



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, September 8, 2022

6:00 PM

Commission Chambers

~ Minutes ~

COWETA COUNTY BOARD OF COMMISSIONERS

Call to Order

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

The Honorable Board of Commissioners of Coweta County, Georgia met in Public Hearing/Regular Meeting Session on Thursday, September 8, 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 is requesting that the Board amend the agenda to remove *Petition # REZ 22-15 Filed by Poplar Road, LLC Requesting to Rezone Property Located at Poplar Road and Newnan Crossing Bypass, Newnan* and asked Assistant Community Development Director Angela White to provide an explanation.

Administrator Fouts explained that staff received a request from the applicant to withdraw *Petition # REZ 22-15* after the Public Hearing was set and requested that the Board consider removing this item from the agenda.

The Board voted to amend the agenda to remove *Petition # REZ 22-15 Filed by Poplar Road, LLC Requesting to Rezone Property Located at Poplar Road and Newnan Crossing Bypass, Newnan* as requested by the applicant.

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

APPROVAL OF MINUTES

1. Minutes of Tuesday, August 16, 2022

The Board voted to approve the minutes from the Called Meeting/Works Session held on Tuesday, August 16, 2022 at 8:30 a.m.

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

2. Minutes of Tuesday, August 23, 2022

The Board voted to approve the minutes from the Public Hearing/Regular Meeting Session held on Tuesday, August 23, 2022.

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

CONSENT AGENDA

3. 13170 Confirm Execution of a Proclamation Designating "Constitution Week" in Coweta County

The Board voted to confirm execution of a proclamation designating September 16 - 22, 2022 as "Constitution Week" in Coweta County.

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

4. 13322 Confirm Execution of a Proclamation Designating September 2022 as "Coweta Community Foundation Month" in Coweta County

The Board voted to confirm execution of a proclamation designating September 2022 as "Coweta Community Foundation Month" in Coweta County.

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

5. 13319 Confirm Execution of Proclamation Declaring "POW/MIA Day" in Coweta County

The Board voted to confirm execution of a proclamation declaring September 16, 2022 as "POW/MIA Day" in Coweta County.

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

SUPPLEMENTAL AND NON-AGENDA ITEMS

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

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

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Tim Lassetter, District 2
SECONDER: 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)

6. Motion To: **Public Hearing Regarding a New Consumption Distilled Spirits, Beer, and Wine License Filed by Matt McKinney in Operation of Draft Room, Inc. Located at 6855 Hwy 16, Suite 300, Senoia - 1st District**

Business License Coordinator Joy Thompson explained that Mr. Matt McKinney, license representative and sole owner of Draft Room, Inc located at 6855 Hwy 16, Suite 300, Senoia, has applied for a new consumption distilled spirits, beer, and wine license. The Business Tax Department and Alcohol Division has reviewed the application and finds that it is in order, meets the applicable requirements, and should be considered by the Board of Commissioners in accordance with *Chapter 6* of the *Coweta County Code of Ordinances*. The required background checks (GCIC) and fingerprint reports (GBI) for Mr. McKinney, as applicant for license representative of the establishment, are complete and show that he meets the requirements set forth in the *Alcohol Ordinance* to be the license representative.

The applicant was present but declined an opportunity to address the Board.

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

The Board voted to close the Public Hearing regarding new consumption distilled spirits, beer, and wine license filed by Matt McKinney, license representative and owner of Draft Room, Inc located at 6855 Hwy 16, Suite 300, Senoia.

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

- 13283 Public Hearing Regarding a New Consumption Distilled Spirits, Beer, and Wine License Filed by Matt McKinney in Operation of Draft Room, Inc. Located at 6855 Hwy 16, Suite 300, Senoia - 1st District

The Board voted to grant a new consumption distilled spirits, beer, and wine license to Matt McKinney, license representative and owner, in operation of Draft Room, Inc located at 6855 Hwy 16, Suite 300, Senoia.

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

Motion To: **Amend the Agenda**

Business License Coordinator Thompson explained that Mr. Nizamuddion Kalya, applicant for a new package beer and wine license for Red & Ed's (Merchant Naz International Inc.) located at 874 Corinth Road, Newnan has communicated that he has been delayed because of traffic.

Administrator Fouts explained that if the Board chooses, they may table the Public Hearing regarding the new package beer and wine license to later in the meeting to give the applicant time to arrive.

The Board voted to amend the agenda to table the Public Hearing regarding a new package beer and wine license filed by Nizamuddion Kalya in operation of Red & Ed's (Merchant Naz International Inc.) located at 874 Corinth Road, Newnan until later in the meeting to give the applicant time to arrive.

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

7. 13160 Public Hearing Regarding Petition # REZ 22-15 Filed by Poplar Road, LLC Requesting to Rezone Property Located at Poplar Road and Newnan Crossing Bypass, Newnan - Request to Withdraw

The Board previously voted to amend the agenda to remove the Public Hearing regarding *Petition # REZ 22-15 Filed by Poplar Road, LLC Requesting to Rezone Property Located at Poplar Road and Newnan Crossing Bypass, Newnan* as requested by the applicant.

RESULT: **REMOVED FROM AGENDA**

8. Motion To: Public Hearing Regarding Petition # REZ 22-19 Filed by Hetty Jane, LLC Requesting to Rezone Property Located at 3218 Roscoe Road, Newnan - 3rd District

Zoning Coordinator Lisa Eschman presented Petition # REZ 22-19 filed by Hetty Jane, LLC (Dunaway Gardens) requesting to rezone property located at 3218 Roscoe Road, Newnan from *RC (Rural Conservation)* to *LUH (Limited Use Historic)*. She explained that the site is a combination of seven (7) parcels consisting of 145.07± acres. On September 2, 1986, the Board voted to rezone the property to *C (Conditional)* restoration of the gardens. On October 2, 2001, the Board voted to rezone 36.539± acres to *LUH (Limited Use Historic)* for development of an events facility at Dunaway Gardens (Petition # 005-01). The applicant is now requesting to rezone the remaining 108.531± acres to *LUH (Limited Use Historic)* to allow for expansion of the existing events venue. The expansion will include additions to some existing onsite structures, new structures proposed throughout the property, and implementation of a variety of miscellaneous uses for the public. Proposed new structures will be placed throughout the heavily forested property and include

a 32,046 square feet inn with twenty-eight (28) rooms, a 7,000 square feet restaurant, a 1,000 square feet tearoom, a 10,000 square feet recording studio and green room, a 2,400 square feet dance studio, a 3,000 square feet spa, and treehouses/cabins with a maximum of 12,800 square feet. A future phase will incorporate three (3) sound stages totaling 65,000 square feet with a shared 45,000 square feet workshop. She further explained that the subject property has frontage along Roscoe Road (Hwy 70) which is classified as a major arterial roadway on the Coweta County Road Classification Map, and a total of five (5) driveways will be utilized (all with frontage along Roscoe Road/Hwy 70). Currently, the subject property has two (2) established driveways and there are three (3) new drives being proposed. New driveway # 1 will provide access to the operations office and new driveway # 2 will provide access to the sound stages and shared workshop. According to the renderings provided, all new structures will complement the rural theme and preserve the integrity of the historic site with the exterior building materials mimicking a rustic type design that fits with the natural areas of the Gardens.

Ms. Eschman also explained that the *LUH (Limited Use Historic)* district permits and encourages the use of historically significant sites as event sites open for visitation and public events while regulating such uses so that it is not detrimental to the surrounding area. To qualify for this zoning classification, the property or a portion of the property must be listed on the state or National Register of Historic Places. The subject property is one (1) of ninety (90) contributing resources that together establish the Roscoe-Dunaway Gardens Historic District and has been on the National Register of Historic Places since December 1996.

In closing, Ms. Eschman reviewed the general area surrounding the subject property, highlighted the factors considered by staff during the application process, and presented fifteen (15) conditions for consideration should the Board choose to approve the request.

Ms. Eschman fielded questions from Commissioner Smith and Commissioner Reidelbach regarding an existing amphitheater and its distance from Roscoe Road.

Mr. Ted Meeker, applicant representative, explained that he is excited and proud to be involved with this project. He briefly highlighted the history of the subject property from 1915 to present day and explained that over the years the property fell into disrepair, but since 2001 it has been restored and advanced. Ms. Clark's vision is to fully restore the property to its historic magnificence while bringing it into the 21st century. He reviewed the overall acreage and highlighted the portion involved in the proposed rezoning. He explained that all the proposed uses are allowed in the *LUH (Limited Historic District)* zoning district. He addressed environmental concerns explaining that the applicant will be required to comply with all federal, state, and local regulations. Regarding any traffic concerns, he explained that in accordance with the County's ordinances a traffic study was performed by a traffic engineer selected by the County. Any traffic improvements that were found to be necessary are included in staff's recommendations, and his client has no objection to these. He further explained that the subject property has been on the National Register of Historic Places for quite some time. This designation and the *LUH (Limited Historic District)* zoning category are somewhat codependent because without that zoning classification the property cannot maintain its designation on the Register and in order to obtain *LUH* zoning, the property must be listed on the Register.

Mr. Meeker reviewed the proposed concept including the greeter's cottage, banquet hall/event facility, amphitheater, lodge/inn, guest treehouses/cottages/cabins, restaurant, tea house, dance academy, recording studio, spa, and operations center. He explained that based on the submitted plan, it is anticipated that 99± acres will remain undisturbed, 22.6± acres will be disturbed and replanted, and

24± acres that will be a disturbed area. The applicant has strived to have open communications with the community including hosting meetings onsite. In conclusion, he explained that there have been no changes to the plan since its submittal in May and asked for the Board's consideration of approval.

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

Ms. Tena Clark, Serenbe Lane, Palmetto (applicant) expressed appreciation to the Board for their consideration. She explained that she and her business partner have dreamt of this project for quite some time. She further explained that she was raised in Mississippi, moved to California to pursue a career in music, film, and television, and returned to live in Georgia approximately seven (7) years ago. Her company (Hetty Jane, LLC) is a Georgia based company and she is not a developer. In closing, she stated that she is excited to preserve the historic property, support the arts and non-profit efforts, provide a restaurant, lodge, and amphitheater, and continue the legacy of Ms. Hetty Jane Sewell (Dunaway).

Mr. Keith Robinson, Hutcheson Ferry Road, Palmetto, addressed the Board in support of the proposed rezoning. He explained that he holds a degree in environmental design from the University of Georgia, was a special events planner in Atlanta for thirty-four (34) years and is a master gardener. He further explained that this project will resurrect the legacy of Ms. Hetty Jane Sewell Dunaway and provide an amazing arts venue. In closing, he explained that he will serve as Executive Director over the restoration of the gardens and will oversee the culinary operations.

The following individuals spoke in support of the proposed rezoning citing the magnificence of the gardens, preservation of the historic property, creation of a unique opportunity/development, expansion of economic prosperity, enhancement to quality of life, promotion of the arts, conservation of rural character, proposed one-of-a-kind amenities, the applicant's commitment to restore the beauty of the property, benefits to the community, and the proposal is less invasive than a residential development.

- Ms. Meredith Wilson, Roscoe Road, Newnan
- Ms. Charlotte Sewell, Sewell Mill Road, Newnan
- Ms. Candace Boothby, Oak Park Square, Newnan
- Ms. Cynthia Bennett, Woodstream Drive, Newnan
- Mr. Paul King, Garden Hills Drive, Newnan

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

The following citizens spoke in opposition to the proposed rezoning citing concerns about massive size of the development, increased pollution (noise, light, trash, sewerage), potential failure to preserve the rock gardens, runoff from land disturbance and asphalt, negative impacts to the environment (wetlands, wildlife, waterfowl, possible endangered species), effects on the water plant/reservoir/dam, quality of life for existing residents, danger to cyclists and children, loss of rural character (way of life), proximity of cottages/treehouses to surrounding properties, and encroachment into rural residential properties.

- Ms. Libby Parham, Sewell Mill Road, Newnan
- Mr. Brad Cole, Roscoe Road, Newnan
- Ms. Charlotte Cole, Sewell Mill Road, Newnan
- Mr. James Jordan, Sewell Mill Road, Newnan

- Mr. Chris Scott, Roscoe Road, Newnan
- Mr. Zack Whitaker, Walt Carmichael Road, Newnan
- Mr. Mike Sprayberry, Roscoe Road, Newnan
- Mr. Preston Smith, Sewell Mill Road, Newnan

Administrator Fouts explained that no one else indicated a desire to speak, and in accordance with the rules governing the meeting the applicant has 3.5 minutes remaining for rebuttal.

In rebuttal, Mr. Meeker explained that the applicant will be required to comply with the County's stringent storm water and wetland protection ordinances. In terms of runoff, he explained that State and County ordinances do not allow an increase in volume or rate of flow so any designs associated with the development must also comply with these ordinances. Regarding the wetlands, he explained that those are protected areas and there is no need to impact them with the proposed project. He explained that some analysis of the wetlands was performed by Coreblu Ecology, and they provided a letter stating that the project will benefit the natural ecosystem. He also explained that an independent traffic study was performed, and the applicant has agreed to modifications that were requested. He reiterated that the plan is to leave 99± acres undeveloped.

During his rebuttal, Mr. Meeker clarified that the applicant is not requesting any variances for the property.

In closing, Mr. Meeker requested that Condition # 14 that limits the noise levels at the property lines to 45 decibels be revised or eliminated because in terms of functionality, it will be very hard to comply. He explained that events on the property have been taking place for some time (i.e., weddings) and have received minimal complaints. The applicant is proffering to limit the number of shows/performances at the amphitheater to no more than twelve (12) per year and that they shall conclude by 11:00 p.m.

In response to a question from Commissioner Reidelbach, Public Works Director Tod Handley verified that a traffic study had been performed.

In response to a question from Commissioner Reidelbach regarding environmental studies, Mr. Meeker explained that one limited study has been performed.

Commissioner Reidelbach explained that he had reviewed the petition in opposition to the development that was sent to the Board. He discovered that 52% of the signatures were from individuals that live outside of Newnan and some live outside the state of Georgia.

In response to a question from Commissioner Lassetter, Mr. Meeker confirmed that the applicant is proffering that all events at the amphitheater will be concluded by 11:00 p.m.

In response to a question from Commissioner Lassetter regarding noise, Mr. Meeker explained that currently there are no limitations on noise levels for events that have been being held on the property. From the information he has, less than ten (10) complaints have been filed regarding the noise on the property. Most of those were not related to the amphitheater but were associated with the canvas-roofed wedding venue/facility. He further explained that the quality of the construction that will take place in the development will help alleviate some of these concerns; however, 45 decibels at the property lines will be difficult to achieve.

In response to a question from Commissioner Reidelbach, Mr. Meeker and Ms. Clark explained that the current venue has a canvas roof with glass siding. The new construction will be a contained building.

Commissioner Poole explained that the applicant should be cognizant of sound levels and construction materials can help address this issue. He does not want the development to result in a negative impact on residents in the surrounding area.

In response, Mr. Meeker explained that the team of professionals engaged by the applicant are phenomenal and will take noise/sound into consideration. Ultimately, the applicant wants to be a good neighbor, but the nature of the events at the amphitheater (i.e., concerts, plays, etc.) will present a challenge to achieve 45 decibels (or lower).

Ms. Clark explained that she has engaged the best professionals in the country for the project. Those that are working on the amphitheater and the banquet hall designed and created Disney Hall, the Lincoln Center, and refurbished the Hollywood Bowl. The shell over the amphitheater is designed to encapsulate the sound and project it toward the audience. 45 decibels is extremely low and will be very hard to achieve with performances. Lastly, she explained that she is doing everything she can with the very best in the business to mitigate sound/noise while engaging the community and providing them an opportunity to enjoy Dunaway Gardens as one of the best venues in the United States.

Commissioner Smith explained that the maximum of 45 decibels at the property line may be an issue that the County is not prepared to dismiss. He feels that the applicant's team should be able to find ways to mitigate the sound so that it is not overly obtrusive to the neighbors.

In response to a question from Commissioner Reidelbach, Ms. Clark indicated that natural buffering between the venue and surrounding roads will remain in place.

In response to a question from Commissioner Lassetter, Administrator Fouts explained that historically *Special Use Permits (SUP)* are conditioned for a maximum of 45 decibels at the property line.

Commissioner Blackburn explained that the applicant has proffered to conclude events at the amphitheater by 11:00 p.m. and to limit the number of shows/performances to twelve (12) per year. He pointed out that some vehicles will be staying onsite, and the applicant will be working closely with the Georgia Department of Transportation (GDOT). He expressed his belief that the proposed development is a tremendous investment and will benefit the county economically and culturally. The location is a Georgia treasure, and the applicant will ensure that this is a quality project and will work hard to protect the local wildlife.

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

The Board voted to close the Public Hearing regarding Petition # REZ 22-19 filed by Hetty Jane, LLC requesting to rezone property located at 3218 Roscoe Road, Newnan (Parcels # 058-5220-003, # 058-5220-003A, # 058-5220-004 (partial), # 058-5220-006 (partial), # 058-5219-004A, # 058-5219-005, and # 058-5229-006).

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

13208 Public Hearing Regarding Petition # REZ 22-19 Filed by Hetty Jane, LLC Requesting to Rezone Property Located at 3218 Roscoe Road, Newnan

Chairman Blackburn made a motion to approve the rezoning request with the removal of Condition # 14 that limits the noise levels of events to 45 decibels at the property line, with the addition of a condition requiring that

all shows/performances at the amphitheater must be concluded by 11:00 p.m. and with the addition of a condition limiting the number of performances at the amphitheater to twelve (12) per year. The motion was seconded by Commissioner Smith.

In response to a question from Commissioner Lassetter requesting clarification of Commissioner Blackburn's motion regarding Condition # 14, Commissioner Blackburn verified that his motion included elimination of any requirement involving noise levels, and the addition of a condition requiring that all shows/performances at the amphitheater must be concluded by 11:00 p.m. along with the addition of a condition limiting the number of performances at the amphitheater to twelve (12) per year.

Commissioner Smith explained that his understanding was that the condition associated with limiting the noise level at the property lines to 45 decibels would remain.

Chairman Blackburn explained that limiting the noise level at the property lines to 45 decibels will render the project impossible because it is impracticable that any concert could achieve such a low sound level. The applicant is working with experts to address this issue.

Commissioner Smith explained that the restriction on the noise level is at the property line not at the amphitheater where the performances are held. He further explained that he does not support eliminating Condition # 14 that limits the noise level to 45 decibels at the property lines and withdrew his second to the motion.

Commissioner Lassetter explained that he believes the proposal is outstanding and that the applicant's vision can be a gem for the county and the community. He understands those that are supportive of the project, but he is concerned about the noise level and protecting the existing neighbors. He agreed with Chairman Blackburn that the applicant is working with experts, and he believes that they can achieve an acceptable level, but it may take some work to do so. If the Board eliminates the condition regarding noise levels, there is no recourse in the future. Therefore, the decibel level is important to him.

Commissioner Poole agreed with Commissioner Lassetter's concerns.

Chairman Blackburn explained that such a low decibel level will more than likely render the project impossible.

Commissioner Reidelbach explained that farm equipment, motorcycles, and automobiles all produce noise levels in excess of 45 decibels. He questioned whether the Board could consider a decibel level that is greater than 45 but less than 100.

Chairman Blackburn reiterated that with the property's current zoning there is no noise restriction at the property line. He explained that the applicant is not proposing loud, boisterous concerts, and this project will require a substantial investment to complete.

Commissioner Smith expressed his belief that the applicant is willing to adhere to the limitation of 45 decibels at the property lines.

Commissioner Reidelbach suggested that the Board consider 65 decibels based upon the decibel levels of cars, trucks, tractors, guns, and normal conversations.

Chairman Blackburn modified his motion to approve the rezoning request with an edit to Condition # 14 that limits the noise levels of events to 65

decibels at the property line, with the addition of a condition requiring that all shows/performances at the amphitheater must be concluded by 11:00 p.m. and with the addition of a condition limiting the number of performances at the amphitheater to twelve (12) per year. The motion was seconded by Commissioner Reidelbach.

The Board voted to rezone 108.531± acres located at 3218 Roscoe Road, Newnan [Parcels # 058-5220-003, # 058-5220-003A, # 058-5220-004 (partial), # 058-5220-006 (partial), # 058-5219-004A, # 058-5219-005, and # 058-5229-006] from *RC (Rural Conservation District)* to *LUH (Limited Use Historic)* as requested in Petition # REZ 22-000019 filed by Hetty Jane, LLC, subject to the following conditions:

1. All applicable requirements of Development Review, Building, Public Works/Transportation, Georgia Department of Transportation, Fire, Environmental Health, and the Water and Sewerage Authority shall be met unless a variance is granted through the normal procedures.
2. The applicant shall install left turn lanes (minimum 235-feet of full width storage and 100-feet tapers) along SR 70/Roscoe Road at the existing North Driveway, proposed "New Driveway # 2" (Gatehouse), and the "Sound Stage Driveway".
3. The applicant shall install right turn lanes (minimum 175-feet of full width storage and 100-feet tapers) along SR 70/Roscoe Road at the existing North Driveway, proposed "New Driveway # 2" (Gatehouse), and the "Sound Stage Driveway".
4. The existing South Driveway and proposed "New Driveway # 1" (Operations Center) shall be gated and remained closed under normal operations.
5. Gatehouse operations at proposed "New Driveway # 2" shall remain open during large events as to not impact traffic on SR 70/Roscoe Road.
6. The applicant shall improve all driveway sight distances to meet American Association of State Highway and Transportation Officials (AASHTO) minimum standards for intersection sight distance.
7. All drive entrances shall meet the requirements of the Georgia Department of Transportation (GDOT).
8. The applicant shall comply with Coweta County *Stormwater Management, Soil Erosion and Sedimentation Control, and Wetlands Protection Ordinances*. In addition to runoff reduction practices, meeting the current stormwater manual and *Article IV* are required for this development but shall not be allowed in the bottom of the detention/retention pond.
9. The building exterior materials for all facilities associated with the Gardens/Resort shall reasonably reflect those submitted in the "Dunaway Gardens Zoning Narrative" with the rezoning application.
10. The buildings not depicted in the "Dunaway Gardens Zoning Narrative" and other accessory structures shall use similar exterior building materials used on the banquet hall/event facility and the lodge.
11. The applicant shall agree to maintain 50-feet of the existing forest land around the southerly "sound studio" portion of the development to act as a permanent visual screen from adjacent residential properties. The existing 50-feet shall be reviewed and approved by the Community Development Department.
12. The applicant shall agree to maintain 50-feet of existing forest land around

the parking perimeter of the studio compound. Additional plantings may be required to screen view from Roscoe Road through the powerline corridor. The existing 50-feet shall be reviewed and approved by the Community Development Department.

13. 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.
14. The noise levels of all events including concerts, plays, etc. shall not exceed 65 decibels at the property lines.
15. 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 the property.
16. All shows/performances at the amphitheater shall conclude by 11:00 p.m.
17. Shows/performances at the amphitheater shall be limited to twelve (12) per year.

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

9. Motion To: **Public Hearing Regarding a New Package Beer and Wine License Filed by Nizamuddion Kalya in Operation of Red & Ed's (Merchant Naz International Inc.) Located at 874 Corinth Road, Newnan - 2nd District**

Business License Coordinator Thompson explained that Mr. Nizamuddion Kalya, license representative and sole owner of Red & Ed's (Merchant Naz International Inc), located at 874 Corinth Road, Newnan, has applied for a new package beer and wine license. The Business Tax Department and Alcohol Division has reviewed the application and finds that it is in order, meets the applicable requirements, and should be considered by the Board of Commissioners in accordance with *Chapter 6* of the *Coweta County Code of Ordinances*. The required background checks (GCIC) and fingerprint reports (GBI) for Mr. Kalya as applicant for license representative of the establishment, are complete and show that he meets the requirements set forth in the *Alcohol Ordinance* to be the license representative.

Mr. Nizamuddion Kalya, license representative and owner, apologized for his late arrival and explained that he was delayed by traffic. He explained that he owns two (2) additional stores in Athens, Georgia and that he understands all rules, regulations, and requirements associated with the alcohol license.

Chairman Blackburn called for any comments in support of or in opposition to the proposed alcohol license.

Mr. Joe Burns, Brandish Drive, Newnan expressed his concerns regarding the sale of liquor at the establishment.

Chairman Blackburn explained that the application is for the sale of packaged beer and wine only. The sale of liquor will be prohibited.

The Board voted to close the Public Hearing regarding a new package beer and wine license filed by Nizamuddion Kalya, license representative and owner of Red & Ed's (Merchant Naz International Inc), located at 874 Corinth Road, Newnan.

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

13284 Public Hearing Regarding a New Package Beer and Wine License Filed by Nizamuddion Kalya in Operation of Red & Ed's (Merchant Naz International Inc.) Located at 874 Corinth Road, Newnan - 2nd District

The Board voted to grant a new package beer and wine license to Nizamuddion Kalya, license representative and owner of Red & Ed's (Merchant Naz International Inc), located at 874 Corinth Road, Newnan.

RESULT: GRANTED [UNANIMOUS]
MOVER: Tim Lassetter, District 2
SECONDER: Al Smith, District 5
AYES: Blackburn, Reidelbach, Poole, Lassetter, Smith

10. 13132 Public Hearing Regarding the Proposed Fiscal Year 2023 Budget

Administrator Fouts explained that the purpose of this Public Hearing is to present a draft budget to the Board as required by State law prior to adoption of the fiscal year budget. He further explained that Coweta County's fiscal year is October 1st through September 30th. Governmental accounting includes multiple funds, but primarily the County's General Fund will be discussed. Lastly, the Coweta County Board of Education and local municipalities have independent authority regarding budgetary decisions as well as their millage rate levies. He reviewed the schedule/timeline of the budget process, including that of the millage rate adoption, he reiterated that this is a draft budget, and the final recommended budget will be presented to the Commissioners on September 20, 2022, for approval. He explained that the 2022 millage rate for incorporated Coweta County is 5.28 mills (not including any applicable municipal tax levy), and for unincorporated Coweta County, the General M&O is 5.28 mills, Fire District 3.10 mills, Fire Bond 0.254 mills for a total of 8.634 mills (unincorporated). Budget documents include the proposed operating budget for each fund, capital requests, and personnel requests. He explained that these documents are available for inspection on the County's website as well as in the Finance Department located in the County Administration Building.

He briefly listed the following FY 2023 goals and expectations:

- Continue to maintain service levels, programs, and operations
- Fund performance-based merit increases and additional personnel requests to maintain adequate levels of service
- Fund necessary capital expenditures and debt service from current fiscal year revenue (no planned use of the General Fund - fund balance)
- Maintain a fund balance of 15-50% (3-4 months of operations)

In response to a question from Commissioner Reidelbach regarding whether the state provides any guidelines on maintaining a fund balance in excess of 50%, Administrator Fouts explained that the recommendations regarding how much to maintain in the fund balance are actually provided by the Government Finance Officers Association (GFOA). He further explained that the County has not officially adopted a fund balance policy.

In response to a question from Commissioner Reidelbach, Administrator Fouts explained that the Fire Fund includes the capital lease associated with the purchase of five (5) engines and that staff is working to establish a capital improvement fund in the Fire Fund.

He presented the overall countywide budget summary and explained that there is a variance of \$18 million (14% increase) between the FY 2022 and the proposed FY 2023 budgets. He also briefly reviewed the primary drivers of expenditures including a \$4.5 million market adjustment, jail debt service, personnel requests, increases in fund appropriations, and health insurance increases.

He compared the approved FY 2022 General Fund revenues to those proposed for FY 2023 and highlighted a substantial change in revenue generated by increases of \$3.5 million from Local Option Sales Tax (LOST), \$800,000 in charges for service, \$500,000 from Title Ad Valorem Tax (TAVT), and \$3.8 million in property taxes (new digest growth).

Administrator Fouts provided a brief overview by function for the General Fund. He briefly reviewed the other major funds and appropriations to the EMS, 911, Library System, Development Authority, and Airport Authority Funds, as well as appropriations to the Department of Family and Children Services (DFACS), District Attorney (DA), Health Department and Superior Court Public Defender. He summarized capital projects/expenditures from the General Fund by function including general government, judicial, public safety, public works, and recreation, and from other funds including Fire, Airport, Library and Solid Waste. He further explained that requests were received for 31.5 full-time equivalent positions with the proposed budget supporting 15.5, including 1 for Fire/Rescue and 4.5 for the Sheriff's office.

Assistant Administrator Mickle explained that capital requests totaled \$35.6 million, and staff is recommending \$3.7 million as an appropriation from the General Fund and \$10.2 million from SPLOST.

In response to a question regarding the number of personnel requested by the Sheriff versus what is supported by staff, Administrator Fouts explained that the Sheriff has prioritized the positions needed at the CCSO.

During the presentation, Chairman Blackburn, commended staff for their hard work on the budget.

Chairman Blackburn called for comments in support of or in opposition to the proposed FY 2023 budget. There were none.

The Board voted to close the Public Hearing regarding the proposed FY 2023 budget.

Chairman Blackburn explained that a decision regarding the FY 2023 budget would be rendered at the Commission meeting scheduled on September 20, 2022, at 6:00 p.m.

RESULT:	PUBLIC HEARING CLOSED [UNANIMOUS]
MOVER:	John Reidelbach, District 4 - Vice Chairman
SECONDER:	Al Smith, District 5
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.

Mr. Harry Camp addressed the Board regarding Petition # VAR 22-41 filed by Jennifer Hoilman requesting a property line setback variance for property located at 195 Girl Scout Road, Newnan (Parcel # 035-4005-028A). He explained that he and the applicant are both present to field any questions from the Board. In closing, he explained that letters of support were garnered from the surrounding property owners.

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

11. 13291 **Recommend Approval of Petition # VAR 22-41 Filed by Jennifer Hoilman Requesting a Property Line Variance for Property Located at 195 Girl Scout Road, Newnan**

Zoning Coordinator Eschman presented Petition # VAR 22-41 filed by Jennifer Hoilman requesting a property line setback variance for property located at 195 Girl Scout Road, Newnan (Parcel # 035-4005-028A) along with a recommendation of approval from the Board of Zoning Appeals. She explained that the subject property is currently zoned *RC (Rural Conservation)*, consists of 10.59± acres, and contains a 4,256 square feet single family residence, 30-feet by 30-feet detached garage, pool, gazebo, and carport. The applicants are proposing to utilize the existing detached garage located 20.64-feet from the northern property line to house animals associated with operation of a rural home occupation known as "ZooPro Adventures Georgia". The business proposes to provide off-site educational demonstrations with certain non-domesticated birds, small animals, and reptiles. Because the detached garage does not meet the required 300-feet property line setback, the applicant is requesting a setback reduction to allow use of the structure. In closing, she highlighted the factors considered by staff during the application process and presented six (6) conditions for consideration by the Board should they choose to grant the request.

Commissioner Lassetter urged the applicant to continue to properly house and care for the animals and continue to be a good neighbor. He expressed appreciation to the applicant for providing offsite demonstrations for educational purposes.

The Board voted to grant a 279.36-foot property line setback reduction (from 300-feet to 20.64-feet) for property located at 195 Girl Scout Road, Newnan (Parcel # 035-4005-028A) as requested in Petition # VAR 22-41 filed by Jennifer Hoilman, subject to the following conditions:

1. The applicant shall meet all applicable requirements of the Building Official and Environmental Health.
2. The existing accessory structure shall not be any closer than 20.64-feet from the northern property line.
3. The existing accessory structure shall only be utilized as storage for the rural based business.
4. As proffered by the applicant, the metal carport shall not be used for any rural-based business purposes.
5. The applicant shall comply with all other requirements under *Article 6A, Section 60 B* of the *Coweta County Code of Ordinances* for the operation of the rural-based business.
6. The business, ZooPro Adventures Georgia, shall not be open to the public.

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

12. 13305 Recommend Approval of Petition # VAR 22-40 Filed by Carlton Oswalt Requesting a Front Yard Setback Variance for Property Located at 17 Daniel Drive, Newnan

Assistant Community Development Director White presented Petition # VAR 22-40 filed by Carlton Oswalt requesting a front yard setback variance for property located at 17 Daniel Drive, Newnan (Parcel # 119-6076-017) along with a recommendation of approval from the Board of Zoning Appeals. She explained that the subject property is a corner lot (Lot 15) with two (2) front setbacks in the Northgate Preserve Subdivision, Unit B. The applicant is proposing a 24-feet by 24-feet detached garage to the east of his residence with access via Daniel Drive. In order to place the detached garage on the subject property and maintain the required 10-foot separation between structures, the applicant is requesting a front yard setback reduction along Daniel Drive. In closing, she highlighted the factors considered by staff during the application process and presented one (1) condition for consideration by the Board should the choose to grant the variance request.

The Board voted to grant a 33-feet front yard setback reduction (from 50-feet to 17-feet) for property located at 17 Daniel Drive, Newnan (Parcel # 119-6076-017) as requested in Petition # VAR 22-40 filed by Carlton Oswalt, subject to the following condition:

1. The front yard setback shall not exceed the requested 33-feet reduction (from 50-feet to 17-feet).

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

13. 13306 Recommend Approval of Petition # CONDUSE 22-08 Filed by Macedonia Baptist Church Requesting Expansion of a Conditional Use Permit for Property Located at 1504 Macedonia Road, Newnan

Assistant Community Development Director White presented Petition # CONDUSE 22-08 filed by Macedonia Baptist Church requesting to expand a Conditional Use Permit (CUP) for property located at 1504 Macedonia Road, Newnan (Parcel # 060-5155-008) along with a recommendation of approval from the Board of Zoning Appeals. She explained that the subject property consists of 32.85± acres and was granted a CUP on February 19, 2008 (Petition # ZA 001-08) for a new church sanctuary and two-story Sunday School classroom with a kitchen and fellowship hall. On May 4, 2021, the Board voted to grant expansion of the CUP to include a multi-purpose building (Petition # ZA 018-21). The church wishes to expand its ministry to provide a small Mother's Day Out/nursery/preschool/kindergarten program to serve ten (10) children with four (4) staff members on Tuesday through Thursday from 9:00 a.m. to 1:00 p.m. in the existing 7,214 square feet education building. In closing, she highlighted the factors considered by staff during the

application process and presented four (4) conditions for consideration by the Board should they choose to grant the Conditional Use Permit (CUP).

The Board voted to grant a Conditional Use Permit (CUP) for expansion of a church campus located at 1504 Macedonia Road, Newnan (Parcel # 060-5155-008) as requested in Petition # CONDUSE 22-08 filed by Macedonia Baptist Church, subject to the following conditions:

1. The "Mother's Day Out Program" shall provide a current evacuation plan/route in the event of an accident on Roscoe Road involving the release of toxic materials/liquid/gas.
2. The applicant is responsible for contacting Building, Fire, and Environmental Management to ensure that the school meets all criteria prior to beginning operation. Correspondence shall be provided from each office regarding the related approvals.
3. The Church shall agree to work with the County, in good faith, to address any concerns or complaints related to odor, glare, noise or similar objectionable features.
4. Any future educational expansion shall be submitted to the Community Development Department for an amended review of the Conditional Use Permit (CUP).

RESULT:	GRANTED [UNANIMOUS]
MOVER:	Tim Lassetter, District 2
SECONDER:	Al Smith, District 5
AYES:	Blackburn, Reidelbach, Poole, Lassetter, Smith

14. 13287 Recommendation Regarding Petition # AN 007-22 Filed by the City of Senoia on Behalf of Century Communities Proposing to Annex Property Located off Rockhouse Road and Old Highway 85 Into the City of Senoia

Assistant Community Development Director White presented Petition # AN 007-22 filed by the City of Senoia on behalf of Century Communities proposing to annex 108.13± acres located north of Rockhouse Road and west of Old Highway 85 (Parcels # 157-1212-005, 157-1213-001, 157-1213-007, and 157-1213-009) into the City of Senoia. She explained that the applicants are requesting the City of Senoia's zoning of *R-25C Residential* zoning to accommodate 270 residential lots (2.5 units/acre). The site will feature 32.97± acres of greenspace and the development style will include 60-feet by 110-feet lots with front setbacks of 20-feet, side setbacks of 7.5-feet, and rear setbacks of 20-feet. She further explained that the County may vote to object to the annexation because of a material increase in burden upon the county directly related to any one or more of the following:

1. Substantial change in zoning or land use
2. Substantial increase in density
3. Substantial infrastructure demands related to the proposed change in zoning or land use

Based upon constraints of O.C.G.A. § 36-36-113 for an objection to be valid, the proposed change in zoning or land use must result in:

1. A substantial change in the intensity of the allowable use of the property or a change to a significantly different allowable use; or

2. A use which significantly increases the net cost of infrastructure or significantly diminishes the value or useful life of a capital outlay project; and
3. Differ substantially from the existing uses suggested for the property pursuant to the County's *Zoning Ordinance* or its *Land Use Ordinances*.

Upon review, staff has determined that the proposed annexation will result in:

1. A substantial change in the intensity of the allowable use of the property or a change to a significantly different allowable use;
2. A use which significantly increases the net cost of infrastructure or significantly diminishes the value or useful life of a capital outlay project, as such term is defined in Code Section § 48-4-110, which is furnished by the County to the area to be annexed; and
3. Differs substantially from the existing uses suggested for the property or permitted for the property pursuant to the County's *Zoning Ordinance* or its *Land Use Ordinances* because of the increased density.

Therefore, based upon the above staff comments and the O.C.G.A. § 36-36-113 *Objection to annexation; grounds and procedures*, the Coweta County Community Development Department submits these findings for the Board's consideration.

In response to a question from Commissioner Poole, Ms. White explained that the current *Zoning Ordinance* allows for a maximum of 67 single-family lots with a gross density of 0.625 dwelling units per acre.

In response to questions from Commissioner Reidelbach and Commissioner Poole, Public Works Director Tod Handley explained that staff estimated the number of trips the project will generate but did not calculate estimated costs associated with infrastructure improvements that may be necessary because the traffic study provided was outdated. Should the project proceed, staff will be requesting an updated traffic study which will enable them to calculate more accurate estimates and to ensure it does not impact any of the transportation projects recently funded by the County. He further explained that the development will create a financial impact and that construction costs for the roundabout at SR 16 and SR 154 totaled approximately \$1.2 million.

Administrator Fouts clarified that in accordance with annexation law, if a municipality annexes both sides of a county road, the municipality shall assume ownership, maintenance, and control of the property.

Ms. White explained that with some previous annexations, the Board has asked the applicant/municipality to consider certain conditions. However, there is no legal mechanism to ensure that any conditions are enforced unless there is an Intergovernmental Agreement.

Assistant County Attorney Lee explained that even if the applicant/municipality proffers conditions, those are not enforceable in the absence of an Intergovernmental Agreement.

Commissioner Reidelbach explained that currently there is no way to know the financial impact to any transportation improvements that might be warranted (because the traffic study is outdated). The only option is for the Board to file an intent to object based upon State law and then have an opportunity to discuss the issue with the City of Senoia.

In response to questions from the Commissioner Reidelbach and

Commissioner Smith, Ms. White explained that the proposed annexation does meet the criteria outlined in State law for the County to file an intent to object.

The Board voted to file an intent to object to a proposed annexation of 108.13± acres located off Rockhouse Road and Old Highway 85 (Parcels # 157-1212-005, 157-1213-001, 157-1213-007, and 157-1213-009) into the City of Senoia as filed by the City of Senoia on behalf of Century Communities in Petition # AN 007-22 based upon the following:

1. A substantial change in the intensity of the allowable use of the property or a change to a significantly different allowable use;
2. A use which significantly increases the net cost of infrastructure or significantly diminishes the value or useful life of a capital outlay project, as such term is defined in Code Section § 48-4-110, which is furnished by the County to the area to be annexed; and
3. Differs substantially from the existing uses suggested for the property or permitted for the property pursuant to the County's *Zoning Ordinance* or its *Land Use Ordinances* because of the increased density.

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

15. 13310 Request Acceptance of Additional Right-of-Way Donation Along Bexton Road for the J&R Houghton Subdivision - 2nd District

The Board voted to accept a warranty deed associated with conveyance of additional right-of-way (10-feet) along Bexton Road for the frontage of J&R Houghton Subdivision.

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

UNFINISHED BUSINESS

16. 13320 Request Appointments to Various Boards/Authorities

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

RESULT:	NO ACTION TAKEN
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NEW BUSINESS

Bids and Contracts

17. 13313 Request Approval/Execution of an Agreement Associated with Tax Collection for the Town of Turin

The Board voted to execute a Tax Collection Agreement with the Coweta County Tax Commissioner and the Town of Turin associated with tax collection services.

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

18. 13312 Request Approval/Execution of the Second Amendment to an Agreement with the Georgia Transportation Infrastructure Bank Associated with the Madras Connector, Phase 1 (RB13.9) - 3rd District

The Board voted to execute the Second Amendment to an Agreement with the Georgia Transportation Infrastructure Bank (GTIB) associated with grant funding for construction of the first phase of the Madras Connector (RB13.9).

RESULT: EXECUTED [UNANIMOUS]
MOVER: Al Smith, District 5
SECONDER: Bob Blackburn, District 3 - Chairman
AYES: Blackburn, Reidelbach, Poole, Lassetter, Smith

Additional Action Items

19. 13324 Request Approval to Prohibit Left Turns from Old Hwy 16 at East Coweta High School - 1st District

The Board voted to prohibit left turns from Old Hwy 16 into the eastern driveway at East Coweta High School from 3:00 p.m. to 4:00 p.m. on school days.

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

20. 13323 Request to Set a Public Hearing on October 18, 2022 Regarding the Proposed Abandonment of Pearl Springs Trail - 2nd District

The Board voted to set a Public Hearing on October 18, 2022 at 6:00 p.m. regarding the proposed abandonment of Pearl Springs Trail.

RESULT: PUBLIC HEARING SET [UNANIMOUS] Next: 10/18/2022 6:00 PM
MOVER: Al Smith, District 5
SECONDER: Tim Lassetter, District 2
AYES: Blackburn, Reidelbach, Poole, Lassetter, Smith

21. 13240 Request Approval/Execution of a Resolution to Continue Banking Relations During Fiscal Year 2023

The Board voted to execute a Resolution to Continue Banking Relations in fiscal year 2023.

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

SUPPLEMENTAL/NON-AGENDA ITEMS

22. 13328 Request Approval/Execution of the Third Amendment to a Lease Agreement for Property Located at 8 B Madison Street

In response to a question from Commissioner Reidelbach regarding space leased by the County located at 8 B Madison Street, Administrator Fouts explained that the leased space consists of 2,000 square feet.

The Board voted to execute the Third Amendment to a Lease Agreement with MR Madison, LLC for space located at 8 B Madison Street to be utilized by the Public Defender's office for the term beginning August 1, 2022 and expiring July 31, 2023 at a monthly rate of \$2,065.88.

RESULT:	EXECUTED [UNANIMOUS]
MOVER:	Tim Lassetter, District 2
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 issues.

Members in attendance included Chairman Blackburn, Commissioner Poole, Commissioner Lassetter, Commissioner Reidelbach, and Commissioner Smith. Staff members in attendance included Administrator Fouts, Associate Administrator Whitlock, Assistant Administrator Mickle, Assistant Attorney Lee, and County Clerk Zerangue.

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

REGULAR SESSION

Motion To: **Return to Regular Session**

****Chairman Blackburn exited the meeting at the conclusion of Executive Session, and Vice-Chairman Reidelbach facilitated the remainder of the meeting.****

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

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Al Smith, District 5
SECONDER: John Reidelbach, District 4 - Vice Chairman
AYES: John Reidelbach, Paul Poole, Tim Lassetter, Al Smith
ABSENT: Bob Blackburn

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
SECONDER: Paul Poole, District 1
AYES: John Reidelbach, Paul Poole, Tim Lassetter, Al Smith
ABSENT: Bob Blackburn

ADJOURNMENT

Motion To: **Adjourn**

The Board voted to adjourn the meeting.

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