



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 8, 2023

6:00 PM

Commission Chambers

~ Minutes ~

COWETA COUNTY BOARD OF COMMISSIONERS

Call to Order

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

The Honorable Board of Commissioners of Coweta County, Georgia met in Public Hearing/Regular Meeting Session on Tuesday, August 8, 2023.

Meeting Called to Order

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

Pledge of Allegiance

Chairman Reidelbach led the Pledge of Allegiance.

Invocation

Invocation was given by Commissioner McKenzie.

Notification of Location of Rules

Chairman Reidelbach 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

APPROVAL OF MINUTES

1. Minutes of Tuesday, July 25, 2023

The Board voted to approve the minutes from the Called Meeting/Work Session held on Tuesday, July 25, 2023 at 3:00 p.m.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Bob Blackburn, District 3
SECONDER:	Bill McKenzie, District 2
AYES:	Reidelbach, Poole, McKenzie, Blackburn, Smith

2. Minutes of Tuesday, July 25, 2023

The Board voted to approve the minutes from the Regular Meeting Session held on Tuesday, July 25, 2023 at 6:00 p.m.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Bob Blackburn, District 3
SECONDER:	Bill McKenzie, District 2
AYES:	Reidelbach, Poole, McKenzie, Blackburn, Smith

SUPPLEMENTAL AND NON-AGENDA ITEMS

Supplemental and/or Non-Agenda Items

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

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

3. Motion To: **13940 : New Consumption Distilled Spirits, Beer & Wine License - Old Chicago Pizza & Taproom**

Business License Coordinator Joy Thompson explained that Ronak Patel, license representative and owner of Old Chicago Pizza & Taproom, located at 215 Fischer Crossings Drive, Sharpsburg (Parcel # 145-6153-014) has applied for a new consumption distilled spirits, beer, and wine license. The Business Tax Department 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. Ronak 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 Reidelbach 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 a new consumption distilled spirits, beer, and wine license filed by Ronak Patel, license representative and owner of Old Chicago Pizza & Taproom, located at 215 Fischer Crossings Drive, Sharpsburg (Parcel # 145-6153-014).

RESULT:	PUBLIC HEARING CLOSED [UNANIMOUS]
MOVER:	Bob Blackburn, District 3
SECONDER:	Bill McKenzie, District 2
AYES:	Reidelbach, Poole, McKenzie, Blackburn, Smith

- 13940 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

The Board voted to grant a new consumption distilled spirits, beer, and wine license to Ronak Patel, license representative and owner of Old Chicago Pizza & Taproom, located at 215 Fischer Crossings Drive, Sharpsburg (Parcel # 145-6153-014).

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

4. Motion To: **13969 : New Package Beer & Wine License - Serv Best Food Mart (Served Best Inc)**

Business License Coordinator Thompson explained that Khaja Nooruddin, license representative and owner of Serv Best Food Mart (Served Best Inc.) located on the corner of Lora Smith Road and East Highway 34, Newnan (Parcel # 109-6027-017), has applied for a new package beer and wine license. The Business and Alcohol License Division has reviewed the application and finds that it is in order, and the proposed distance survey 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. Nooruddin 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. She further explained that the applicant has not purchased the subject property at this time but wanted to proceed with the alcohol license application for a proposed convenience store.

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

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

In response to a question from Chairman Reidelbach, Assistant Community Development Director White explained that there should not be an issue with the applicant being able to obtain a Land Disturbance Permit (LDP) within twelve (12) months.

Chairman Reidelbach explained that there are three (3) churches very close to the proposed convenience store. He asked the applicant to meet with the church pastors/elders/staff and he is aware that the applicant was successful in reaching one (1) but has received no response from the other two (2).

In response to questions from Commissioner Smith, Ms. Thompson explained that the required distance is 300-feet from the front door of a business selling alcohol to the front door of a church, and the applicant can meet the distance requirements as long as the building is situated/placed correctly on the lot. She further explained that the applicant has not yet purchased the property because he wanted to be sure that he could obtain an alcohol license first. Additionally, this type of situation has occurred with previous applications, but it has been rare because most alcohol license applications are for existing locations instead of new construction.

Chairman Reidelbach called for any further comments, there were none.

The Board voted to close the Public Hearing regarding a new package beer and wine license filed by Khaja Nooruddin, license representative and owner of Serv Best Food Mart (Served Best Inc.) located on the corner of Lora Smith Road and East Highway 34, Newnan (Parcel # 109-6027-017).

RESULT: PUBLIC HEARING CLOSED [UNANIMOUS]
MOVER: John Reidelbach, District 4 - Chairman
SECONDER: Bob Blackburn, District 3
AYES: Reidelbach, Poole, McKenzie, Blackburn, Smith

13969 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

The Board voted to grant a new package beer and wine license to Khaja Nooruddin, license representative and owner of Serv Best Food Mart (Served Best Inc.) located on the corner of Lora Smith Road and East Highway 34, Newnan (Parcel # 109-6027-017), subject to the following conditions:

1. A copy of a deed showing the applicant to be the owner of the premises, a purchase and sales agreement, or a copy of a lease showing any interest the owner or lessee of the premises has in the business must be submitted to the Alcohol License Division of the Community Development Department.
2. A certificate from a Georgia registered land surveyor showing the final scale drawing of the premises and the distances defined in *Chapter 6. Alcoholic Beverages, Article II. Licensing, Section 6-46 of the Coweta County Code of Ordinances* must be submitted to the Alcohol License Division of the Community Development Department.
3. The applicant shall obtain a Land Disturbance Permit (LDP) within a twelve (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.
4. The convenience store must be constructed and fully operating within eighteen (18) months of approval by the Board (February 8, 2025).
5. All applicable requirements of Fire, Environmental Health, Development Review, and Building Departments shall be met.

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

REGULAR SESSION

PUBLIC COMMENT (Items on the Agenda)

Public Comments Regarding Items On the Agenda

Chairman Reidelbach called for comments regarding any items on the agenda. He reminded the audience that in accordance with the rules governing the meeting, a maximum of ten (10) speakers would be allowed (for items on the agenda) with a maximum of three (3) minutes per speaker.

Mr. Dan Zavada, Water Stone Drive, Newnan addressed the Board regarding a request from Arbor Beverage Center (agenda item # 5) for an extension to open a new distilled spirits, beer and wine retail package store located on Hwy 154, Newnan (Parcel # 107-6022-003). He explained that the subject property was included in two (2) Development of Regional Impacts (DRIs) [# 3688 and # 3753] conducted by the Georgia Regional Transit Authority (GRTA) and the Three Rivers Regional Commission (TRRC). The DRIs caused significant delays in starting the project. Both DRIs have been completed and the utilities, infrastructure, and paving have been performed on the subject property. Construction is ready to proceed but the delays will prevent him from meeting the August 22, 2023 deadline to have the store

completed and operational. He asked for the Board's consideration to grant a twelve (12) month extension to complete the project.

Ms. Melissa Griffis, South Court Square, Newnan addressed the Board regarding a request filed by Turnstone Group for an extension to obtain a building permit (agenda item # 6). She explained that their rezoning was approved by the Board on August 9, 2022 and included a condition associated with a time limit to obtain a building permit. She explained that numerous family members were involved with the sale of the subject property and the Probate process was not completed until April 2023. Upon completion of the Probate process, the applicant was able to submit the first plan set for review; however, there were some title issues that were outside the applicant's control. Turnstone has actively been working on civil and architectural plans since the property was rezoned and is requesting that the Board consider granting a four (4) month extension to obtain the building permit which they do not believe will adversely affect the citizens of Coweta County.

Mr. George Hamman, Macedonia Woods Drive, Newnan addressed the Board regarding his request for a front yard setback variance. He explained that he would like to build a carport over his existing driveway to protect his vehicle and will need a 5-foot setback reduction to do so.

Mr. Craig Jackson, Fox Hollow Run, Newnan addressed the Board to express support for a request filed by Cresswind at Spring Haven (Kolter Homes) for a model home variance (agenda item # 9). He explained that it is much easier and safer for realtors to show prospective buyers what options a developer is offering via a model home "park/community" than to try and do so in a busy construction site.

Mr. Dustin Baker, Hampton Ridge Drive, Hampton addressed the Board regarding a request filed by Cresswind at Spring Haven (Kolter Homes) for a model home variance (agenda item # 9). He explained that the applicant is requesting clarification of the interpretation of the Model Home Ordinance.

Ms. Sharon Baker, Primrose Pass, Newnan addressed the Board expressing opposition to a request filed by QuickTrip for front yard setback and parking variances (agenda item # 12) for property located on SR 154 between Elzie Johnson Road and I-85, Newnan (Parcel # 107-6022-003). She explained that the Arbor Springs HOA is very concerned about growth/overgrowth and traffic in the area with inadequate transportation solutions.

Mr. Tom Johnson, Clover Leaf Court, Newnan addressed the Board expressing opposition to a request filed by QuickTrip for front yard setback and parking variances (agenda item # 12) for property located on SR 154 between Elzie Johnson Road and I-85, Newnan (Parcel # 107-6022-003). The variance will allow for additional truck traffic and parking. Quick Trip has indicated that the traffic will exit onto SR 154 via Elzie Johnson Road. It will be another year or two before a traffic signal is placed at Elzie Johnson Road and SR 154; therefore, the increased truck traffic will have a negative effect on residences and businesses in the area.

Ms. Maiysha Rashad, Peachtree Street, Atlanta addressed the Board expressing opposition on behalf of her client (Sydney Foods, LLC) to a request filed by QuickTrip for front yard setback and parking variances (agenda item # 12) for property located on SR 154 between Elzie Johnson Road and I-85, Newnan (Parcel # 107-6022-003). Her client opposes the variance requests because the layout of the proposed development will conceivably cause an existing ingress/egress on a shared easement making this issue worse. Additionally, the applicant has not met the legal standard of proof of hardship required for a variance.

Mr. Andrew Hitch, Oakside Drive, Newnan addressed the Board regarding a request filed by Cresswind at Spring Haven (Kolter Homes) for a model home variance (agenda item # 9). He explained that the applicant is requesting clarification of the interpretation of the Model Home Ordinance as to whether the number of model homes to be constructed is per phase of the development or the development in its entirety.

Mr. Michael Burk, Old Peachtree Road, Lawrenceville addressed the Board regarding a request filed by QuickTrip for front yard setback and parking variances (agenda item # 12) for property located on SR 154 between Elzie Johnson Road and I-85, Newnan (Parcel # 107-6022-003). He expressed that most of the opposition to the proposed development is based upon the use of the property not necessarily the variances. He explained that the setback variance is based upon the topography of the site and the parking variance is to allow for seventy-three (73) stalls at a convenience store where the Code of Ordinances only allows for twenty-one (21). QuickTrip has an existing store on Bullsboro Drive that has

thirty-five parking stalls as granted through a variance (see Petition # ZA 053-20 granted on December 3, 2020). In addition, the Bullsboro location has the advantage of having some offsite parking that customers are using. He further explained that the Code of Ordinances requires pervious pavement, but they would like to pave the entire site because there is a potential for fuel impacts to get into the soils and groundwater supply. They also realize that at this location, they are allowed to have up to 75% impervious paving and the current plan shows approximately 40%. With that, they would still be allowed to place the amount of concrete that is required for parking, but they would not be able to stripe it. He also expressed that the required setback of 135-feet from a start route is arbitrary, traffic at this location is not going to be as heavy as that of Bullsboro Drive, and GDOT has a plan to convert the road (Hwy 154) into five-lanes.

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

5. 13942 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

Business License Coordinator Thompson explained that at the Public Hearing held on February 22, 2022, the Board voted to grant a distilled spirits, beer and wine retail package license to Daniel Zavada in operation of Arbor Beverage Centre, LLC located on Hwy 154, Newnan (Parcel # 107-6022-003) contingent upon opening of the package store within twelve (12) months from the date of approval. In accordance with the *Coweta Code of Ordinance, Chapter 6 Alcoholic Beverages, Article II. Licensing, Section 6-52*, the director of the Business and Alcohol License is authorized to grant a six-month administrative extension, if necessary, but any further extension requires approval by the Board. She further explained that on February 15, 2023, the Business and Alcohol License Division received a request for a six (6) month administrative extension and staff determined that due cause existed. Therefore, the request for an extension was granted for the term beginning February 22, 2023 and expiring August 22, 2023. On June 29, 2023, the Business and Alcohol License Division received a request for an additional twelve (12) month extension along with supporting documentation. The applicant had begun the plan development for the facility that was approved by the Board of Commissioners on February 22, 2022. Subsequent to that, Coweta Logistics began a Development of Regional Impact Review (DRI) [# 3688] on May 27, 2022. On June 30, 2022, QuikTrip # 1746 began a Development of Regional Impact Review (DRI) [# 3753]. When the Methodology Meetings were held, the engineer for Arbor Beverage Centre was contacted and asked to participate with the two (2) DRIs because the properties were all involved with SR 154 and Elzie Johnson Road. Arbor Beverage Centre agreed but with that came time delays caused by traffic analysis agreements with the engineers, GDOT and local transportation reviewers. After getting appropriate data collected, DRI # 3688 and # 3753 have progressed. Arbor Beverage Centre has been able to proceed with a Land Disturbance Permit (LDP) but now has to construct the facility. With the delays that have been seen with the other two (2) package stores related to materials, equipment and inventory, consideration of a 12-month extension would seem appropriate. The participation by the applicant in the two DRIs has caused the delay but will in turn yield a better transportation product for the County and its citizens. In closing, she explained that the applicant is present to field any questions the Board.

In response to a question from Chairman Reidelbach as to whether a 12-month extension will provide a realistic time to complete the project, Ms. Thompson explained that the other two (2) package stores approved by the Board have experienced issues with receiving materials and inventory. She further explained the process after the license is released from the County to the State.

The Board voted to grant an eighteen (18) month extension (beginning August 23, 2023 and expiring February 22, 2025) associated with opening of a new distilled spirits, beer and wine package store as requested by Daniel Zavada in operation of Arbor Beverage Centre, LLC located on Hwy 154, Newnan (Parcel # 107-6022-003).

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

6. 13984 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

Assistant Community Development Director Angela White explained that at the Commission meeting held on August 9, 2022, the Board voted to rezone 9.341± acres of 22.93± acres located at 3967 Lower Fayetteville Road, Newnan [Parcel # 122-6067-001 (partial)] from C-6 (*Minor Commercial Shopping District*) to C-8 (*Heavy Commercial Shopping District*) as requested in Petition # REZ 22-21 filed by Turnstone Group, LLC, subject to thirteen (13) conditions. Condition # 13 requires that a building permit be obtained within a 12-month period or the Board may initiate rezoning of the property [back to C-6 (*Minor Commercial Shopping District*)]. As of August 1, 2023, the applicant has submitted Construction Drawings (CD-23-032) which have been reviewed and staff is awaiting revisions on eight (8) items. Upon completion of that phase, the applicant will begin the Land Disturbance Permit (LDP) process followed by the building permit. The applicant is requesting a four-month extension and staff is seeking direction from the Board regarding the request.

In response to questions from Commissioner Poole and Chairman Reidelbach, Ms. White explained that the applicant has been working with staff continuously throughout the delays caused from having to proceed through the Probate process involving multiple family members.

The Board voted to set a Public Hearing on December 7, 2023 at 6:00 p.m. regarding possible rezoning of 9.341± acres of 22.93± acres located at 3967 Lower Fayetteville Road, Newnan [Parcel # 122-6067-001 (partial)] from C-8 (*Heavy Commercial Shopping District*) to C-6 (*Minor Commercial Shopping District*) thereby granting the applicant (Turnstone Group, LLC) a 4-month extension to obtain a building permit (see Condition # 13 of previous Petition # REZ 22-21).

RESULT: MEETING SET/COMPLETE [UNANIMOUS]
MOVER: Paul Poole, District 1 - Vice Chairman
SECONDER: Bob Blackburn, District 3
AYES: Reidelbach, Poole, McKenzie, Blackburn, Smith

7. 13954 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

Assistant Community Development Director White presented Petition # VAR 23-14 filed by Peachtree City Senior Partners, LLC requesting to increase the number of floors for a proposed 55+ retirement community located along the western side of Fischer Road, Sharpsburg north of Sam's Club (Parcel # 145-6134-002) along with a recommendation of approval from the Board of Zoning Appeals. She explained that the subject property

was previously rezoned on January 22, 2015 (Petition # 018-14 filed by Landsdown, LLC) to RRCC (*Residential Retirement and Community Care District*). On January 11, 2021, the applicant was granted an administrative height variance to 55-feet. While designing the community to provide a smaller footprint, increase green space, and increase the independent living availability, the applicant desires to construct a 4-story building with a height of 53-feet, 9-inches. In closing, she highlighted the factors considered by staff during the application process and presented two (2) conditions for consideration by the Board should they choose to grant the variance request.

Ms. White fielded questions from Chairman Reidelbach, Commissioner Smith, and Commissioner Blackburn regarding the administrative height variance granted by staff, the increase in the number of floors from three (3) to four (4), reduction in the number of units, and the use on non-combustible materials (see May 19, 2020 minutes).

The Board voted to grant an increase in the number of floors (from 3 to 4) for a proposed 55+ retirement community located along the western side of Fischer Road, Sharpsburg north of Sam's Club, Sharpsburg (Parcel # 145-6134-002) as requested in Petition # VAR 23-14 filed by Peachtree City Senior Partners, LLC, subject to the following conditions:

1. The proposed structure shall be limited to four (4) stories and 55-feet in height.
2. All building permits shall be obtained meeting all applicable codes.

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

8. 13976 Recommend Approval of Petition # VAR 23-15 Filed by Stephanie Davis Requesting an Easement Variance for Property Located off Smokey Road, Newnan

Assistant Community Development Director White presented Petition # VAR 23-15 filed by Stephanie Davis requesting an easement variance for property located behind 2017 Smokey Road, Newnan (Parcel # 038-3003-001) along with a recommendation of approval from the Board of Zoning Appeals. She explained that the history of the property indicates that it was owned by families that divided the property into several tracts, recorded them, and in some cases failed to provide access to the various tracts. Tracts 1, 2 and 3 are served by Georgia Arnold Road, but Tract 4 is split off to the southern area and is virtually landlocked. While it appears that the subject property (Tract 4) could be accessed off Smokey Road, the property does not have an easement off Smokey Road and the County will not approve such access because of poor sight distance. Therefore, the applicant is requesting a fourth access off the easement which comes off George Arnold Road for a single-family residence. She further noted that the Coweta County Public Works Department recommends that a cul-de-sac be constructed to serve the parcels instead of a fourth access on the existing easement. In closing, she highlighted the factors considered by staff during the application process and presented two (2) conditions for consideration by the Board should they choose to grant the variance request.

Commissioner McKenzie expressed his belief that the cul-de-sac is also

needed to provide a turnaround for emergency vehicles, school buses, etc. He asked if the applicant is willing to consider donation of the necessary right-of-way (ROW) or a contribution to the cost for the County to construct a cul-de-sac.

Ms. White explained that based upon the Public Hearing conducted by the Board of Zoning Appeals, the applicant prefers to create a fourth drive off the existing easement.

In response to a question from Chairman Reidelbach regarding whether the County has granted additional easements in the past, Ms. White explained that she could recall two (2) very unique situations where the Board granted an additional drive on an established easement. She further explained that the Board adopted an amendment to the ordinance to address ingress/egress on private easements (see Ordinance # 025-19 adopted June 18, 2019). Additionally, staff has not had a request associated with a road that ends directly into someone's property.

In response to a question from Chairman Reidelbach, Public Works Director Handley explained that construction of the cul-de-sac by County forces would be a decision by the Board (if the applicant donates right-of-way). He further explained that the dead end road with no cul-de-sac presents issues for emergency vehicles, school buses, garbage trucks, delivery drivers, etc. Additionally, the County does not allow more than three (3) lots to access an easement and should the Board choose to do so, staff has concerns that a precedent would be set for hundreds of similar properties in the county. Therefore, staff looked to determine an alternate solution for this request. If the County can obtain the necessary ROW for a cul-de-sac, Lot 1 will have roadway frontage and will not need an easement access. Subsequently, the existing easement can serve Lots 2, 3 and 4 and comply with the County's current ordinances.

In response to a question from Commissioner Smith, Mr. Handley explained that construction of the cul-de-sac will provide compliance with the County's ordinances and allow Lot 4 to be served by the existing easement.

In response to a question from Commissioner Smith, Ms. White explained that the owner is not proffering the cul-de-sac, staff is recommending it.

In response to a question from Chairman Reidlebach, Mr. Handley explained that .13± acres and 0.07± acres would be needed from two (2) parcels to construct the cul-de-sac. He further explained that should the County construct the cul-de-sac; it would cost approximately \$20,000.

In response to a question from Chairman Reidelbach, Administrator Fouts explained that seven (7) property owners on Glen Forest Trail donated right-of-way and split the cost associated with construction of a cul-de-sac there.

In response to a question from Commissioner Smith, Administrator Fouts explained that the Board of Zoning Appeals recommended approval of the variance request with two (2) conditions excluding the cul-de-sac; however, Public Works recommends the cul-de-sac.

Mr. Handley explained that the cul-de-sac would be advantageous by allowing the lots to be served by one (1) easement and by creating a turnaround for vehicles.

The Board briefly discussed the advantages of the cul-de-sac, including safety and compliance with the County's ordinances.

County Attorney Lee and Administrator Fouts fielded question from the Board regarding denial versus approval of the variance request and possibly instructing staff to obtain right-of-way.

In response to a question from Commissioner Blackburn, Mr. Handley explained that a hammerhead (t-shaped, three point turnaround) would be less costly (approximately \$10,000) than a cul-de-sac but would be more of an impact to one of the existing property owners.

The Board voted to deny an additional easement (from 3 to 4) for Tract 4 located behind 2017 Smokey Road, Newnan (Parcel # 038-3003-001) as requested in Petition # VAR 23-15 filed by Stephanie Davis.

RESULT:	DENIED [UNANIMOUS]
MOVER:	Bill McKenzie, District 2
SECONDER:	Paul Poole, District 1 - Vice Chairman
AYES:	Reidelbach, Poole, McKenzie, Blackburn, Smith

Motion To: **Instructions Given to Staff**

The Board voted to instruct staff to work with the owners of property located off George Arnold Road and behind Smokey Road (Parcel # 038-3003-029, # 038-3003-01, and # 038-3003-013) to obtain the necessary right-of-way (via donation) to construct a cul-de-sac to provide road frontage to Lot 1 and subsequently serve Lots 2, 3, and 4 via an existing private easement.

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

9. 13955 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

Assistant Community Development Director White presented Petition # VAR 23-16 filed by Cresswind at Spring Haven (Kolter Homes) requesting a model home variance for property located between the Newnan Crossing Bypass, East Newnan Road and U.S. Hwy. 29 South, Newnan [Parcel # 088-2058-001A) along with a recommendation of approval from the Board of Zoning Appeals. She explained that the subject property consists of 359.31± acres that was rezoned to *RRCC (Residential Retirement Community and Care District)* on November 16, 2021 (Petition # 022-21). The development will consist of 750± homes to be built in five (5) phases over a period of approximately ten (10) years. Kolter provides different layouts and design criteria in their exclusive neighborhoods. They provide a model home community to allow potential customers to see potential homes and make design decisions. They are proposing a model home community on the subject property that consists of a welcome center, design center, fifteen (15) model homes and parking. On March 8, 2022, the Board voted to adopt a *Model Home Ordinance* to provide three (3) model homes for each 100 (one hundred) lots proposed. Because the development is proposed to be completed in phases, Cresswind would be limited to three (3) model homes in phase 1. The requested variance would allow them to build the complete model home community for all fifteen (15) lots at one time. In closing, she highlighted the factors considered by staff during the application process and presented three (3) conditions for consideration by the Board should they choose to grant the

variance request.

Commissioner McKenzie explained that he understands why the verbiage in the ordinance may be confusing. He feels that it is not reasonable to expect that a development with eight (8) or more designs (as an example) will only construct three (3) for prospective buyers to see. He supports the applicant's request to build the model home community on fifteen (15) lots. The Board may want to consider amending the verbiage of the ordinance for clarification.

County Attorney Lee explained that he and staff can certainly review the ordinance, but his understanding is that the request before the Board is for this specific development.

In response to a question from Commissioner Smith, Mr. Larry Long (applicant) explained that Kolter Homes provides four (4) different series of homes, 40-feet to 70-feet, 1,500 square feet to 3,000 square feet, at price points ranging from \$400,000 to \$800,000, and the model homes incorporate these options with differing elevations.

Commissioner Smith recommended that the developer construct the four (4) different homes styles (in the series) and then offer virtual tours of the options available to potential buyers instead of constructing fifteen (15) model homes.

Mr. Long explained that Kolter approached the County regarding a Model Home Ordinance because Coweta did not have one. In working with County staff, the verbiage in the ordinance indicates three (3) model homes per one hundred (100) homes in the development. The total project approved by the Board (see November 16, 2021 minutes) consists of over 700 homes. Following approval of the final plat, a request for a Land Disturbance Permit (LDP) was submitted for the first phase of the project which includes the model home park. The model home park is contained within a specific area and provides the buyer an opportunity to see all the models/products Kolter provides. They have met every condition of the Model Home Ordinance and they would like to proceed with construction of the fifteen (15) model homes that they have typically constructed in other communities, and that is why they are asking for a variance.

Chairman Reidelbach explained that the verbiage in the Model Home Ordinance reads three (3) model homes per every one hundred (100) homes in a "proposed" development, and he does not interpret that to mean the number is based on permitted plats so he can understand the confusion.

Commissioner McKenzie explained that he does not have any objection to construction of the fifteen (15) model homes in the proposed model home community and neither did the Board of Zoning Appeals.

The Board voted to grant a model home variance for property located between the Newnan Crossing Bypass, East Newnan Road and U.S. Hwy. 29 South, Newnan [Parcel # 088-2058-001A) as requested in Petition # VAR 23-16 filed by Cresswind at Spring Haven (Kolter Homes), subject to the following conditions:

1. The "Model Home Community" shall be limited to fifteen (15) lots located within the designated section of the development. No other sales lots will be available within the development.
2. The "Model Home Community" will be designed as presented to staff.

3. The "Model Home Community" shall meet all Building, Fire/Emergency and Utility codes as related to the *Model Home Ordinance (Appendix A. Zoning and Development, Article 24. Development Regulations, Section 244.5.1. Final Plat, and Section 246.2.3. Final Plat Approval)*.

RESULT: GRANTED [4 TO 1]
MOVER: Bill McKenzie, District 2
SECONDER: John Reidelbach, District 4 - Chairman
AYES: John Reidelbach, Paul Poole, Bill McKenzie, Bob Blackburn
NAYS: Al Smith

10. 13956 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

Assistant Community Development Director White presented Petition # VAR 23-17 filed by Marshall Bedford requesting a rear yard setback variance for property located at 150 Maple Leaf Road, Sharpsburg (Parcel # 122-6069-107) along with a recommendation of approval from the Board of Zoning Appeals. She explained that the property is currently zone RRCC (*Residential Retirement and Community Care District*) which allows for 8,500 square feet lots thereby limiting the ability for any yard design changes. The applicant is requesting a rear yard setback reduction in order to cover an existing poured porch. In closing, she highlighted the factors considered by staff during the application process and presented three (3) conditions for consideration by the Board should they choose to grant the variance request.

Chairman Reidelbach explained that the Board seems to receive several of these requests and asked if this could become an administrative request/approval based upon a threshold for the reduction.

Administrator Fouts explained that staff can review the ordinance for a potential amendment.

The Board voted to grant a 10-foot rear yard setback reduction (from 40-feet to 30-feet) for property located at 150 Maple Leaf Road, Sharpsburg (Parcel # 122-6069-107) as requested in Petition # VAR 23-17 filed by Marshall Bedford, subject to the following conditions:

1. The rear yard setback reduction shall not exceed the requested 10-feet (from 40-feet to 30-feet).
2. A letter of approval from Beacon Management, LLC/Homeowners' Association (HOA) Support Services shall be submitted to the County.
3. All building permits shall be obtained.

RESULT: GRANTED [UNANIMOUS]
MOVER: Paul Poole, District 1 - Vice Chairman
SECONDER: Al Smith, District 5
AYES: Reidelbach, Poole, McKenzie, Blackburn, Smith

11. 13957 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

Assistant Community Development Director White presented 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 (Parcel # 014-4092-033) along with a recommendation of approval from the Board of Zoning Appeals. She explained that the subject property consists of 5.82± acres but approximately three-fourths contains flood plan as defined by the *Dewberry Study* (2010) and/or undisturbed and impervious setbacks associated with a creek and pond on the property. The southeast corner of the subject property provides the only true buildable area for a single-family residence. Because of health issues, the applicant wishes to construct a home on the subject property to be near family that lives approximately one (1) mile away. She further explained that the applicant did approach the property owner to the south to inquire about purchasing property to prevent the need for a variance, but the property owner was not interested in selling. In closing, she highlighted the factors considered by staff during the application process and presented two (2) conditions for consideration by the Board should they choose to grant the variance request.

The Board voted to grant a 40-foot rear yard setback reduction (from 50-feet to 10-feet) for property located between 1778 and 1880 Mt. Carmel Road, Newnan (Parcel # 014-4092-033) as requested in Petition # VAR 23-18 filed by Catherine Malone, subject to the following conditions:

1. The rear yard setback reduction shall not exceed the requested 40-feet (from 50-feet to 10-feet).
2. All building permits shall be obtained.

RESULT:	GRANTED [UNANIMOUS]
MOVER:	Bill McKenzie, District 2
SECONDER:	Paul Poole, District 1 - Vice Chairman
AYES:	Reidelbach, Poole, McKenzie, Blackburn, Smith

**12. 13980 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**

Assistant Community Development Director White presented Petition # VAR 22-37 and Petition # VAR 22-38 filed by QuickTrip Corporation requesting front yard setback and parking variances for property located on SR 154 between Elzie Johnson Road and I-85, Newnan (Parcel # 107-6022-003) along with a recommendation of denial from the Board of Zoning Appeals (BOZA). She explained that the applicant is requesting a 40-foot front yard setback reduction (from 135-feet to 95-feet) and to increase the number of parking spaces from 37 spaces to 73 spaces. Regarding the recommendation from the Board of Zoning Appeals to deny the front yard setback reduction, she explained that other facilities in the area were constructed prior to establishment of the current dimensional requirements and there are plans to widen SR 154 in the future. Regarding expansion of the parking spaces and utilization of pervious pavers, development review notes that pervious paving (not pavers) of the site will allow the spaces to be properly striped.

In response to a question from Commissioner Smith, Ms. White explained that the additional parking spaces will be located in various areas of the overall site, and if approved by the Board, the final site plan will indicate the location of those spaces.

In response to questions from Chairman Reidelbach, Ms. White explained that at the Board of Zoning Appeals meeting the applicant explained that locating the canopy in the front is needed for marketing because of its visibility from SR 154 and I-85 which is not considered a hardship. She further explained that there are thirty-seven (37) parking spaces allowed for the site.

In response to questions from Chairman Reidelbach Assistant Community Development Director Ben Sewell explained that the maximum pervious parking allowance for this site is thirty-seven (37) spaces which does not include spaces at the fuel pumps. Lastly, he explained that the footprint of this site is larger than the one located off exit 47 (Bullsboro Drive) because of the truck (tractor trailer) facilities.

Ms. White also explained that the site plan contains double rows of parking which will increase the footprint.

Chairman Reidelbach expressed concerns regarding the future widening of SR 154 and the impact to the taxpayers associated with the potential need for acquisition of commercial right-of-way should the front yard setback reduction be granted.

The Board voted to deny a 40-foot front yard setback reduction (from 135-feet to 95-feet) and to deny an increase in the number of parking spaces (from 37 to 73) for property located on SR 154 between Elzie Johnson Road and I-85, Newnan (Parcel # 107-6022-003) as requested in Petition # VAR 22-37 and Petition # 22-38 filed by QuickTrip Corporation.

RESULT:	DENIED [UNANIMOUS]
MOVER:	John Reidelbach, District 4 - Chairman
SECONDER:	Bill McKenzie, District 2
AYES:	Reidelbach, Poole, McKenzie, Blackburn, Smith

**13. 13959 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**

Zoning Coordinator Lisa Eschman presented 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 (Parcel # 046-5130-013) along with a recommendation of approval from the Board of Zoning Appeals. She explained that the applicants wish to construct a 12-foot x 20-foot open carport situated over an existing driveway which will locate the structure 45-feet from the front property line along Macedonia Woods Drive. In closing, she highlighted the factors considered by staff during the application process and presented two (2) conditions for consideration by the Board should they choose to grant the variance request.

The Board voted to grant a 5-foot front yard setback reduction (from 50-feet to 45-feet) for property located at 120 Macedonia Woods Drive, Newnan (Parcel # 046-5130-013) as requested in Petition # VAR 23-19 filed by George and Cristina Hamman, subject to the following conditions:

1. The proposed open carport shall not be located any closer that 45-feet from the front property line along Macedonia Woods Drive.
2. The applicant shall meet all requirements of the Building Department.

RESULT:	GRANTED [UNANIMOUS]
MOVER:	Bill McKenzie, District 2
SECONDER:	Paul Poole, District 1 - Vice Chairman
AYES:	Reidelbach, Poole, McKenzie, Blackburn, Smith

14. 13960 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

Zoning Coordinator Eschman presented Petition # VAR 23-20 filed by Jose Gallegos requesting a front yard setback variance for property located at 307 Palmetto Tyrone Road, Newnan (Parcel # 118-6080-002) along with a recommendation of denial from the Board of Zoning Appeals. She explained that the subject property consists of 1.21± acres, currently zoned *RC (Rural Conservation)*, containing a residence originally built in 1992. The applicant has constructed a 12-feet x 24-feet accessory structure 54-feet from the right-of-way along Palmetto Tyrone Road encroaching into the required 100-feet front building setback without obtaining the appropriate inspections or permits. In February 2023, the Code Enforcement Division received complaints from several adjoining property owners regarding active construction on the subject property for the structure. On February 15, 2023, a site visit was conducted by a Code Enforcement officer who verified that the structure was 90% complete. A stop work order was issued, and the property owner was advised to contact the Building Division. After several months, the applicant's daughter visited the Building Department to inquire about the building permit process. The options to rectify the situation would be to move the structure into compliance or to file for a variance. Originally, a variance application was filed on May 10, 2023 but was withdrawn on June 19, 2023 for lack of payment. On June 21, 2023, Code Enforcement issued a citation with a scheduled court hearing on July 11, 2023. This citation was abated because the applicant filed another variance application on July 6, 2023. The Zoning and Code Enforcement Divisions continue to receive complaints regarding the location of the structure and its proposed use for storage of tools and mechanical parts. 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 variance request.

In response to questions from Chairman Reidelbach Mr. Jose Gallegos (applicant) via his daughter Cassandra Gallegos explained that the accessory structure is was constructed on concrete pylons with a post in the middle; therefore, the structure sits atop the pylons and there isn't a poured foundation.

Chairman Reidelbach expressed concerns about safety because the structure was not built on a poured foundation.

Community Development Director Jon Amason explained that he feels strongly that the Coweta County Building Official would not approve construction of the structure without a poured foundation.

Assistant Community Development Director White explained that Mr. Paul Hardy (Building Official) from SAFEbuilt visited the site but did not enter the structure because it had not been permitted. He did express concerns based upon what he could see from outside the structure.

In response to a question from Commissioner Poole about whether this will

be utilized as a second home, Ms. White explained that the applicant has indicated that the lower floor will be utilized for storage of tools/equipment and the second floor will be utilized as an office.

In response to a question from Chairman Reidelbach Ms. Gallegos explained that there is no plumbing to the structure because it is a shed for storage. She further explained that the structure was placed in the front of the yard is because the backyard gets muddy and her father's truck has gotten stuck back there several times. They were told by the builder that they did not need a permit for a shed.

Chairman Reidelbach stated that he is sorry that this happened to the applicant and recommended that he meet with the builder and inform him that he (the builder) needs to meet with the Community Development team to ensure the project is done safely and properly.

The Board voted to deny a 46-foot front yard setback reduction (from 100-feet to 54-feet) for property located at 307 Palmetto Tyrone Road, Newnan (Parcel # 118-6080-002) as requested in Petition # VAR 23-20 filed by Jose Gallegos.

RESULT:	DENIED [UNANIMOUS]
MOVER:	John Reidelbach, District 4 - Chairman
SECONDER:	Bill McKenzie, District 2
AYES:	Reidelbach, Poole, McKenzie, Blackburn, Smith

15. 13995 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

The Board voted to set a Public Hearing on September 7, 2023 at 6:00 p.m. regarding Petition # REZ 23-08 filed by Angler Investments, LLC requesting to rezone property located at 3174 Hwy 16 East, Sharpsburg (Parcel # 124-1049-008).

RESULT:	PUBLIC HEARING SET [UNANIMOUS]	Next: 9/7/2023 6:00 PM
MOVER:	Bob Blackburn, District 3	
SECONDER:	Paul Poole, District 1 - Vice Chairman	
AYES:	Reidelbach, Poole, McKenzie, Blackburn, Smith	

UNFINISHED BUSINESS

16. 14011 Request Appointments to Various Boards/Authorities

The Board voted to reappoint Ms. Lisa Mitchum as the 1st District representative to the Board of Zoning Appeals for the term beginning January 1, 2024 and expiring December 31, 2026.

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

NEW BUSINESS**Bids and Contracts**

17. 14002 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

Administrator Fouts explained that at the Commission meeting held on August 22, 2017, the Board voted to execute an agreement with the State Road and Tollway Authority (SRTA) for \$1.5 million in funding from the Georgia Transportation Infrastructure Bank (GTIB) to be used toward the construction of Phase 1 of the Madras Connector. Delays in approval of the bridge design by GDOT and CSX Railroad have resulted in a shift in the construction schedule for this project. The project is currently scheduled to move to letting for construction in January of 2024. Because of the shift in the construction schedule, SRTA has agreed to an extension of the GTIB grant for construction funding for the project.

The Board voted to electronically execute the Third Amendment to an agreement with the Georgia Transportation Infrastructure Bank (GTIB) associated with construction funding of the first phase of the Madras Connector (RB13.9).

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

18. 14005 Request Approval/Execution of an Amendment to an Agreement with Empower

Administrator Fouts explained that at the Commission meeting held on May 3, 2022, the Board voted to execute an agreement with Empower to provide third-party administrative (TPA) and custodial services for the Salary Deferral Plan and Employee Matching Plan to be effective December 16, 2022. The transition is complete, but staff noted a minor error in the Master Services Agreement. The third-party administration fees charged by Empower should be paid directly by the County. The Agreement states that they would be taken from the participant accounts each quarter. This amendment revises the fee section to be consistent with direct payment by the County and Empower will credit the fees back to the participants.

The Board Voted to execute an amendment to the Master Services agreement with Empower regarding direct payment of fees associated with third-party administrative fees for the Defined Contribution (DC) retirement plan.

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

19. 14003 Request Approval to Renew Lease for Space Utilized by the Department of Veterans' Services

Administrator Fouts explained that the lease agreement with the State Properties Commission (SPC) associated with space utilized by the Department of Veterans Service now located at 87 Newnan Station Drive expired on June 30, 2023. The terms of the original lease provide the tenant with an option to extend said term for five (5) successive one-year periods. Staff has received a request from SPC to

exercise the first one-year lease renewal option for the term beginning July 1, 2023 and expiring June 30, 2024.

The Board voted to approve a request from the Georgia State Properties Commission (SPC) to exercise the first of five (5) lease renewal options associated with space located at 87 Newnan Station Drive utilized by the Department of Veterans' Services for the term beginning July 1, 2023 and expiring June 30, 2024.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Al Smith, District 5
SECONDER:	Bill McKenzie, District 2
AYES:	Reidelbach, Poole, McKenzie, Blackburn, Smith

20. 14004 Bid Awards for Phase 1A of the Tornado Tree Program

Administrator Fouts explained that Coweta County established a tree removal project to assist citizens who were affected by the tornado in March 2021 with damaged trees that are still standing on their property. The Board approved Phase 1 of the project earlier this year which was very successful. Because the County had additional funds remaining from the Georgia Emergency Management and Homeland Security Agency (GEMA/HS), the Board subsequently approved Phase 1A that includes properties located in the City of Newnan as well as those located in the county that are located within the tornado tract. The Coweta County Emergency Management Agency (EMA) and Code Enforcement with assistance from several city staff members have accepted and verified 281 applications. The 281 addresses were placed in ten (10) zones based upon eligibility and staff received bids for all zones from three (3) contractors to perform removal of just over 1,000 trees. Staff is recommending that the Board retain two (2) contractors based upon a low bid basis per zone. Additionally, because the remaining GEMA funds will be expended staff recommends that the Board obligate an additional \$396,200 of American Rescue Plan Act (ARPA) funds to accommodate this bid.

The Board voted to retain the following companies, on a lowest and best bid basis per zone totaling \$1,151,300.00, to perform tree removal services associated with Phase 1A of the Tornado Tree Assistance program and to obligate \$396,200 of American Rescue Plan Act (ARPA) funds for this project in addition to the Georgia Emergency Management and Homeland Security Agency funds available (\$755,100):

- Zone 1 - White Meadows Tree Service (\$84,600)
- Zone 2 - White Meadows Tree Service (\$152,000)
- Zone 3 - Boss Tree Service (\$95,500)
- Zone 4 - Boss Tree Service (\$104,300)
- Zone 5 - Boss Tree Service (\$133,000)
- Zone 6 - Boss Tree Service (\$130,500)
- Zone 7 - Boss Tree Service (\$177,000)
- Zone 8 - White Meadows Tree Service (\$97,900)
- Zone 9 - Boss Tree Service (\$109,000)
- Zone 10 - Boss Tree Service (\$67,500)

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Paul Poole, District 1 - Vice Chairman
SECONDER: Bob Blackburn, District 3
AYES: Reidelbach, Poole, McKenzie, Blackburn, Smith

Additional Action Items

21. 13985 Request Approval/Execution of a Local Maintenance Improvement Grant Application for 2024 - Districts 1, 2, 3, 4 and 5

Administrator Fouts explained that the Georgia Department of Transportation (GDOT) is accepting applications for the FY 2024 Local Maintenance and Improvement Grants (LMIG) for use by local governments to maintain and improve roads and streets that are a part of the public road system. The grant amount that is available to Coweta County for FY 2024 is \$1,789,054.84. A minimum match of 30% of the grant amount (\$536,716.45 funded through SPLOST) is required as a condition of receiving the grant funds.

The Board voted to execute the 2024 Local Maintenance and Improvement Grant (LMIG) application to be submitted to the Georgia Department of Transportation (GDOT) for grant proceeds that will be utilized toward the maintenance and resurfacing of various County roadways.

RESULT: **EXECUTED [UNANIMOUS]**
MOVER: Bob Blackburn, District 3
SECONDER: Paul Poole, District 1 - Vice Chairman
AYES: Reidelbach, Poole, McKenzie, Blackburn, Smith

22. 13318 Request to Set a Public Hearing on September 7, 2023 Regarding the Proposed Fiscal Year 2024 Budget

The Board set a Public Hearing on September 7, 2023 at 6:00 p.m. regarding the proposed Fiscal Year 2024 budget.

RESULT: **PUBLIC HEARING SET [UNANIMOUS]** **Next: 9/7/2023 6:00 PM**
MOVER: Bob Blackburn, District 3
SECONDER: Paul Poole, District 1 - Vice Chairman
AYES: Reidelbach, Poole, McKenzie, Blackburn, Smith

23. 14006 Request from the Town of Moreland for Assistance with Installation of Poles - District 2

Administrator Fouts explained that staff has received a request from the Town of Moreland for assistance with installation of two (2) poles for digital speed limit signs on Hwy 29 within the town limits.

The Board voted to provide labor and equipment to assist the Town of Moreland with installation of two (2) poles for digital speed limit signs on Hwy. 29 within the town limits.

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

24. 13979 Request Approval to Utilize Various County Roads During the "One Love Century" Bike Ride Event

Administrator Fouts explained that this is the 18th year that the "One Love Century" will be hosting a bike ride to benefit youth bike related charities. The ride starts/ends at Creekside High School in South Fulton County and is permitted through the City of Chattahoochee Hills. The event consist of a 62-mile route and a 101-mile route and a number of roads within Coweta County are requested to be utilized (District 2).

Chairman Reidelbach expressed concerns regarding cyclists riding 3, 4, 5 abreast. This is a safety hazard for the cyclists as well as motor vehicles and he asked that participants ride in single file for safety and respect to motor vehicles.

In response to a question from Commissioner McKenzie, Administrator Fouts explained that the Sheriff's Office does review these applications and provides enforcement based upon the availability of patrol units. Staff will ask Events Director Tray Baggarly to convey the Board's concerns and requests to the event organizers.

The Board voted to approve a request to utilize various County roads for the "One Love Century" Bike Ride on Saturday, September 2, 2023 beginning at 8:00 a.m.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Bill McKenzie, District 2
SECONDER:	Bob Blackburn, District 3
AYES:	Reidelbach, Poole, McKenzie, Blackburn, Smith

PUBLIC COMMENT (Items Not on the Agenda)

Public Comments Regarding Items Not on the Agenda

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

The following individuals addressed the Board regarding their beliefs that the current voting machines (ballot marking devices/BMDs) are vulnerable, unfair/unsecure elections, lack of voter confidence/mistrust, election anomalies, outside interference, election integrity, corruption resulting from the last election, votes that did not get counted, expenses associated with the machines, impracticality of the machines, inaccurate tabulations, lack of proper auditing procedures, the need for hand-counted paper ballots, and the deadline approaching to switch to paper ballots for the November election.

Mr. Jared Craig, Line Creek Court, Sharpsburg

Ms. Linda Menk, Avondale Circle, Newnan

Mr. Mike Nixon, Lawn Market, Sharpsburg

Ms. Paula Plonk, The Boulevard, Newnan

Mr. Ed Palmer, Gray Girls Road, Senoia

Mr. Mark Hines, Carl Williams Road, Senoia

Mr. Maxwell Britton, Marion Beavers Road, Sharpsburg

Mr. Christopher Campbell, Genesee Point, Newnan, addressed the Board regarding code inspections conducted in Coweta County. He explained that he has expressed concerns to Community Development Director Jon Amason and Administrator Michael Fouts regarding homes in the county passing structural and environmental inspections without meeting the minimum regulatory requirements. He further explained that his home passed all required inspections in February 2023, however, in March 2023, combustible materials were found in contact with chimney pipes, the HVAC system had yet to be completed, and permanent vegetation/required soil surfaces were not covered (or appropriate bonds supplied) after final inspection. He asked that the Board consider review of the team performing inspections.

Mr. Eric Dougherty, Genesee Point, Newnan, expressed concerns with shortfalls in inspections performed at his home and several other homes located in Genesee Subdivision and requested a review of the team performing inspections.

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 Reidelbach, Commissioner Poole, Commissioner Blackburn, Commissioner Smith, and Commissioner McKenzie. Staff members in attendance included Administrator Fouts, and County Clerk Zerangue.

Public Works Director Tod Handley, Community Development Director Jon Amason, and Assistant Community Development Director Ben Sewell were also in attendance to discuss litigation issues.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Bob Blackburn, District 3
SECONDER:	Al Smith, District 5
AYES:	Reidelbach, Poole, McKenzie, Blackburn, 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:	John Reidelbach, District 4 - Chairman
SECONDER:	Bob Blackburn, District 3
AYES:	Reidelbach, Poole, McKenzie, Blackburn, 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:	Bob Blackburn, District 3
SECONDER:	Bill McKenzie, District 2
AYES:	Reidelbach, Poole, McKenzie, Blackburn, Smith

PERSONNEL ACTION

Motion To: **Approve a Personnel Action as Discussed in Executive Session**

The Board voted to approve a personnel action as discussed in Executive Session.

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

ADJOURNMENT

Motion To: **Adjourn**

The Board voted to adjourn the meeting.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Bill McKenzie, District 2
SECONDER:	Bob Blackburn, District 3
AYES:	Reidelbach, Poole, McKenzie, Blackburn, Smith