



Coweta County Board of Commissioners

Public Hearing/Regular Session

~ Agenda ~

22 E Broad Street
Newnan, GA 30263
www.coweta.ga.us

Shannon Zerangue
770.254.2601

Tuesday, August 8, 2023

6:00 PM

Commission Chambers

COWETA COUNTY BOARD OF COMMISSIONERS

Call to Order

Attendee Name	Present	Absent	Late	Arrived
District 4 - Chairman John Reidelbach	☐	☐	☐	
District 1 - Vice Chairman Paul Poole	☐	☐	☐	
District 2 Bill McKenzie	☐	☐	☐	
District 3 Bob Blackburn	☐	☐	☐	
District 5 Al Smith	☐	☐	☐	

Meeting Called to Order

Pledge of Allegiance

Invocation

Notification of Location of Rules

REGULAR SESSION

APPROVAL OF MINUTES

1. Tuesday, July 25, 2023
2. Tuesday, July 25, 2023

SUPPLEMENTAL AND NON-AGENDA ITEMS

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

3. Public Hearing Regarding a New Consumption Distilled Spirits, Beer and Wine License Filed by Ronak Patel in Operation of Old Chicago Pizza & Taproom Located at 215 Fischer Crossings Drive, Sharpsburg - District 4
4. Public Hearing Regarding a New Package Beer and Wine License Filed by Khaja Nooruddin in Operation of Serv Best Food Mart (Served Best, Inc.) Located on the Corner of Lora Smith Road and East Highway 34, Newnan - District 4

REGULAR SESSION

PUBLIC COMMENT (Items on the Agenda)

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

5. Request for an Additional Twelve (12) Month Extension on the Opening of a New Distilled Spirits, Beer and Wine Package Store Filed by Daniel Zavada in Operation of Arbor Beverage Centre, LLC Located on Hwy 154, Newnan - District 3

6. Request Direction from the Board Regarding Condition # 13 Associated with Previous Petition # REZ 22-21 Filed by Turnstone Group, LLC for Property Located at 3967 Lower Fayetteville Road, Newnan - District 1
7. Recommend Approval of Petition # VAR 23-14 Filed by Peachtree City Senior Partners, LLC (dba Celebration Village) Requesting a Number of Floors Variance for Property Located at 478 Fischer Road, Sharpsburg District 4

History:

07/27/23 Board of Zoning Appeals PUBLIC HEARING CLOSED

07/27/23 Board of Zoning Appeals RECOMMEND APPROVAL

8. Recommend Approval of Petition # VAR 23-15 Filed by Stephanie Davis Requesting an Easement Variance for Property Located off Smokey Road, Newnan District 2

History:

07/27/23 Board of Zoning Appeals RECOMMEND APPROVAL

9. Recommend Approval of Petition # VAR 23-16 Filed by Cresswind at Spring Haven Requesting a Model Home Variance for Property Located Between Newnan Crossing Bypass and US Hwy 29, Newnan District 2

History:

07/27/23 Board of Zoning Appeals RECOMMEND APPROVAL

10. Recommend Approval of Petition # VAR 23-17 Filed by Marshall Bedford Requesting a Rear Yard Setback Variance for Property Located at 150 Maple Leaf Road, Sharpsburg District 1

History:

07/27/23 Board of Zoning Appeals RECOMMEND APPROVAL

11. Recommend Approval of Petition # VAR 23-18 Filed by Catherine Malone Requesting a Rear Yard Setback Variance for Property Located Between 1778 and 1880 Mt. Carmel Road, Newnan District 2

History:

07/27/23 Board of Zoning Appeals PUBLIC HEARING CLOSED

07/27/23 Board of Zoning Appeals RECOMMEND APPROVAL

12. Recommend Denial of Petition # VAR 22-37 and Petition # 22-38 Filed by Quik Trip Corporation Requesting Front Yard Setback and Parking Variances for Property Located at SR 154 Between Elzie Johnson Road and I-85, Newnan District 4

History:

07/27/23 Board of Zoning Appeals PUBLIC HEARING CLOSED

13. Recommend Approval of Petition # VAR 23-19 Filed by George and Cristina Hamman Requesting a Front Yard Setback Variance for Property Located at 120 Macedonia Woods Drive, Newnan District 2

History:

07/27/23 Board of Zoning Appeals RECOMMEND APPROVAL

14. Recommend Denial of Petition # VAR 23-20 Filed by Jose Gallegos Requesting a Front Yard Setback Variance for Property Located at 307 Palmetto Tyrone Road, Newnan District 4

History:

07/27/23 Board of Zoning Appeals RECOMMEND DENIAL

15. Request to Set a Public Hearing on September 7, 2023 Regarding Petition # REZ 23-08 Filed by Angler Investments, LLC Requesting to Rezone Property Located at 3174 Hwy 16 East, Sharpsburg District 1, District 2

UNFINISHED BUSINESS

16. Request Appointments to Various Boards/Authorities

NEW BUSINESS

Bids and Contracts

17. Request Approval/Execution of the Third Amendment to an Agreement with the Georgia Transportation Infrastructure Bank Associated with the Madras Connector, Phase 1 (RB13.9) - District 3
18. Request Approval/Execution of an Amendment to an Agreement with Empower
19. Request Approval to Renew Lease for Space Utilized by the Department of Veterans' Services
20. Bid Awards for Phase 1A of the Tornado Tree Program

Additional Action Items

21. Request Approval/Execution of a Local Maintenance Improvement Grant Application for 2024 - Districts 1, 2, 3, 4 and 5
22. Request to Set a Public Hearing on September 7, 2023 Regarding the Proposed Fiscal Year 2024 Budget
23. Request from the Town of Moreland for Assistance with Installation of Poles - District 2
24. Request Approval to Utilize Various County Roads During the "One Love Century" Bike Ride Event

SUPPLEMENTAL/NON-AGENDA ITEMS

PUBLIC COMMENT (Items Not on the Agenda)

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

REGULAR SESSION

AFFIDAVIT

ADJOURNMENT