



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, July 27, 2021

6:00 PM

Commission Chambers

~ Minutes ~

COWETA COUNTY BOARD OF COMMISSIONERS

Call to Order

Attendee Name	Title	Status	Arrived
Bob Blackburn	District 3 - Chairman	Present	
Tim Lassetter	District 2 - Vice Chairman	Present	
Paul Poole	District 1	Present	
John Reidelbach	District 4	Present	
Al Smith	District 5	Present	
Michael Fouts	County Administrator	Present	
Eddie Whitlock	Associate Administrator	Present	
Kelly Mickle	Assistant Administrator	Absent	
Nathan Lee	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 July 27, 2021.

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 just outside the Chambers.

REGULAR SESSION

APPROVAL OF MINUTES

1. **Minutes of Tuesday, July 13, 2021**

The Board voted to approve the minutes from the Public Hearing/Regular Meeting Session held on July 13, 2021.

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

CONSENT AGENDA

2. 10394 Confirm Execution of a Revised Lease Agreement for Space Utilized by the Department of Juvenile Justice

The Board voted to confirm execution of a revised lease agreement with the Georgia State Properties Commission for property located at 78 Greenville Street utilized by the Department of Juvenile Justice for the term beginning July 1, 2021 and expiring June 30, 2022.

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

3. 10398 Confirm Execution of a Merchant Agreement with Wells Fargo Associated with EMS Billing

The Board voted to confirm execution of a Merchant Agreement with Wells Fargo associated with the implementation of EMS billing by Digitech that was previously approved on June 15, 2021.

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

SUPPLEMENTAL AND NON-AGENDA ITEMS

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

The Board voted to approve the addition of two (2) Non-Agenda items for discussion as presented by staff.

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

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

4. Motion To: **9351 : Proposed Abandonment of Oak Lane**

Administrator Fouts explained that staff received a request from one of the owners of properties currently served by Oak Lane to officially abandon this roadway. Oak Lane is a dead-end gravel roadway, 800 feet in length, located off Poplar Road that currently serves twelve (12) lots with (10) of these being owned by the owner/developer requesting the abandonment. The developer has also indicated that he is in negotiations to purchase the two (2) lots that he does not own. The

developer would be required to provide an access and utility easement for those two (2) lots until such time that negotiations and acquisition can be completed.

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

The Board voted to close the Public Hearing regarding a proposed abandonment of Oak Lane.

RESULT: PUBLIC HEARING CLOSED [UNANIMOUS]

MOVER: Tim Lassetter, District 2 - Vice Chairman

SECONDER: Al Smith, District 5

AYES: Blackburn, Lassetter, Poole, Reidelbach, Smith

9351 Public Hearing Regarding a Proposed Abandonment of Oak Lane - 5th District

The Board voted to abandon Oak Lane beginning at the northern right-of-way line of Poplar Road and extending to the north for a distance of 800± feet to the dead end.

RESULT: APPROVED [UNANIMOUS]

MOVER: Al Smith, District 5

SECONDER: Paul Poole, District 1

AYES: Blackburn, Lassetter, Poole, Reidelbach, Smith

5. Motion To: **8266 : 012-21 - Preston at Oak Hill - Rezoning**

Assistant Community Development Director Angela White presented Petition # 012-21 filed by Preston at Oak Hill requesting to rezone property located at 1018 Sullivan Road, Newnan (Parcel # 109-6005-012) from *RC (Rural Conservation)* to *C-6 (Commercial Minor Shopping District)*. She explained that the subject property consists of 3.26± acres lying within the Quality Development Corridor District (QDCD) and the applicant is proposing to develop retail/professional office buildings. She further explained that the site plan indicates a 1.5± acre lot incorporating a proposed 12,000 square foot professional building with the primary drive access off Sullivan Road. A proposed 20,000 square foot retail building will be situated on a 1.75± acre lot with a right-in/right-out driveway access along SR 34. Shared access is proposed internally between the lots with connectivity to the Oak Hill Professional Park. A detention pond that will serve both lots is proposed along the eastern property line and a total of eighty-nine (89) parking spaces are indicated within the development along the front, rear, and sides of the proposed buildings. In closing, she reviewed the current zoning of properties in the surrounding areas, highlighted the factors reviewed by staff during the rezoning process, and presented six (6) conditions for consideration by the Board should they choose to approve the request.

In response to a question from Commissioner Reidelbach, Public Works Director Tod Handley explained that in similar situations the County has placed striping and signage to help mitigate the problem of traffic blocking intersections. He further explained that converting the ingress/egress at the CVS to a right-in/right-out would be a more effective solution, but it would not receive support from the property owner.

Mr. Tom Crymes, applicant representative, was present to field any questions from the Board.

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

The Board voted to close the Public Hearing regarding Petition # 012-21 filed by Preston at Oak Hill requesting to rezone property located at 1018 Sullivan Road, Newnan (Parcel # 109-6005-012) from *RC (Rural Conservation)* to *C-6 (Commercial Minor Shopping District)*.

RESULT: PUBLIC HEARING CLOSED [UNANIMOUS]

MOVER: John Reidelbach, District 4

SECONDER: Tim Lassetter, District 2 - Vice Chairman

AYES: Blackburn, Lassetter, Poole, Reidelbach, Smith

8266 Public Hearing Regarding Petition # 012-21 Filed by Preston at Oak Hill Requesting to Rezone Property Located at 1018 Sullivan Road, Newnan

The Board voted to rezone 3.26± acres located at 1018 Sullivan Road, Newnan (Parcel # 109-6005-012) from *RC (Rural Conservation)* to *C-6 (Commercial Minor Shopping District)* as requested in Petition # 012-21 filed by Preston at Oak Hill, subject to the following conditions:

1. The developer shall meet all the requirements of the Georgia Department of Transportation (GDOT).
2. All applicable requirements of Development Review/QDCD, Engineering, Building, Public Works, Fire, and the Water and Sewerage Authority shall be met unless a variance is granted through the normal procedures of *Article 28 of the Coweta County Zoning and Development Ordinance*.
3. The applicant shall comply with *Coweta County Stormwater Management, Soil Erosion and Sedimentation Control and Wetlands Protection Ordinances*.
4. Any business activity shall agree to work with the County in good faith to address any concerns, complaints related to odor, glare, noise, or similar objectionable features.
5. Lighting shall incorporate full cutoff fixtures so adjacent residential properties and roadways are not adversely affected, and to preclude glare onto or direct illumination of adjacent properties and streets.
6. Any signage must be reviewed and approved by the Community Development Department in accordance with the *Coweta County Sign Ordinance*.

RESULT: APPROVED [UNANIMOUS]

MOVER: John Reidelbach, District 4

SECONDER: Al Smith, District 5

AYES: Blackburn, Lassetter, Poole, Reidelbach, Smith

6. Motion To: **8278 : 013-21 - Kolter Group Acquisitions, LLC - Rezoning**

Assistant Community Development Director White presented Petition # 013-21 filed by Kolter Group Acquisitions, LLC requesting to rezone lots 12-17 located at the southern end of the Oak Hill Professional Park (Parcel # 109-6005-032, # 109-6005-033, # 109-6005-034, # 109-6005-035, # 109-6005-036, # 109-6005-037, and # 109-6005-038) from *O-I (Office Institutional)* to *RRCC (Residential Retirement Community and Care District)*. She explained that the subject property consists of 17.26± acres within seven (7) lots (lots 12-17 plus open space). The applicant is proposing a 43-unit residential retirement community to support an active lifestyle for individuals aged 55+ with an indoor community center, walking

trails, sitting areas, and gardens with over 4,300 square feet of open space. She further explained that in conjunction with the rezoning request, the applicant has submitted an application for a total of ten (10) variances for the subject property. She reviewed the current zoning of properties in the surrounding areas, and highlighted the factors reviewed by staff during the rezoning process. In closing, she explained that in addition to the seven (7) conditions proffered by staff, the applicant is requesting to add an eighth condition to construct an outdoor pavilion of 860 square feet or larger for the RRCC Community in lieu of the required Community Center.

In response to a question from Commissioner Smith, Ms. White explained that in the RRCC Community zoning district, the front, rear, and side setback requirement is ten (10) feet, and the applicant has filed setback variances requesting five (5) feet reductions for each.

Mr. Larry Long, applicant representative, explained that Kolter Homes is primarily an active adult community developer, currently has eighteen (18) large projects in development in the southeast, and has constructed thousands of active adult homes in the last decade. He further explained that the requested density for the proposed project is 2.9 units per acres which is low for the transitional use. A traffic study was performed and when compared to office or commercial development, traffic will be considerably less. Access to the development will be through Oak Hill Boulevard, which connects to both Hwy 34 and Sullivan Road. The development will consist of forty-three (43) total units with twenty-five (25) on lots of 50-feet in width and eighteen (18) on lots 60-feet in width. He has not received any negative feedback from the surrounding Homeowner's Associations or at a community meeting held at a nearby church. In closing, he explained the existing storm water detention pond will be updated for the development and the Oak Hill Business Park.

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

Mr. Tom Crymes, Sullivan Road, Newnan, spoke in support of the proposed rezoning expressing his belief that the development will be a great fit.

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

The following citizens spoke in opposition to the proposed rezoning citing concerns with increased traffic, high density, standing water, size and maintenance of the storm water retention pond, small lot sizes, and viewshed of the lots on Sullivan Road.

Ms. Julie Stone, Springfield Drive, Newnan

Mr. Thomas Davis, Jr., Wexford Drive, Newnan

Mr. Clint Roughton, Pecan Trace, Newnan

In rebuttal, Mr. Long explained that the existing stormwater detention pond will not increase in size, will be reformed, will have a portion moved to the northwest, and brought up to current standards. A fence will be placed along the current commercial area located to the north and along Sullivan Road to block the view. In closing, he explained that the smaller lot sizes are designed to lessen the burden of maintenance for homeowners.

In response to a question from Commissioner Poole, Public Works Director Tod Handley explained that the proposed development will not impact the Sullivan Road Improvement project that's underway.

The Board voted to close the Public Hearing regarding Petition # 013-21 filed by Kolter Group Acquisitions, LLC requesting to rezone lots 12-17 located at the southern end of the Oak Hill Professional Park (Parcel # 109-6005-032, # 109-

6005-033, # 109-6005-034, # 109-6005-035, # 109-6005-036, # 109-6005-037, and # 109-6005-038) from *O-I (Office Institutional)* to *RRCC (Residential Retirement Community and Care District)*.

RESULT: PUBLIC HEARING CLOSED [UNANIMOUS]

MOVER: Al Smith, District 5

SECONDER: Paul Poole, District 1

AYES: Blackburn, Lassetter, Poole, Reidelbach, Smith

8278 Public Hearing Regarding Petition # 013-21 Filed by Kolter Group Acquisitions, LLC Requesting to Rezone Lots 12-17 Located in the Oak Hill Professional Park, Newnan

The Board voted to rezone 17.26± acres contained within seven (7) lots (lots 12-17 plus open space) located at the southern end of the Oak Hill Professional Park (Parcel # 109-6005-032, # 109-6005-033, # 109-6005-034, # 109-6005-035, # 109-6005-036, # 109-6005-037, and # 109-6005-038) from *O-I (Office Institutional)* to *RRCC (Residential Retirement Community and Care District)*, subject to the following conditions:

1. The applicant shall meet all requirements of *Article 9A - RRCC (Residential Retirement Community and Care District)* of the *Coweta County Zoning and Development Ordinance* unless a variance is granted through the normal variance procedure.
2. The Deed Restriction and Homeowner's Association Requirements as stated in Section 96A and 97A of the *Coweta County Zoning and Development Ordinance* must be submitted to and approved by the County Attorney.
3. The applicant shall comply with all requirements of the *Coweta County Stormwater Management, Soil Erosion and Sedimentation Control, and Wetlands Protection Ordinances*.
4. All applicable requirements of the Fire, Environmental Management, and Building Departments shall be met.
5. The applicant shall install a 6-feet opaque, decorative privacy fence along the rear of the property line within the 10-feet no access easement for lots with double or reverse frontage along Sullivan Road. The decorative fence shall be constructed with either composite wood or vinyl and the final material and design must be approved by the Development Review Committee.
6. All homes shall be constructed having exterior finishes of brick, stone, cement-based siding (hardi plank or equal), or wood products such as cedar or timber frame.
7. A variety of house plans, ensuring no mass repetitions shall be utilized within the development.
8. In lieu of the required Community Center, the applicant shall construct an outdoor pavilion of 860 square feet or larger for the *RRCC Community*.

RESULT: APPROVED [UNANIMOUS]

MOVER: John Reidelbach, District 4

SECONDER: Al Smith, District 5

AYES: Blackburn, Lassetter, Poole, Reidelbach, Smith

7. Motion To: **8253 : Land Development Guidance System (LDGS), Phase 2 - Residential Planned Development Project (R-PDP)**

Community Development Director Jon Amason explained that at the Commission meeting held on July 13, 2021, the Board voted to continue the Public Hearing regarding Phase 2 of the Land Development Guidance System (LDGS) associated with the proposed Residential Planned Development Project (R-PDP) until tonight [see June 3, 2021 and July 13, 2021 Commission meeting minutes]. As discussed at the last meeting, staff recommended that the Board utilize the Comprehensive Plan Growth Priority Map to support parcels requested for rezoning. He reminded the Board that a draft of the Comprehensive Plan update will not be presented to the Board until August 10, 2021. At that time, staff will be requesting the Board's permission to transmit the draft to the State for the review process, which can take up to forty (40) days. Following review and approval by the State, the Comp Plan will then be presented to the Board for formal adoption on October 5, 2021. If the Board agrees with the proposed ordinance amendment, staff is requesting that the Board adopt it to be concurrent with the Comp Plan adoption.

Commissioner Reidelbach explained that he does not object to the proposed four (4) units per acre but expressed concerns regarding the proposed limit on lot sizes. He believes that the developer should be able to choose lot sizes.

In response to a question from Commissioner Reidelbach, Mr. Amason stated that removal of the limit on the lot sizes should still align with the Comp Plan.

In response to questions from Commissioner Lassetter, Mr. Amason explained that the latest version of the proposed ordinance amendment requires five (5) acre district size instead of ten (10), allows four (4) units per acre, and provides developers flexibility with site plans that will ultimately be presented to the Board for consideration and approval.

In response to a question from Commissioner Smith, Mr. Amason explained that the ordinance amendment will allow developers to proffer their architectural designs and that building setbacks are flexible but based upon the building codes.

Mr. Amason fielded questions from Commissioner Smith and Commissioner Poole regarding distance between homes and how those are determined, including variance requests that are occasionally presented for the Board's consideration.

Administrator Fouts explained that the proposed R-PDP zoning district is an overlay to the underlying residential zoning district; therefore, all R-PDP applications will be presented to the Board along with any proffered conditions for consideration and subsequent approval or denial.

Chairman Blackburn called for any comments regarding the proposed R-PDP ordinance amendment.

Mr. George Rosenzweig, Jackson Street, Newnan expressed his support of the proposed ordinance. He requested that the Board consider proceeding with adoption of the ordinance because those parcels that are located adjacent to a municipality (one of the criteria of the R-PDP) are not necessarily affected by the Growth Priority Map that won't be presented for adoption by the Board until October. In closing, he commended staff and the Board for their hard work.

Mr. Craig Jackson, Fox Hollow Run, Newnan expressed his support of the proposed ordinance and explained that he agrees with Mr. Rosenzweig's statements. In closing, he expressed his appreciation to staff and the Board for their time and effort.

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

The Board voted to close the Public Hearing regarding Phase 2 of the Land Development Guidance System (LDGS) associated with the proposed Residential Planned Development Project (R-PDP).

RESULT:	PUBLIC HEARING CLOSED [3 TO 2]
MOVER:	Paul Poole, District 1
SECONDER:	Al Smith, District 5
AYES:	Bob Blackburn, Tim Lassetter, John Reidelbach
NAYS:	Paul Poole, Al Smith

8253 Continuation of a Public Hearing Regarding a Draft of the Proposed Land Development Guidance System (LDGS), Phase 2 - Residential Planned Development Project (R-PDP)

Administrator Fouts explained that as presented, staff is requesting that the Board adopt the R-PDP ordinance amendment in coordination with the update to the Comprehensive Plan. The update will be presented to the Board for review on August 10, 2021 prior to submission to the State for review as the process requires. Staff does not anticipate receiving the State's approval and subsequent request for adoption of the final Comp Plan update by the Board until October.

Assistant Attorney Lee explained that the staff is concerned that a new zoning ordinance will contradict the existing Comp Plan.

In response to questions from Commissioner Lassetter and Commissioner Reidelbach, Administrator Fouts explained that should the Board choose to adopt an ordinance that only allows for R-PDP development of parcels located adjacent to municipalities, a future Public Hearing would be required after adoption of the Comprehensive Plan update to amend the ordinance in order to allow for R-PDP development in areas notated on the Growth Priority Map.

In response to a question from Commissioner Lassetter, Assistant Attorney Lee explained that the Board could adopt the ordinance and allow R-PDP development of parcels located adjacent to municipalities to be effective immediately with R-PDP development in areas notated on the Growth Priority Map to be allowed upon adoption of the final Comprehensive Plan.

Assistant Attorney Lee explained that defensibility of zoning actions taken by the Board rely on congruence with the Comprehensive Plan.

Administrator Fouts recommended that the Board remove the R-PDP development in areas notated on the Growth Priority Map from the ordinance amendment and conduct a future Public Hearing to add it to the ordinance following adoption of the Comp Plan.

In response to a question from Commissioner Reidelbach, Administrator Fouts explained that the Public Hearing on August 10, 2021 will be the final Public Hearing required prior to adoption of the Comp Plan in October (after review by the State).

In response to a question from Commissioner Poole, Assistant Attorney Lee explained that he agrees with Administrator Fouts regarding removal of the R-PDP developments within areas denoted on the Growth Priority Map. Upon adoption of the Comp Plan, the Board may schedule a future Public Hearing to consider an amendment to the ordinance to allow R-PDP developments in the Growth Priority areas.

On motion of Commissioner Reidelbach, seconded by Commissioner Lassetter, passing by a vote of 3 to 2 with Commissioner Blackburn, Commissioner Lassetter, and Commissioner Reidelbach voting in support and Commissioner Smith and Commissioner Poole voting in opposition, the Board voted to adopt the Residential Planned Development Project (R-PDP) as a zoning district overlay in Coweta County for parcels located adjacent to an incorporated municipality, consisting of a minimum five (5) acre district size, with a maximum of four (4) units per acre density, and utilizing the scoring/points methodology presented by staff.

RESULT:	ADOPTED [3 TO 2]
MOVER:	John Reidelbach, District 4
SECONDER:	Tim Lassetter, District 2 - Vice Chairman
AYES:	Bob Blackburn, Tim Lassetter, John Reidelbach
NAYS:	Paul Poole, Al Smith

REGULAR SESSION

PUBLIC COMMENT (Items on the Agenda)

Public Comments Regarding Items On the Agenda

The Chairman called for comments regarding any items on the agenda. There were none.

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

8. 8284 Recommendations Regarding Petition # ZA 017-21 Filed by Kolter Group Requesting Minimum Lot Size, Front Yard Setback, Side Yard Setback, Rear Yard Setback, Lot Width, Buffer, Street Design, Building Design, and Tree Preservation Variances for Lots 12-17 Located in the Oak Hill Professional Park

Assistant Community Development Director White presented Petition # ZA 017-21 filed by Kolter Group requesting minimum lot size, front yard, side yard, rear yard, lot width, buffer, street design, building design, and tree preservation variances for lots 12-17 located in the Oak Hill Professional Park (Parcel # 109-6005-032, # 109-6005-033, # 109-6005-034, # 109-6005-035, # 109-6005-036, # 109-6005-037, and # 109-6005-038) along with recommendations from the Board of Zoning Appeals. She explained that the subject property consists of 15.19± acres within seven (7) lots (lots 12-17 plus open space) at the southern end of the Oak Hill Professional Park currently zoned *RRCC (Residential Retirement Community and Care District)*. The applicant is proposing a 43-unit residential retirement community with an indoor community center, walking trails, sitting areas, and gardens with over 4,300 square feet of open space. With the proposed retirement community design, the applicant is requesting a total of ten (10) variances. In closing, she highlighted the factors considered by staff during the application process and asked the Board to consider each variance request individually.

RESULT:	PRESENTED
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Motion To: **Minimum Lot Size Variance**

Assistant Community Development Director White explained that the applicant is requesting to reduce the minimum lot size from the required 8,500 square feet to 6,500 square feet, and the Board of Zoning Appeals voted to recommend that the Board of Commissioners grant this request, subject to one (1) condition.

The Board voted to grant a 2,000 square feet minimum lot size reduction (from 8,500 square feet to 6,500 square feet) for lots 12-17 located in the Oak Hill Professional Park (Parcel # 109-6005-032, # 109-6005-033, # 109-6005-034, # 109-6005-035, # 109-6005-036, # 109-6005-037, and # 109-6005-038) as requested in Petition # ZA 017-21 filed by Kolter Group, subject to the following condition:

1. The minimum lot size shall be no smaller than 6,500 square feet.

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

Motion To: **Front Yard Setback Variance**

Assistant Community Development Director White explained that the applicant is requesting to reduce the minimum front yard setback on Sullivan Road from the required 100-feet to 50-feet with a 6-foot privacy fence along the rights-of-way and is requesting to reduce the required 40-feet on *RRCC* streets to 20-feet. The Board of Zoning Appeals voted to recommend that the Board of Commissioners grant these requests, subject to three (3) conditions.

Commissioner Poole expressed concerns with the proffered condition requiring the property owners to maintain the privacy fence. He expressed his belief that the Homeowner's Association would be better for that task.

The Board voted to grant a 50-foot front yard setback reduction (from 100-feet to 50-feet) with a 6-foot privacy fence along the rights-of-way of Sullivan Road, and to grant a 20-foot front yard setback reduction (from 40-feet to 20-feet) on the *RRCC* streets for lots 12-17 located in the Oak Hill Professional Park (Parcel # 109-6005-032, # 109-6005-033, # 109-6005-034, # 109-6005-035, # 109-6005-036, # 109-6005-037, and # 109-6005-038) as requested in Petition # ZA 017-21 filed by Kolter Group, subject to the following conditions:

1. The front setback facing Sullivan Road will be a minimum of 50-feet with a 6-foot privacy fence.
2. The 6-foot privacy fence shall stay in good working order/condition and shall be replaced by the Homeowner's Association if it becomes damaged or at the County's discretion.
3. The front setback within the *RRCC* development shall be a minimum of 20-feet.

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

Motion To: **Side Yard Setback Variance**

Assistant Community Development Director White explained that the applicant is requesting to reduce the minimum side yard setback from the required 10-feet to 5-feet, and the Board of Zoning Appeals voted to recommend that the Board of Commissioners grant this request, subject to one (1) condition.

The Board voted to grant a 10-foot side yard setback reduction (from 10-feet to 5-feet) for lots 12-17 located in the Oak Hill Professional Park (Parcel # 109-6005-032, # 109-6005-033, # 109-6005-034, # 109-6005-035, # 109-6005-036, # 109-6005-037, and # 109-6005-038) as requested in Petition # ZA 017-21 filed by Kolter Group, subject to the following condition:

1. The minimum side yard setback reduction shall not exceed the requested 5-feet.

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

Motion To: **Rear Yard Setback Variance**

Assistant Community Development Director White explained that the applicant is requesting to reduce the minimum rear yard setback from the required 40-feet to 20-feet, and the Board of Zoning Appeals voted to recommend that the Board of Commissioners grant this request, subject to one (1) condition.

The Board voted to grant a 20-feet rear yard setback reduction (from 40-feet to 20-feet) for lots 12-17 located in the Oak Hill Professional Park (Parcel # 109-6005-032, # 109-6005-033, # 109-6005-034, # 109-6005-035, # 109-6005-036, # 109-6005-037, and # 109-6005-038) as requested in Petition # ZA 017-21 filed by Kolter Group, subject to the following condition:

1. The rear yard setback shall not exceed the requested 20-feet reduction.

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

Motion To: **Minimum Lot Width Variance**

Assistant Community Development Director White explained that the applicant is requesting to reduce the minimum lot width from the required 60-feet to 50-feet, and the Board of Zoning Appeals voted to recommend that the Board of Commissioners grant this request, subject to one (1) condition.

The Board voted to grant a 10-feet minimum lot width reduction (from 60-feet to 50-feet) for lots 12-17 located in the Oak Hill Professional Park (Parcel # 109-6005-032, # 109-6005-033, # 109-6005-034, # 109-6005-035, # 109-6005-036, # 109-6005-037, and # 109-6005-038) as requested in Petition # ZA 017-21 filed by Kolter Group, subject to the following condition:

1. The lot width reduction shall not exceed the requested 10-feet.

RESULT: **GRANTED [3 TO 2]**
MOVER: John Reidelbach, District 4
SECONDER: Tim Lassetter, District 2 - Vice Chairman
AYES: Bob Blackburn, Tim Lassetter, John Reidelbach
NAYS: Paul Poole, Al Smith

Motion To: **Buffer Variance**

Assistant Community Development Director White explained that the applicant is requesting to eliminate the required 50-feet buffer between lots 11 and 12 with lot 11 remaining in the *O-I (Office Institutional)* zoning district, and the Board of Zoning Appeals voted to recommend that the Board of Commissioners grant this request, subject to three (3) conditions.

The Board voted to grant a 50-feet buffer reduction (from 50-feet to 0-feet) between lots 11 and 12 located in the Oak Hill Professional Park as requested in Petition # ZA 017-21 filed by Kolter Group, subject to the following conditions:

1. A 50-foot buffer shall be met along all *RC (Rural Conservation)* subdivisions including the Wexford and Springfield subdivisions as noted on the Conceptual Site Plan.
2. As proffered by the applicant, the 6-foot privacy fence shall be installed, remain in good working order/condition, and be replaced by the Homeowner's Association if it becomes damaged or at the County's discretion.
3. The 6-foot privacy fence shall be provided along the *O-I (Office Institutional)* zoning as well as along the *C-6 (Minor Commercial Shopping)* zoning.

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

Motion To: **Street Design Variance - Cul-de-Sac**

Assistant Community Development Director White explained that the applicant is requesting to eliminate the cul-de-sac. Because this will create a dead-end street inside the development, the dead-end street must meet the requirements of the International Fire Code (IFC) section 503.2.5 and not exceed a distance of 150-feet from the nearest intersection. The Board of Zoning Appeals voted to recommend that the Board of Commissioners grant this request, subject to one (1) condition.

The Board voted to grant elimination of the cul-de-sac for lots 12-17 located in the Oak Hill Professional Park (Parcel # 109-6005-032, # 109-6005-033, # 109-6005-034, # 109-6005-035, # 109-6005-036, # 109-6005-037, and # 109-6005-038) as requested in Petition # ZA 017-21 filed by Kolter Group, subject to the following condition:

1. The street design shall meet all applicable requirements of the Fire Marshal and Public Works Director.

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

Motion To: **Street Design Variance - Right-of-Way Widths**

Assistant Community Development Director White explained that the applicant is requesting to reduce the right-of-way along the streets of the Oak Hill development from the required 50-feet to 36-feet to place pedestrian sidewalks 5-feet behind the back of the curb with all utilities and sidewalks placed within a 12-foot utility and sidewalk easement behind the proposed right-of-way. The Board of Zoning Appeals voted to recommend that the Board of Commissioners grant this request, subject to three (3) conditions.

The Board voted to grant a 14-foot right-of-way reduction (from 50-feet to 36-feet) for lots 12-17 located in the Oak Hill Professional Park (Parcel # 109-6005-032, # 109-6005-033, # 109-6005-034, # 109-6005-035, # 109-6005-036, # 109-6005-037, and # 109-6005-038) as requested in Petition # ZA 017-21 filed by Kolter Group, subject to the following conditions:

1. The recorded final plat and the Homeowner's Association covenants shall state that the maintenance of sidewalks shall be the responsibility of the Homeowner's Association.
2. The front building setback line shall remain 20-feet for all lots that front on streets with right-of-way widths less than 50-feet.

3. There shall be a 12-foot sidewalk and utility easement at the edge of the right-of-way line for all streets with right-of-way less than 50-feet in width.

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

Motion To: **Building Design Standards Variance**

Assistant Community Development Director White explained that the applicant is requesting that the following design standards be a purchase option instead of a requirement:

- Step free feature to at least one (1) entrance to the unit
- Thirty-six (36) inch wide, clear passage doorways throughout the unit
- Wheelchair, step free access to the following areas at a minimum:
 - Kitchen
 - Dining area
 - Entertainment areas (i.e. living room/den, great room, etc.)
 - At least one (1) bedroom
 - At least one (1) full bathroom
 - Laundry room with washer/dryer connection
- Installation of full sheets of ¾-inch plywood, blocking and/or its equivalent in all bathrooms to allow for future installation of grab bars, if necessary

Ms. White further explained that the Board of Zoning Appeals voted to recommend that the Board of Commissioners deny the building standards variance except for the following:

1. 36-inch doors may be reduced to thirty-two (32) inches, provided all thirty-two (32)-inch openings have a 5-foot radius.

Commissioner Reidelbach explained that he agrees with the applicant that design standards should be a purchase option and not a required condition of the variance.

Commissioner Poole expressed concerns with allowing 32-inch door openings in an RRCC development and expressed his belief that the 36-inch door openings should be a standard safety feature.

Commissioner Lassetter agreed that purchasers should have the option to add design features instead of making them a requirement.

The Board voted to grant building standards variances for lots 12-17 located in the Oak Hill Professional Park (Parcel # 109-6005-032, # 109-6005-033, # 109-6005-034, # 109-6005-035, # 109-6005-036, # 109-6005-037, and # 109-6005-038) as requested in Petition # ZA 017-21 filed by Kolter Group, subject to the following condition:

1. The building design standards shall be placed in the purchase contract as options for the purchaser.

RESULT: **GRANTED [3 TO 2]**
MOVER: John Reidelbach, District 4
SECONDER: Tim Lassetter, District 2 - Vice Chairman
AYES: Bob Blackburn, Tim Lassetter, John Reidelbach
NAYS: Paul Poole, Al Smith

Motion To: **Tree Preservation Variance**

Assistant Community Development Director White explained that the applicant is requesting a tree preservation variance because it will be difficult to incorporate all required trees (required by current Ordinances) on the reduced lot size (from 8,500 to 6,500) when the home is large and the yard is small. She further explained that the applicant has proffered to meet all caliper tree inches within the lots and open space of the residential development. The Board of Zoning Appeals voted to recommend that the Board of Commissioners grant this request, subject to two (2) conditions.

The Board voted to grant a tree preservation variance for lots 12-17 located in the Oak Hill Professional Park (Parcel # 109-6005-032, # 109-6005-033, # 109-6005-034, # 109-6005-035, # 109-6005-036, # 109-6005-037, and # 109-6005-038) as requested in Petition # ZA 017-21 filed by Kolter Group, subject to the following conditions:

1. The developer shall incorporate all caliper tree inches within the lots and/or open space of the residential development.
2. Trees within the open space shall be the responsibility of the Homeowner's Association and shall be maintained and/or replaced if diseased/deceased.

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

9. 9342 Recommendation Regarding Petition # AN 003-21 Filed by Rising Star 41, LLC Proposing to Annex Property Located North of Haralson at Ga Hwy 85 and Rising Star Road Into the Town of Haralson

Assistant Community Development Director White presented Petition # AN 003-21 filed by Rising Star 41, LLC requesting to annex 27.31± acres located north of the Town of Haralson at GA Hwy 85 and Rising Star Road [previously known as 680 Rising Star Road (Parcel # 165-1267-003)] into the Town of Haralson. She explained that the applicant is requesting the Town of Haralson's *R-40 (Residential)* zoning and for the Town of Haralson to rezone an adjacent 13.64± acres parcel (currently zoned *General Commercial*). In combination, the proposed development (40.95± acres) will accommodate twenty-nine (29) residential lots. The conceptual site plan indicates that there are soil issues that the developer is addressing thus impacting the density of the *R-40 (Residential)* zoning versus site possibilities. She further explained that the County may object to the annexation because of a material increase in burden upon the County directly related to any one or more of the following:

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

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

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

Upon review, staff has determined that there is a substantial change in intensity of the allowable use of the property. Coweta County provides one (1) unit per five (5) acres under the *RC (Rural Conservation)* zoning District. This proposal provides for one (1) unit per 1.4 acres including incorporation of the soil issues associated with the property. In addition, the County Planner denotes that the proposed development differs substantially with a significant increase in zoning and land use. With such, the increase in density would be seen in the area's physical landscape, need for urban services, and transportation network. Therefore, based upon staff comments and O.C.G.A. 36-36-113, the Community Development Department submits findings supporting an objection to the annexation as presented.

The Board voted not to file an intent to object to a proposed annexation of 27.31± acres (as filed by Rising Star, LLC in Petition # AN 003-21) located north of the Town of Haralson at GA Hwy 85 and Rising Star Road, previously known as 680 Rising Star Road (Parcel # 165-1267-003) into the Town of Haralson.

RESULT:	NO INTENT TO OBJECT [UNANIMOUS]
MOVER:	Al Smith, District 5
SECONDER:	Paul Poole, District 1
AYES:	Blackburn, Lassetter, Poole, Reidelbach, Smith

10. 9375 Recommendation Regarding Petition # AN 004-21 Filed by Minnie Sewell LLC Proposing to Annex Property Located on Minnie Sewell Road Into the City of Grantville

Assistant Community Development Director White presented Petition # AN 004-21 filed by Minnie Sewell, LLC requesting to annex 198.56± acres located off Minnie Sewell Road, south of the City of Grantville (Parcel # 055-2027-004) into the City of Grantville. She explained that the applicant is requesting the City of Grantville's *GI (General Industrial)* zoning but has not submitted a conceptual site plan or written details for the proposed use. The County Attorney has advised that because the law, as written is vague, the County must proceed with review and response. The property was submitted in 2007 for annexation but was withdrawn before being considered by the Board. In addition, staff is aware that property located in Meriwether County is involved in the project and stated that Meriwether County had not objected. She further explained that the County may object to an annexation because of a material increase in burden upon the County directly related to any one or more of the following:

1. Substantial change in zoning or land use
2. Substantial increase in density

3. Substantial infrastructure demands related to the proposed change in zoning or land use

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

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

Upon review, staff has determined that there is a substantial change in intensity of the allowable use as the property is currently zoned *RC (Rural Conservation)*, yet the City of Grantville is proposing their *G-I (General Industrial)* zoning. In addition, the proposed zoning differs substantially from the existing uses suggested for the property pursuant to the County's Zoning Ordinance and Land Use Ordinances. Staff also notes concern for the proposed industrial district alongside residential properties without any conceptual site plan to evaluate the development against the remaining county residents. Therefore, based upon staff comments and O.C.G.A. 36-36-113, the Coweta County Community Development Department submits findings in support of an objection to the annexation as presented. Should the Board choose not to file an intent to object, staff requests that the City of Grantville incorporate the following during the annexation process:

1. A 100-foot undisturbed natural buffer is provided along the property lines abutting unincorporated residential zoned properties.

The Board voted not to file an intent to object to a proposed annexation of 198.56± acres (as filed by Minnie Sewell, LLC in Petition # AN 004-21) located off Minnie Sewell Road, south of the City of Grantville (Parcel # 055-2027-004) into the City of Grantville along with the following recommendation:

1. The City of Grantville provide for a 100-foot undisturbed natural buffer along the property lines abutting unincorporated residential zoned properties.

RESULT:	NO INTENT TO OBJECT [UNANIMOUS]
MOVER:	Tim Lassetter, District 2 - Vice Chairman
SECONDER:	Paul Poole, District 1
AYES:	Blackburn, Lassetter, Poole, Reidelbach, Smith

11. 9340 Request to Set a Public Hearing on August 24, 2021 Regarding Petition # 014-21 Filed by Ramuju, LLC Requesting to Rezone Property Located at 869 Poplar Road, Newnan

The Board voted to set a Public Hearing on August 24, 2021 at 6:00 p.m. regarding Petition # 014-21 filed by Ramuju, LLC requesting to rezone 1.82± acres located at 869 Poplar Road, Newnan (Parcel # 099-2004-094) from *RC (Rural Conservation)* to *C-4 (Commercial Service District)*.

RESULT: PUBLIC HEARING SET [UNANIMOUS] Next: 8/24/2021 6:00 PM
MOVER: Al Smith, District 5
SECONDER: Paul Poole, District 1
AYES: Blackburn, Lassetter, Poole, Reidelbach, Smith

12. 9341 Request to Set a Public Hearing on August 24, 2021 Regarding Petition # 015-21 Filed by Nicholas Roadman Requesting to Rezone Property Located at 115 Yorkshire Place, Newnan

Assistant Community Development Director White explained that staff received a request from the applicant to withdraw a request to set a Public Hearing regarding Petition # 015-21 filed by Nicholas Roadman requesting to rezone property located at 115 Yorkshire Place, Newnan prior to tonight's meeting.

The Board voted to approve withdrawal of Petition # 015-21 filed by Nicholas Roadman requesting to rezone property located at 115 Yorkshire Place, Newnan (Parcel # W09-111) as requested by the applicant prior to the meeting.

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

UNFINISHED BUSINESS

13. 9374 Request Appointments to Various Boards/Authorities

No action was taken by the Board regarding appointments to various boards/authorities.

RESULT: NO ACTION TAKEN

NEW BUSINESS

Bids and Contracts

14. 10397 Request Approval/Execution of a Real Estate Sales Contract Associated with Property Located at 87 Newnan Station Drive

The Board voted to execute a Real Estate Sales Contract with American Multi-Cinema, Inc in the amount of \$2,150,000 associated with property located at 87 Newnan Station Drive, Newnan, Georgia.

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

15. 10381 Bid Award Associated with Enforcement of Ordinance Regulating Rank Plant Growth and Trash Accumulation for Property Located at 504 Roscoe Road, Newnan - 3rd District

The Board voted to retain TWR Lawn Service, Inc to perform cleanup of property located at 504 Roscoe Rd, Newnan (Parcel # 073A-005) at a total cost of \$400.00 and to

place a lien on said property, should it become necessary, to recoup associated costs for said services.

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

16. 10382 Bid Award Associated with Enforcement of Ordinance Regulating Rank Plant Growth and Trash Accumulation for Property Located at 138 E. Wedgewood Circle, Newnan - 5th District

The Board voted to retain TWR Lawn Service, Inc to perform cleanup of property located at 138 E. Wedgewood Circle, Newnan (Parcel # 062A-026) at a total cost of \$325.00 and to place a lien on said property, should it become necessary, to recoup associated costs for said services.

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

Additional Action Items

17. 9379 Request Approval to Submit an American Rescue Plan Act Grant Application for the Newnan-Coweta County Airport

The Board voted to approve submission of an American Rescue Plan Act (ARPA) funding grant application by the Newnan-Coweta County Airport through the Georgia Department of Transportation (GDOT) and the Federal Aviation Administration (FAA) for an allocation of \$59,000.

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

18. 10390 Request to Set a Public Hearing Regarding the Proposed 2021 Millage Rate

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. Staff recommends that the Board consider adopting the rollback rate as the 2021 millage rate. Because staff is recommending that the Board adopt the rollback rate, State law does not require the County to conduct a Public Hearing. However, to support transparency and promote public involvement, staff recommends that the Board conduct a single Public Hearing on Tuesday, August 24th at 6:00 p.m. In addition to the Public Hearing, the millage rate adoption is scheduled to take place on the same date/time. In closing, he explained that the notice of Public Hearing and the five (5) year millage rate history will be properly submitted to the legal organ (Newnan Times Herald) as required by State Law.

The Board voted to set a Public Hearing on August 24, 2021 at 6:00 p.m. regarding the proposed 2021 millage rate.

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

SUPPLEMENTAL/NON-AGENDA ITEMS

19. 10413 Request Approval to Temporarily Close a Portion of Boone Road for Filming by Thine Selves Productions, LLC - 2nd District

Commissioner Lassetter expressed concerns with allowing full closure of Boone Road on the dates requested by Thine Selves Productions, LLC. He proposed that intermittent traffic control (ITC) be allowed for all dates and times requested, but if the applicant wishes to pursue full road closure of Boone Road, they will need to explain why it is necessary at a future Commission meeting.

The Board voted to approve intermittent traffic control along Boone Road and Murphy Road on various days during the month of August for the purposes of filming by Thine Selves Productions, LLC.

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

20. Motion To: **Instruct Staff to Review Ordinances Regarding Mobile/Manufactured Homes**

Commissioner Lassetter explained that over the past year the Board has received comments from the public regarding the lack of available homes and starter homes in the county. He asked the Board to allow staff to review the County's ordinances for potential options that would allow county residents to convert their existing mobile/manufactured homes into stick-built homes with the same square footage or with a minimum 1,250 square feet, whichever is greater.

The Board voted to instruct staff to review the existing *Coweta County Code of Ordinances* to identify options that would potentially allow conversion of existing mobile/manufactured homes to stick-built residences at equal square footage or a minimum 1,250 square feet.

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

PUBLIC COMMENT (Items Not on the Agenda)

Public Comments Regarding Items Not on the Agenda

Commissioner Poole announced that Ms. Tippiie Conner has decided to resign from the Board of Health after serving for approximately twenty (20) years. He expressed his appreciation for her years of service and active commitment to serving on the Board.

Ms. Linda Medina, Elaine Drive, Newnan, expressed concerns regarding trash in the yard at 15 Elaine Drive. She stated that she has contacted Code Enforcement but has a difference of opinion from their findings and would like to see the yard cleaned up.

The following citizens expressed concerns regarding debris from construction of a park next to gravesites at the Farmer Street Cemetery (located in the City of Newnan), desecration of African American graves, preservation of historic sites, memorializing the values of the Confederacy, and lack of accessibility to the City of Newnan's Council meetings.

Mr. Joshua Weida, Lakewood Drive, Newnan,

Mr. Spencer Lewis, Ashley Park Boulevard, Newnan

Ms. Debbie Carroll, Woodbury Court, Newnan

Administrator Fouts expressed appreciation to the crews of Coweta County Public Works and Fire/Rescue for their assistance at the recent fire that occurred at the Coweta County Construction and Demolition (C&D) landfill. He specifically recognized and expressed appreciation to Public Works employees Raymond Benton and Kevin Rainwater for their quick assistance.

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

Motion To: **Enter Into Executive Session**

The Board voted to enter into Executive Session for the purposes of discussing real estate issues.

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

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

REGULAR SESSION

Motion To: **Return to Regular Session**

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

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

AFFIDAVIT

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

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

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

ADJOURNMENT

Motion To: **Adjourn**

The Board voted to adjourn the meeting.

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