

BOARD OF COUNTY COMMISSIONERS

Lee Hearn, Chairman
Edward Gibbons, Vice Chairman
Eric K. Maxwell
Charles D. Rousseau
Charles W. Oddo



FAYETTE COUNTY, GEORGIA

Steve Rapson, County Administrator
Dennis A. Davenport, County Attorney
Tameca P. Smith, County Clerk
Marlena Edwards, Chief Deputy County Clerk

140 Stonewall Avenue West
Public Meeting Room
Fayetteville, GA 30214



AGENDA

March 12, 2026
5:00 p.m.

Welcome to the meeting of your Fayette County Board of Commissioners. Your participation in County government is appreciated. All regularly scheduled Board meetings are open to the public and are held on the 2nd and 4th Thursday of each month at 5:00 p.m.

OFFICIAL SESSION:

Call to Order
Invocation and Pledge of Allegiance by Vice Chairman Edward Gibbons
Acceptance of Agenda

PROCLAMATION/RECOGNITION:

PUBLIC HEARING:

PUBLIC COMMENT:

Speakers will be given a five (5) minute maximum time limit to speak before the Board of Commissioners about various topics, issues, and concerns. Speakers must direct comments to the Board. Responses are reserved at the discretion of the Board.

CONSENT AGENDA:

1. Approval of the Board of Assessors' recommendation to approve a disposition of tax refund, as requested by Leah Sumner as agent for Anita H. Haynes, in the amount of \$5,070.99 for tax year 2025. (pages 3-4)
2. Approval of the Board of Assessors' recommendation to approve a disposition of tax refund, as requested by Thomas H. McMeekin, in the amount of \$6,076.81 for tax year(s) 2023 and 2024. (pages 5-6)
3. Approval of the Board of Assessors' recommendation to approve a disposition of tax refund, as requested by Loretta Simpson, in the amount of \$6,176.93 for tax year(s) 2023, 2024, and 2025. (pages 7-8)
4. Approval of the Board of Assessors' recommendation to approve a disposition of tax refund, as requested by the Board of Assessors for Corey Treaster, in the amount of \$253.34 for tax year 2025. (pages 9-10)
5. Approval to close McCurry Park North on November 14, 2026, from 7:00 a.m. to 12:00 p.m. for the TJ Thomas Jefferson Foundation 5K to raise awareness regarding Prostrate Cancer and raise funds for their foundation to continue servicing the communities of Fayette and Coweta. (pages 11-31)

6. Approval of the February 26, 2026, Board of Commissioners Meeting Minutes (pages 32-44).

OLD BUSINESS:

NEW BUSINESS:

7. Request to approve a Memorandum of Agreement with the Georgia Soil and Water Conservation Commission allowing for the Fayette County Elections and Registration to act as Superintendent of Elections for the election of county contest for Georgia Soil and Water Commission. (pages 45-48)
8. Request to award Contract #26089-B: Thin Lift-Flexgard Overlay System, to Blount Construction Company, Inc. in the amount of \$431,294.82. (pages 49-51)

ADMINISTRATOR'S REPORTS:

- A. Contract #2018-P: Public Works engineer of Record; Task Order #54: 178 Crabapple Lane; Change Order #1: Environmental Support Services [Revision 1] (pages 52-56)
- B. Contract #26076-A: 911 Fiber Extension Project (page 57)
- C. Contract #26085-A: FY26 Crack Sealing Project (pages 58-59)

ATTORNEY'S REPORTS:

COMMISSIONERS' REPORTS:

EXECUTIVE SESSION:

ADJOURNMENT:

COUNTY AGENDA REQUEST

Department:

Presenter(s):

Meeting Date:

Type of Request:

Wording for the Agenda:

Approval of the Board of Assessors' recommendation to approve a disposition of tax refund, as requested by Leah Sumner, as agent for Anita H. Haynes, in the amount of \$5,070.99 for tax year 2025.

Background/History/Details:

When a taxpayer believes that an error has occurred, with respect to taxes paid to Fayette County on Real Estate and Personal Property tax bills, they have the right to request a refund under O.G.G.A. 48-5-380. This request is given to the Assessors' Office for review of the details. Appropriate recommendation(s) are then forwarded to the Board of Commissioners' for final consideration of said requests.

On January 27, 2026, a request for a partial refund of taxes was received for tax year 2025, made by Leah Sumner, as agent for Anita H. Haynes, for residential property parcel 07-4505-016.

The request was based on erroneous removal of the taxpayer's homestead exemption. Taxpayer is eligible under the refund statute for a refund for tax year 2025.

Board of Assessors recommends approval.

What action are you seeking from the Board of Commissioners?

Approval of the Board of Assessors' recommendation to approve a disposition of tax refund, as requested by Leah Sumner, as agent for Anita H. Haynes, in the amount of \$5,070.99 for tax year 2025.

If this item requires funding, please describe:

The funding required will be for those refund requests where the overpayment of taxes (voluntarily or involuntarily) was a direct result of property that had previously been erroneously assessed and taxes have already been collected from the taxpayer(s).

Has this request been considered within the past two years?

If so, when?

Is Audio-Visual Equipment Required for this Request?*

Backup Provided with Request?

*** All audio-visual material must be submitted to the County Clerk's Office no later than 48 hours prior to the meeting. It is also your department's responsibility to ensure all third-party audio-visual material is submitted at least 48 hours in advance.**

Approved by Finance

Reviewed by Legal

Approved by Purchasing

County Clerk's Approval

Administrator's Approval

Staff Notes:

MEMORANDUM

TO: Fayette County Board of Commissioners
FROM: Fayette County Board of Assessors
DATE: February 25, 2026
Re: Tax Refund Request – Haynes

Leah Sumner, as agent for Anita H Haynes, has requested a partial refund of taxes for tax year 2025 based on erroneous removal of her homestead exemption.

The homestead exemption was removed in error in 2025. The exemption was added back to the property for 2025 and subsequent years resulting in a refund due in the total amount of \$5,070.99.

The provisions of the refund statute were designed to enable correction of an error or illegality that exists in the record of assessment and is discovered after the payment of taxes. In this case, the homeowner's exemption was erroneously removed. Assessors' Office staff has confirmed that the property owner is eligible for the exemption and has corrected the error.

TOTAL REFUND RECOMMENDED: \$5,070.99 2025

COUNTY AGENDA REQUEST

Department:

Presenter(s):

Meeting Date:

Type of Request:

Wording for the Agenda:

Approval of the Board of Assessors' recommendation to approve a disposition of tax refund, as requested by Thomas H. McMeekin, in the amount of \$6,076.81 for tax year(s) 2023 and 2024.

Background/History/Details:

When a taxpayer believes that an error has occurred, with respect to taxes paid to Fayette County on Real Estate and Personal Property tax bills, they have the right to request a refund under O.G.G.A. 48-5-380. This request is given to the Assessors' Office for review of the details. Appropriate recommendation(s) are then forwarded to the Board of Commissioners' for final consideration of said requests.

On January 21, 2026, a request for a partial refund of taxes was made for tax years 2023 and 2024, by Thomas H. McMeekin for residential property parcel 07-3805-001.

The request was based on erroneous removal of the taxpayer's homestead exemption. Taxpayer is eligible under the refund statute for a refund for tax year(s) 2023 and 2024.

Board of Assessors recommends approval.

What action are you seeking from the Board of Commissioners?

Approval of the Board of Assessors' recommendation to approve a disposition of tax refund, as requested by Thomas H. McMeekin, in the amount of \$6,076.81 for tax year(s) 2023 and 2024.

If this item requires funding, please describe:

The funding required will be for those refund requests where the overpayment of taxes (voluntarily or involuntarily) was a direct result of property that had previously been erroneously assessed and taxes have already been collected from the taxpayer(s).

Has this request been considered within the past two years?

If so, when?

Is Audio-Visual Equipment Required for this Request?*

Backup Provided with Request?

*** All audio-visual material must be submitted to the County Clerk's Office no later than 48 hours prior to the meeting. It is also your department's responsibility to ensure all third-party audio-visual material is submitted at least 48 hours in advance.**

Approved by Finance

Reviewed by Legal

Approved by Purchasing

County Clerk's Approval

Administrator's Approval

Staff Notes:

COUNTY AGENDA REQUEST

Department:

Presenter(s):

Meeting Date:

Type of Request:

Wording for the Agenda:

Approval of the Board of Assessors' recommendation to approve a disposition of tax refund, as requested by Loretta Simpson, in the amount of \$6,176.93 for tax year(s) 2023, 2024, and 2025.

Background/History/Details:

When a taxpayer believes that an error has occurred, with respect to taxes paid to Fayette County on Real Estate and Personal Property tax bills, they have the right to request a refund under O.G.G.A. 48-5-380. This request is given to the Assessors' Office for review of the details. Appropriate recommendation(s) are then forwarded to the Board of Commissioners' for final consideration of said requests.

On January 21, 2026, a request for a partial refund of taxes was made for tax years 2022 through 2025, by Loretta Simpson for residential property parcel 07-39 -059.

The request was based on erroneous removal of the taxpayer's homestead exemption. Taxpayer is eligible under the refund statute for a refund for tax year(s) 2023, 2024, and 2025. The 2022 tax bill was paid on November 22, 2022, more than three years prior to the request for refund, and is therefore ineligible.

Board of Assessors recommends approval of the refund request for tax years 2023, 2024, and 2025. Denial of the request for 2022.

Legal has reviewed the documentation and supports recommendation of denial of the refund request for 2022.

What action are you seeking from the Board of Commissioners?

Approval of the Board of Assessors' recommendation to approve a disposition of tax refund, as requested by Loretta Simpson, in the amount of \$6,176.93 for tax year(s) 2023, 2024, and 2025.

If this item requires funding, please describe:

The funding required will be for those refund requests where the overpayment of taxes (voluntarily or involuntarily) was a direct result of property that had previously been erroneously assessed and taxes have already been collected from the taxpayer(s).

Has this request been considered within the past two years?

If so, when?

Is Audio-Visual Equipment Required for this Request?*

Backup Provided with Request?

*** All audio-visual material must be submitted to the County Clerk's Office no later than 48 hours prior to the meeting. It is also your department's responsibility to ensure all third-party audio-visual material is submitted at least 48 hours in advance.**

Approved by Finance

Reviewed by Legal

Approved by Purchasing

County Clerk's Approval

Administrator's Approval

Staff Notes:

MEMORANDUM

TO: Fayette County Board of Commissioners
FROM: Fayette County Board of Assessors
DATE: February 25, 2026
Re: Tax Refund Request – Simpson

Ms. Loretta Simpson has requested a partial refund of taxes for tax years 2022, 2023, 2024 and 2025 based on erroneous removal of her homestead exemption.

The homestead exemption was removed in error in 2018 due to marriage and name change. The exemption was added back to the property for 2023 and subsequent years resulting in a refund due in the total amount of \$6,176.93. Partial refund of the 2022 taxes is not allowable under the refund statute since the taxes were paid outside the 3-year statutory time for refund requests.

The provisions of the refund statute were designed to enable correction of an error or illegality that exists in the record of assessment and is discovered after the payment of taxes. In this case, the homeowner's exemption was erroneously removed. Assessors' Office staff has confirmed that the property owner is eligible for the exemption and has corrected the error.

TOTAL REFUND RECOMMENDED:	\$2,416.46	2025
	\$1,941.67	2024
	\$1,818.80	2023

COUNTY AGENDA REQUEST

Department:

Presenter(s):

Meeting Date:

Type of Request:

Wording for the Agenda:

Approval of the Board of Assessors' recommendation to approve a disposition of tax refund, as requested by the Board of Assessors for Corey Treaster, in the amount of \$253.34 for tax year 2025.

Background/History/Details:

When a taxpayer believes that an error has occurred, with respect to taxes paid to Fayette County on Real Estate and Personal Property tax bills, they have the right to request a refund under O.G.G.A. 48-5-380. This request is given to the Assessors' Office for review of the details. Appropriate recommendation(s) are then forwarded to the Board of Commissioners' for final consideration of said requests.

On January 23, 2026, staff of the Assessors' Office discovered that Mr. Treaster's homestead exemption had been removed in error for tax year 2025.

A request for a partial refund of taxes was initiated by the Board of Assessors, for Corey Treaster, for residential property parcel 07-1813-003.

The request was based on the erroneous removal of the taxpayer's homestead exemption. Taxpayer is eligible under the refund statute for a refund for tax year 2025

Board of Assessors recommend approval.

What action are you seeking from the Board of Commissioners?

Approval of the Board of Assessors' recommendation to approve a disposition of tax refund, as requested by the Board of Assessors for Corey Treaster, in the amount of \$253.34 for tax year 2025.

If this item requires funding, please describe:

The funding required will be for those refund requests where the overpayment of taxes (voluntarily or involuntarily) was a direct result of property that had previously been erroneously assessed and taxes have already been collected from the taxpayer(s).

Has this request been considered within the past two years?

If so, when?

Is Audio-Visual Equipment Required for this Request?*

Backup Provided with Request?

*** All audio-visual material must be submitted to the County Clerk's Office no later than 48 hours prior to the meeting. It is also your department's responsibility to ensure all third-party audio-visual material is submitted at least 48 hours in advance.**

Approved by Finance

Reviewed by Legal

Approved by Purchasing

County Clerk's Approval

Administrator's Approval

Staff Notes:

MEMORANDUM

TO: Fayette County Board of Commissioners
FROM: Fayette County Board of Assessors
DATE: February 25, 2026
Re: Tax Refund Request – Treaster

The Board of Assessors has requested a partial refund of taxes on behalf of Corey Treaster for tax year 2025 based on erroneous removal of his homestead exemption.

The homestead exemption was removed in error for tax year 2025. The exemption was added back to the property for 2025 and subsequent years resulting in a refund due in the total amount of \$253.34.

The provisions of the refund statute were designed to enable correction of an error or illegality that exists in the record of assessment and is discovered after the payment of taxes. In this case, the homeowner's exemption was erroneously removed. Assessors' Office staff has confirmed that the property owner is eligible for the exemption and has corrected the error.

TOTAL REFUND RECOMMENDED: \$253.34 2025

COUNTY AGENDA REQUEST

Department:

Presenter(s):

Meeting Date:

Type of Request:

Wording for the Agenda:

Approval to close McCurry Park North on November 14, 2026, from 7:00 a.m. to 12:00 p.m. for the TJ Thomas Jefferson Foundation 5K, to raise awareness regarding Prostrate Cancer and raise funds for their foundation to continue servicing the communities of Fayette and Coweta.

Background/History/Details:

The TJ Thomas Jefferson Foundation, in conjunction with their chapter, Theta Lambda Lambda of Omega Psi Phi Fraternity, Inc., desires to host another 5K event at McCurry Park this year.

This event will be in memory of one of their founding charter members that passed away from complication of cancer. This event would be in his, and all other victims honor, who have succumbed to this horrible disease, as well as bring awareness to prevention.

The 5K reace event would start and end within McCurry Park. Runners will start the race at the north of McDonough Rd onto the Lanier Ave E. (Hwy 54), north bound away from the city, making a right on Banks Rd, routing back into McCurry Park just before McDonough Rd intersection. Only the right lane of Hwy 54, headed away from the city, will be temporarily closed for this event. The Foundation has been in communications with Georgia Department of Transportation, Law Enforcement, Fire & EMS, and understand the insurance requirements, park closer fees, and cleanup requirements.

The Parks and Recreation Special Events team has reviewed and approved moving forward with the request for the event.

What action are you seeking from the Board of Commissioners?

Approval to close McCurry Park North on November 14, 2026, from 7:00 a.m. to 12:00 p.m. for the TJ Thomas Jefferson Foundation 5K, to raise awareness regarding Prostrate Cancer and raise funds for their foundation to continue servicing the communities of Fayette and Coweta.

If this item requires funding, please describe:

Not applicable.

Has this request been considered within the past two years?

If so, when?

Is Audio-Visual Equipment Required for this Request?*

Backup Provided with Request?

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Approved by Finance

Reviewed by Legal

Approved by Purchasing

County Clerk's Approval

Administrator's Approval

Staff Notes:



SPECIAL EVENTS APPLICATION

PARKS AND RECREATION DEPARTMENT

140 W. STONEWALL AVE., SUITE 208

FAYETTEVILLE, GA. 30214

Date: _____
 Fee: _____
 Check/Cash: _____
Office Use Only

APPLICATION FEE: \$10.00

The application permit fee partially offsets the cost of reviewing your permit application and coordinating the event review process. Payment of the application fee does not guarantee that your special event permit application is complete nor does it guarantee that any or all aspects of the application will be approved.

NAME OF EVENT:

APPLICANT TYPE	APPLICANT INFORMATION
<input type="checkbox"/> Regular <input checked="" type="checkbox"/> Non-Profit (501c): Must provide copy of IRS letter <input type="checkbox"/> County Sponsored Event <input type="checkbox"/> Other	Host Organization: <u>Thomas TJ Jefferson foundation</u> Chief Officer of Host Organization: <u>Darrell Crawford</u> Applicant Name: <u>Stephen Davis</u> Address: Street <u>220 Annelise Park Dr.</u> City <u>Fayetteville</u> State <u>GA</u> Zip <u>30214</u> Telephone: Home _____ Cell _____ Email: _____

DATES REQUESTED FIRST CHOICE: 11/14/20 SECOND CHOICE: 11/14/26

EVENT TYPE	ACTIVITY DESCRIPTION	CHECK ALL THAT APPLY TO THIS ACTIVITY
<input type="checkbox"/> Athletic/Tournament <input type="checkbox"/> Exhibit/Special Attraction <input type="checkbox"/> Festival/Wedding <input type="checkbox"/> Parade/Procession/March <input type="checkbox"/> Concert/Performance <input type="checkbox"/> Farmer/Outdoor Market <input checked="" type="checkbox"/> Run/Walk/Bike <input type="checkbox"/> Fundraiser <input type="checkbox"/> Other		<input type="checkbox"/> Alcohol <input checked="" type="checkbox"/> Signage/Banners <input type="checkbox"/> Amplified Sound/Music <input checked="" type="checkbox"/> Tents/Canopies <input type="checkbox"/> Fireworks/Lasers <input type="checkbox"/> Generators/Electricity <input checked="" type="checkbox"/> Portable Restrooms <input checked="" type="checkbox"/> Trash & Recycling <input type="checkbox"/> Crossing/Closing Road <input type="checkbox"/> Lake/Pond Use <input type="checkbox"/> Carnival/Rides/Inflatable Recreation <input checked="" type="checkbox"/> Require Fire/EMS <input checked="" type="checkbox"/> Require Police <input type="checkbox"/> Require Public Work Staff <input checked="" type="checkbox"/> Cones/Barrels/Barricades <input type="checkbox"/> Transportation Shuttle <input type="checkbox"/> Vendors/Concessions <input type="checkbox"/> Require Hotel Rooms <input type="checkbox"/> Media Coverage/Press <input type="checkbox"/> Other (describe)

ADMISSION	LOCATION DESCRIPTION
<input checked="" type="checkbox"/> Public Event (no cost) <input type="checkbox"/> Tickets/Entry Fees <input type="checkbox"/> Pre-Registration Only <input type="checkbox"/> Registration at Event <input type="checkbox"/> Private Event <input type="checkbox"/> Other	FIELD #s (circle all that apply): 1 2 3 4 5 6 7 8 9 10 11 21 22 23 24 25

ATTENDANCE	ANTICIPATED SPECTATORS	ANTICIPATED PARTICIPANTS	EVENT DATE/TIME DATE
Estimated Total	300	300	SET UP DATE: <u>11/14/26</u> SET UP TIME: _____
Estimated at Peak Time	<u>8am</u>	<u>9am</u>	EVENT START DATE: <u>11/14/26</u> EVENT START TIME: _____
Total Attendance	300	300	EVENT END DATE: <u>11/14/26</u> EVENT END TIME: _____
			DISMANTLE DATE: <u>11/14/26</u>

ADDITIONAL INFORMATION AND FEES SHALL BE REQUIRED BASED ON ADDITIONAL SERVICES REQUESTED. THESE INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING: RENTAL FEES, CLEAN UP PLAN, SANITATION PLAN, SECURITY PLAN, LIFE SAFETY PLAN, EQUIPMENT DELIVERY/PICKUP/SETUP, DIRECTING TRAFFIC, UTILITIES, INSURANCE, FIELD/LANDSCAPING PREPARATION, INSPECTIONS, ETC.

SIGNATURE OF APPLICANT OR AUTHORIZED REPRESENTATIVE: Stephen O. Davis DATE: 2/3/26

SIGNAGE

Temporary signage for "special events" is permitted, but must comply with Fayette County Code of Ordinances. In general, signs cannot be placed within the medians or rights-of-way of most roadways within the county. A detailed sign plan, including the size of the signs and the proposed locations should be provided as a part of your application.

YES NO

- Will there be any signage at this event?
- Does any of the event signage exceed the maximum 35 square foot limit? Or 5' in height?
- Will signage have sponsorship or advertising message? If yes, include sign design/drawing.
- Will signage be placed on or along roads, street corners, sidewalks, medians, utility poles, fences, trees, or any other natural objects? If yes, include placement locations on route/site map.

If yes to any of the above questions, please describe or provide an attachment.

Our event stamp and repeat back drop will be at our sign in and registration table

All signage must be picked up immediately after the event. Each sign recovered after the event will be charged a \$200 recovery fee. Signs/Balloons attached to utility signs, natural objects, and signs are prohibited.

ENTERTAINMENT & RELATED ACTIVITIES

YES NO

- Are there any musical entertainment features related to your event? Any dance component?
- Will sound amplification be used? Will sound checks be conducted prior to event? If yes, describe start & finish times below.
- Will there be any inflatable recreation (e.g. moonwalk) at this event?
- Will you need electricity at the event? If yes, please list how much amperage your equipment will use. (page 3)
- Does Your event include the use of generators?
- Do you plan on selling or launching balloons at this event?
- Does your event include the use of fireworks, rockets, lasers, or other pyrotechnics?
- Does your event include any live animals, carnival, or amusement rides? If yes, describe below.
- Does your event include any tents or canopies?
- Do your event plans include any casino games, bingo games, drawings, or lottery opportunities?

If yes to any of the above questions, please describe or provide an attachment.

10x10 tents are used for our registration tables. we use bull horns to start the racers at start line.

TENTS/CANOPIES

A certificate of fire resistance is required for all tents larger than 10' x 10' (100 square feet). Tents larger than 500 SF require an interior layout plan be provided and an inspection by the Fire Marshal. Tents should be secured to the ground with a 40lb weight on each leg, **no stakes allowed**. If cooking is conducted under a tent, you must meet additional requirements.

Number of 10' x 10' Tents	Number of 20' x 40' Tents	Number of ___' x ___' Tents	Setup Date	Time	Day of Week
1			11/14/26	7am	Sat.
			Pickup Date	Time	Day of Week
			11/14/26	12 noon	Sat.

Tent Company

Address

Street

City State Zip

Telephone

Day Evening Fax Cell

*Tent/Canopy locations must be indicated on your site plan.

PORTABLE RESTROOMS

You are required to provide portable restroom facilities at your event unless you can substantiate the sufficient availability of both ADA accessible and non-accessible facilities in the immediate area of the event site which will be available to the public during your event.

Number of regular portable toilets	Number of ADA Portable toilets	Number of Handwashing Stations	Setup Date	Time	Day of Week
3	1		11/14/26	7am	
			Pickup Date	Time	Day of Week

Restroom Company

Address

Street

City , State Zip

Telephone

Day Evening Fax Cell

*Portable restroom locations must be indicated on your site plan.

SANITATION & RECYCLING

YES **NO**

Will you or your organization empty all trash cans at the end of your event? If no, you must hire a sanitation company.

Number of Trash Cans	Number of Dumpsters*	Number of Recycling Bins	Setup Date	Time	Day of Week
3	1	8	11/14/26		
			Pickup Date	Time	Day of Week

*Estimate (1) eight-yard dumpster for every increment of 500 people attending the event or any event over 16 consecutive hours.

Sanitation Company

Address

Street

City , State Zip

Telephone

Day Evening Fax Cell

Please describe your plan for cleanup and removal of recyclable goods, waste, and garbage during and after your event.

EQUIPMENT/UTILITIES

YES NO

- Will you need *Pedestrian Barricades* for this event?
- Will you need *Traffic Barricades* for this event?
- Will you need *Traffic Barrels* for this event?
- Will you need *Traffic Cones* for this event?
- Will you *Tables* be set up for this event?
- Will you *Chairs* be set up for this event?
- Will you need Electricity for this event?

How many?	Cost Per Unit	Total Cost
	X TBD	
	N/A	
	N/A	
How many amps?	\$TBD <small>electrical fee</small>	
Total cost of equipment needed		

Please describe or provide an attachment of where equipment will be placed. **NOTE: Equipment will be delivered to central location only; event organizer(s) responsible for setup and clean-up of equipment.**

FOOD CONCESSIONS OR PREPARATIONS & CONCESSIONAIRES

YES NO

- Does your event include food concession and/or preparation areas? If yes, describe below.
- Do you intend to cook food in the event area? If yes, describe method (gas, electric, charcoal, other) below.
- Will items or services be sold at your event? If yes, attach a complete list of vendors and include a sample of the vendor pass.
- Will items or services sold at your event present unique liability issues (e.g. guns, body piercing, animal rides, etc.)? If yes, please describe and attach a complete list of vendors.

If yes, please describe or provide an attachment of your plan.

NOTE: For existing concession stands within county facilities, please coordinate with the Recreation Department.

PARKING & SHUTTLE PLAN

YES **NO**

- Will your event involve the use of a transportation shuttle?
- Will you be utilizing a parking facility from an adjoining property? If yes, please attach agreement.
- Do you need all county vehicles removed from the facility parking lots for your event?
- Have you provided ADA accessible parking?

If yes to any of the above questions, please describe or provide an attachment.

SITE PLAN/ROUTE MAP

Event Site Plan: One (1) clear and clean paper copy must be brought to the Fayette County Parks & Recreation Department. The plans should be clearly and accurately drawn to include the items listed below.

Does your event plan/route map comply with or show the following?	YES	NO	N/A
(a) Name of the event, address, boundaries, date, north arrow, and scale of the plan;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) The location and name of all existing streets adjacent to and within the event;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Assembly area, disbanding area, and route to be traveled (use arrows to indicate the direction of travel);	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) Identify vehicular and pedestrian circulation plans, access points, travel ways, parking, loading, stacking, sidewalks, and multi-use paths;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(e) Health and sanitation facilities (portable toilets, restrooms);	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(f) Communication facilities and equipment (ham radios, event communication tent);	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(g) Medical treatment facilities and equipment (first aid and ambulances);	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(h) Vehicle access and parking requirements (parking spaces available);	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(i) The location of all canopies, tents, booths, and other temporary structures;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(j) Exit locations of outdoor events that are fenced and/or locations within tents and tent structures;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(k) The location of all stages, platforms, scaffolding, bleachers, and grandstands;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(l) The location of amplified sound equipment (speakers, bullhorn);	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(m) Food vendor and water supply locations (cooking areas, water spigots);	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(n) A detail or close-up of the food booth and cooking area configuration including booth identification of all Vendors cooking with flammable gases or barbecue grills;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(o) The location of additional lighting, generators, and /or source of electricity;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(p) The location of all signage, banners, and inflatables recreation;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(q) Placement of trash, dumpster, and recycling receptacles;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(r) Placement of vehicles and/or trailers 9if these are to remain throughout the event);	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(s) The location of fencing, cones, barriers, and/or barricades, indicating any removable fencing /tape for emergency access;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(t) The provision of minimum of twenty-foot (20') emergency access lanes throughout the event venue;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(u) Other related event components not listed above.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

NARRATIVE

Please provide a narrative and timeline of your event. You may provide this information as an attachment if necessary.

ADVERTISING

Estimated advertising budget for this event? \$

In what publications/areas will you advertise this event?

This event will attract people from: Local/County Region State National

SECURITY PLAN

YES

NO

Will this event cross any roads? If yes, please list below or attach in a separate document.

Will your event need overnight security?

Will you be employing a Sheriff Officer to develop and manage your event's security plan? If yes, you are required to provide a copy of the security company's valid private patrol operator license (see below).

Please describe your security plan including crowd, vehicle, and pedestrian control, internal security, or venue safety, or attach the plan to this application.

FAYETTE COUNTY SHERIFF'S OFFICE

Staffing of extra-duty assignments will be based upon officer availability and at the sole discretion of the Fayette County Sheriff's Office. The Fayette County Sheriff's Office has the right to reject any request. The Sheriff's Office will make final determination for number of officers needed.

THIS SECTION FOR SHERIFF'S OFFICE USE ONLY

RATES

Traffic*	_____	X \$ <u>75.00/hr</u>	X _____	= _____
	# of Officers	Rate	# of Hours	TOTAL
Security*	_____	X \$ <u>60.00/hr</u>	X _____	= _____
	# of Officers	Rate	# of Hours	TOTAL

*Per officer per hour, with a four (4) hour minimum. Payment of these services is required by CHECK or MONEY ORDER within five (5) business days of the event, unless previously approved by the Sheriff's Office. NOTE: Applicant will be notified if rates change.

Approval of Security Company: _____ Date: _____

If the Sheriff Office is unable to provide event security, please list the security company you will be employing. NOTE: Fayette County Sheriff's Office will have final approval on all security companies used for events, as they will have the final decision in all matters involving safety and security at events.

SECURITY COMPANY						
Security Organization						
Address	Street					
	City		State		Zip	
Telephone	Day		Evening		Fax	
Email						
License#/County						
NOTE: Fayette County Sheriff's Office will have final approval on all security companies used for events, as they will have the final decision in all matters involving safety and security at events.						

FAYETTE COUNTY MARSHAL'S OFFICE

Staffing of extra-duty assignments will be based upon officer availability and at the sole discretion of the Fayette County Marshal's Office. The Fayette County Marshal's Office has the right to reject any request. The Marshal's Office will make final determination for number of officers needed.

THIS SECTION FOR MARSHAL'S OFFICE USE ONLY					
RATES					
Traffic*	_____	X \$ <u>75.00/hr</u>	X _____	= _____	
	# of Officers	Rate	# of Hours	TOTAL	
Security*	_____	X \$ <u>60.00/hr</u>	X _____	= _____	
	# of Officers	Rate	# of Hours	TOTAL	
*Per officer per hour, with a four (4) hour minimum. Payment of these services is required by CHECK or MONEY ORDER within five (5) business days of the event, unless previously approved by the Marshal's Office. NOTE: Applicant will be notified if rates change.					

LIFE SAFETY PLAN

YES

NO

Will you have fireworks/lighting/pyrotechnics at your event?

Will part of your event take place in any Fayette County lake/pond?

Will you be employing a first aid provider to develop and manage your event's life safety plan? If yes, you are required to provide the contact information of the first aid provider (see below).

Please describe your medical plan including your communication plan, the number, certification levels (MD, RN, Paramedic, EMT) and types of resources that will be at your event and the manner in which they will be managed and deployed. Your plan should include hours of setup and dismantle of medical aid areas. You may attach the plan to this application if necessary.

See attached

NOTE: Fireworks must be permitted by Fayette County Probate Court no less than thirty days before the event.

FIRE/EMS DEPARTMENT

Staffing of extra-duty assignments will be based upon Fire/EMS availability and at the sole discretion of the Fayette County Fire and Emergency Services Department. The Fayette County Fire & EMS Department has the right to reject any request. Fayette County will make the final determination for the number of Fire/EMS staff needed.

THIS SECTION FOR FIRE DEPARTMENT USE ONLY

RATES

Fire/EMS Personnel*

of Personnel

X \$ 60.00/hr
Rate

X
of Hours

=
TOTAL

*Per paramedic/EMT per hour, with a two (2) hour minimum and two personnel minimum. Payment of these services is required by CHECK or MONEY ORDER within five (5) business days of the event, unless previously approved by the Fire/EMS Department.

NOTE: Applicant will be notified if rates change.

MARKETING & PUBLIC RELATIONS

YES	NO
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>

Do you have a professional event organizer, event service provider, or commercial fundraiser hired by you that is authorized to work on your behalf to plan, produce and/or manage your event?

Is the media contact the same as the applicant? If no, fill in contact information below.

Do you plan on notifying the impacted residents and businesses?

Will this event be marketed, promoted, or advertised in any manner?

Will there be live media coverage during the event?

Will media vehicles be parked within the event?

Do you have a plan to distribute promotional brochures, posters, programs, etc.?

Are patron admissions, entry (gate fee) or participant fees required? If yes, fee: \$ _____

Vendor or other fees required? If yes, fee: \$ _____

Event Planner/Media Contact

Address Street

City State Zip

Telephone Day Evening Fax Cell
Email

If yes, please describe or provide an attachment of your plan.

APPLICANT'S ACKNOWLEDGEMENT OF REQUIREMENTS

1. The review period for special events does not begin until the completed application with Certificate of Insurance has been submitted. All special event applications at Fayette County facilities are subject to providing a refundable damage and clean-up deposit.
2. For any event on county property, Fayette County requires the applicant or the organization he/she represents, to have a liability insurance policy with limits set by Fayette County. The applicant must attach a Certificate of Insurance, covering all activities performed in accordance with this special event and listing Fayette County as an "additional insured." Proof of insurance coverage in proper form must be submitted prior to date of event. Fayette County reserves the right to request a copy of the entire policy of insurance.
3. The applicant agrees to fill out a post-event survey about the event including, but not limited to: receipts, disbursements, number of participants, and any other data requested.
4. The applicant agrees to remove all equipment from the Fayette County facility within 24 hours after the event. The applicant agrees not to park vehicles in unauthorized parking areas.
5. Fayette County exercises control over the setup of any equipment/materials on site. Fayette County reserves the right to refuse a special event permit if the parking of vehicles will substantially interfere with or destroy vegetation on Fayette County property.
6. It is understood that parade participants shall not engage in any behavior that creates a risk of bodily injury to other parade participants and the spectators at large. It is also to be understood that no fireworks or other explosive-type devices are used by parade participants to spectators along the route which may cause injury or danger to spectators or participants.
7. It is understood that the applicant shall be responsible for pre-event preparation. Fayette County will not supply any workers to prepare the fields, loan equipment, or supplies. Fayette County events and Fayette County-sponsored events are exempt.
8. The applicant understands that knowingly providing false information will automatically void the application and cancel the event.
9. The applicant further understands that at any time during the event, Fayette County Sheriff's Department or Fayette County Marshal's Office may order the termination of such event if it is in violation of any law or ordinance, or if it endangers the persons or participants or spectators, or if it threatens the peace and dignity of the community, or if it creates unmanageable problems for the public safety officials whereby the proper execution of their duties is endangered.
10. If the applicant purports to represent an organization in submitting an application for a Special Event, the applicant, if applicable, must attach proof of agency or letter of authorization showing his/her authority to represent the organization named herein prior to approval of this application.
11. The applicant agrees not to operate or conduct any event activities after the park is closed without advanced permission.
12. The applicant understands that the rate of pay to the officers for extra-duty employment shall be in the form of a CHECK or MONEY ORDER within five (5) business days prior to the event, unless previously approved.
13. The applicant understands that the staffing of extra-duty assignments will be based upon personnel availability and at the sole discretion of the Sheriff, Marshal, or Fire Department. The Fayette County Sheriff's, Marshal's, or Fire Department has the right to reject any request.
14. The applicant understands that, at all times, the public safety personnel have a primary obligation to Fayette County and in the event a situation should arise within the county consisting of an emergency or critical nature, determined at the sole discretion of the Fayette County Sheriff's, Marshal's, or Fire Department, the extra-duty employment personnel may be forced to terminate his/her extra-duty assignment.
15. The applicant understands that the extra-duty personnel are bound by departmental policies, rules, regulations, and standards of conduct while performing his/her duties. In addition, the applicant agrees not to provide the personnel with any gratuity or ask that the officer perform a function inconsistent with internal or external rules and regulations or an act that would compromise his or her ethics and integrity.
16. The applicant understands that the event must meet or exceed all applicable ordinances, codes, laws, and regulations including, but not limited to National Fire Prevention Association, Building, Plumbing, Electric, Land Development and County Codes. The County reserves the right to impose additional regulations if deemed necessary.
17. Events canceled with less than 48 hours' notice will only be refunded 75% of their deposit. Reservation fees will not be refunded once the special event has been approved. If the event is canceled due to inclement weather, it will be rescheduled based on facility availability.
18. Additional information and fees shall be required based on additional services requested. These include, but are not limited to the following: clean-up plan, sanitation plan, security plan, life safety plan, equipment delivery/pickup, directing traffic, utilities, insurance, field/landscaping preparation, inspections, etc.

INSURANCE REQUIREMENTS

Before the application can be accepted as complete, you will need proof of commercial general liability insurance or event insurance that names, as an additional insured, the Fayette County, 140 Stonewall Avenue West, Fayetteville, Georgia 30214, and any other public entities (e.g. County, volunteers, etc.) impacted by your event with waiver of subrogation in regard to workers compensation. Insurance coverage must be maintained for the duration of the event including setup and cleanup dates.

Insurance Requirement: \$1,000,000 Minimum

APPLICANT'S AFFIDAVIT

I, applicant, or authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted, is complete and in all aspects true and correct, to the best of my knowledge. Knowingly providing false information will automatically void this application and cancel the event.

HOLD HARMLESS AGREEMENT

I, applicant, or authorized representative, agree to indemnify, hold harmless, and defend the Fayette County, Georgia, against all liability and expenses, including reasonable attorney fees, arising out of claims in connection with this event.

Without limiting the generality of the foregoing, and all workmanship, actual or alleged infringement of any patent, trademark, copyright (or application for any thereof) or of any other violation of any applicable statute, ordinance, administrative order, rule or regulation, or decree of any court, shall be included in the indemnity hereunder. The applicant and/or organization further agrees to investigate, handle respond to, provide and/or defend any such claims, etc., at its sole expense and agrees to bear all other costs and expenses related thereto, even if it (claims, etc.) is groundless, false, or fraudulent.

In any case in which such indemnification would violate any applicable legal prohibition, the foregoing provisions concerning indemnification shall not be construed to indemnify the County for damage arising out of bodily injury to persons or damage to property caused by or resulting from the sole negligence of the County or its employees.

This agreement shall be terminated by either party by providing written notice of its intent to terminate said relationship.

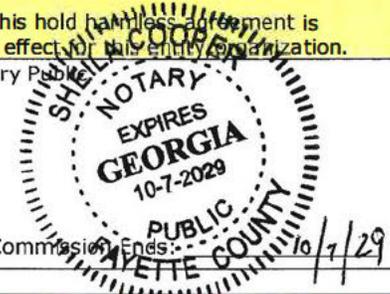
This permit may be cancelled by the Sheriff, Marshal, or Parks and Recreation Director at any time with or without cause.

MY SIGNATURE CONFIRMS THAT I HAVE READ AND UNDERSTAND THE PROVISIONS OF THIS APPLICATION AND WILL ACT IN FULL COMPLIANCE.

I, Stephen Davis do certify that
APPLICANT NAME
 I am Project Manager and Chairman of Thomas T J Jefferson, and
TITLE OR POSITION ENTITY or ORGANIZATION

that I am authorized to sign this application and issue this hold harmless agreement, and that this hold harmless agreement is defined as an insured contract under a commercial general liability insurance policy currently in effect for this entity/organization.

Signature of Applicant or Authorized Representative: Stephen O. Davis Date: 2/3/26

Notary Public: Sheila Cooper


Subscribed and sworn to before me this 24 day of February, 2026 who is personally known to me and/or produced. Sheila Cooper as identification.

Please submit application to:

Anita Godbee, Director
Fayette County Parks & Recreation Department
140 Stonewall Avenue West Suite 208
Fayetteville, Georgia 30214
agodbee@fayettecountyga.gov

TLL 5K Security and Life Safety Plan.

1. Risk assessment.

We will do our best to determine possible risks for TLL 5K Run/Walk event for the Safety of bystanders and participants. This involves identifying inclement weather, security, food safety, and medical emergencies. To better monitor risk assessment, our event organizers will designate areas for conjugating guests and vendors. We can better monitor both vehicles and walkers by separating the parking lot. We would suggest vendors use a 10x10 tent as cover if needed. We will also use signage, barriers, emergency exits, security personnel, first aid kits, and insurance.

2. Communication strategy.

We plan to market this 5K via multiple social media platforms leading up to the event. This will include communicating the event objectives, expectations, roles, and responsibilities to our partnered event staff, vendors, contractors, volunteers, and attendees. We (TLL) typically establish and maintain communication channels and protocols during our events, through radios, phones, announcements, and social media. Additionally, our committee leads, and event organizers will communicate with relevant Fayette County authorities and agencies, such as the police, fire department, health department, and local council, to obtain the necessary permits and approvals, and to coordinate the emergency response.

3. Contingency plan.

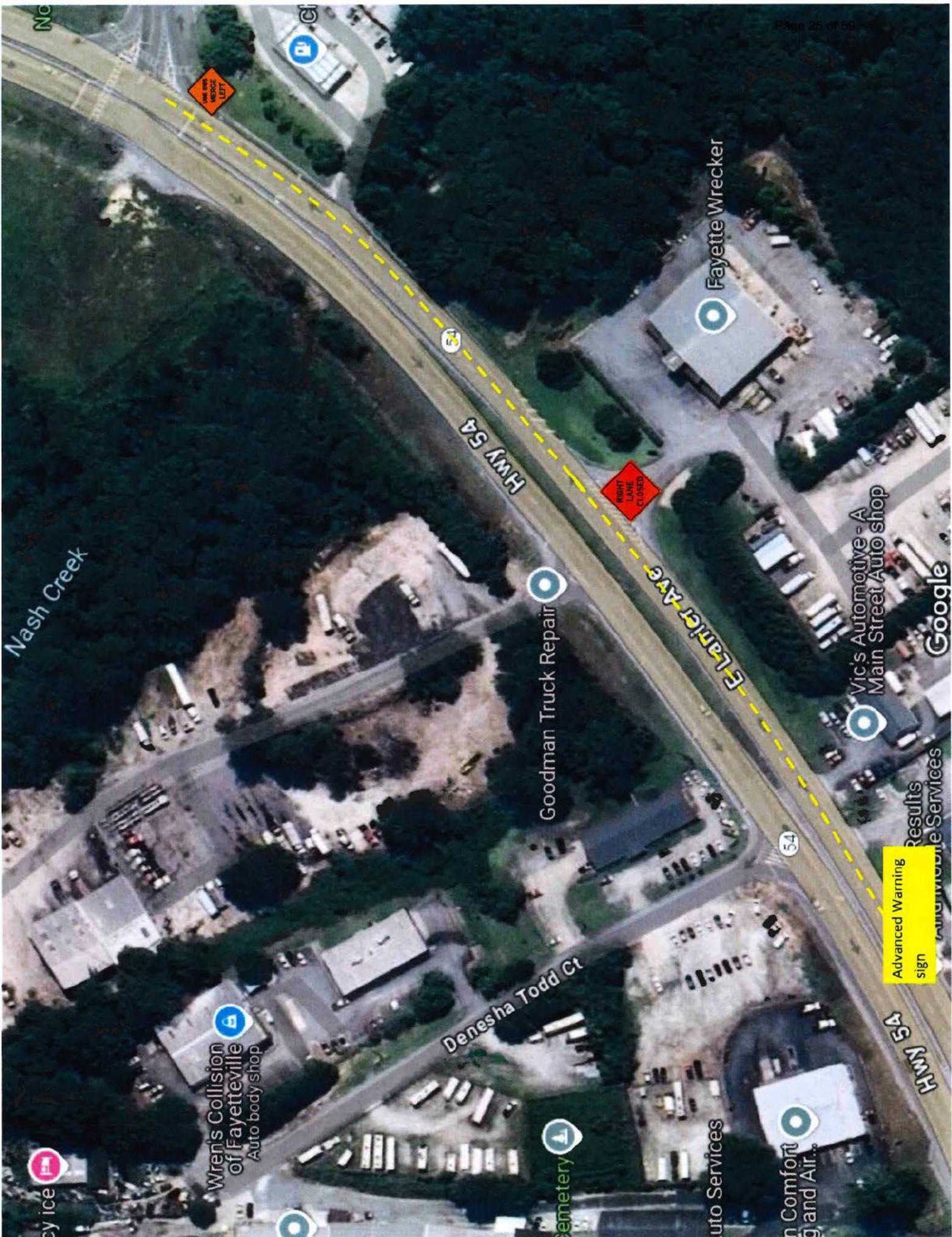
In the event of inclement weather our event organizers would monitor and update guests and accordingly. Moreover, event organizers should communicate the contingency plan to the event staff and attendees and update them on any changes or cancellations.

4. Event monitoring.

We would regularly collect and analyze feedback and data from the event staff, attendees, vendors, and contractors, and evaluating the event for potential outcomes and impacts. Furthermore, event organizers would review and update the event safety plan as needed and implement corrective and preventive actions.

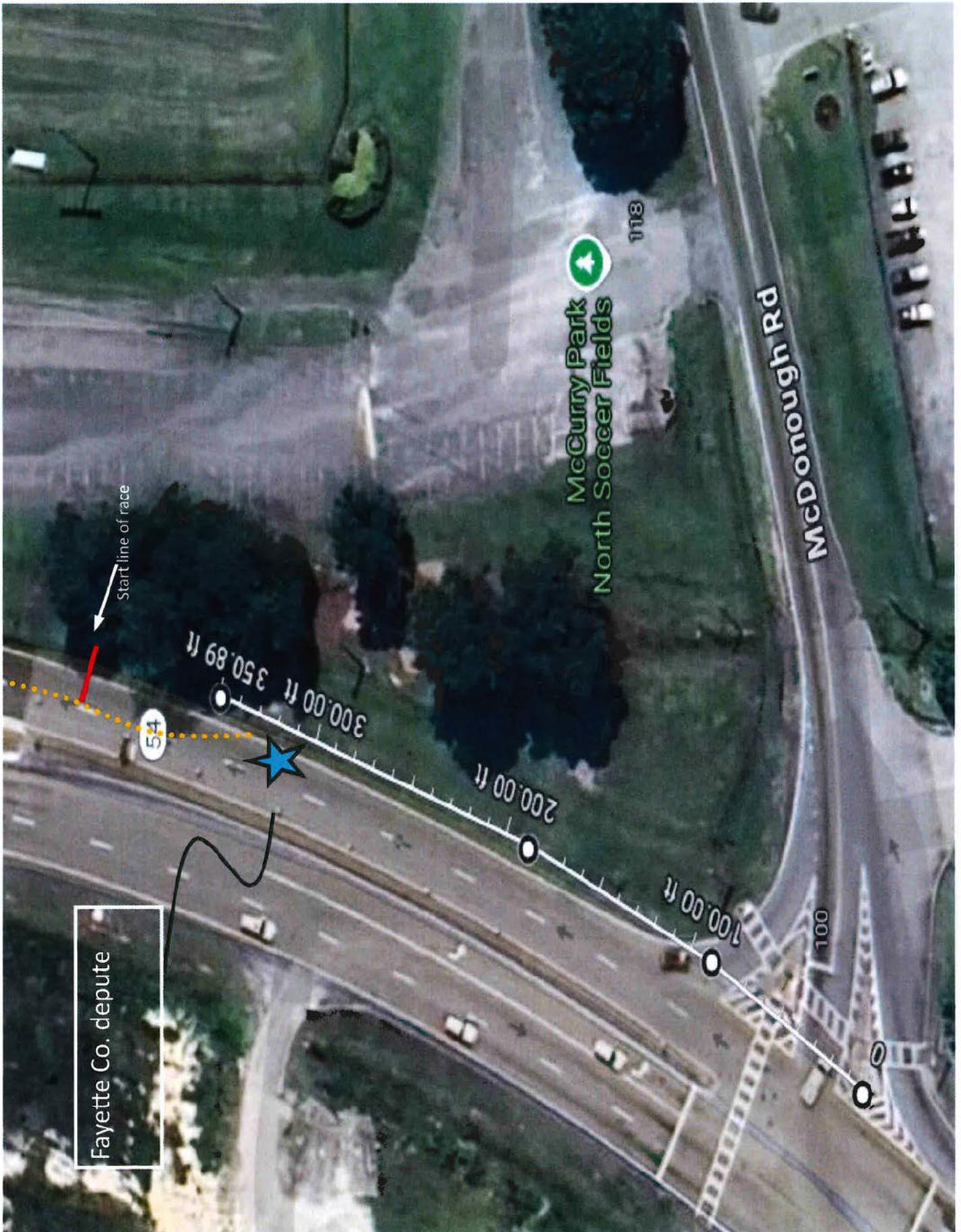
5. Event evaluation.

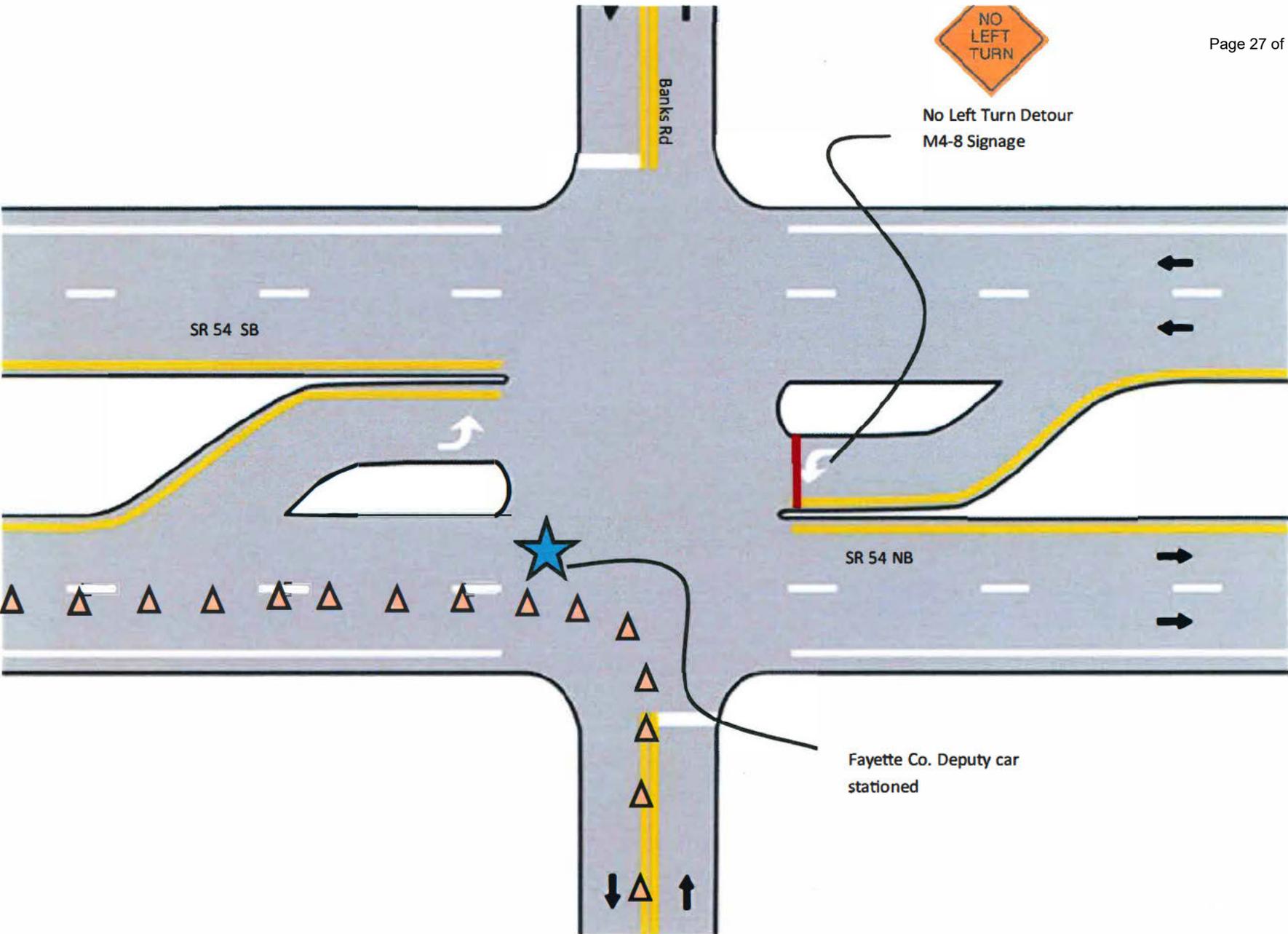
We would assess the safety plan to evaluate any success and satisfaction, and to identify the strengths and weaknesses of the event planning and management process. We would measure and compare the event objectives, indicators, and results, such as attendance, revenue, engagement, and satisfaction. We will conduct a debriefing session with the event staff, vendors, contractors, and volunteers, and soliciting their feedback and suggestions.



Advanced Warning sign

Google





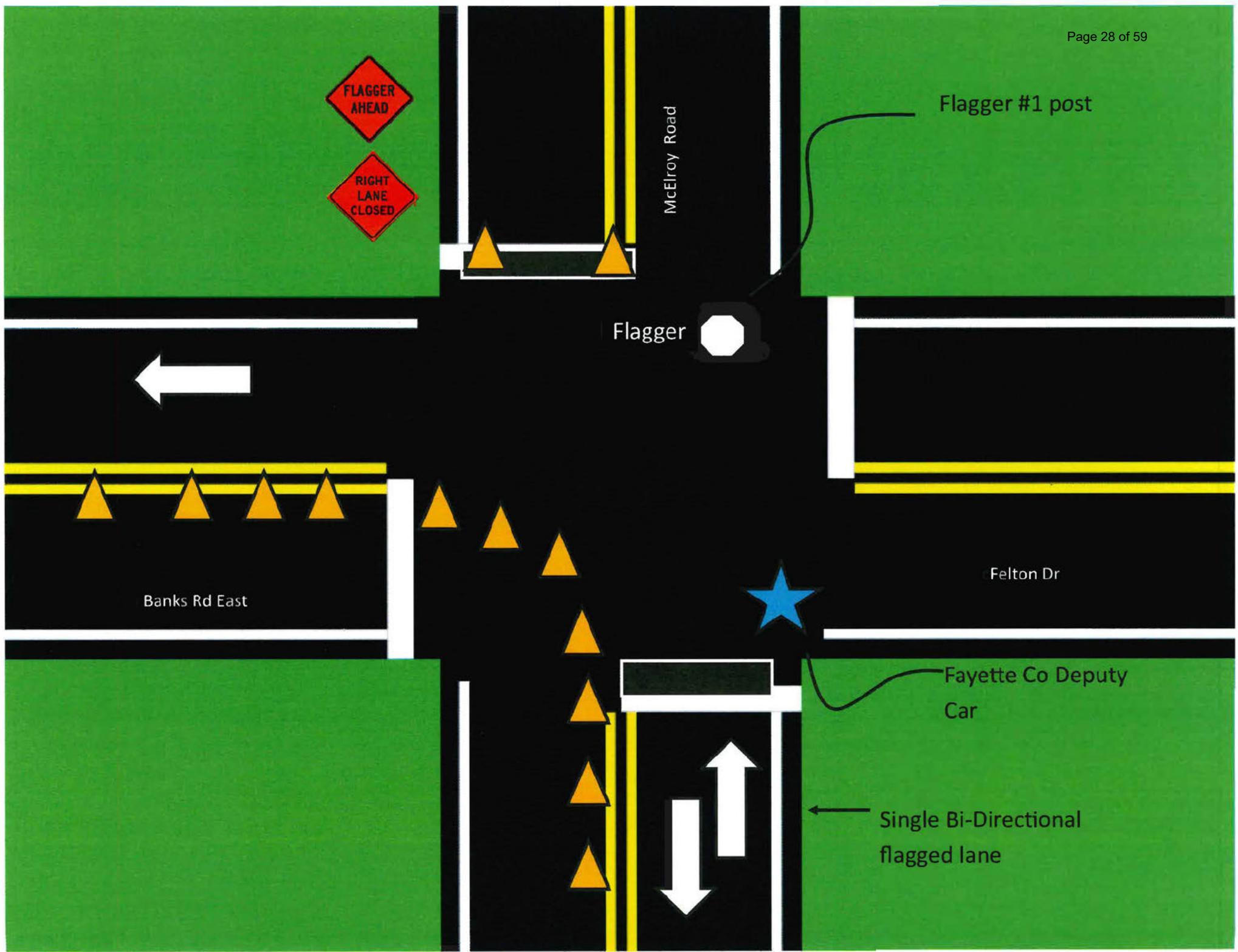
No Left Turn Detour
M4-8 Signage

SR 54 SB

SR 54 NB

Banks Rd

Fayette Co. Deputy car
stationed





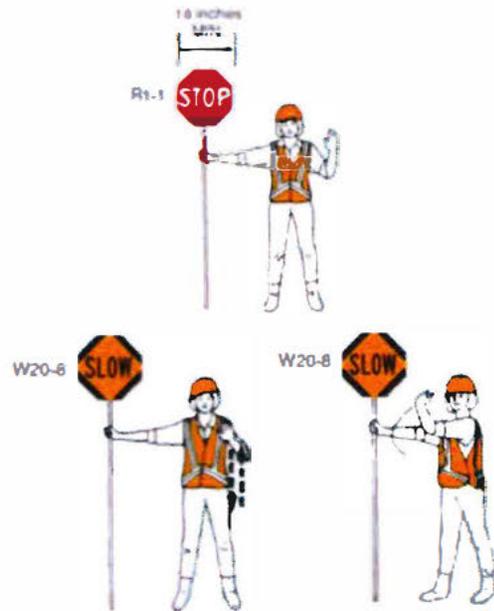


Figure 19 – A Flagger with a STOP/SLOW Paddle



Figure 20 – Street Signs and Channelling Devices Specifications



W20-2



W20-5R-A



W4-2L



W20-5



W20-7

CAPTAIN'S 5K
WALK/RUN
Site PLAN



STAGE
16x8
16x8

PARKING

generator
AV
musical
announcer

10x10
TENT

WATER
fruit
AIDS
RAVE

10x10
TENT
Registration
TABLE

A
B
Close
Barricade

Porta-Jons
3x
1
ADA

PARKING
Close
Barricade

XXXXXX
closed

Entry to
Exit to
PARKING
Lot
ONLY



Hwy. 54

Hwy 54

BOARD OF COUNTY COMMISSIONERS

Lee Hearn, Chairman
Edward Gibbons, Vice Chairman
Eric K. Maxwell
Charles D. Rousseau
Charles W. Oddo

Consent #6



FAYETTE COUNTY, GEORGIA

Steve Rapson, County Administrator
Dennis A. Davenport, County Attorney
Tameca P. Smith, County Clerk
Marlena Edwards, Chief Deputy County Clerk

140 Stonewall Avenue West
Public Meeting Room
Fayetteville, GA 30214

MINUTES

February 26, 2026
5:00 p.m.

Welcome to the meeting of your Fayette County Board of Commissioners. Your participation in County government is appreciated. All regularly scheduled Board meetings are open to the public and are held on the 2nd and 4th Thursday of each month at 5:00 p.m.

OFFICIAL SESSION:

Call to Order

Chairman Lee Hearn called the February 26, 2026, Board of Commissioners meeting to order at 5:00 p.m. A quorum of the Board was present.

Invocation and Pledge of Allegiance by Commissioner Charles Rousseau

Commissioner Charles Rousseau gave the Invocation and led the audience in the Pledge of Allegiance.

Acceptance of Agenda

Commissioner Charles Oddo moved to approve the agenda as written. Vice Chairman Edward Gibbons seconded. The motion passed 5-0.

PROCLAMATION/RECOGNITION:

PUBLIC HEARING:

Planning and Zoning Director, Debbie Bell read the process and procedures of the public hearing.

- 1. Consideration of Petition 1368-25, Parcel 0722 023; Stuart Reagan and Laura K. Reagan, owners, request to rezone 8.053 acres from R-70 (Single-Family Residential) to A-R (Agricultural-Residential); property located in Land Lot 75 of the 7th District and fronts Sun Road. This item was tabled at the January 22, 2026 Board of Commissioners meeting.**

Ms. Bell stated that this request was seeking approval to rezone 8.053 acres from R-70 to A-R. She noted that the lot was a legal lot of record and met or exceeded all the requirements of the A-R zoning district, as does the existing house. The Future Land Use Map designated this area as Rural Residential-2, which has a 2-acre minimum parcel size. Since A-R was a less intense/lower density zoning, the request to rezone to the A-R zoning district was appropriate and was consistent with the Future Land Use Map and the Comprehensive Plan. Ms. Bell stated that both staff and the Planning Commission recommended approval of the request to rezone to A-R.

Stuart Reagan, Petitioner, stated that if approved, this rezoning would allow him to build run-ins on the property for his horses without the restrictions associated with the current zoning.

No one spoke in favor or opposition.

Vice Chairman Gibbons moved to approve the Petition 1368-25, Parcel 0722 023; Stuart Reagan and Laura K. Reagan, owners, request to rezone 8.053 acres from R-70 (Single-Family Residential) to A-R (Agricultural-Residential); property located in Land Lot 75 of the 7th District and fronts Sun Road. Commissioner Oddo seconded. The motion passed 5-0.

2. Consideration of Petition 1371-25, Parcel 1306 023, CK 138 LLC, owner, requests to rezone 15.733 acres from R-40 (Single-Family Residential) to C-H (Highway Commercial); property located in Land Lot(s) 198 of the 13th District and fronts State Route 138. This item was tabled at the January 22, 2026 Board of Commissioners meeting.

Ms. Bell stated that this was a request to rezone 15.733 acres from R-40 to C-H. She stated that the property had a legal lot of record. An approved plat was recorded in Plat Book 101 Page 168 on November 22, 2021. A portion of the parent parcel was the subject of Rezoning Petition No. 1305-21. That part of the property was rezoned to C-H, Conditional on May 27, 2021. She noted that the balance of parcel remained R-40 and was subject of this petition. This parcel was subject to requirements of Sec. 110-173. – (5) SR 138 and North SR 314 overlay zone. The overlay zone provided additional setbacks, architectural and lighting standards, and access standards. Ms. Bell stated that as defined in the Fayette County Comp Plan, this area was designated as General Business Use, however, the property was immediately adjacent to C-H zoned properties and uses. Ms. Bell stated that both staff and the Planning Commissioner recommended approval of the rezoning request. Ms. Bell also stated that the Georgia Department of Transportation had advised that if approved, the applicant would have to use the existing driveway of the adjacent property, which they own. Ms. Bell provided various maps outlining the location, topography, surrounding zoning, environmental elements and an aerial depiction of the property.

Dakota Carruthers with Parker Pow, reiterated that this property was 15.733 acres and had been acquired in 2021 and part of the neighboring parcel zoned CH (Commercial Highway), General Commercial Future Land Use Map designation. She noted that the neighboring parcel was rezoned in 2021 and a multi-building self-storage facility with internal and external access was constructed. The purpose of the request before the Board was intended to allow the applicant to extend the current self-storage facility at the back of the property. She highlighted that 2.285 acres of the property, along Highway 138 would be left undisturbed and marketed for retail use. Storage will ultimately be tucked behind retail and accessed through the adjacent property.

No one spoke in favor or opposition.

Vice Chairman Gibbons moved to approve Petition 1371-25, Parcel 1306 023, CK 138 LLC, owner, requests to rezone 15.733 acres from R-40 (Single-Family Residential) to C-H (Highway Commercial); property located in Land Lot(s) 198 of the 13th District and fronts State Route 138. Chairman Hearn seconded.

Commissioner Rousseau asked if the applicant was amenable to the condition of utilizing the existing driveway of the adjacent property to gain access to the extended portion, if approved.

Ms. Carruthers stated yes, they agreed to the condition.

Commissioner Rousseau asked if the property was currently on septic and if sewer was available nearby.

Chris Poholek with Childress Klein, stated that sewer was available on the other side of the street.

Commissioner Rousseau asked if they envisioned the property remaining on septic and being able to handle their capacity considering the retail space.

Mr. Poholek stated yes, they did.

Commissioner Oddo stated that back in 2021 when the property was originally rezoned, the remaining acreage was to be left residential.

Mr. Poholek stated they had envisioned a residential subdivision with 1-acre lots, however, with the success of the self-storage facility plans pivoted, they were now interested in pursuing an extension of the self-storage facility.

Commissioner Oddo noted that he had no issues with expansion of a successful business but asked if the expansion was not permitted in the O-I zoning.

Ms. Bell stated that self-storage was allowed in the general business zoning, however, self-storage was only allowed in O-I under special circumstances within the Highway 54 W overlay. As a result, self-storage would not be permitted at the property if zoned O-I.

Commissioner Oddo stated that in his opinion this commercial development, creeping deeper into a more residential area, would be a concern/problem for residents who live in the area. Commissioner Oddo stated that he was hesitant to approve this request because of its proximity to the residential area but would be open to a more transitional type of request.

Mr. Poholek stated that the subject property was adjacent to a residential property and noted that he had spoken to that property owner who was ok with the potential expansion. Remaining residential zoning was to the far back of the property and would be blocked by a natural buffer, which included a stream.

Ms. Curruthers acknowledged that as part of the application process, they reviewed the O-I zoning but, in an effort, to maintain continuity with the existing zoning and to adhere to zoning requirements, this was determined to be the most appropriate. She noted, that if there was a more palatable option for consideration by the Board, they were open to discussing it.

Commissioner Oddo stated that he would prefer the O-I zoning.

Commissioner Oddo expressed his concern with the back and forth in the zoning and the potential of a more intense use in that area.

Mr. Poholek reiterated that the reason for maintaining the requested zoning was for continuity of the property if the parcels were combined in the future. Buildings on site could be constructed closer together without setback limitations. Mr. Poholek asked if the Board wanted to add a condition regarding the square footage of the expansion, if that made it more favorable for approval.

Vice Chairman Gibbons expressed his concern with potentially changing the nature of the request.

Commissioner Rousseau asked how mature the trees and shrubbery on the property was.

Mr. Poholek stated that the subject property was undeveloped, so the land was undisturbed and in the same condition it was in when they originally purchased it.

Commissioner Rousseau stated that in the spirit of being a good neighbor, he would love to see a planted buffer of trees and/or plants so that residents would see plants/trees, instead of the back of buildings and retail.

Ms. Curruthers explained that they were open to considering different zoning or a combined zoning if the parcels could be combined. She noted that they were also open to different conditions and continued discussions in an effort to have the request approved.

Commissioner Oddo asked if the Petitioner would be willing to rezoning only the top portion of the property and leaving the back portion residential.

Both Ms. Curruthers and Mr. Koholek stated yes, they would be open to considering that.

Vice Chairman Gibbons stated that this was not the motion and a completely different zoning decision.

Mr. Davenport stated that was corrected. He added that even if the Board was amenable to this change it could not be considered as part of this public hearing tonight because there was no clear understanding of what property was being considered.

Vice Chairman Gibbons moved to call to question.

Vice Chairman Gibbons moved to approve Petition 1371-25, Parcel 1306 023, CK 138 LLC, owner, requests to rezone 15.733 acres from R-40 (Single-Family Residential) to C-H (Highway Commercial); property located in Land Lot(s) 198 of the 13th District and fronts State Route 138. Chairman Hearn seconded. The motion passed 4-1, with Commissioner Oddo voting in opposition.

Commissioner Oddo stated as a point of clarification, that he had to vote no because he was not ready to make a vote.

- 3. Consideration of Petition 1372-25-A, 1246 Hwy. 314 Fayette Co LLC, Owner; Randy Boyd, Agent, requests to rezone 45.412 acres from R-40 (Single-Family Residential) to A-R (Agricultural-Residential); property located in Land Lot(s) 219 of the 13th District and fronts Highway 314 North. This item was tabled at the January 22, 2026 Board of Commissioners meeting.**

Ms. Bell stated that items #3 and #4 were related petitions and would be discussed collectively but would require separate votes. She continued that Petition 1372-25-A was a request to rezone 45.412 acres from R-40 to A-R. Petition 1372-25-B, was a request to rezone 4.738 acres from R-40 to A-R. She stated that the Future Land Use Map designated this area as low density residential, which had a 1-acre minimum parcel size. Since A-R was less dense, requiring a 5-acre minimum lot, the request to rezone to A-R was appropriate and consistent with the Future Land Use Map & Comprehensive Plan as a less intense use. Ms. Bell stated that the companion parcel in this rezoning request did not meet the minimum lot size requirement for A-R, so staff recommended conditional approval of the request to rezone to A-R, subject to the following condition: 1. All parcels that are the subject of this petition shall be combined by a recorded final plat within 180 days of the approval of the petition or prior to the submittal of a site development plan, whichever comes first. She noted that the Planning Commission recommended denial of the rezoning request. Ms. Bell provided various maps outlining the location, topography, surrounding zoning, environmental elements and an aerial depiction of the property.

Randy Boyd, Agent, stated that his client was requesting to rezone the property to A-R for the purpose of operating a Wedding/Event Venue/Bed & Breakfast. Mr. Boyd stated that they agreed to the condition. He stated that if approved, they would combine the parcels to bring it into compliance with the A-R zoning. Mr. Boyd presented a brief video presentation of the property. Mr. Boyd stated that Mr. Hill was proud of his beautiful property and wanted to share it with others and asked for the Boards' favorable approval.

Alvin Williams with G-Squared Entertainment spoke in favor of the proposed development. He added that he was seeking clarity regarding dam repair on the site and wanted to know at which end of the dam repair work was needed because this could negatively affect his property if damaged.

The following citizens spoke in opposition of Petition 1372-25-A: Dan Anderson, Walter Metzger, Karen Webb, Gayle Rabe, Harold Powell, Matt Masingill. Residents relayed concerns regarding an increase in traffic, noise concerns, safety concerns, and the loss of their peace and tranquility caused by a commercial business in a residential area.

Mr. Boyd stated that all the traffic from the proposed property would access the venue from Highway 314. He noted that the dam repairs mentioned would be at the lower end of the subject property and would not be the responsibility of the neighboring property owners. He stated that this would not be commercial zoning but conditional use under the R- 40 or A-R zoning. Mr. Boyd

noted that his client was allowed to use his property in accordance with zoning regulations, but he could not control certain aspects of the area, specifically the traffic. Highway 314 was a State Route and Fayette County was a popular destination causing Highway 314 to be a busy corridor. Mr. Boyd also highlighted several uses for the property under the current R-40 zoning that would be more intense and traffic producing e.g. a church and/or place of worship, or a private school. He continued stating that his client's proposal did adhere to the Fayette County Future Land Use Plan and was supported by staff. He requested the Boards' favorable approval.

Commissioner Rousseau asked Mr. Boyd to clarify "lower end" of the dam as it related to the location of the dam needing repair.

Mr. Boyd stated that it was on the southeast portion of the property closer to Lafayette Estates.

Commissioner Rousseau reiterated that Lafayette Estates would not be an entrance or exit access point for this proposed venue, if approved.

Mr. Boyd stated that it would not.

Commissioner Oddo noted that one of the requirements of a bed and breakfast was that the owner lived on-site or if owned by a corporation had an officer live on property. He wanted to ensure Mr. Hill was aware of this requirement and had plans to adhere to it.

Mr. Boyd stated that Mr. Hill and his mother intended on living on the property

Commissioner Oddo stated that while he understood the sentiment of comments made in opposition to this request if developed as residential properties with possibly 20+ available lots would still generate traffic. He admitted that he did not view this proposal as negative.

Mr. Boyd agreed and stated that a subdivision, church, and/or school which were all allowed under the current zoning as a conditional use would be more intense use and cause some of the same concerns.

Commissioner Maxwell asked Mr. Boyd what the proposed layout and use of the venue would be.

Mr. Boyd stated that initially if approved, his clients wanted to pursue developing the wedding venue/bed and breakfast. He noted that Mr. Hill and his mother planned to live on the property, as required. Currently there was no wedding building, so he planned to construct a large tent to begin hosting weddings. In the future, if viable, a wedding venue would be built.

Commissioner Maxwell asked if the plan was to have this venue on the "delta" piece of the property.

Mr. Boyd stated that it would actually be closer to the house to ensure guests had access to gravel parking. The initial idea was to use a wedding tent to garner interest and viability and from there, if successful, plans would be to improve the property and develop a wedding facility.

Commissioner Maxwell asked how he was going to access the lake on the property.

Mr. Boyd stated that there would not be any vehicular access over or around the dam, in coordination with Safe Dams requirements. They were considering golf carts as an option to accessing the lake, ensuring a gravel crossing over the dam was permissible.

Commissioner Maxwell stated from his review of this request there was not going to be much use on the property on the west side of the lake.

Mr. Boyd stated that was correct, unless they could determine a way to develop a road.

Commissioner Maxwell stated that most of the potential development would be around the house and the 4-5 acres just south of it was where the wedding venue would be and fishing at the lake.

Mr. Boyd agreed. He stated that he wanted to have local schools, neighbors, and/or churches come on site for fishing events in the future, but his main focus was the wedding venue and bed and breakfast.

Further conversation continued.

Vice Chairman Gibbons moved to approve Petition 1372-25-A, 1246 Hwy. 314 Fayette Co LLC, Owner; Randy Boyd, Agent, requests to rezone 45.412 acres from R-40 (Single-Family Residential) to A-R (Agricultural-Residential); property located in Land Lot(s) 219 of the 13th District and fronts Highway 314 North, with one (1) condition. Commissioner Maxwell seconded.

Commissioner Rousseau stated that while growth and development within the county was good it should also be appropriate for the area and this request, in his opinion, was not the best fit for the community. Commissioner Rousseau urged his colleagues to listen to the concerns of the residents and support the effort to deny this request.

Vice Chairman Gibbons moved to approve Petition 1372-25-A, 1246 Hwy. 314 Fayette Co LLC, Owner; Randy Boyd, Agent, requests to rezone 45.412 acres from R-40 (Single-Family Residential) to A-R (Agricultural-Residential); property located in Land Lot(s) 219 of the 13th District and fronts Highway 314 North, with one (1) condition. Commissioner Maxwell seconded. The motion passed 4-1, with commissioner Rousseau voting in opposition.

4. Consideration of Petition 1372-25-B, 1246 Hwy. 314 Fayette Co LLC, Owner; Randy Boyd, Agent, requests to rezone 4.738 acres from R-40 (Single-Family Res) to A-R (Agricultural-Residential); property located in Land Lot(s) 219 of the 13th District and fronts Highway 314 North. This item was tabled at the January 22, 2026 Board of Commissioners meeting.

Ms. Bell stated that this was a request to rezone 4.738 acres from R-40 to A-R. Ms. Bell stated that this was the second of two parcels as previously mentioned. And because it was less than 5-acres staff recommended conditional approval of the request to rezone to A-R, subject to the following condition: 1. All parcels that are the subject of this petition shall be combined by a recorded final plat within 180 days of the approval of the petition or prior to the submittal of a site development plan, whichever comes first. She noted that the Planning Commission recommended denial of the rezoning request.

Mr. Alivin Williams originally spoke in favor of this property (Petition 1372-25-A), but after listening to further discussion was in opposition of the petition.

The following citizens spoke in opposition of Petition 1372-25-B: Sandy Burton-Hughes, Alvin Williams, Celestine English, Gayle Rabe, Dan Anderson, Matt Masingill reiterated previous concerns traffic caused by an event center, noise concerns, safety concerns, the loss of their peace and tranquility caused by a commercial business in a residential area.

Mr. Boyd stated something was going to go on the property. Currently a church and/or school was permissible, and he felt this request was a less intense zoning and asked for Board approval.

Commissioner Rousseau moved to deny Petition 1372-25-B, 1246 Hwy. 314 Fayette Co LLC, Owner; Randy Boyd, Agent, requests to rezone 4.738 acres from R-40 (Single-Family Res) to A-R (Agricultural-Residential); property located in Land Lot(s) 219 of the 13th District and fronts Highway 314 North. Motion failed due to the lack of a second.

Vice Chairman Gibbons moved to approve Petition 1372-25-B, 1246 Hwy. 314 Fayette Co LLC, Owner; Randy Boyd, Agent, requests to rezone 4.738 acres from R-40 (Single-Family Res) to A-R (Agricultural-Residential); property located in Land Lot(s) 219 of the 13th District and fronts Highway 314 North, with one (1) condition. Commissioner Maxwell seconded. The motion passed 4-1, with Commissioner Rousseau voting in opposition.

The Board recessed at 6:35 p.m.

The Board reconvened at 6:46 p.m.

5. Consideration of Petition 1373-25, Parcel 0504 049; Kyle D. Weishaar and Laura S. Weishaar, owners, request to rezone 7.745 acres from A-R (Agricultural-Residential) to R-78 (Single-Family Residential); property located in Land Lot(s) 26 of the 5th District and fronts Harp Road. This item was tabled at the January 22, 2026 Board of Commissioners meeting.

Ms. Bell stated that this request was to rezone 7.745 acres from A- to R-78 property located in Land Lot(s) 26 of the 5th District and fronts Harp Road. Ms. Bell advised that the lot was a legal nonconforming lot and met or exceeded all requirements of the R-78 zoning district. The Future Land Use Map designated this area as Rural Residential-2, which had a 2-acre minimum parcel size. The request to rezone to R-78 was consistent with the Future Land Use Map and Comprehensive Plan. At 4,161 sq. the existing house met/exceeded dimensional requirements for R-78 for minimum floor area and setbacks. Staff recommended conditional approval with the request subject to the following condition: 1. The owner/developer shall dedicate land to Fayette County as needed to provide a minimum 50-ft of right of way as measured from the existing centerline of Harp Road for the full width of the parcel. Submittal of all warranty deed(s) and legal descriptions for said right-of-way within 90 days of the approval of rezoning, or prior to the submittal of permit applications, whichever comes first. Ms. Bell provided various maps outlining the location, topography, surrounding zoning, environmental elements and an aerial depiction of the property. Ms. Bell stated that the lot was unusually shaped and because of the setbacks and the lot width requirement in A-R it made it difficult for the property owners to build an assessor structure close to the house. Rezoning to R-78 would change the setbacks and lot width requirement and allow them to build the accessory structure and bring the entire property into a conforming state.

Kyle D. Weishaar stated that this request stemmed from him wanting to build an accessory structure on the property which he preferred to have closer to the house as opposed to further towards the back of the property. He stated that he would rather leave it undeveloped. He advised that he had reached out to both his neighbors and they were ok with the request.

No one spoke in favor or opposition.

Vice Chairman Gibbons moved to approve Petition 1373-25, Parcel 0504 049; Kyle D. Weishaar and Laura S. Weishaar, owners, request to rezone 7.745 acres from A-R (Agricultural-Residential) to R-78 (Single-Family Residential); property located in Land Lot(s) 26 of the 5th District and fronts Harp Road. Commissioner Oddo seconded.

Vice Chairman Gibbons amended his motion to approve Petition 1373-25, Parcel 0504 049; Kyle D. Weishaar and Laura S. Weishaar, owners, request to rezone 7.745 acres from A-R (Agricultural-Residential) to R-78 (Single-Family Residential); property located in Land Lot(s) 26 of the 5th District and fronts Harp Road, with one (1) condition. Commissioner Oddo amended his second. The motion passed 5-0.

6. Consideration of Petition 1369-25-A, Parcel 0433 049; McCotter Family Trust, owner, requests to rezone 3.00 acres from R-45 (Single-Family Residential) to A-R (Agricultural-Residential). The property is located in Land Lot 183 of the 4th District and fronts Fletcher Ford Road.

Ms. Bell stated that items # 6 and #7 were related petitions and would be discussed collectively but would require separate votes. This request is to rezone 3.00 acres from R-45 to A-R. The applicants were requesting to rezone two parcels to A-R, with the intent of combining them into a single parcel that would meet the dimensional requirements of A-R zoning district. As defined in the Future Land Use Map and Comprehensive Plan A-R (Agricultural-Residential) is designated for this area thus the request for A-R zoning was appropriate. Ms. Bell stated that in their current configuration neither parcel meets the minimum lot size for A-R, therefore conditions are recommended to ensure they are combined to resolve the issue. The condition was that: 1. All parcels that are the subject of this petition shall be combined by a recorded final plat within 180 days of the approval of the petition or prior to the submittal of a building permit, whichever comes first. Ms. Bell stated that the Planning Commission recommended conditional approval with the outlined condition as presented by staff. Ms. Bell stated that in all the residential zoning districts if you have 3-acres you can own a horse, however, you cannot build a barn. This request will allow them to combine the parcels.

Tate McCotter stated that his family were animal people and wanted to build a barn on the property and asked for the Boards' approval.

No one spoke in favor or opposition.

Vice Chairman Gibbons moved to approve Petition 1369-25-A, Parcel 0433 049; McCotter Family Trust, owner, requests to rezone 3.00 acres from R-45 (Single-Family Residential) to A-R (Agricultural-Residential). The property is located in Land Lot 183 of the 4th District and fronts Fletcher Ford Road, with one (1) condition. Commissioner Oddo seconded. The motion passed. 5-0.

7. Consideration of Petition 1369-25-B, Parcel 0433 051; McCotter Family Trust, owner, requests to rezone 3.00 acres from R-45 (Single-Family Residential) to A-R (Agricultural-Residential); property located in Land Lot 183 of the 4th District and fronts Fletcher Ford Road.

This request was to rezone 3.00 acres from R-45 to A-R. The applicants were requesting to rezone two parcels to A-R, with the intent of combining them into a single parcel that will meet the dimensional requirements of A-R zoning district. As defined in the Future Land Use Map and Comprehensive Plan A-R (Agricultural-Residential) is designated for this area thus the request for A-R zoning was appropriate. Ms. Bell stated that in their current configuration neither parcel meets the minimum lot size for A-R, therefore conditions are recommended to ensure they are combined to resolve the issue. The condition was that: 1. All parcels that are the subject of this petition shall be combined by a recorded final plat within 180 days of the approval of the petition or prior to the submittal of a building permit, whichever comes first. Ms. Bell stated that the Planning Commission recommended conditional approval with the outlined condition as presented by staff.

Chairman Hearn asked the applicant if he was ok with the condition.

The Petitioner agreed to the condition.

No one spoke in favor or opposition.

Vice Chairman Gibbons moved to approve Petition 1369-25-B, Parcel 0433 051; McCotter Family Trust, owner, requests to rezone 3.00 acres from R-45 (Single-Family Residential) to A-R (Agricultural-Residential); property located in Land Lot 183 of the 4th District and fronts Fletcher Ford Road, with one (1) condition. Commissioner Oddo seconded. The motion passed 5-0.

8. Consideration of Petition RDP-022-26, Ted V. Ehrhart, Owner, applicant request approval of a Revised Development Plan, to allow the subdivision of Parcel 0508 031 into two (2) parcels, within the Coventry Estates Subdivision; property located in Land Lots 34 of the 5th District and fronts Brookshire Drive.

Ms. Bell stated that this request was seeking approval of a revised development plan to allow the subdivision of Parcel 0508 031 into two (2) parcels, within the Coventry Estates Subdivision. Per Sec. 104-595.(2)h.2., proposed revisions to a recorded major final plat shall, after prescribed public notice, be considered in public hearings before the Planning Commission and Board of Commissioners. The applicant proposed revising the development plan of Coventry Estate by subdividing Lot 48, consisting of 4.75 acres, into 2 parcels. proposed lot 48-A would consist of approximately 2.73 acres and proposed lot 48-B would consist of approximately 2.02 acres. Staff recommended conditional approval, subject to the following condition: 1. Fayette County Watershed Protection Ordinance will apply to the parcel(s). Existing structures shown to be in the watershed protection setbacks on a new final plat will be allowed to remain, however no new structures or expansion into the Watershed Protection setbacks will be permitted. The Planning Commission to recommended conditional approval with the outlined condition as presented by staff. Ms. Bell provided various maps outlining the location, topography, surrounding zoning, environmental elements and an aerial depiction of the property.

Ted Ehrhart stated that the purpose of the division of the property was because they wanted to create multi-generation living. He stated that he would be building a new home for him and his wife and their daughter and her family would be living in the old

house next door. He noted that his son was planning to hopefully move into the subdivision as well. He stated that with a smaller family it was helpful to have them close. He and his wife would help with childcare for their grandkids and his children would be close by to assist as they get older.

No one spoke in favor

Tony Hinson of Fayetteville stated that he felt Coventry Estates had a 5-acre requirement if approved they would be setting a precedent and opening the door for other residents to subdivide their property. And he did not feel that would be an appropriate look for the neighborhood. Mr. Hinson stated that he did not agree with the subdivision of the parcel.

Mr. Ehrhart stated that when he reviewed the original plat for the subdivision, the lot sizes were 1.5 acres. He also noted that there were currently other properties in the subdivision at 3-acres as well.

Vice Chairman Gibbon moved to approve Petition RDP-022-26, Ted V. Ehrhart, Owner, applicant request approval of a Revised Development Plan, to allow the subdivision of Parcel 0508 031 into two (2) parcels, within the Coventry Estates Subdivision; property located in Land Lots 34 of the 5th District and fronts Brookshire Drive. Chairman Hearn seconded.

Chairman Hearn asked the applicant if he was ok with the condition.

Mr. Ehrhart agreed to the condition.

Vice Chairman Gibbon amended his motion to approve Petition RDP-022-26, Ted V. Ehrhart, Owner, applicant request approval of a Revised Development Plan, to allow the subdivision of Parcel 0508 031 into two (2) parcels, within the Coventry Estates Subdivision; property located in Land Lots 34 of the 5th District and fronts Brookshire Drive, with one (1) condition. Chairman Hearn amended his second.

Commissioner Oddo stated that he felt this subdivision would be setting a precedent and had concerns. While the zoning was set at R-40 years ago it was developed more like A-R and he wanted to see it stay that way. He stated that he recognized the intent of the request and even appreciated it, however he would not be able to support it.

Vice Chairman Gibbon amended his motion to approve Petition RDP-022-26, Ted V. Ehrhart, Owner, applicant request approval of a Revised Development Plan, to allow the subdivision of Parcel 0508 031 into two (2) parcels, within the Coventry Estates Subdivision; property located in Land Lots 34 of the 5th District and fronts Brookshire Drive, with one (1) condition. Chairman Hearn amended his second. The motion passed 4-1, with Commission Oddo voting in opposition.

9. Consideration of Petition RDP-023-26, Phoebe Jernigan Bryan, Trustee of the David Gerald Stout Bryan Spousal Trust, Owner, applicant request approval of a Revised Development Plan, to allow the subdivision of Parcel 0515 037 into six (6) parcels, within the Coventry Estates Subdivision; property located in Land Lots 65 and 66 of the 5th District and fronts Lester Road and Red Fox Run.

Ms. Bell stated that this request was seeking approval of a revised development plan to allow the subdivision of Parcel 0515 037 into six (6) parcels, within the Coventry Estates Subdivision. She stated that the applicant proposed to revise the development plan for Coventry Estates by subdividing 538 Lester Road, consisting of 21.15 Acres, into 6 parcels. Proposed Lot 1 would consist of approximately 4.13 acres, proposed Lot 2 was 3.66 acres, Lot 3 was 3.23 acres, Lot 4 was 3.31 acres, Lot 5 was 3.31 acres, and proposed Lot 6 was 3.51 acres. Per Sec. 104-595.(2)h.2., proposed revisions to a recorded major final plat shall, after prescribed public notice, be considered in public hearings before the Planning Commission and Board of Commissioners. Ms. Bell stated that staff recommended conditional approval, subject to the following conditions: 1. Fayette County Watershed Protection Ordinance will apply to the parcel(s). 2. The hangar shall be removed from parcel 0515 037 within 180 days or prior to submission of a revised final plat, whichever comes first. The Planning Commission recommended conditional approval with the outlined conditions as presented by staff. Ms. Bell provided various maps outlining the location, topography, surrounding zoning, environmental elements and an aerial depiction of the property.

Dale Bryan, Trustee, stated that the intent of this request was to subdivide the parcel. The lot would be set at 3-acres or more and match the aesthetics of the surrounding neighborhood. He noted that each property would be able to accommodate a house and airplane hanger if desired. He noted that while the parcel was associated with Coventry Estates it was not connected to the actual subdivision. These additional lots would not negatively impact the subdivision. Mr. Bryan stated that the request conformed with Future Land Use Plan for the area, the current zoning and matched the aesthetics of the neighborhood.

Chairman Hearn asked if he agreed to the conditions.

Mr. Bryan stated yes, he did agree with the conditions. He added that he already had begun the steps to getting the demolition permit to initiate the removal of the hanger. He stated that they felt this would be better use for the property and seeking approval.

Bill Peters spoke in favor of the petition. He stated that he had no issues with the request but needed to verify a few items. He stated that at one point this property was part of the Willow Pond Aviation Airport, as a result, the northern portion of the subject property was a legal access point for planes to taxi. He wanted to ensure that did not get disrupted. Mr. Peters stated that the airport would like to have that assurance confirmed in writing. He also stated that they were concerned about the zoning and wanted to maintain the continuity of the neighborhood. He noted that the R-80 zoning would be ideal, keeping the lot size at 3-acres plus with a 2500 sq. ft. minimum house to ensure the values of the existing properties were maintained.

No one spoke in opposition.

Vice Chairman Gibbons moved to approve Petition RDP-023-26, Phoebe Jernigan Bryan, Trustee of the David Gerald Stout Bryan Spousal Trust, Owner, applicant request approval of a Revised Development Plan, to allow the subdivision of Parcel 0515 037 into six (6) parcels, within the Coventry Estates Subdivision; property located in Land Lots 65 and 66 of the 5th District and fronts Lester Road and Red Fox Run, with two (2) conditions. Commissioner Maxwell seconded.

Commissioner Maxwell asked if the airport would accept six parcels near the facility.

Mr. Bryan stated that he did see a reason they would not. He stated that he did not have much information related to that and had not spoken with airport representatives. Mr. Bryan stated that the existing utility easements would remain intact to ensure the taxi ways have access.

Commissioner Maxwell stated that his point was that the Board was only voting on the subdivision of the property. Permission to access the taxi lanes of the airport was outside of the Boards' authority. He wanted to make sure everyone was clear on what was being considered.

Mr. Bryan stated that based on their understanding the easement was what provided access to the taxi lanes and whether they gained future permission to continue to do so would require a conversation with the Willow Pond Aviation Airport owners.

Commissioner Oddo asked if it was a part of Coventry Estates.

Mr. Bryan stated they while it was a part of Coventry Estates it was not attached to any of the main streets of the subdivision.

Vice Chairman Gibbons moved to approve Petition RDP-023-26, Phoebe Jernigan Bryan, Trustee of the David Gerald Stout Bryan Spousal Trust, Owner, applicant request approval of a Revised Development Plan, to allow the subdivision of Parcel 0515 037 into six (6) parcels, within the Coventry Estates Subdivision; property located in Land Lots 65 and 66 of the 5th District and fronts Lester Road and Red Fox Run, with two (2) conditions. Commissioner Maxwell seconded. The motion passed 4-1, with Commissioner Oddo voting in opposition.

10. Public Hearing to review and receive comments for the Fayette County 2025 Annual Report on Fire Services Impact Fees (FY2025), including the draft CIE Update to the Capital Improvements Element and Short-Term

Work Program (FY2026-FY2030.), to be sent to Atlanta Regional Commission (ARC) for review by Department of Community Affairs (DCA).

Ms. Bell stated that this item was a public hearing to review and receive comments for the Fayette County 2025 Annual Report on Fire Services Impact Fees (FY2025), including the draft CIE Update to the Capital Improvements Element and Short-Term Work Program (FY2026-FY2030), to be sent to Atlanta Regional Commission (ARC) for review by Department of Community Affairs (DCA). She stated that each year the County was required to send this annual report to the department of Community Affairs and shows how we collected, allocated, and spent impact fee funds and serves as accountability that the funds were used properly. She stated that Resolution 2026-09 was under the Consent Agenda for the Boards' approval to transmit.

As required by the Georgia Development Impact Fee Act and the Minimum Planning Standards, Fayette County in collaboration with Tyrone, Brooks, and Woolsey, prepared the Fayette County 2025 Annual Report on Fire Services Impact Fees (FY2025), including Comprehensive Plan amendments for updates to the Capital Improvements Element and Short-Term Work Program (FY2026-FY2030.) This was the public hearing to present the report for approval and to transmit to ARC/DCA. Brooks, Tyrone and Woolsey approved the report for transmittal to ARC for coordination of state and regional review.

No one spoke in favor or opposition.

No vote was taken.

Mr. Rapson asked that item #12 be removed from the consent agenda.

PUBLIC COMMENT: None.

Speakers will be given a five (5) minute maximum time limit to speak before the Board of Commissioners about various topics, issues, and concerns. Speakers must direct comments to the Board. Responses are reserved at the discretion of the Board.

CONSENT AGENDA:

Chairman Hearn removed item #12 from the consent agenda.

Vice Chairman Gibbons moved to approve the Consent Agenda, except item #12. Commissioner Oddo seconded. The motion passed 5-0.

11. **Approval of Resolution 2026-09 to Transmit the Fayette County 2025 Annual Report on Fire Services Impact Fees (FY2025), including Comprehensive Plan amendments for updates to the Capital Improvements Element and Short-Term Work Program (FY2026-FY2030) to Atlanta Regional Commission for review by Department of Community Affairs.**
12. **Approval of the Fourth Amendment to Reciprocal Lease Agreement between American Tower, L.P. and Fayette County, Georgia for the tower site at 431 Porter Road, Fayetteville, Georgia 30215-3058 for equipment modifications.** Chairman Hearn removed item #12 from the consent agenda.
13. **Approval of Mid-Year Budget Adjustments to the fiscal year 2026 budget and approval to close completed Capital, Capital Improvement Plan (CIP) Projects, and Water System CIP Projects.**
14. **Acknowledgment of Sheriff Barry H. Babb's decision to liquidate county property at auction.**
15. **Approval of the February 8, 2026, Board of Commissioners Meeting Minutes.**

OLD BUSINESS:

NEW BUSINESS:

- 16. Request to approve the Georgia Department of Transportation's Contract for Acquisition of Right-of-Way for the SR 85/SR279/Corinth Road project (GDOT PI 0017813) and Board acceptance of a grant to reimburse local right-of-way acquisition costs up to \$4,040,000.**

Public Works Director, Phil Mallon stated that this item was seeking Board approve to the Georgia Department of Transportation's Contract for Acquisition of Right-of-Way for the SR 85/SR279/Corinth Road project (GDOT PI 0017813) and Board acceptance of a grant to reimburse local right-of-way acquisition costs up to \$4,040,000.

Commissioner Rousseau moved to approve the Georgia Department of Transportation's Contract for Acquisition of Right-of-Way for the SR 85/SR279/Corinth Road project (GDOT PI 0017813) and Board acceptance of a grant to reimburse local right-of-way acquisition costs up to \$4,040,000. Vice Chairman Gibbons seconded. The motion passed 5-0.

- 17. Request to approve Contract #1981-Q, Task Order 8 for a Not to Exceed (NTE) amount of \$364,230 to Practical Design Partners (PDP) for Right of Way (ROW) acquisition services and related activities for the SR 85/ SR 279/ Corinth Road Project (GDOT PI 0017813).**

Mr. Mallon stated that this item was a request to approve Contract #1981-Q, Task Order 8 for a Not to Exceed (NTE) amount of \$364,230 to Practical Design Partners (PDP) for Right of Way (ROW) acquisition services and related activities for the SR 85/ SR 279/ Corinth Road Project.

Commissioner Rousseau moved to approve Contract #1981-Q, Task Order 8 for a Not to Exceed (NTE) amount of \$364,230 to Practical Design Partners (PDP) for Right of Way (ROW) acquisition services and related activities for the SR 85/ SR 279/ Corinth Road Project (GDOT PI 0017813). Vice Chairman Gibbons seconded. The motion passed 5-0.

- 18. Request to approve an Intergovernmental Agreement (IGA) with the Town of Brooks to cover the material costs to repair a 72-inch Corrugated Metal Pipe and Fayette County to cover the labor and equipment costs.**

Mr. Mallon stated that this item was seeking Board approval of an Intergovernmental Agreement (IGA) with the Town of Brooks to cover the material costs to repair a 72-inch Corrugated Metal Pipe and Fayette County to cover the labor and equipment costs.

Chairman Hearn moved to approve an Intergovernmental Agreement (IGA) with the Town of Brooks to cover the material costs to repair a 72-inch Corrugated Metal Pipe and Fayette County to cover the labor and equipment costs. Vice Chairman Gibbons seconded.

Chairman Hearn stated that this was a very small project with the Town of Brooks. He noted that the Town of Brooks had this listed as a SPLOST project to replace the culverts with a cost estimate between \$400K-450K. Completing the work via an IGA with the County freed up those funds to be used on other projects.

Chairman Hearn moved to approve an Intergovernmental Agreement (IGA) with the Town of Brooks to cover the material costs to repair a 72-inch Corrugated Metal Pipe and Fayette County to cover the labor and equipment costs. Vice Chairman Gibbons seconded. The motion passed 5-0.

ADMINISTRATOR'S REPORTS:

- A. Contract #2378-S: Water System Engineer of Record Task Order #26-01: FY26 On-Call Support Services; Change Order #1: Technical Resources**
- B. Contract #26036-A: Brooks Park Fencing**

C. Contract #26043-A: Crosstown WTP Raw #1 Pump/Motor Repairs: Change Order #2: Additional Repairs

Hot Projects

Mr. Rapson stated that he provided the Board with the Hot Topics report with updates to the Parks and Recreation Multi-Use Facility, Redwine Tunnel, Mark Lane culvert replacement project, Darren Drive Box Culverts, and Cross creek culvert supplies.

Trail Building Workday

Mr. Rapson advised that there would be a trail building party on February 28th from 9:00 to noon. Volunteers from Georgia Power and citizens would gather to build the soft surface trails, and complete other beneficial work on the new pocket park.

ATTORNEY'S REPORTS:

Notice of Executive Session: County Attorney Dennis Davenport stated that there were two items for Executive Session. One item involving threatened litigation and the review of the February 12, 2026, Executive Session Minutes.

COMMISSIONERS' REPORTS: None.

EXECUTIVE SESSION:

One item involving threatened litigation and the review of the February 12, 2026, Executive Session Minutes. Vice Chairman Gibbons moved to go into Executive Session. Commissioner Oddo seconded. The motion passed 5-0.

The Board recessed into Executive Session at 7:28 p.m. and returned to Official Session at 7:46 p.m.

Return to Official Session and Approval to Sign the Executive Session Affidavit: Commissioner Oddo moved to return to Official Session and for the Chairman to sign the Executive Session Affidavit. Vice Chairman Gibbons seconded. The motion passed 5-0.

Approval of February 12, 2026, Executive Session Minutes: Commissioner Oddo moved to approve February 12, 2026 Executive Session Minutes. Vice Chairman Gibbons seconded the motion. The motion passed 5-0.

ADJOURNMENT:

Commissioner Oddo moved to adjourn the February 26, 2026 Board of Commissioners meeting. Vice Chairman Gibbons seconded. The motion passed 5-0.

The February 26, 2026, Board of Commissioners meeting adjourned at 7:47 p.m.

Marlena Edwards, Chief Deputy County Clerk

Lee Hearn, Chairman

The foregoing minutes were duly approved at an official meeting of the Board of Commissioners of Fayette County, Georgia, held on the 12th day of March 2026.

Attachments are available upon request at the County Clerk's Office.

COUNTY AGENDA REQUEST

Department:

Presenter(s):

Meeting Date:

Type of Request:

Wording for the Agenda:

Request to approve a Memorandum of Agreement with the Georgia Soil and Water Conservation Commission allowing for the Fayette County Elections and Registration to act as Superintendent of Elections for the election of county contest for Georgia Soil and Water Commission.

Background/History/Details:

Historically, many counties conducted these elections without a formal agreement due to older practices and less stringent documentation requirements. With modern election auditing, accounting, and intergovernmental contracting standards, the agreement is now necessary to clearly establish legal authority for the County to administer the election, defined responsibilities between agencies.

Execution of the MOA (Memorandum of Agreement) does not create a new election, it formalizes and legally documents the County's role in administering a state-mandated election on behalf of the Commission.

What action are you seeking from the Board of Commissioners?

Approval of a Memorandum of Agreement with the Georgia Soil and Water Conservation Commission allowing for the Fayette County Elections and Registration to act as Superintendent of Elections for the election of county contest for Georgia Soil and Water Commission.

If this item requires funding, please describe:

Not applicable.

Has this request been considered within the past two years?

If so, when?

Is Audio-Visual Equipment Required for this Request?*

Backup Provided with Request?

*** All audio-visual material must be submitted to the County Clerk's Office no later than 48 hours prior to the meeting. It is also your department's responsibility to ensure all third-party audio-visual material is submitted at least 48 hours in advance.**

Approved by Finance

Reviewed by Legal

Approved by Purchasing

County Clerk's Approval

Administrator's Approval

Staff Notes:

FOR THE 2026 GENERAL ELECTION

**MEMORANDUM OF AGREEMENT
BETWEEN THE GEORGIA SOIL AND WATER CONSERVATION
COMMISSION AND THE ELECTION SUPERINTENDENT OF
FAYETTE COUNTY**

THIS AGREEMENT, entered into as of this _____ day of _____, 2026, by and between the **Georgia Soil and Water Conservation Commission**, hereinafter referred to as the "Commission", and the **Election Superintendent of Fayette County, Georgia**, hereinafter referred to as the "Superintendent".

WHEREAS, the Commission, pursuant to O.C.G.A. §§ 2-6-23, 2-6-27, 2-6-29, 2-6-30, and 2-6-31, and also pursuant to its Rule 600-9, has powers and responsibilities regarding the election of Soil and Water Conservation District Supervisors; and

WHEREAS, the Code of Georgia further provides, "Successors to elected supervisors shall be elected *at the general election ...*" O.C.G.A. § 2-6-31(b)(1), and

WHEREAS, the Georgia Election Code provides for election Superintendents with powers and responsibilities in the conduct of elections, O.C.G.A. § 21-2-70 *et al.*

NOW THEREFORE, in consideration of the mutual covenants and agreements contained herein, it is agreed as follows:

1. The Election Superintendent will conduct and superintend the election of District Supervisors at the general election and in any runoff required by law, as far as is practicable in the manner of any other nonpartisan election in accordance with Title 21 of the Georgia Election Code.
2. The Commission will be responsible for placing and paying for legal advertising in a newspaper or other publication of general circulation within the appropriate area.
3. The Commission will furnish Nominating Petitions to candidates, and will also provide copies of Nominating Petitions to be placed in the office of the Election Superintendent.

4. Candidates will submit completed Nominating Petitions to the Election Superintendent before the deadline of the general election qualifying period. The Superintendent will examine the Nominating Petitions and request the assistance of the Registrar for this and other purposes where the separate function is provided for by law. If difficulties arise the Superintendent will immediately notify the Commission.
5. The Superintendent or the Registrar will certify that the Nominating Petitions are subscribed by at least twenty-five (25) qualified electors of that county, and that each nominee is a qualified elector of that county. The Superintendent will then notify the Commission, as soon as practicable, of the results of the certification process by means of the Nominating Petition Review Forms, attached hereto Exhibit "A".
6. In elections to fill two positions in one-county Soil & Water Conservation Districts, the two (2) candidates receiving the most votes will be declared the winners.
7. In elections to fill three positions in two-county Soil & Water Conservation Districts, the three (3) candidates receiving the most votes will be declared the winners.
8. In all cases of ties, runoff elections will be held four (4) weeks following the election for the tied candidates only, and only when the number of candidates tied is greater than the number of available positions.
9. Absentee balloting shall be permitted in all district supervisor elections in accordance with Title 21 of the Georgia Election Code.
10. Ballots shall contain the names of candidates, listed alphabetically by their surnames, and the incumbent, if applicable, shall be identified.
11. Write-in candidates shall be permitted in all district supervisor elections in accordance with Title 21 of the Georgia Election Code.
12. The Superintendent shall certify the election results as soon as practicable following the election in the manner for other offices and will complete and return to the Commission the official Election Report form, attached hereto as Exhibit B.
13. The Superintendent will "inspect systematically" the conduct of the elections as provided by O.C.G.A. § 21-2-70(8), handling such problems and grievances

as is ordinary for the election, but formal contests and disputes will be handled as provided by law.

- 14. The parties are independent contractors performing public functions provided by law, and each will act according to its own responsibility. For the Commission the exclusive remedy for its torts will be the Georgia Tort Claims Act., O.C.G.A. §§ 50-21-20 *et seq.*
- 15. The term of this Agreement will be for the conduct of the 2026 general election including any runoff.
- 16. This Agreement is intended to establish a protocol for the conduct of the election of District Supervisors, subject to and in accord with relevant law and rules. It is the entire Agreement and instruction for its purpose outside such law and rules, and therefore any changes in the Agreement must be in writing and agreed to by both parties.

IN WITNESS WHEREOF, the Commission and the Superintendent have executed this Agreement as of the date shown below.

GA SOIL & WATER CONSERVATION COMMISSION



BY: _____ 01/21/2026

 Mitch Attaway, Executive Director Date

FAYETTE COUNTY, GEORGIA

BY: _____

 Election Superintendent Date

COUNTY AGENDA REQUEST

Department:

Presenter(s):

Meeting Date:

Type of Request:

Wording for the Agenda:

Request to award Contract #26089-B: Thin Lift-Flexgard Overlay System, to Blount Construction Company, Inc. in the amount of \$431,294.82.

Background/History/Details:

Flexgard Overlay System is a high performance thin lift overlay (HPTO) system that combines hot-mix asphalt and polymer modified asphalt without the use of reclaimed asphalt pavement (RAP) which is found in all current traditional asphalt resurfacing. With limited structural failures on these roads, the Road Department is doing a pilot project to see if this polymer modified mix, without RAP, will provide a better long term roadway with less age cracking defects found in traditional asphalt.

The following sub-divisions and roads (1.75 miles) will be treated under this contract:

- 1.) Hood Road - Veteran's Parkway to Dead End
- 2.) Bonaventure Estates Subdivision
 - a.) Bellevue Loop
 - b.) Bonaventure Way
 - c.) Chateau Circle
 - d.) Fontaine Way

What action are you seeking from the Board of Commissioners?

Approval to award Contract #26089-B: Thin Lift-Flexgard Overlay System, to Blount Construction Company, Inc. in the amount of \$431,294.82.

If this item requires funding, please describe:

There is funding available in the Road Department's M&O and SPLOST accounts for this project.

Has this request been considered within the past two years?

If so, when?

Is Audio-Visual Equipment Required for this Request?*

Backup Provided with Request?

*** All audio-visual material must be submitted to the County Clerk's Office no later than 48 hours prior to the meeting. It is also your department's responsibility to ensure all third-party audio-visual material is submitted at least 48 hours in advance.**

Approved by Finance

Reviewed by Legal

Approved by Purchasing

County Clerk's Approval

Administrator's Approval

Staff Notes:



Purchasing Department
 140 Stonewall Avenue West, Ste 204
 Fayetteville, GA 30214
 Phone: 770-305-5420
 www.fayettecountyga.gov

To: Steve Rapson

Through: Ted L. Burgess *TB*

From: Sherry White *SW*

Date: February 26, 2026

For BOC Meeting: March 12, 2026

Subject: Contract #26089-B Thin Lift - Flexgard Overlay System

On January 29, 2026, the Purchasing Department issued Invitation to Bid 26089-B: Thin Lift - Flexgard Overlay System to secure a contractor to apply a new asphalt preserving technic on various county roads. Notice of the opportunity was emailed to 122 companies. Another 309 were contacted through the web-based Georgia Procurement Registry, who registered under commodity code # 91371 (Maintenance and Repair, Highway and Roads, Including Removal of Asphalt, Concrete, Bitumens, etc.), #74580 (Rubber Asphalt Crack Sealing Compound) and #75510 (Asphalt Distributors, Levelers, Mixers, Crack Sealing Equipment, etc.). The offer was also advertised through Fayette County News, and the County website.

Only one company submitted a bid (Attachment 1). The Road Department recommends awarding to Blount Construction Company, Inc. A Contractor Performance Evaluation is attached (Attachment 2).

Specifics of the proposed contract are as follows:

Contract Name	#26089-B Thin Lift - Flexgard Overlay System	
Contractor	Blount Construction Company, Inc.	
Contract Amount	\$431,294.82	
Budget:		
	<u>General M&O</u>	<u>SPLOST</u>
Fund	100 General M&O	327 2023SPLOST
Organization Code	40220 Road Department	40220 Road Department
Object Code	521316 Technical Services	541210 Other Improvements
Project	n/a	T23AA Road Maintenance
Contract Amt.	\$219,000.00	\$212,294.82
Available Balance	\$219,828.24	\$7,292,795.66 As of 2/24/2026

ITB #26089-B Thin Lift - Flexgard Overlay System

TALLY SHEET

Tuesday, February 24, 2026

ITEM	UNIT	QUANTITY	UNIT COST	EXTENDED COST
Traffic Control	LS	1	\$44,640.49	\$44,640.49
Crack Sealing	CLM	1.75	\$3,525.71	\$6,169.99
HPTO – FlexGard S	TN	1688	\$210.79	\$355,813.52
Trackless Tack	GAL	3282	\$3.89	\$12,766.98
Thermo White 6"	LF	9504	\$0.50	\$4,752.00
Thermo Yellow 6"	LF	9504	\$0.71	\$6,747.84
Thermo Stop Bar	EA	2	\$202.00	\$404.00
NOT TO EXCEED TOTAL BID AMOUNT				\$431,294.82



Administrator's Report: A

Purchasing Department
 140 Stonewall Avenue West, Ste 204
 Fayetteville, GA 30214
 Phone: 770-305-5420
 www.fayettecountyga.gov

To: Steve Rapson

Through: Ted L. Burgess *TB*From: Sherry White *SW*

Date: February 11, 2026

**Subject: Contract #2018-P: Public Works Engineer of Record
 Task Order #54: 178 Crabapple Lane
 Change Order #1: Environmental Support Services [Revision 1]**

Fayette County entered into an Engineer of Record contract with Pond & Company to provided various engineering services for Public Works. The contract ended on June 3, 2025, and was extended throughout August 31, 2025, due to incomplete task orders. Attached is such task order.

In task order #54 the County intends to replace the existing structure at 178 Crabapple Lane with a bottomless arch span culvert (Figure 1). Based on the U.S. Fish and Wildlife Service Information for Planning and Consultation (USFWS IPaC) report and observations documented during the on-site water delineation, suitable habitat for multiple aquatic mussel species is present within the project area. Due to the presence of suitable habitat, additional environmental due diligence is required to comply with Section 404 of the Clean Water Act (CWA).

The work in this change order will add Task VI to complete the documentation required to meet all standards and regulations for the County. Pond, along with their subconsultants (if applicable), will complete the tasks as described in the attached quote (Attachment 1) for the following amount.

Task I – Topographic and ROW Survey	\$4,700
Task II – Geotechnical Services	6,500
Task III – Hydrologic and Hydraulic Analysis with Report	11,500
Task IV – Construction Documents	19,000
Task V – Permitting	6,500
Task VI - USACE Section 404 Permitting (NWP or RP)	5,200
NEW Task Order NTE Amount	\$53,400

Specifics of the proposed Task Order are as follows:

Contract Name	#2018-P: Public Works Engineer of Record
Task Order	#54: 178 Crabapple Lane
Contractor	Pond & Company

Place on County Administrator's Report? Yes No

On Agenda Dated: _____

TO NTE Amt.	\$48,200.00
CO#1 NTE Amt.	<u>5,200.00</u>
New TO NTE Amt.	\$53,400.00

Budget:

Fund	322	2017SPLOST
Org Code	40320	STORMWATER
Object	541210	OTHER IMPROVEMENTS
Project	21SAT	178 Crabapple Lane
Available	\$601,800.00	As of 2/11/2026

Approved by: _____  _____ Date: 2/10/26



55 Ivan Allen Jr. Boulevard, Suite 850
Atlanta, GA 30308
T: 678.336.7740

January 29, 2026

Ms. Courtney Hassenzahl
Assistant Director
Fayette County Environmental Management
140 Stonewall Avenue – West, Suite No. 203
Fayetteville, Georgia 30214
Phone: 770.305.5410
chassenzahl@fayettecountyga.gov

**Subject: Task Order #54 Change Order #1 – Environmental Support Services [Revision 1]
178 Crabapple Lane
Fayette County, Georgia**

Dear Ms. Hassenzahl,

Pond appreciates the continued opportunity to support Fayette County with the culvert replacement project near 178 Crabapple Lane. Based on the current design approach and existing site conditions, additional environmental services are required to support permitting of the proposed improvements. Pond understands that the County intends to replace the existing structure at 178 Crabapple Lane with a bottomless arch span culvert (**Figure 1**). Based on the U.S. Fish and Wildlife Service Information for Planning and Consultation (USFWS IPaC) report and observations documented during the on-site waters delineation, suitable habitat for multiple aquatic mussel species is present within the project area. Due to the presence of suitable habitat, additional environmental due diligence is required to comply with Section 404 of the Clean Water Act (CWA). The following section describes the detailed scope of services associated with proposed Change Order #1. Any new information obtained following submittal of this proposal may require reevaluation and adjustment of the scope and associated fee.

SCOPE OF ADDITIONAL SERVICES:

Task 1: USACE Section 404 Permitting (Nationwide Permit or Regional Permit)

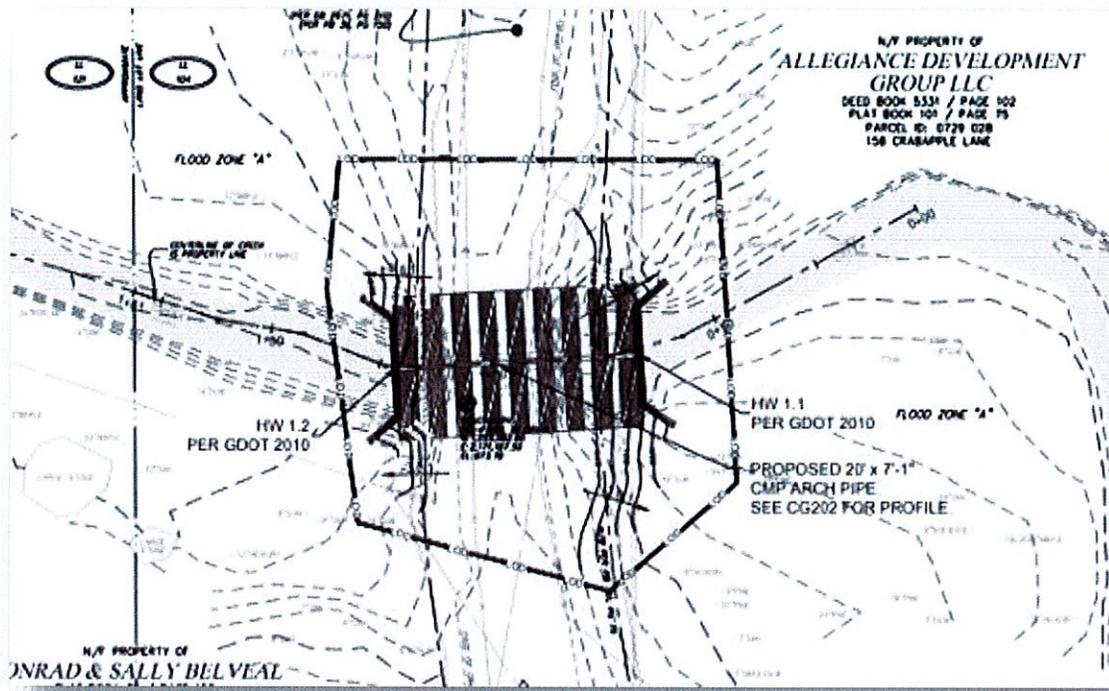
As the project proposes a discharge of dredged or fill materials in Waters of the United States (WOTUS), Pond will prepare and submit an application for either Nationwide Permit (NWP) or Regional Permit (RP) coverage, whichever is most appropriate based on the proposed design and impacts. The application will address the applicant and landowner information, proposed development site location, project description, avoidance, minimization, and mitigation measures, and purpose and need.

The application will include the following:

- A Pre-Construction Notification (PCN) form
- Supplementary information and reports prepared under the initial scope of this project
- Inclusion of the engineering (plan, profile, and project limits) and Erosion, Sedimentation and Pollution Control Plan prepared under the initial scope of this project
- Publicly accessible desktop cultural resources information to address Section 106 of the National Historic Preservation Act (NHPA) considerations

Pond will coordinate and follow up with the assigned USACE Project Manager to facilitate timely processing and respond to one (1) request for additional information, if required. The Georgia Environmental Protection Division (GAEPD) issued a conditional Water Quality Certification for the use of RPs and NWP in Georgia, pursuant to Section 401 of the CWA. Pond anticipates meeting this request within the scope of work through the NWP or RP submittal.

Figure 1 – Proposed Culvert Replacement Plan



Additional Fees:

Task 6: USACE Section 404 Permitting (NWP or RP)	\$5,200
Total	\$5,200

Schedule:

Following the client's approval of the final engineering design plan, Pond will prepare and submit the PCN to USACE within three (3) weeks.

Assumptions and Conditions of Service

1. Conditions and exclusions from the original scope still apply unless specified in the additional services above. The fees above include typical reimbursables such as printing, mileage, parking, and postage. The Client will be responsible for all application, bond, and permit fees that may be required.
2. No property access coordination is included. It is assumed the client would provide reasonable access to the properties for the completion of the aquatic species survey.

3. USACE has communicated that standard review periods for submittals can no longer be met due to reduced staffing and workload. Pond will coordinate closely with the project's USACE project manager to ensure the USACE determination is processed as quickly as possible.
4. This scope assumes that the project impacts water resources will meet the terms and conditions for coverage under either the RP or NWP Program. Individual Section 404 and 401 CWA permitting has been excluded from this scope.
5. This scope and fee does not include National Environmental Policy Act (NEPA) documentation. If NEPA documentation is determined to be necessary, it may be completed as an additional scope and fee.
6. This scope and fee does not include formal consultation associated with Section 7/Section 10 of the Endangered Species Act (ESA) nor Section 106 of the NHPA.
7. A Phase I/II Environmental Site Assessment is not included in this scope.
8. This scope includes a desktop review of publicly accessible cultural resource information. The USACE may require additional cultural resource investigation via a Phase 1a or Phase 1 cultural resource assessment. Based on coordination completed with County staff on 1/29/2026, the County would like to proceed with USACE NWP PCN submittal without additional technical studies. If a Phase 1a/1 cultural resource assessment is required by USACE, these services may be completed via a contract change order.
9. Given the project area contains suitable habitat for protected species, USACE may require an aquatic resources survey, biological assessment, and Section 7 coordination with USFWS to secure permit coverage. Based on coordination completed with County staff on 1/29/2026, the County would like to proceed with USACE NWP PCN submittal without additional technical studies. If USACE requires additional endangered species due diligence, these additional services may be completed via a contract change order.
10. Meetings, additional field visits, or additional reports, beyond those described, are not included.
11. This scope assumes all field survey efforts can be completed in one mobilization. Additional field mobilizations can be completed as a change order.
12. This proposed fee does not include permitting fees or mitigation costs.
13. Services not specifically listed, or material changes requested after professional services have commenced, will be considered additional/out-of-scope services and will be approved via a contract change order prior to the commencement of the additional work.
14. Significant changes in the proposed project limits may result in the need for additional surveys, reevaluation, or additional coordination and will be accounted for via a change order, if necessary.

We appreciate your consideration of our proposal and the opportunity to support Fayette County. Should you have any questions or require additional information, please do not hesitate to contact me directly at (470-387-8899) or (Darra@PondCo.com).

Sincerely,

Pond & Company Environmental Services



Alex Darr, CPESC, CERP, QHP
Principal, Discipline Director



Robert Brown, PWS, CPSS, ISA CA
Ecology Discipline Manager

Administrator's Report: B



Purchasing Department
 140 Stonewall Avenue West, Ste 204
 Fayetteville, GA 30214
 Phone: 770-305-5420
 www.fayettecountyga.gov

To: Steve Rapson

Through: Ted L. Burgess *TLB*

From: Colette Cobb *CC*

Date: January 13, 2026

Subject: Contract 26076-A: 911 Fiber Extension Project

The Purchasing Department issued Request for Quote 26076-A to secure vendors to install fiber optic cable. Notice of the opportunity was emailed to 41 companies. Another 306 were contacted through the web-based Georgia Procurement Registry, who had registered under commodity code 28029 (Communication and Telecommunication Cable and Wire, Including Fiber Cable) and 96218 (Cable Construction, Installation and Maintenance, Fiber Optic, Communication, Computer, etc.). The offer was also advertised through Georgia Procurement Registry, Georgia Local Government Access Marketplace and the Fayette County website.

Eight companies submitted a quote (Attachment 1).

911 recommends awarding to MasTec North America. A Contractor Performance Evaluation is not available since this is the first time contracting with MasTec North America. The project manager checked their references and they were favorable.

Specifics of the proposed contract are as follows:

Contract Name	26076-A: 911 Fiber Extension Project	
Contractor	MasTec North America	
Contract Amount	\$127,078.04	
Budget:		
Org Code	32730800	911 SPLOST
Object	541320	Buildings & Structures
Project	P23AF	Backup E911 Center and EOC
Contract Amount	\$1,975,000.00	As of 1/13/2026

Approved by: *[Signature]* Date: 1/14/26

Place on County Administrator's Report? Yes No

On Agenda Dated: _____

Administrator's Report: C

**Purchasing Department**

140 Stonewall Avenue West, Ste 204
 Fayetteville, GA 30214
 Phone: 770-305-5420
 www.fayettecountyga.gov

To: Steve Rapson

Through: Ted L. Burgess 

From: Sherry White 

Date: January 29, 2026

Subject: Contract #26085-A: FY26 Crack Sealing Project

The county continues to use crack sealing to maintain the health of existing county road. To this end the Purchasing Department issued Request for Quote #26085-A to secure a contractor for applying crack sealing on various county roads. Notice of the opportunity was emailed to 13 companies. Another 77 were contacted through the web-based Georgia Procurement Registry, who had registered under commodity code #74556 (Joint Sealants: Asphalt, Elastomeric Materials, Glass Filament, Impervious Membranes, Plastic, Rubber), and #74580 (Rubber Asphalt Crack Sealing Compound). The offer was also advertised on the county website.

Four companies submitted quotes (Attachment 1).

The Road Department recommends Thunder Road, LLC. This company has not contracted with the county in the past, so a Contractor Performance Evaluation is not available. A positive response from all their references was received.

Specifics of the proposed contract are as follows:

Contract Name	#26085-A FY26 Crack Sealing Project	
Contractor	Thunder Road, LLC	
Not-to-exceed amount	\$68,554.00	
Budget:		
Fund	100	General M&O Fund
Org Code	40220	Road Department
Object	521316	Technical Services
Project	n/a	
Available	\$ 300,116.24	as of 1/29/26

Approved by:  Date: 1/30/26

Placed on Administrator's Report? Yes No

Placed on Agenda Dated: _____

RFQ #26085-A FY26 Crack Sealing
TALLY SHEET
January 14, 2026

Company Name	Unit of	Estimated	Unit Price	Extended Price
The Surface Masters	CLM	12.08	\$18,700.00	\$225,896.00
Deep South Industrial	CLM	12.08	\$8,319.20	\$100,495.94
Remac	CLM	12.08	\$6,063.00	\$73,241.04
Thunder Road	CLM	12.08	\$5,675.00	\$68,554.00