

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

August 28, 2025
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 August 28, 2025 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

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

PROCLAMATION/RECOGNITION:

PUBLIC HEARING:

1. **Consideration of a Petition 1364-25-A, 1246 Hwy. 314, Fayette Co, LLC, Owner, and Xavier Hill, Agent, request to rezone 45.412 acres from R-40 (Single-Family Residential) to A-R (Agricultural-Residential). On August 12, 2025, the applicant submitted a request to withdraw this rezoning petition.**

Vice Chairman Gibbons moved to allow withdraw. Commissioner Oddo seconded. Motion passed 5-0.

2. **Consideration of a Petition 1364-25-B, 1246 Hwy. 314 Fayette Co, LLC, Owner, and Xavier Hill, Agent, request to rezone 45.412 acres from R-40 (Single-Family Residential) to A-R (Agricultural-Residential). On August 12, 2025, the applicant submitted a request to withdraw this rezoning petition.**

Vice Chairman Gibbons moved to allow withdrawal. Commissioner Oddo seconded. Motion passed 5-0.

- 3. Consideration of Petition 1365-25, Parcel 0724 002, fronting on Coastline Road; Piper Nichole Victoria Hill and Edward Gene Gibbons, Jr., Owners, request to rezone 53.81 acres from R-70 (Single-Family Residential) to A-R (Agricultural-Residential).**

Vice Chairman Gibbons recused himself from discussion of this item and left the Commissioners Chambers.

Commissioner Maxwell moved to approve Petition 1365-25, Parcel 0724 002, fronting on Coastline Road; Piper Nichole Victoria Hill and Edward Gene Gibbons, Jr., Owners, request to rezone 53.81 acres from R-70 (Single-Family Residential) to A-R (Agricultural-Residential), with the condition that a fence be placed once facility is constructed. Oddo seconded. The motion passed 3-1, with Commissioner Rousseau voting in opposition.

Vice Chairman Gibbons returned to the Board Meeting. Chairman Hearn motioned for a 5-minute intermission. Commissioner Rousseau left the Board meeting.

- 4. Consideration of Petition No. 1366-25, Jerry M. Gable, Owner, & Christine Flanigan, Agent, request to rezone 31.144 acres from R-45 Conditional (Single-Family Residential) to A-R (Agricultural-Residential).; property located in Land Lots 73 & 88 of the 5th District and fronts on S. Jeff Davis Drive and Dixon Circle.**

Commissioner Oddo moved to approve Petition No. 1366-25, Jerry M. Gable, Owner, & Christine Flanigan, Agent, request to rezone 31.144 acres from R-45 Conditional (Single-Family Residential) to A-R (Agricultural-Residential).; property located in Land Lots 73 & 88 of the 5th District and fronts on S. Jeff Davis Drive and Dixon Circle, including three outlined conditions. Vice Chairman Gibbons seconded. The motion passed 4-0. Commissioner Rousseau was absent.

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 4-0. Commissioner Rousseau was absent.

- 5. Approval of Board of Assessors' recommendation to approve a disposition of tax refund, as requested by Mary Burns, in the amount of \$291.11 for tax year 2023.**
- 6. Approval of Board of Assessors' recommendation to approve a disposition of tax refund, as requested by Matt Geipel, in the amount of \$1,086.74 for tax year 2024.**
- 7. Approval of Board of Assessors' recommendation to approve a disposition of tax refund, as requested by Tracy Henders, in the amount of \$4,319.67 for tax years 2022, 2023, and 2024.**
- 8. Approval of Board of Assessors' recommendation to approve a disposition of tax refund, as requested by Board of Assessors for Christina Munro, in the amount of \$401.28 for tax year 2024.**
- 9. Approval of Board of Assessors' recommendation to approve a disposition of tax refund, as requested by Ann Railsback, in the amount of \$634.00 for tax year 2024.**
- 10. Approval of Board of Assessors' recommendation to approve a disposition of tax refund, as requested by Angela Salemi, in the amount of \$1,682.89 for tax year 2024.**

11. Approval of Board of Assessors' recommendation to approve a disposition of tax refund, as requested by Carrie Sanders, in the amount of \$310.95 for tax year 2023.
12. Approval of Board of Assessors' recommendation to approve a disposition of tax refund, as requested by Board of Assessors for Mary Sargent, in the amount of \$1,015.79 for tax years 2023 and 2024.
13. Approval to accept the right-of-way dedication known as "10' R/W Dedication," and the newly constructed internal local road known as "Dansby Way", for a total of 1.81 acres, as shown on the Bernhard Farms Final Plat, recorded July 21, 2025, in Plat Book 102, Pages 172-174 and the Deed of Right of Way, dated January 7, 2025, per Fayette County Code requirements.
14. Approval to accept the right-of-way dedication known as "Right-of-Way Dedication, 0.12 Acres," as shown on the Plat prepared for Rabai Investments, LLC, dated February 21, 2025, and the Warranty Deed dated March 31, 2025, per Fayette County Code requirements.
15. Approval to accept the newly constructed internal local roads known as Huntcliff Drive, Bent Willow Lane, Laurel Crest Drive, and Longwood Drive, as shown on the Final Plat of Huntcliff Manor - Phase I, recorded June 11, 2024 in Plat Book 101, Pages 650-655 and the Right of Way Deed, dated June 27, 2024, per Fayette County Code requirements.
16. Approval to accept the right-of-way dedication known as "10' Right-of-Way Dedication Strip 0.9653 AC," as per the Minor Final Plat for QTS Fayetteville I, LLC recorded in Plat Book 101, Page 656 and the Quitclaim Deed dated February 20, 2025, recorded in Deed Book 5814, Pages 250-254.
17. Approval to accept the right-of-way dedication known as "Right-of-Way Dedication to Fayette County .07808 AC," as per the Right-of-Way Dedication Plat for QTS Fayetteville I, LLC recorded in Plat Book 101, Page 553 and the Quitclaim Deed dated March 13, 2025, recorded in Deed Book 5814, Pages 247-249.
18. Approval to accept the right-of-way dedication known as "Right of Way Dedication Tract 4,533 SQFT," shown on the Plat for Iris Williams, recorded in Plat Book 52, Page 117, and the Warranty Deed dated February 13, 2025, per Fayette County Code requirements.
19. Approval to add Bernhard Farms subdivision to Fayette County's Street Light Program.
20. Approval of the Water Committee's recommendation to close Lake McIntosh Park on October 9 - 12, 2025, for the Greater Atlanta Air Show.
21. Approval of August 14, 2025 Board of Commissioners Meeting Minutes.

OLD BUSINESS

NEW BUSINESS:

22. Consideration of a request from Jeff Lindsey Communities, developer of Bernhard Farms, seeking authorization for the use of motorized cart travel on Dansby Way within the subdivision, in accordance with Article III Motorized Carts of the Fayette County Code.

Vice Chairman Gibbons moved to approve request from Jeff Lindsey Communities, developer of Bernhard Farms, seeking authorization for the use of motorized cart travel on Dansby Way within the subdivision, in accordance with Article III Motorized Carts of the Fayette County Code. Commissioner Oddo seconded. The motion 4-0. Commissioner Rousseau was absent.

23. Request to award Contract #2584-B; Justice Center Buildout-Construction to Eastern Builders Inc., in the amount of \$12,380,341.40.

Vice Chairman moved to approve to award Contract #2584-B; Justice Center Buildout-Construction to Eastern Builders Inc., in the amount of \$12,380,341.40. Commissioner Oddo seconded. The motion passed 4-0. Commissioner Rousseau was absent.

Commissioner Maxwell left the Board meeting.

24. Request to approve a twenty (20) year lease term acceptance with the option of three (3) additional five (5) year terms, for a tower site at Huddleston Road for Public Safety Radio System (1428-P), as outlined in the terms and conditions.

Vice Chairman Gibbons moved to approve a twenty (20) year lease term acceptance with the option of three (3) additional five (5) year terms, for a tower site at Huddleston Road for Public Safety Radio System (1428-P), as outlined in the terms and conditions. Commissioner Oddo seconded. The motion passed 3-0. Commissioner Maxwell and Commissioner Rousseau were absent.

25. Request to approve a twenty (20) year lease term acceptance with the option of four (4) additional five (5) year terms, for a tower site at Commerce Street/Highway 138 for Public Safety Radio System (1428-P), as outlined in the terms and conditions.

Vice Chairman Gibbons moved to approve a twenty (20) year lease term acceptance with the option of four (4) additional five (5) year terms, for a tower site at Commerce Street/Highway 138 for Public Safety Radio System (1428-P), as outlined in the terms and conditions. Oddo seconded. The motion passed 3-0. Commissioner Maxwell and Commissioner Rousseau were absent.

26. Request to submit a Rural and Tribal Assistance Pilot Program (RTA) grant application to the U.S. Department of Transportation's Build America Bureau for engineering and design services up to \$2,500,000.

Vice Chairman Gibbons moved to approve to submit a Rural and Tribal Assistance Pilot Program (RTA) grant application to the U.S. Department of Transportation's Build America Bureau for engineering and design services up to \$2,500,000. Commissioner Oddo seconded. The motion passed 3-0. Commissioner Maxwell and Commissioner Rousseau were absent.

27. Request to approve Change Order No.1 to ARCADIS Contract #2378-S; Task Order 25-04, in the amount of \$114,058.00, to provide additional detailed design services to finalize the Chlorine Disinfection and Chemical Upgrades Projects for both Crosstown and South Fayette Water Treatment Plants for a total not-to-exceed amount of \$313,985.00.

Vice Chairman Gibbons moved to approve Change Order No.1 to ARCADIS Contract #2378-S; Task Order 25-04, in the amount of \$114,058.00, to provide additional detailed design services to finalize the Chlorine Disinfection and Chemical Upgrades Projects for both Crosstown and South Fayette Water Treatment Plants for a total not-to-exceed amount of \$313,985.00. Commissioner Oddo seconded. The motion passed 3-0. Commissioner Maxwell and Commissioner Rousseau were absent.

28. Request to award Contract No. 2535-P; Emergency Generators for Crosstown Water Treatment Plant to Georgia Power for purchase and installation of two fixed generators and transfer switch for a not-to-exceed amount of \$4,228,090.00.

Vice Chairman Gibbon moved to table discussion of this item until the September 11th BOC meeting. Commissioner Oddo seconded. The motion passed 3-0. Commissioner Maxwell and Commissioner Rousseau were absent.

29. Request to enter into a revised agreement with Georgia Department of Transportation (GDOT) PI 0013726 in the amount of \$2,041,498.22 to supply all construction engineering and contract supervision for water distribution line relocations, adjustments and improvements on State Routes 74 and 54 in Peachtree City.

Commissioner Oddo moved to approve revised agreement with Georgia Department of Transportation (GDOT) PI 0013726 in the amount of \$2,041,498.22 to supply all construction engineering and contract supervision for water distribution line relocations, adjustments and improvements on State Routes 74 and 54 in Peachtree City. Vice Chairman Gibbons seconded. The motion passed 3-0. Commissioner Maxwell and Commissioner Rousseau were absent.

30. Request to award Contract No. 2571-B; Trilith Tank Booster Pump Station to Sol Construction, LLC in the amount of \$1,620,000.00 for construction of the booster pump station for newly constructed metal elevated water storage tank at the Trilith Studios property.

Vice Chairman Gibbons moved to approve to award Contract No. 2571-B; Trilith Tank Booster Pump Station to Sol Construction, LLC in the amount of \$1,620,000.00 for construction of the booster pump station for newly constructed metal elevated water storage tank at the Trilith Studios property. Commissioner Oddo seconded. The motion passed 3-0. Commissioner Maxwell and Commissioner Rousseau were absent.

31. Request to approve the Access Road Agreement with the Town of Brooks, the Fayette County Board of Education, and Liberty Tech Charter School, Inc.

Commissioner Oddo moved to approve the Access Road Agreement with the Town of Brooks, the Fayette County Board of Education, and Liberty Tech Charter School, Inc. Vice Chairman Gibbons seconded. The motion passed 3-0. Commissioner Maxwell and Commissioner Rousseau were absent.

ADMINISTRATOR'S REPORTS:

A: Contract 2552-B; Utility Locating

B: Contract 2561-A; Dried Residuals Removal

C: Contract 2573-S; SeaQuest

D: Contract 2589-A; Vegetation Grinding Services

E: Contract 2594-A; Dust Control Services

F: Contract 2603-A; Starrs Mill Renovation

ACCG Voting Delegate

Mr. Rapson advised that they needed a voting delegate for the 2025 ACCG Legislative Conference in October.

Vice Chairman Gibbons moved to appoint Commissioner Oddo as the 2025 ACCG Legislative Conference voting delegate. Chairman Hearn seconded. The motion passed 3-0. Commissioner Maxwell and Commissioner Rousseau were absent.

Board of Health

Mr. Rapson advised that they needed a selection committee to fill a newly vacant position of the Board of Health.

Chairman Hearn motioned to appoint Vice Chairman Gibbons and Commissioner Oddo to the Board of Health selection committee.

ATTORNEY'S REPORTS:

Notice of Executive Session: County Dennis Davenport stated that there were six items for Executive Session. Three items involving threatened litigation, two items involving pending litigation, and the review of the August 14, 2025 Executive Session Minutes.

COMMISSIONERS' REPORTS:

Commissioner Oddo and Vice Chairman Gibbons made comments.

EXECUTIVE SESSION:

Three items involving threatened litigation, two items involving pending litigation, and the review of the August 14, 2025 Executive Session Minutes. Vice Chairman Gibbons moved to go into Executive Session. Commissioner Oddo seconded. The motion passed 3-0. Commissioner Maxwell and Commissioner Rousseau were absent.

The Board recessed into Executive Session at 7:28 p.m. and returned to Official Session at 7:36 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 3-0. Commissioner Maxwell and Commissioner Rousseau were absent.

Approval of August 14, 2025 Executive Session Minutes: Commissioner Oddo moved to approve August 14, 2025 Executive Session Minutes. Vice Chairman Gibbons seconded the motion. The motion passed 3-0. Commissioner Maxwell and Commissioner Rousseau were absent.

ADJOURNMENT:

Commissioner Oddo moved to adjourn the August 28, 2025 Board of Commissioners meeting. Vice Chairman Gibbons seconded. The motion passed 3-0. Commissioner Maxwell and Commissioner Rousseau were absent.

The August 28, 2025 Board of Commissioners meeting adjourned at 7:37 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 11th day of September 2025. Attachments are available upon request at the County Clerk's Office.

Marlena Edwards, Chief Deputy County Clerk