

## 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



## ACTION AGENDA

April 21, 2026  
5:00 p.m.

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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 2<sup>nd</sup> and 4<sup>th</sup> Thursday of each month at 5:00 p.m.

### OFFICIAL SESSION:

#### **Call to Order**

Chairman Lee Hearn called the April 21, 2026 Board of Commissioners meeting to order at 5:08 p.m. A quorum of the Board was present. Vice Chairman Edward Gibbons was absent.

#### **Invocation and Pledge of Allegiance by Chairman Lee Hearn**

Chairman Lee Hearn 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. Commissioner Rousseau seconded. The motion passed 4-0. Vice Chairman Gibbons was absent.

### PROCLAMATION/RECOGNITION:

#### PUBLIC HEARING:

1. **Consideration of amendment to Chapter 110. Zoning Ordinance, Regarding Article V. – Conditional Uses, Nonconformances, and Transportation Corridor Overlay Zone. - Sec. 110-169(2)n.5. – Uses and/or Structures incidental to a Church. Add Off-Site Parking as an incidental use to churches. This hearing was tabled at the March 26, 2026 Board of Commissioners meeting.**

Chairman Hearn moved to table consideration of amendment to Chapter 110. Zoning Ordinance, Regarding Article V, to the May 28, 2026 Board of Commissioners meeting. The motion passed 4-0.

Vice Chairman Gibbons arrived at the Board of Commissioners meeting.

2. **Consideration of amendment to Chapter 110. Zoning Ordinance, Regarding Article V. – Conditional Uses, Nonconformances, and Transportation Corridor Overlay Zone. - Sec. 110-169(2) – Add Supporting Off -Site**

**Parking as a conditional use in O-I (Office- Institutional) zoning district. This hearing was tabled at the March 26, 2026 Board of Commissioners meeting.**

Commissioner Oddo moved to approve amendment to Chapter 110. Zoning Ordinance, Regarding Article V. – Conditional Uses, Nonconformances, and Transportation Corridor Overlay Zone. - Sec. 110-169(2) – Add Supporting Off -Site Parking as a conditional use in O-I (Office- Institutional) zoning district. This hearing was tabled at the March 26, 2026 Board of Commissioners meeting, with outlined changes. Chairman Hearn seconded. The motion passed 4-1, with Commissioner Rousseau voting in opposition.

- 3. Consideration of Petition 1375-26-A, William Jerry Cleveland, Owner; Ace Group Holdings Corp., Applicant; Rick Lindsey, Atty., Agent. Applicant is requesting to rezone Parcel No. 0704 002 (10.62 acres) from M-H-P (Manufactured Home Park) to O-I (Office-Institutional); property located in Land Lots 26 of the 7th District and fronts Highway 54 West.**

Vice Chairman Gibbons moved to approve Petition 1375-26-A, William Jerry Cleveland, Owner; Ace Group Holdings Corp., Applicant; Rick Lindsey, Atty., Agent. Applicant is requesting to rezone Parcel No. 0704 002 (10.62 acres) from M-H-P (Manufactured Home Park) to O-I (Office-Institutional); property located in Land Lots 26 of the 7th District and fronts Highway 54 West, with outlined and added conditions. Commissioner Maxwell seconded. The motion passed 5-0.

- 4. Consideration of Petition 1375-26-B, William Jerry Cleveland, Owner; Ace Group Holdings Corp., Applicant; Rick Lindsey, Atty., Agent. Applicant is requesting to rezone Parcel No. 0704 004 (2.81 acres) from M-H-P (Manufactured Home Park) to O-I (Office-Institutional); property located in Land Lots 26 of the 7th District and fronts Highway 54 West.**

Vice Chairman Gibbons moved to approve Petition 1375-26-B, William Jerry Cleveland, Owner; Ace Group Holdings Corp., Applicant; Rick Lindsey, Atty., Agent. Applicant is requesting to rezone Parcel No. 0704 004 (2.81 acres) from M-H-P (Manufactured Home Park) to O-I (Office-Institutional); property located in Land Lots 26 of the 7th District and fronts Highway 54 West, with outlined and added conditions. Commissioner Maxwell seconded. The motion passed 5-0.

- 5. Consideration of Petition 1376-26, Ace Group Holdings Crop, Owner; US Management Association, LLC, Applicant; Rick Lindsey, Atty, Agent. Applicant is requesting to rezone 13.32 acres from M-H-P (Manufactured Home Park) to O-I (Office-Institutional); property located in Land Lot 26 of the 7th District and fronts Highway 54 West.**

Vice Chairman Gibbons moved to approve Petition 1376-26, Ace Group Holdings Crop, Owner; US Management Association, LLC, Applicant; Rick Lindsey, Atty, Agent. Applicant is requesting to rezone 13.32 acres from M-H-P (Manufactured Home Park) to O-I (Office-Institutional); property located in Land Lot 26 of the 7th District and fronts Highway 54 West, with outlined conditions. Commissioner Maxwell seconded. The motion passed 5-0.

- 6. Consideration of Petition 1377-26, Salim V. Popatiya & Shaheen Dhanani and Nadir Tejani & Laila S. Tejani, Owners. Applicants are requesting to rezone Parcel 0716 038 (7.957 acres) from A-R (Agricultural-Residential) to R-85(Single -Family Residential); property located in Land Lot 33 of the 7th District and fronts Quarters Road and Ebenezer Road.**

Vice Chairman Gibbons oved to approve Petition 1377-26, Salim V. Popatiya & Shaheen Dhanani and Nadir Tejani & Laila S. Tejani, Owners. Applicants are requesting to rezone Parcel 0716 038 (7.957 acres) from A-R (Agricultural-Residential) to R-85(Single -Family Residential); property located in Land Lot 33 of the 7th District and fronts Quarters Road and Ebenezer Road. Commissioner Oddo seconded. The motion passed 5-0.

- 7. Consideration of Petition 1378-26-A, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 107 (5.23 acres) from A-R (Agricultural-Residential) and R-20 (Single-Family Residential) to M-1 (Light Industrial District); property located in Land Lot 219 of the 5th District and fronts Longview Road.**

Vice Chairman Gibbons moved to table this item to the May 28, 2026 Board of Commissioner meeting. The motion passed 5-0.

- 8. Consideration of Petition 1378-26-B, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 129 (7.06 acres) from A-R (Agricultural-Residential) and R-20 (Single-Family Residential) to M-1 (Light Industrial District); property located in Land Lot 219 of the 5th District and fronts Longview Road.**

Vice Chairman Gibbons moved to table this item to the May 28, 2026 Board of Commissioner meeting. The motion passed 5-0.

- 9. Consideration of Petition 1378-26-C, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 008A (0.98 acres) from R-20 (Single-Family Residential) to M-1 (Light Industrial District); property located in Land Lot 219 of the 5th District and fronts Longview Road.**

Vice Chairman Gibbons moved to table this item to the May 28, 2026 Board of Commissioner meeting. The motion passed 5-0.

- 10. Consideration of Petition 1378-26-D, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 032 (0.98 acres) from R-20 (Single-Family Residential) to M-1 (Light Industrial District); property located in Land Lot 219 of the 5th District and fronts Longview Road.**

Vice Chairman Gibbons moved to table this item to the May 28, 2026 Board of Commissioner meeting. The motion passed 5-0.

- 11. Consideration of Petition 1379-26-A, Allegiance Homes, LLC, Owner. Applicant is requesting to rezone 10.234 acres from Parcel No. 0503 053, A-R (Agricultural-Residential) to R-75 (Single-Family); property located in Land Lot 6 of the 5th District and fronts Harp Road.**

Vice Chairman moved to approved Petition 1379-26-A, Allegiance Homes, LLC, Owner. Applicant is requesting to rezone 10.234 acres from Parcel No. 0503 053, A-R (Agricultural-Residential) to R-75 (Single-Family); property located in Land Lot 6 of the 5th District and fronts Harp Road, with outlined conditions. Commissioner Maxwell seconded. The motion passed 5-0.

- 12. Consideration of Petition 1379-26-B, Allegiance Homes, LLC, Owner. Applicant is requesting to rezone 10.143 acres - Parcel No. 0503 051, A-R (Agricultural-Residential) to R-75 (Single-Family); property located in Land Lot 6 of the 5th District and fronts Harp Road.**

Vice Chairman Gibbons moved to approve Petition 1379-26-B, Allegiance Homes, LLC, Owner. Applicant is requesting to rezone 10.143 acres - Parcel No. 0503 051, A-R (Agricultural-Residential) to R-75 (Single-Family); property located in Land Lot 6 of the 5th District and fronts Harp Road. Commissioner Maxwell seconded. The motion passed 5-0.

#### **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:**

Vice Chairman Gibbons moved to approve the Consent Agenda. Commissioner Oddo seconded. The motion passed 5-0.

- 13. Approval to declare eleven vehicles unserviceable and to authorize the sale of the listed assets on-line through Auctions International with all proceeds returned to the vehicle replacement fund.**

14. **Approval of a recommendation from the Selection Committee, comprised of Commissioners Lee Hearn and Eric Maxwell to nominate Lavonia Stepherson, Therol R. Brown, and Boris Thomas to the Fayette County Hospital Authority for consideration of appointment to serve a term beginning June 1, 2025 and expires May 31, 2028.**
15. **Approval of a recommendation from the Selection Committee, comprised of Commissioners Lee Hearn and Eric Maxwell to nominate Shikina Wills, Lindsey Cofer, and Robert D. Burcher, Jr to the Fayette County Hospital Authority for consideration of appointment to serve a term beginning June 1, 2025 and expires May 31, 2028.**
16. **Approval of a recommendation from the Selection Committee, comprised of Commissioners Lee Hearn and Eric Maxwell to nominate James Sandwich, MD, Dayna Smith, MD and Shaneka McClarty, Dr. to the Fayette County Hospital Authority for consideration of appointment to serve a term beginning June 1, 2025 and expires May 31, 2028.**
17. **Approval of the April 9, 2026, Board of Commissioners Meeting Minutes.**

**OLD BUSINESS:**

18. **Request to withdraw the recommendation from the Water Committee to close Lake McIntosh Park on June 5 - 7, 2026 for the Collegiate Paddlesports Association National Championships. This item was tabled at the April 9, 2026 Board of Commissioners meeting.**

Vice Chairman Gibbons moved to approve request to withdraw the recommendation from the Water Committee to close Lake McIntosh Park on June 5 - 7, 2026 for the Collegiate Paddlesports Association National Championships. This item was tabled at the April 9, 2026 Board of Commissioners meeting. Commissioner Oddo seconded. The motion passed 5-0.

**NEW BUSINESS:**

19. **Request to approve an Intergovernmental Agreement between the City of Fayetteville and Fayette County for the construction of a new path to connect the existing Patriot Park walking path to the new pedestrian crosswalk on Old Senoia Road to the Multi-Use Recreation Center project.**

Vice Chairman Gibbons moved to approve Intergovernmental Agreement between the City of Fayetteville and Fayette County for the construction of a new path to connect the existing Patriot Park walking path to the new pedestrian crosswalk on Old Senoia Road to the Multi-Use Recreation Center project. Commissioner Oddo seconded. The motion passed 5-0.

20. **Request to award Contract #26050-B; Fayette Senior Center Addition and Renovation project to K Team Engineering & Construction in the amount of \$868,688.00.**

Vice Chairman Gibbons moved to award Contract #26050-B; Fayette Senior Center Addition and Renovation project to K Team Engineering & Construction in the amount of \$868,688.00. Commissioner Oddo seconded. The motion passed 5-0.

21. **Request to award Contract #26053-Q to Practical Design Partners (PDP) for engineering and design services of the Sandy Creek Road and Eastin Road Intersection Improvement (GDOT PI 0021206, County SPLOST #1-2, and ARC # FA-280) and approval of Task Order 1 for a Not to Exceed (NTE) amount of \$506,918.62.**

Vice Chairman Gibbons moved to award Contract #26053-Q to Practical Design Partners (PDP) for engineering and design services of the Sandy Creek Road and Eastin Road Intersection Improvement (GDOT PI 0021206, County SPLOST #1-2, and ARC # FA-280) and approval of Task Order 1 for a Not to Exceed (NTE) amount of \$506,918.62. Commissioner Oddo seconded. The motion passed 5-0.

**22. Request to approve RFP #26075-P Lease of County Property – 211 First Manassas Mile Road to Complete Resource Management (CRM).**

Vice Chairman Gibbons moved to approve RFP #26075-P Lease of County Property – 211 First Manassas Mile Road to Complete Resource Management (CRM). Commissioner Oddo seconded. The motion passed 5-0.

**ADMINISTRATOR’S REPORTS:**

**ATTORNEY’S REPORTS:**

**COMMISSIONERS’ REPORTS:**

**EXECUTIVE SESSION:**

**ADJOURNMENT:**

Vice Chairman Gibbons moved to adjourn the April 21, 2026 Board of Commissioners meeting. Commissioner Oddo seconded. The motion passed 5-0.

The April 21, 2026 Board of Commissioners meeting adjourned at 6:47 p.m.

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Marlena Edwards, Chief Deputy County Clerk

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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 14<sup>th</sup> day of May 2026. Attachments are available upon request at the County Clerk’s Office.

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Marlena Edwards, Chief Deputy County Clerk