



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, August 9, 2022

6:00 PM

Commission Chambers

~ Minutes ~

COWETA COUNTY BOARD OF COMMISSIONERS

Call to Order

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

The Honorable Board of Commissioners of Coweta County, Georgia met in Public Hearing/Regular Meeting Session on Tuesday, August 9, 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 item # 6 *Public Hearing Regarding Petition # REZ 22-18 Filed by Tire Discounters Requesting to Rezone Property Located at 55 Fischer Crossing, Sharpsburg* and called on Assistant Community Development Director Angela White to provide an explanation.

Assistant Community Development Director Angela White explained that staff received a request from the applicant to withdraw Petition # REZ 22-000018 after the Public Hearing was set and requested that the item be removed from the agenda.

The Board voted to amend the agenda to remove item # 6 *Request Public Hearing Regarding Petition # REZ 22-18 Filed by Tire Discounters Requesting to Rezone Property Located at 55 Fischer Crossing, Sharpsburg* as requested by staff.

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

AWARDS AND PRESENTATIONS

Statement by Commissioner Poole

Commissioner Poole explained that on July 25, 2022, Arizona-based developer Walton Global released a statement indicating its intention to develop 1,000 single-family homes on 517-acres located just outside the Town of Sharpsburg. News of this proposed development was a surprise to the local community, including the Coweta County Board of Commissioners and staff. After speaking with staff, he has confirmed that Walton Global has not discussed this proposed project with Coweta County nor have they submitted any plans for review. The property is currently zoned *Rural Conversation (RC)*, which allows single-family subdivisions by right based on the County's Land Development Guidance System. Based on the map illustration in the article, the majority of the property would be permitted as zoned for an *Estate Lot Averaging (EL-A)* or *Estate Lot* (five acre) *EL-5* development. The minimum lot size for *EL-A* or *EL-5* developments range from three (3) to five (5) acres. Therefore, the maximum density for 517± acres would be 172 lots as currently zoned. In order to achieve 1,000 single-family homes on this property, it would require a rezoning petition and completion of a Development of Regional Impact (DRI). These actions take several months to complete and include a public hearing. If these actions begin, staff will promote to the citizens via the County's website, social media pages, and local newspaper, along with including relevant information during Commission meetings.

1. 13253 Recognition of Commissioner John Reidelbach

Administrator Fouts explained that Commissioner Reidelbach has completed 66 hours of training courses through the Association County Commissioners of Georgia (ACCG) and has achieved the status of Certified County Commissioner.

The Board congratulated Commissioner Reidelbach on his achievement.

RESULT: **ACCOMPLISHED**

APPROVAL OF MINUTES

2. Minutes of Tuesday, July 26, 2022

The Board voted to approve the minutes from the Public Hearing/Regular Meeting Session held on July 26, 2022.

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

CONSENT AGENDA

3. 13203 Confirm Execution of a Contract with Empower to Perform Third Party Administrative and Custodial Services for the Salary Deferral and Employee Matching Plans

The Board voted to confirm execution of a contract with Empower to provide third party administrative (TPA) and custodial services for the Salary Deferral and Employee Matching Plans and to confirm a contract with Millennium Trust Company associated

with automatic rollovers in accordance with the plan.

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

4. 13272 Confirm Execution of Settlement Agreements and Release of Claims

The Board voted to confirm execution of Settlement Agreements and Releases previously executed by the County Administrator.

RESULT: **CONFIRMED [UNANIMOUS]**
MOVER: John Reidelbach, District 4 - Vice Chairman
SECONDER: Bob Blackburn, District 3 - Chairman
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)

5. 13128 First Public Hearing Regarding the Proposed 2022 Millage Rates

Chairman Blackburn explained that this is the first of three (3) Public Hearings regarding the proposed 2022 millage rates.

Administrator Fouts explained that state law requires that the property tax rate or millage rate be set annually by the local taxing jurisdiction, which is the Board of Commissioners in Coweta County. When the total digest of taxable property is prepared, Georgia law requires taxing authorities to compute a rollback millage rate for maintenance and operations that will produce the same total revenue based on the current year's digest that last year's millage rate would have produced had no reassessments occurred. He further explained that the County's fiscal year runs from October 1st through September 30th of each year. Governmental accounting includes multiple operating funds including the General Fund (the County's main operating fund), Fire Fund, Health Insurance Fund, and others. He explained that the Board of Education and municipalities have independent authority over their budgetary decisions and millage rate levies. The Board of Commissioners is considering the general Maintenance and Operations (M&O) levy, the Fire District levy, and the Fire Bond levy. He reviewed the millage rate and budget timeline, explained the calculations of a mill of tax, provided an example of tax liability for a single-family home valued at \$250,000, and presented an historical overview of the County's millage rates, property taxes, and tax revenue for unincorporated and incorporated Coweta County. He explained that for 2022, the calculated rollback

millage rate is 5.28 mills for incorporated and 5.118 mills for unincorporated. Both rates are proposed at 5.28 mills which will generate approximately \$41.9 million. The projected change in net taxes is 9%, most of which is from new growth in the county. The difference between the rollback rate of 5.118 mills and the proposed rate of 5.28 mills is approximately 3%.

In response to a question from Commissioner Smith regarding the millage rate trend since 2012, Administrator Fouts explained that the millage rate has decreased and is an indication that as the community and digest value grow, staff is trying to be good stewards of taxpayers' money by keeping the millage rate low.

Commissioner Smith explained it is refreshing to see that the millage rate has been trending down because many citizens believe the tax rate is increasing because inflationary factors.

Commissioner Reidelbach explained that based upon his research from Fiscal Year 2019 to June 2021, the county's inflation rate is 13.2%.

Administrator Fouts presented three (3) steps in calculating the millage rate, including developing the proposed fiscal year budget based on goals and expectations from the Board and staff, developing non-property tax revenue projections to support the budget, and determining the difference (gap) from non-property tax revenue to property taxes. He briefly highlighted the following Fiscal Year 2023 goals and expectations:

- Continue maintaining existing levels of service, programs, and operations
- Fund performance and merit increases for employees, and fund personnel requests necessary to maintain existing level of service
- Fund necessary capital expenditures and debt service from current Fiscal Year revenue
- Maintain a reasonable fund balance from 15%-50% (3-4 months of operations)

On September 30, 2021 the fund balance was approximately \$36 million, and the fund balance based on the current trend is projected to be \$38 million for the end of this fiscal year.

Administrator Fouts explained that the approved Fiscal Year 2022 budget was approximately \$91.5 million, and the proposed Fiscal Year 2023 budget is approximately \$99.6 million, an increase of \$8.2 million (approximately 9%). He further explained that the key drivers for the increase include \$4.5 million for market adjustment for employees, \$2.3 million for the jail debt service payment, \$700,000 in additional capital expenditures, an additional \$450,000 towards employee health insurance, and some additional operating expenses. The next step is developing the non-property tax revenue projections to support the proposed budget. Projections for Fiscal Year 2023 total approximately \$58 million (\$1.7 million above Fiscal Year 2022).

In response to a question from Commissioner Smith regarding non-property tax revenues, Administrator Fouts explained that most non-property tax revenues are derived from the Local Option Sales Tax (LOST), Title Ad Valorem Tax (TAVT), and licenses and permits, etc.

In response to a question from Commissioner Lassetter, Administrator Fouts explained that for the past several months he and representatives from some of the local municipalities have held meetings as the LOST Renegotiation committee. The purpose of the committee is to negotiate the percentage each municipality and the County will receive from LOST revenues beginning in 2023.

Commissioner Lassetter pointed out that the City of Newnan and the County must reach an agreement on the LOST distributions by December 31st for the County to

continue to receive LOST revenues.

Administrator Fouts explained that State law requires the LOST distribution formula to be renegotiated every ten (10) years. The renegotiation committee established a deadline of August 15, 2022 to reach an agreement or determine if mediation or some other action is necessary. If a final agreement is not reached by the end of 2022, the 1% sales tax (LOST) will cease for the entire community.

In response to a question from Commissioner Reidelbach, Administrator Fouts explained that the 1% sales tax revenue (LOST) represents approximately 3 mills based upon the current tax digest.

Commissioner Reidelbach explained that to make up the revenues generated by the 1% LOST, the millage rate would have to be approximately 8.2 mills.

Commissioner Lassetter explained that upon reviewing the information/minutes from the last meeting of the renegotiation committee, it was noted that the City Manager and Mayor of the City of Newnan presented two (2) options and indicated that should the County not approve of one of those, they (the City) will not agree to anything proposed by the County.

Administrator Fouts explained that the City of Newnan has identified a value that they expect to receive (31.195) and did indicate that they will not execute a LOST agreement if they do not receive said value. He also explained that the renegotiation committee will meet again on August 10, 2022.

Commissioner Smith explained that if an agreement cannot be reached with the municipalities regarding LOST distributions and if LOST collections cease, the estimated \$24 million that the County will receive from LOST will have to come from somewhere else to maintain services. He emphasized that LOST revenues aid all the municipalities and the County at-large. He invited the public to attend the LOST renegotiation committee meeting to observe the discussions taking place and better understand the process.

In response to a question from Commissioner Smith, Administrator Fouts explained that the next LOST renegotiation meeting will be held in the Commission Chambers on August 10, 2022 at 3:30 p.m.

Commissioner Lassetter emphasized that everyone that shops in Coweta County, regardless of where they live, pays the 1% Local Option Sales Tax. If an agreement cannot be reached, the sales tax will decrease from 7% to 6% and the loss of revenue will impact every citizen in Coweta County, not just the City of Newnan. He desires the fairest outcome for all the citizens of the County whether they live in incorporated or unincorporated areas of the community. State law requires the use of data to negotiate a fair outcome for all parties.

Administrator Fouts reviewed the last step in calculating the millage rate. He explained that the proposed budget expenditures (\$99.6 million) are subtracted from the projected non-property tax revenues (\$58.5 million) to determine the needed property tax revenue. For Fiscal Year 2023, it is estimated that \$41.1 million in property tax revenues are needed.

Chairman Blackburn explained that the County desires all parties to enter into renegotiations with fair and open minds.

Administrator Fouts provided a brief overview of 2021 tax digest including the tax jurisdictions, reassessment (inflationary growth), new growth, and the total 2022 digest value. He explained that 14.9% of the digest growth was from inflationary growth and 7.7% was from new growth. Georgia law requires the county to consider a rollback rate to negate the reassessment or inflationary growth. The County is asking for an amount slightly above the 7.7% in new growth. This is the reason that three (3) Public Hearings are required.

At Commissioner Reidelbach's request, Administrator Fouts explained that the current jail was built under court order in 1993, and the facility has not been able to keep pace with the county's population growth. In addition, there have been challenges with separating inmates based on gang affiliation, gender, etc., and it is currently at capacity. The Public Facilities Authority issued a \$35 million bond for the construction of new additions, but with the current economy, the project now is estimated to cost approximately \$42 million. Upon completion, the project will provide an additional 160 beds and includes expansion of support facilities for the infirmary, laundry, and kitchen.

Sheriff Lenn Wood explained that the jail is a 408-bed facility, and they are currently averaging between 450-480 inmates. Lastly, he anticipates that the jail will continue to be full when the 160 beds are added.

Commissioner Smith explained that all arrests in the County come to the County jail since the municipalities do not operate jails. The County is mandated to provide a facility. The facility must be maintained, and the County should not bear the entire financial burden to do so without monetary support from the municipalities.

In response to a question from Commissioner Reidelbach regarding the percentage of arrests made in unincorporated Coweta versus those made within the municipalities, Sheriff Wood explained that the Newnan Police Department and the Sheriff's Office each make up approximately half of all arrests while the cities of Senoia, Grantville, and Palmetto are significantly fewer.

Administrator Fouts explained that the last step in determining the millage rate is the property tax rollbacks. There are two (2) that apply to the county, the LOST rollback, and the Insurance Premium tax rollback. He briefly reviewed each and explained that this year there will not be a difference between the unincorporated and incorporated millage rates of 5.28 mills due to the Insurance Premium proceeds being used for incorporated services.

Administrator Fouts explained that the County is responsible for levying the General M&O millage rate for incorporated and unincorporated tax districts, Fire M&O (special tax district), and Fire Bond (special tax district). He briefly highlighted the 2021 rates, the 2022 rollback rates as applicable, and the proposed 2022 millage rates of 5.28 mills for incorporated, 5.28 mills for unincorporated, 3.1 mills for Fire M&O, and 0.254 for the Fire Bond.

In response to a question from Commissioner Reidelbach, Administrator Fouts explained that the County provides EMS services for the entire county (including all municipalities) through the General Fund (not the Fire Fund).

In conclusion, Administrator Fouts explained that the next Public Hearings regarding the proposed 2022 millage rates are scheduled for August 16, 2022 at 7:30 a.m. and August 23, 2022 at 6:00 p.m. followed by adoption of the millage rates (August 23rd). The Public Hearing regarding the proposed Fiscal Year 2023 budget will be held on September 8, 2022 at 6:00 p.m., followed by the adoption of the budget on September 20, 2022 at 6:00 p.m.

Chairman Blackburn called for any comments in support of the proposed 2022 millage rates. There were none.

Chairman Blackburn called for any comments in opposition to the proposed 2022 millage rates.

The following citizens spoke in opposition to the proposed 2022 millage rate citing increasing property assessments and values and increasing taxes.

- Mr. Terry Zoeller, Woodland Drive, Newnan
- Mr. Caleb Iddins, Joe Lee Drive, Sharpsburg

Ms. Bonnie Duncan, Thomas Powers Road, Newnan, explained that she lost her senior tax exemption when her spouse passed. Her taxes have doubled, and she only has her income. She believes that senior tax exemptions should be "grandfathered" when an older spouse passes away.

Administrator Fouts explained that no other individuals indicated a desire to address the Board.

The Board voted to close the first Public Hearing regarding the proposed 2022 millage rates.

Chairman Blackburn announced that the second Public Hearing regarding the proposed 2022 millage rates is scheduled for August 16th at 7:30 a.m. and the third Public Hearing will be held on August 23rd at 6:00 p.m. Following the close of the August 23rd Public Hearing, the Board will vote to adopt the 2022 millage rates.

RESULT: PUBLIC HEARING CLOSED [UNANIMOUS]

MOVER: Paul Poole, District 1

SECONDER: John Reidelbach, District 4 - Vice Chairman

AYES: Blackburn, Reidelbach, Poole, Lassetter, Smith

6. 13080 Public Hearing Regarding Petition # REZ 22-18 Filed by Tire Discounters Requesting to Rezone Property Located at 55 Fischer Crossing, Sharpsburg - WITHDRAWN

The Board previously voted to amend the agenda to remove item # 6 *Public Hearing Regarding Petition # REZ 22-18 Filed by Tire Discounters Requesting to Rezone Property Located at 55 Fischer Crossing, Sharpsburg* as requested by staff.

RESULT: WITHDRAWN

7. Motion To: Public Hearing Regarding Petition # REZ 22-21 Filed by Turnstone Group, LLC Requesting to Rezone Tract 6 Located on Lower Fayetteville Road, Newnan - 1st District

Assistant Community Development Director Angela White presented Petition # REZ 22-21 filed by Turnstone Group, LLC requesting to rezone Tract 6 located on Lower Fayetteville Road, Newnan [Parcel # 122-6067-001 (partial)] from C-6 (*Commercial Minor Shopping District*) to C-8 (*Heavy Commercial District*). She explained that in 2006, the Board voted to rezone the entire parcel consisting of 22.93± acres (known as the T.T. Carter Estate) to C-6 (*Commercial Minor Shopping District*) subject to fifteen (15) conditions (Petition # 013-06). Since that time, the site has never been developed and has been used for a residential purpose. The applicant wishes to rezone 9.341± acres of the overall tract for a 3-story climate-controlled storage facility measuring 96,000 square feet with an office and access off Lower Fayetteville Road. Although the subject property is not located within the *Quality Development Corridor District (QDCD)*, the applicant has incorporated QDCD requirements (letter dated January 4, 2022). She highlighted the zoning districts of surrounding properties and reviewed the factors considered by staff explaining that the proposed development is not consistent with the Comprehensive Plan, exceeds the intent for the Crossroads Community Character area at Lower Fayetteville Road and SR 154, and does not meet the location's character, style, and scale. In closing, she presented seven (7) conditions for consideration by the Board should they choose to approve the request.

In response to a question from Commissioner Reidelbach regarding the first application received by staff (Petition # REZ 22-000001 withdrawn by the applicant), Ms. White explained that the applicant was made aware that the

development is not consistent with the Comprehensive Plan (as well as the other inconsistencies) via the staff report.

In response to a question from Commissioner Lassetter as to why this development is considered to be "not generally consistent with the Comprehensive Plan", Ms. White explained that the subject property is located at an intersection corridor. There are a number of these throughout the county, and it can be challenging to examine how the Comp Plan overlays with character areas.

Commissioner Lassetter agreed that this can be challenging in that it may appear that the Board is not attentive to the Comp Plan when in fact there can be "pockets" of commercially zoned properties that may be surrounded by residential areas. He explained that he understands the frustrations and confusion expressed by citizens regarding this issue.

In response to a question from Commissioner Reidelbach, Ms. White explained that the subject property is considered to be a part of an intersection corridor in the Comp Plan, and explained that the applicant was also made aware in the first staff report for the initial application that crossroads commercial developments should be small-scale commercial uses consisting of 20,000 square feet or less.

Chairman Blackburn explained that the Comp Plan is a guide/tool to assist staff and the Board.

In response to a question from Commissioner Smith regarding why the development is "generally inconsistent with the Comprehensive Plan", County Planner Jenny Runions explained that staff reviews the proposed zoning category being requested. Some of the uses allowed by right in the C-8 (*Heavy Commercial*) zoning district exceed the intent for this Commercial Community Crossroads. She listed some of those uses including equipment rentals, bus terminals, building materials/supplies, automobile sales, and service stations with machine shops. When taking into account the various uses allowed in the C-8 zoning district, staff noted that the C-8 zoning might be more intense.

Commissioner Reidelbach explained that conditions of zoning can prevent more intense uses for the property.

In response to a question from Commissioner Reidelbach regarding a traffic study for the development, Ms. White explained that this application was submitted prior to the Board's adoption of the ordinance associated with traffic study analyses.

Commissioner Lassetter thanked Ms. Runions for the clarification but explained that although the proposed facility exceeds the size recommended for this area, the renderings of the building are consistent with existing commercial businesses nearby.

Commissioner Reidelbach emphasized that the proposed conditions of zoning are very definitive as to what will and won't be allowed.

In response to a question from Commissioner Smith, Ms. Runions explained that the size of the proposed building is only one (1) inconsistency; however, the main concern is the intensity of other uses that are allowed by right in the C-8 zoning district.

Commissioner Smith explained that although the proposed development "is not generally consistent with the Comprehensive Plan", the Board can finesse/condition the use for the property so it will complement the other commercial uses in the area.

In response to a question from Administrator Fouts, Ms. White explained that she inadvertently omitted five (5) conditions associated with transportation that were proffered by the Public Works Department.

Administrator Fouts clarified that there are actually twelve (12) total conditions for consideration by the Board should they choose to approve the rezoning request.

In response to a question from Commissioner Poole, Ms. White explained that should the applicant (or future owner) wish to change a condition of zoning, that would require approval by the Board.

In response to a question from Commissioner Smith regarding whether the zoning district will revert should the property not be developed by the applicant, Ms. White explained that the C-8 zoning will remain with the property, and another self-storage facility could be developed on the site as long as it meets all of the conditions of the zoning. Any other use allowed in the C-8 zoning district would have to be brought to the Board for approval.

In response to a question from Commissioner Reidelbach, Ms. White and Administrator Fouts explained that it is the Board's discretion as to whether they wish to include a condition regarding the potential for the Board to initiate rezoning of the property if it is not developed within twelve (12) months which would bring the total number of conditions to thirteen (13).

Ms. Melissa Griffis, applicant representative, explained that she and the applicant/applicant's team have had multiple meetings with staff as well as a meeting with Commissioner Poole regarding the proposed development. Significant changes have been made to the architecture based upon staff's initial comments to ensure that the building is attractive and fits well with the other existing commercial businesses. She explained that from the exterior it will not be apparent how many vacancies there are, and the facility will be constructed to the *Quality Development Corridor (QDCD)* standards in order to keep the character of the area. The applicant is requesting to rezone 9.341± acres instead of the entire parcel, which could have led to multiple developers, multiple entrances, and loss of trees. She also noted that the trees will help hide storm water management and a pond located behind the development. The adjacent landowner, Community Christian Church, sent an initial letter of support as well as an amended letter of support based upon the new plan because they like how it looks. The development will not bring a lot of noise, there will not be any outdoor storage, and parking places are for customers as they come and go. The applicant hopes to serve the residential area located to the east and those that live nearby. The revised rendering includes brick with window designs and architectural accents. The applicant has no objection to the first seven (7) conditions proffered by staff, and under the Public Works conditions (# 8 - # 12), the applicant only has issue with condition # 8 associated with the driveway location.

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

Mr. Adam Goldstein, applicant, explained that condition # 8 - *The proposed driveway on Lower Fayetteville Road shall be located further west, so it is outside the existing left turn lane approximately 400-feet or greater from the intersection of Hwy 154 and Lower Fayetteville Road* should read that *the road shall be located further east*. He further explained that there are two (2) options, one is to leave the entrance located where it is and not disturb the trees or to move the entrance to the east which would require a stream buffer variance, removal of trees, and access onto Lower Fayetteville Road.

Public Works Director Tod Handley explained that staff has requested that the proposed location of the entrance be moved to the east for two (2) reasons. One is because of its proximity to SR 154 and the impact it will have on traffic flow. Secondly, there is an existing left turn lane on Lower Fayetteville Road, and when approaching SR 154 on Lower Fayetteville Road from the east, the driveway will interfere with the operation of the left turn lane. To move the access further east, the applicant will have to go through a stream buffer and stream crossing exercise

to obtain a permit, but staff believes that impacts to safety and transportation outweigh the impacts to the stream buffer.

In response to questions from Commissioner Smith, Mr. Handley and Mr. Goldstein explained that the applicant will potentially have to purchase stream credits, the entrance will have to shift to the east far enough to clear the existing left turn lane on Lower Fayetteville Road, the proposed entrance is currently located 245-feet from the centerline of the intersection, and the proposed entrance will have to be moved approximately 400-feet to the east.

In response to a question from Commissioner Reidelbach regarding the existing left turn lane on Lower Fayetteville Road, Mr. Handley explained that the area is wide enough to have three lanes all the way through to Robinson Lake Road because staff anticipated future developments in the area.

In response to a question from Commissioner Smith regarding types of interference and adverse actions from cars turning left onto SR 154, Mr. Handley explained that there are two (2) scenarios that cause safety concerns. The first scenario involves a vehicle traveling west-bound on Lower Fayetteville Road with the intent to turn left into the development. The vehicle stops in the turn lane waiting for a break in traffic, another car approaches from behind anticipating turning left onto SR 154, sees the green light on the traffic signal ahead, and runs into the rear of the stopped car. The second scenario involves vehicles traveling east-bound on Lower Fayetteville Road and through the intersection with SR 154. Typically, when a vehicle travels through an intersection, the driver believes that they have cleared it and accelerate. As proposed, the entrance would be located only 150-feet from the intersection curb line. Therefore, vehicles traveling through the intersection could run into the rear of vehicles entering the right turn lane for the development.

In response to a question from Commissioner Smith, Mr. Handley explained that the proposed entrance needs to be shifted a total of 400-feet to the east.

Mr. Goldstein explained that he understands Mr. Handley's point, but self-storage facilities historically generate very few trips per day. They only anticipate 10-12 vehicles per day.

In response to a question from Commissioner Poole, Ms. White explained that the footprint of the building has been located on the subject site in anticipation of a future widening of SR 154.

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

The following citizens spoke in support of the proposed rezoning citing attractiveness of the proposed building, smaller footprint and fewer parking spaces than the previous design, great fit for the corner, less impact for the intersection, best offer received, and proximity to an existing gas station, strip mall, and pawn shop:

- Ms. Susan Whatley, Hwy 85, Senoia
- Mr. Mike Crane, Hwy 27 S, Franklin
- Ms. Sandy Cavender, Lower Fayetteville Road, Sharpsburg

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

In rebuttal, Ms. Griffis explained that the applicant understands that Public Works condition # 1 should read "further east" instead of "further west", the applicant is attempting to keep the site heavily wooded, there will be only 10-12 people turning into the site per day, the entrance on SR 154 was removed, and the building has been relocated on the site in anticipation of future road expansion. She also

explained that if the entrance has to be moved, a stream buffer variance will have to be requested. The applicant has no objections to all the conditions with the exception of relocating the driveway as proffered by the Public Works Department.

In response to a question from Commissioner Smith, Mr. Handley explained that if striping were modified in the left turn lane, it would reduce the left-hand turn storage on Lower Fayetteville Road to only a few vehicles.

In response to a question from Commissioner Reidelbach, Mr. Handley explained that the left turn lane on Andrew Bailey Road into Bailey Station is a little further away from the intersection, and if the proposed access road is moved any further east, it will encroach into the stream buffer. Lastly, he does not want the applicant's stream buffer issue to become an access issue for the County.

In response to a question from Ms. Griffis, Mr. Handley explained that restriping the turn lane to increase its length would essentially create two (2) turn lanes and reduce the storage length.

Chairman Blackburn asked for any further comments/information from staff. There were none.

The Board voted to close the Public Hearing regarding Petition # REZ 22-21 filed by Turnstone Group, LLC requesting to rezone property located on Lower Fayetteville Road, Newnan [Parcel # 122- 6067-001 (partial)] from C-6 (*Commercial Minor Shopping District*) to C-8 (*Heavy Commercial District*).

RESULT: PUBLIC HEARING CLOSED [UNANIMOUS]

MOVER: Paul Poole, District 1

SECONDER: Tim Lassetter, District 2

AYES: Blackburn, Reidelbach, Poole, Lassetter, Smith

13127 Public Hearing Regarding Petition # REZ 22-21 Filed by Turnstone Group, LLC Requesting to Rezone Tract 6 Located on Lower Fayetteville Road, Newnan

The Board voted to rezone 9.341± acres located on Lower Fayetteville Road, Newnan [Parcel # 122- 6067-001 (partial)] from C-6 (*Commercial Minor Shopping District*) to C-8 (*Heavy Commercial District*) as requested in Petition # REZ 22-21 filed by Turnstone Group, LLC, subject to 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, and Building department shall be met.
3. Site shall meet all requirements associated with the Quality Development Corridor District (QDCD) unless a variance is granted through the normal variance procedure.
4. The subject property shall be limited to an indoor self-storage facility with no outside storage.
5. Sidewalks, with a minimum width of 6-feet, shall be provided along all internal roadways and along property frontage of Lower Fayetteville Road and State Route 154. Safe pedestrian access from the parking areas to the front entrances shall be provided through sidewalks or crosswalks next to or within parking areas.

6. Lighting shall be established so adjacent residential properties are not adversely affected, and to preclude glare onto or direct illumination of adjacent properties and streets.
7. There shall be a 75-foot buffer adjacent to all RC (Rural Conservation) Districts unless a variance is granted through the normal variance procedure.
8. The proposed driveway on Lower Fayetteville Road shall be located further east, so it is outside the existing left turn lane approximately 400-feet or greater from the intersection of Hwy 154 and Lower Fayetteville Road.
9. The applicant shall restripe the available gore area on Lower Fayetteville Road to accommodate a left turn lane for the development.
10. The applicant shall add a right-turn lane on Lower Fayetteville Road with a minimum storage length of 100-feet.
11. The applicant shall donate 10-feet of right-of-way along Lower Fayetteville Road across the property frontage.
12. The applicant shall comply with any additional requirements established by the Georgia Department of Transportation (GDOT).
13. The applicant shall obtain a building permit within a 12-month period beginning the next business day following approval by the Board. If the applicant fails to do so, the Board may initiate rezoning of the property.

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

8. Motion To: **13033: Public Hearing Regarding Petition # REZ 22-11 Filed by Chad Caldwell Requesting to Rezone Property Located off SR 16, Newnan - 2nd District**

Assistant Community Development Director White presented Petition # REZ 22-11 filed by Chad Caldwell requesting to rezone property located on SR 16, Newnan [Parcel # 100-2061-013 (partial)] from *M (Industrial) Conditioned for RV Storage/Equipment* to *M (Industrial)*. She explained that the subject property consists of 13.72± acres, is accessed via RV Drive, and is the northern part of the parcel. The parcel was originally rezoned on January 19, 2017 (Petition # 011-16) to *M (Industrial - Conditioned for RV Storage/Equipment)* subject to eight (8) conditions. The southern portion of the parcel was rezoned to *M (Industrial)* in 1990 (Petition # 006-90A) with the limitation that "no junkyard" could be developed on the site. She explained that the applicant is now requesting to combine the northern portion of the parcel (13.72± acres) with his surrounding *M (Industrial)* zoned property for a proposed warehouse site and is requesting to remove the RV/boat and equipment storage condition. The conceptual site plan incorporates a proposed warehouse, measuring approximately 1,000-feet by 450-feet (450,000 square feet total). This structure, along with the truck court and parking areas would incorporate a total of 48.228± acres site. The proposed structure is presented with an office façade for the entrance and the remaining development consisting of tilt-up concrete walls. However, at this time, a tenant is not known for the site. She briefly reviewed zoning of the surrounding properties. In closing, she 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 and Mr. Handley fielded questions from Commissioner Smith regarding the proposed development in relation to its proximity to I-85 and the Orchard Hills Business Park.

Ms. White Fielded a question from Commissioner Reidelbach regarding buffer requirements.

Mr. Neal Spradlin, applicant representative, explained that the subject property is currently zoned *M (Industrial)* with most of the surrounding property being zoned *M (Industrial)* since the 1990s. When the subject property was rezoned, it was specifically conditioned for RV/boat/equipment storage. The applicant is asking to remove that condition, and staff has proffered thirteen (13) new conditions with one that will restrict the use of the property to an office/warehouse. This condition eliminates all other potential heavy industrial uses allowed in the *M (Industrial)* zoning district. The applicant has no objections to any of the conditions proffered by staff with the exception of Conditions # 9 and # 10 which require the applicant to participate in the cost of intersection improvements at SR 16 and the Newnan Crossing Bypass and at SR 16 and Gordon Road. At this time, it is unknown whether those improvements will consist of traffic signalization or roundabouts. The applicant believes that this project will contribute a small percentage to the overall traffic on SR 16 and beyond because both of those intersections are closer to I-85 so there are several other properties that are feeding those intersections. Therefore, the applicant would like to proffer a contribution of \$50,000 per intersection. In conclusion, he explained that they feel \$100,000 total is a fair contribution considering the size and scope of this project in relation to the overall area knowing that there are other industrial properties consisting of millions of square feet and contributing a greater impact.

In response to a question from Commissioner Smith, Mr. Spradlin explained that the conditions do not specify an amount for the applicant to contribute only that he shall "share in the cost" for the improvements. He further explained that estimated costs include \$500,000 for a traffic signal and \$3 million for a roundabout.

In response to a question from Commissioner Smith, Mr. Handley explained that the amount proffered by the applicant is in line with some other rezoning cases that the Board has considered. He further explained that the traffic analysis ordinance recently adopted by the Board has provided an insight regarding the challenges that staff will face with all of the future development in the county. Specifically on the SR 16 corridor, getting out of the Bypass is difficult during certain times of the day but projections from those traffic studies indicate that when these developments are completed, it will be unbearable.

In response to a question from Commissioner Smith, Mr. Handley explained that in relation to this project the other intersection that will be affected is SR 16 at Gordon Road.

Mr. Handley further explained that studies also project that traffic volumes on this section of SR 16 will exceed the threshold (14,000 vehicles/day) for a four-lane facility.

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

Mr. Chad Caldwell, applicant, explained that his home is located directly across from the subject property. He provided a brief history of the zoning of the property and explained that he is requesting to remove the condition restricting the use for only RV/boat/equipment storage.

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

Administrator Fouts explained that no one else signed up to speak in support or in

opposition to the proposed rezoning.

The Board voted to close the Public Hearing regarding Petition # REZ 22-11 filed by Chad Caldwell requesting to rezone property located on SR 16, Newnan (Parcel # 100-2061-013) from *M (Industrial) Condition for RV Storage/Equipment* to *M (Industrial)*.

RESULT: PUBLIC HEARING CLOSED [UNANIMOUS]

MOVER: Tim Lassetter, District 2

SECONDER: Paul Poole, District 1

AYES: Blackburn, Reidelbach, Poole, Lassetter, Smith

13033 Public Hearing Regarding Petition # REZ 22-11 Filed by Chad Caldwell Requesting to Rezone Property Located off SR 16, Newnan

The Board voted to rezone property located on SR 16, Newnan [Parcel # 100-2061-013 (partial)] from *M (Industrial) Condition for RV Storage/Equipment* to *M (Industrial)* as requested in Petition # REZ 22-11 filed by Chad Caldwell, subject to the following conditions:

1. The applicant shall comply with all requirements of Coweta County's *Stormwater Management, Soil Erosion and Sedimentation Control*, and *Wetlands Protection Ordinance*.
2. All applicable requirements of the Fire, Environmental Management, and Building Department shall be met.
3. The subject property shall be limited to an office/warehouse facility.
4. Lighting shall be established so adjacent residential properties are not adversely affected, and to preclude glare onto or direct illumination of adjacent properties and streets.
5. The developer shall implement buffer plantings between the top of slope and the back of curb along the northern edge of building pad, drive, and truck court area that will provide a visual screen at maturity. The buffer plant size and types shall meet the specifications of *Article 25* of the *Coweta County Zoning and Development Ordinance*. A buffer screening plan shall be presented for approval to the Community Development Director prior to planting.
6. The 100-foot buffer at the property line may remain in a natural state provided that no disturbance is performed in the buffer.
7. 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.
8. The applicant shall install a left turn lane (minimum 310 feet of full width storage) along SR 16 at RV Drive.
9. Prior to the issuance of a Certificate of Occupancy (CO), the applicant shall contribute \$50,000 toward the costs of improving the intersection of SR 16 and Newnan Crossing Bypass to an acceptable level of service (LOS).
10. Prior to issuance of a Certificate of Occupancy (CO), the applicant shall contribute \$ 50,000 toward the costs of improving the intersection of SR 16 and Gordon Road to an acceptable level of service (LOS).
11. In lieu of intersection improvements to RV Drive at SR 16, the applicant should request for RV Drive to be abandoned and work with the adjacent property owner to provide inter-parcel access.

12. The abandoned RV Drive shall be widened to three lanes, one entry lane with a left-turn lane and channelized right-turn lane.
13. The applicant shall comply with any additional requirements established by the Georgia Department of Transportation (GDOT) at time of plan submittal.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Tim Lassetter, District 2
SECONDER:	Bob Blackburn, District 3 - Chairman
AYES:	Blackburn, Reidelbach, Poole, Lassetter, Smith

REGULAR SESSION

PUBLIC COMMENT (Items on the Agenda)

Public Comments Regarding Items On the Agenda

Chairman Blackburn called for comments regarding any items on the agenda.

Mr. Neal Buchanan, Timberview Circle, Newnan addressed the Board regarding Petition # VAR 22-36 (agenda item # 9). He explained that he is requesting a rear setback variance for construction of a patio/screen porch. He further explained that he has obtained signatures from neighbors on both sides and to the rear of his property in support of the variance.

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

9. 13221 Recommend Approval of Petition # VAR 22-000036 Filed by Neal Buchanan Requesting a Rear Yard Setback Variance for Property Located at 415 Timberview Circle, Sharpsburg

The Board voted to grant a 14-foot rear yard setback reduction (from 39.5-feet to 25.5-feet) as requested in Petition VAR 22-36 filed by Neal Buchanan for property located at 415 Timberview Circle, Sharpsburg (Parcel # 122-6069-128), subject to the following conditions:

1. The rear yard setback reduction shall not exceed the requested 14-feet (from 39.5 feet to 25.5 feet).
2. All building permits shall be obtained.

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

10. 13202 Recommend Approval of Petition # VAR 22-000039 Filed by Beau St. Dennis Requesting A Breezeway Distance Variance for Property Located at 101 Spear Circle, Senoia

The Board voted to grant an 18-foot breezeway variance to allow the unheated garage to serve as a portion of the breezeway to connect to the heated in-law suite for "Tract 3" of the Serenity Estates development located at 101 Spear Circle, Senoia (Parcel # 139-1108-054) as requested in Petition # VAR 22-000039 filed by Beau St. Dennis, subject to the following conditions:

1. The applicant shall meet all applicable requirements of the Building Official and Environmental Health.

2. The breezeway shall not exceed 30-feet between the principal dwelling and the proposed accessory structure.
3. The request only applies to the plans submitted with the variance application.
4. The applicant shall file a "Deed of Use Restriction" to prevent future rental of the secondary quarters, like that which is required with a guest house approval. The deed restriction must be filed prior to issuance of a certificate of occupancy for the property. The deed restriction will follow the property in the event of a future sale.
5. The attached accessory structure shall meet the required 25-foot side building setback.

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

**11. 13201 Recommend Approval of Petition # CUP 22-000004 Filed by JLH, LLC (dba Caswell Wrecker)
Requesting a Conditional Use Permit for Property Located at 129 Pine Road, Newnan**

In response to a question from Commissioner Smith regarding Petition # CUP 22-04 filed by JLH, LLC (dba Caswell Wrecker) requesting a Conditional Use Permit (CUP) for a wrecker service, Commissioner Lassetter explained that he has visited the site. It is a smaller gravel lot not located near property lines or streams, and he does not think that an oil/grit separator or other filtration system is necessary for the site.

The Board voted to grant a Conditional Use Permit (CUP) for a wrecker service for property located at 129 Pine Road (Parcels # 076-2056-024 and # 076-2056-026) as requested in Petition # CUP 22-04 filed by JLH, LLC (dba Caswell Wrecker), subject to the following conditions:

1. The impound lot shall be screened from public view by a solid wall, planted screen, or similar opaque partition at least six (6) feet in height and shall be located 50-feet from all property lines.
2. The solid wall, planted screen, or similar opaque partition shall stay in good working order and be replaced when it becomes damaged, at the County's discretion.
3. Lighting shall be established to preclude glare onto or direct illumination of adjacent properties and streets.
4. The applicant shall agree to work with the County, in good faith, to address any concerns to noise, odor, glare, or similar objectionable features.

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

**12. 13160 Request to Set Public Hearing on September 8, 2022 Regarding Petition # REZ 22-15 Filed by
Poplar Road, LLC Requesting to Rezone Property Located at Poplar Road and Newnan Crossing
Bypass, Newnan**

The Board voted to set a Public Hearing on September 8, 2022 at 6:00 p.m. regarding Petition # REZ 22-15 filed by Poplar Road, LLC requesting to rezone property located at Poplar Road and Newnan Crossing Bypass, Newnan (Parcels # 087B-111, # 087B-105, and # 087B-106).

RESULT:	PUBLIC HEARING SET [UNANIMOUS]	Next: 9/8/2022 6:00 PM
MOVER:	Bob Blackburn, District 3 - Chairman	
SECONDER:	Al Smith, District 5	
AYES:	Blackburn, Reidelbach, Poole, Lassetter, Smith	

13. 13208 **Request to Set a Public Hearing on September 8, 2022 Regarding Petition # REZ 22-19 Filed by Hetty Jane, LLC Requesting to Rezone Property Located at 3218 Roscoe Road, Newnan**

The Board voted to set a Public Hearing on September 8, 2022 at 6:00 p.m. 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 SET [UNANIMOUS]	Next: 9/8/2022 6:00 PM
MOVER:	Bob Blackburn, District 3 - Chairman	
SECONDER:	Al Smith, District 5	
AYES:	Blackburn, Reidelbach, Poole, Lassetter, Smith	

UNFINISHED BUSINESS

14. 13261 Request Appointments to Various Boards/Authorities

The Board voted to appoint Ms. Mildred Buford as the Citizen Transit Rider Representative to the Transit Citizen Advisory Committee for the term beginning immediately and expiring on December 31, 2023.

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

NEW BUSINESS

Bids and Contracts

15. 13267 Request Approval/Execution of an Agreement with the Georgia Department of Transportation
Associated with Driveway and Access Provision

The Board voted to execute an agreement with the Georgia Department of Transportation (GDOT) associated with driveway and access provision to Parcel # 5 on the SR 16 and SR 54 roundabout project.

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

Additional Action Items

16. 13259 Request Approval to Temporarily Close McIntosh Trail for Bridge Replacement - 1st District

The Board voted to temporarily close McIntosh Trail beginning August 24, 2022 for a period of ten (10) weeks for the purposes of replacing the McIntosh Trail bridge over Keg Creek.

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

17. 13262 Request Approval to Submit an Application for a Delinquency Prevention Grant

The Board voted to approve submission of a grant application for the Coweta County Juvenile Court in the amount of \$50,000 through the Criminal Justice Coordinating Council (CJCC) and to designate the County Administrator as the "Authorized Official" to execute any related documents.

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

18. 13248 Request Appointment of ACCG Legislative Voting Delegate for the 2022 Conference Business Session

The Board voted to appoint Commissioner John Reidelbach to serve as Coweta County's voting delegate for the Business Session of the ACCG Leadership Conference being held on September 29, 2022.

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

19. 13239 Request from the Town of Moreland for Assistance with Mowing Rights-of-Way Along Harris Street - 2nd District

The Board voted to provide labor and equipment to assist the Town of Moreland with mowing the rights-of-way along Harris Street.

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

20. 13238 Request Approval to Surplus an Engine Previously Utilized by Fire Rescue

The Board voted to surplus the following vehicle previously utilized by Coweta Fire Rescue and to allow for its disposal in accordance with current County practices:

- 1997 E-One FL-80 Fire Engine (FD 43) VIN: 1FV6LCBXVH866260

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

21. 13242 Request to Schedule a Work Session on August 16, 2022

The Board voted to schedule a Work Session on August 16, 2022 at 8:30 a.m.

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

22. 13132 Request to Set a Public Hearing Regarding on September 8, 2022 Regarding the Proposed Fiscal Year 2023 Budget

The Board voted to set a Public Hearing on September 8, 2022 at 6:00 p.m. regarding the proposed Fiscal Year 2023 budget.

RESULT: **PUBLIC HEARING SET [UNANIMOUS]** **Next: 9/8/2022 6:00 PM**
MOVER: Al Smith, District 5
SECONDER: John Reidelbach, District 4 - Vice Chairman
AYES: Blackburn, Reidelbach, Poole, Lassetter, Smith

SUPPLEMENTAL/NON-AGENDA ITEMS

Motion To: **Approve a Debris Assistance Program**

Administrator Fouts explained that in February 2022, staff met with several non-profit organizations assisting with tornado repair efforts in the community. The goal of the meeting was to understand the needs of individual property owners in addition to and above and beyond what the non-profits were doing. The non-profits identified debris removal as the primary issue property owners were experiencing. Recently, the City of Newnan launched an application process for residents within the city limits impacted by the tornado. Staff is requesting that the Board consider a similar program for county residents whose property was located in the path of the March 2021 tornado with a maximum allocation of \$25,000 per parcel. Funds totaling \$1 million were received from the Georgia Emergency Management Agency (GEMA) for tornado related efforts. He explained that the County will receive applications and rights-of-entry from owners, determine eligibility, and pre-qualify contractors to perform the work. Upon completion of the work, the County will pay contractor directly.

Commissioner Lassetter expressed appreciation to staff and those in the county for bringing the program together and that there are still families that need assistance and it is a good opportunity to help those impacted by the tornado.

The Board voted to approve a Debris Assistance Program for property owners affected by the March 2021 tornado.

RESULT: **APPROVED [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 personnel and litigation 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 Hill, and Deputy County Clerk Collins.

Community and Human Resources Director Patricia Palmer and Commissioner-Elect Bill McKenzie were also in attendance.

Administrator Fouts and Assistant Administrator Mickle exited Executive Session prior to discussion of the personnel issue.

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

REGULAR SESSION

Motion To: **Return to Regular Session**

The Board discussed personnel and litigation 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: Blackburn, Reidelbach, Poole, Lassetter, 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:	Al Smith, District 5
SECONDER:	Paul Poole, District 1
AYES:	Blackburn, Reidelbach, Poole, Lassetter, Smith

ADJOURNMENT

Motion To: **Adjourn**

The Board voted to adjourn the meeting.

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