133-6091-007) as requested by James and Marsha Arnold, subject to the following conditions:

1. The use of the recreational vehicle as a temporary basis shall be permitted for a maximum period of twelve (12) months, beginning October 6 and expiring October 7, 2022 or thirty (30) days after the Certificate of Completion is granted whichever is sooner.
2. No more than one (1) recreational vehicle shall be parked on site.
3. The recreational vehicle shall be parked at least ten (10) feet away from the primary residential structure.
4. The recreational vehicle shall have a working smoke and carbon monoxide detector.
5. The recreational vehicle shall have a working multipurpose dry chemical fire extinguisher.
6. The applicant shall meet all applicable requirements of the Environmental Health Department.

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

8. 12532 Recommend Approval of Petition # ZA 038-21 Filed by Christ Church Newnan (aka Christ Presbyterian Church) Requesting a Conditional Use Permit for Property Located at 53 Country Club Road, Newnan

Zoning Coordinator Eschman presented Petition # ZA 038-21 filed by Christ Church PCA (aka Christ Presbyterian Church Newnan) requesting a Conditional Use Permit (CUP) for property located at 53 Country Club Road, Newnan (Parcel # 085-5106-004A) along with a recommendation of approval from the Board of Zoning Appeals. She explained that the subject property consists of 3.56± acres containing an existing 2,900 square feet church building which includes a 1,425 square feet sanctuary area for a maximum of eighty-six (86) members. When the church was established in 1970, a CUP was not required; therefore, the applicant is now requesting a CUP for placement of a 2,040 square feet temporary portable modular unit/trailer to provide additional space for a church office/classroom. The modular unit will be located ten (10) feet from the existing church with a connecting sidewalk for a maximum of three (3) years to allow the church to address future relocation to a larger property. In closing, she highlighted the factors reviewed by staff during the application process and presented six (6) conditions for consideration by the Board should they choose to grant the request.

The Board voted to grant a Conditional Use Permit (CUP) for property located at 53 Country Club Road, Newnan (Parcel # 085-5106-004A) for placement of a temporary portable modular unit/trailer as requested in Petition # ZA 038-21 filed by Christ Church PCA (aka Christ Presbyterian Church Newnan), subject to the following conditions:

1. The applicant shall meet all the requirements of the Building, Fire, Development Review, and Environmental Health Departments.
2. Only one (1) temporary modular unit shall be located on the subject property and used for office/classroom space only.
3. The one (1) temporary modular unit shall be removed from the church site no later than October 31, 2024.
4. The temporary modular unit shall meet all the required building setbacks within the site.
5. The temporary modular unit shall match the exterior color of the existing church, and a soffit and fascia shall be installed with the color matching the current roof.
6. The applicant shall install decorative landscaping around the modular unit. A landscape plan shall be submitted and approved by the Community Development Department prior to any installation.

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

9. 12499 Recommend Approval of Petition # ZA 039-21 Filed by RPT Realty Requesting Side Yard Setback and Parking Variances for Property Located at 1100 Bullsboro Drive, Newnan

Assistant Community Development Director White presented Petition # ZA 039-21 filed by RPT Realty requesting side yard and parking requirement variances for property located at 1100 Bullsboro Drive, Newnan [Parcel # 097-5078-002 (partial)] along with a recommendation of approval from the Board of Zoning Appeals. She explained that the subject property consists of 11.263± acres located at the current Home Depot and parking lot in the Newnan Pavilion Shopping Center. Currently, Home Depot requires that its buildings be on independent lots; therefore, to accomplish this, the applicant in partnership with Home Depot is requesting a twenty (20) feet side yard setback reduction from the required 20-feet and a parking requirement reduction from 5/1000 to 4.7/1000. Because the development is built out, there is no area to gain parking spaces or setback area. In closing, she highlighted the factors reviewed by staff during the application process and presented three (3) conditions for consideration by the Board should they choose to approve the requests.

In response to a question from Commissioner Reidelbach, Ms. White explained that RPT Realty owns the entire site and they are utilizing a financing model that allows them to take funding and put it back into the entire development.

In response to a question from Commissioner Smith, Ms. White explained that the former Sky Zone building is adjoined to the Home Depot building and will remain so. The applicant is currently pursuing a lessee for the former Sky Zone location.

The Board voted to grant a 20-foot side yard reduction (from 20-feet to 0-feet) and a parking requirement reduction (from 5/1000 to 4.7/1000) for property located at 1100 Bullsboro Drive, Newnan [Parcel # 097-5078-002 (partial)] as requested in Petition # ZA 039-21 filed by RPT Realty, subject to the following conditions:

1. The building must comply with *Section 706.1.1* of the *2018 International Building Code*. This requires a "party wall" which means this wall must be constructed as a firewall in compliance with *Table 706.4* that requires a three (3) hour firewall. An as-built plan of the wall will be required to ensure that this is in place.
2. The property owners must submit a reciprocal easement agreement (REA) addressing the usage and maintenance of all shared improvements. The REA shall include language addressing maintenance of parking and drives *Section 246.5.2 # 3(c)* of the *Coweta County Zoning and Development Ordinance*, and must be reviewed and approved by the County Attorney.
3. The subdivision plat for this property division must meet all applicable platting requirements of the *Coweta County Zoning and Development Ordinance*.

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

10. 12519 Request Acceptance of Roadways and Deed of Open Space Restriction Associated with the Linton Estates Subdivision - 2nd District

The Board voted to execute a Deed of Open Space Restriction associated with 16.85± acres located in the Linton Estates Subdivision and to accept Linton Estates Avenue (1,349 LF), Rankin Street (423 LF), and Union Street (281 LF), associated drainage structures and right-of-way into the Coweta County Public Roads System, and to place the constructed improvements into a three (3) year maintenance period.

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

UNFINISHED BUSINESS

11. 12541 Request Appointments to Various Boards/Authorities

The Board voted to appoint Mr. Graham Cox as an At-Large member of the Coweta County Board of Health to fill the unexpired term of Ms. Tippie Conner which expires December 31, 2021 and for the term beginning January 1, 2022 and expiring December 31, 2027.

Commissioner Poole expressed the Board's appreciation to Ms. Conner for her numerous years of service and dedication to the Board of Health.

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

NEW BUSINESS

Bids and Contracts

12. 12547 Request Approval/Execution of an Administrative Services Agreement with the Three Rivers Regional Commission Associated with the 5311 Transit Program for Fiscal Year 2022

The Board voted to execute an Administrative Services Agreement in an amount not to exceed \$12,000 with the Three Rivers Regional Commission (TRRC) associated with the Coweta County 5311 Transit Program for the period beginning July 1, 2021 and expiring June 30, 2022.

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

13. 12538 Request Approval/Execution of a Contract Associated with a Subscription for a Commercial Appraisal Platform

The Board voted to execute a contract with CoStar Realty Information, Inc associated with a subscription for a commercial appraisal platform to be utilized by the Tax Assessor's office.

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

14. 12558 Request Approval/Execution of an Agreement with Republic Services Associated with Solid Waste

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

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

15. 12549 Bid Award Associated with Enforcement of Ordinance Regulating Rank Plant Growth and Trash Accumulation for Property Located at 13 Sargent Tigner Street, Newnan - 2nd District

The Board voted to retain TWR Lawn Services, Inc to perform cleanup of property located at 13 Sargent Tigner Street, Newnan (Parcel # 034A-126) at a total cost of \$650.00 and to place a lien on said property, should it become necessary, to recoup associated costs for said services.

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

16. 12548 Bid Award Associated with Enforcement of Ordinance Regulating Rank Plant Growth and Trash Accumulation for Property Located at 165 Rollingwood Trail, Sharpsburg - 4th District

The Board voted to retain TWR Lawn Services, Inc to perform cleanup of property located at 165 Rollingwood Trail, Sharpsburg (Parcel # 132-6105-054) at a total cost of \$3,500.00 and to place a lien on said property, should it become necessary, to recoup associated costs for said services.

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

Additional Action Items

17. 12543 Request Approval/Execution of a Resolution Authorizing Submission of the FY 2023 Section 5311 Transit Grant Application

The Board voted to execute a Resolution to develop the Fiscal Year 2023 Section 5311 Transit grant application for submission to the Georgia Department of Transportation and to authorize the Chairman to execute any associated documents.

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

18. 12559 Request Approval to Submit a State Fiscal Recovery Fund Grant Application Associated with American Rescue Plan Act (ARPA) Projects

The Board voted to approve the following actions related to State Fiscal Recovery Grant Fund applications associated with the American Rescue Plan Act (ARPA) as presented:

1. Utilize a portion of direct ARPA funds as a match in an application by the County for the construction of a new building to house the County's Georgia Division of Family and Children Services.
2. Consider providing financial support using direct ARPA funds to the Coweta Community Foundation as part of its application for State Fiscal Recovery Funds to develop two (2) low-carbon, small-footprint home neighborhoods. The Coweta Community Foundation will be responsible for submitting the application, and for providing the County with further details regarding the scope of the project as they become available to determine the level of involvement by the County. If the County provides ARPA funds as a match, the Foundation will also be required to provide the County with project and expenditure data, project objectives, performance measures and outcomes, populations served, and other data required by the U.S. Treasury.

3. Provide financial support using direct ARPA funds to a private internet service provider in their efforts to acquire State Fiscal Recovery Funds to provide the infrastructure necessary for long driveway and last mile connections in the county for a specific number of customers. The internet service provider will be responsible for submitting the application, and for providing the County with further details regarding the scope of the project as they become available to determine the level of County involvement. The internet service provider will be required to guarantee minimum delivery speeds as specified in the Interim Final Rule (IFR). If the County provides ARPA funds as a match, the internet service provider will also be required to provide the County with project and expenditure data, project objectives, performance measures and outcomes, populations served, and other data required by the U.S. Treasury.

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

19. 12555 Request Approval to Submit a Pre-Application for a Georgia Outdoor Stewardship Grant Associated with Expansion of the Brown's Mill Park

The Board voted to approve submission of a pre-application for grant funding from the Georgia Department of Natural Resources (GDNR) through the Georgia Outdoor Stewardship Program (GOSP) to be utilized toward expansion of Brown's Mill Park.

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

20. 12536 Recommendations Regarding the Coweta County Group Health Insurance for 2022

Administrator Fouts explained that as part of the benefits provided to employees and elected/appointed officials, the County offers self-insured group health insurance. Since 2016, the County has contracted with Cigna Health and Life Insurance Company for medical and dental networks and third-party administration (TPA) services. Following discussions with the County's health insurance broker and Cigna to discuss the projected 2022 renewal, staff recommends that the Board approve a contract with Cigna based on the 2021 plan designs (HRA and HSA), employee cost, and employer contributions. Therefore, no changes are recommended for the first time in many years. He expressed his appreciation to the employees for becoming diligent users of the health insurance and that has helped with the Fiscal Year 2022 renewal rates.

The Board expressed their astonishment and pleasure regarding the fact that the Fiscal Year 2022 renewal rates were going to remain the same as Fiscal Year 2021.

The Board voted to approve the 2022 group health insurance benefits and the post-65 retiree Medicare supplemental plan as presented by staff, and to authorize the County Administrator to execute the necessary paperwork for these plans.

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

21. 12551 Request Appointment of a Selection Committee Associated with Renovation of the Coweta County Administration Annex

Administrator Fouts explained that staff is requesting that the Board establish an evaluation and selection committee to recommend a Construction Manager at Risk (CMAR) Contractor to the Board for the Administration Annex renovation project. The selection process consist of two (2) steps. First, the CMARs will be qualified through a Request for Qualifications (RFQ) and then a recommendation will be presented to the Board through a Request for Proposals (RFP). Staff is recommending appointments of Finance Director Hans Wilson, Tax Commissioner Robi Brook (or her designee), and Facilities Management Director Mike Johnson to the selection committee. In closing, he explained that the committee will be facilitated by Mr. Joe Gardner (architect of record).

The Board voted to appoint the following members to a Selection Committee that will be facilitated by Architect Joe Gardner to recommend a Construction Manager at Risk General Contractor (CMAR) upon completion of the Request for Qualifications (RFQ) and Request for Proposals (RFP) process for the Coweta Administration Annex (former AMC Theater) renovation project:

- Hans Wilson - Coweta County Finance Director
- Robi Brook - Coweta County Tax Commissioner (or her designee)
- Mike Johnson - Coweta County Director of Facilities Management

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

22. 12550 Request Appointment of a Selection Committee Associated with the Coweta County Jail Expansion Project

Administrator Fouts explained that staff is requesting that the Board establish an evaluation and selection committee to recommend a Construction Manager at Risk (CMAR) Contractor to the Board for the Jail Expansion project. The selection process consist of two (2) steps. First, the CMARs will be qualified through a Request for Qualifications (RFQ) and then a recommendation will be presented to the Board through a Request for Proposals (RFP). Staff is recommending appointments of Finance Director Hans Wilson, Sheriff Lenn Wood (or his designee), and Facilities Management Director Mike Johnson to the selection committee. In closing, he explained that the committee will be facilitated by Kip Oldham (architect of record) and Mr. Tim Symonds (project manager).

The Board voted to appoint the following members to a Selection Committee that will be facilitated by Architect Kip Oldham and Project Manager Tim Symonds to recommend a Construction Manager at Risk Contractor (CMAR) upon completion of the Request for Qualifications (RFQ) and Request for Proposals (RFP) process for the Coweta County Sheriff's Office Jail Expansion project:

- Hans Wilson - Coweta County Finance Director

- Lenn Wood - Coweta County Sheriff (or his designee)
- Mike Johnson - Coweta County Director of Facilities Management

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

23. 12553 Request Approval/Execution of Rights-of-Entry for 45 and 55 Posey Ridge Court, Newnan - 4th District

The Board voted to execute Rights-of-Entry with Peter and Donna Hunt and with Joel and Cheryl Anderson for the purpose of performing necessary drainage repairs between 45 and 55 Posey Ridge Court, Newnan, respectively.

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

24. 12535 Request Approval to Temporarily Close Holbrook Road for Bridge Replacement (RB19.19) - 2nd District

The Board voted to temporarily close Holbrook Road on or about November 1, 2021 for approximately six (6) months for the purposes of replacing a bridge (RB19.19).

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

25. 12544 Request Approval to Demolish an Unsafe Structure Located at 74 East Cole Street, Newnan - 2nd District

The Board voted to instruct staff to demolish an unsafe structure located at 74 East Cole Street, Newnan (Parcel # 087C-144), remove all trash and debris, establish permanent vegetation, and place a lien on said property to recoup any associated costs (approximately \$6,528.38).

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

PUBLIC COMMENT (Items Not on the Agenda)

Public Comments Regarding Items Not on the Agenda

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

Ms. Debbie Carroll, Woodbury Court, Newnan and Mr. Spencer Lewis, Ashley Park Boulevard, Newnan addressed the Board regarding the confederate memorial located at the historic courthouse and whether it is an accurate reflection of Coweta County.

Ms. Sara Jane Williams, no address, addressed the Board regarding concerns about unemployment, affordable housing, tornado recovery, condition of Housing Authority homes (City of Newnan), and homelessness.

Mr. Eric Thomas, Oak Park Square, Newnan explained that he is the committee chair for Scout Troop 50. He expressed his appreciation to the Board for hosting Scouts Clifford Dyes and Aiden Ingles who are currently working on completing their communications badges. In order to earn these badges, the scouts are required to attend a public meeting to observe discussion and debates on issues.

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 issues.

Members in attendance included Chairman Blackburn, Commissioner Poole, Commissioner Lassetter, Commissioner Reidelbach, and Commissioner Smith. Staff members in attendance included Administrator Fouts, Assistant Administrator Mickle, Assistant Attorney Conner, and County Clerk Zerangue. Public Works Director Tod Handley was also in attendance.

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

REGULAR SESSION

Motion To: **Return to Regular Session**

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

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

AFFIDAVIT

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

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

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

ADJOURNMENT

Motion To: **Adjourn**

The Board voted to adjourn the meeting.

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