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

May 28, 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 May 28, 2026, Board of Commissioner meeting to order at approximately 5:02 p.m. A quorum of the Board was present. Commissioner Eric Maxwell was absent.

Invocation and Pledge of Allegiance

Chairman Hearn offered the Invocation and led the audience in the Pledge of Allegiance.

Acceptance of Agenda

Vice Chairman Edward Gibbons moved to approve the agenda as presented. Commissioner Charles Oddo seconded. The motion passed 4-0. Commissioner Maxwell was absent.

PROCLAMATION/RECOGNITION: None.

PUBLIC HEARING:

Planning and Zoning Director, Debbie Bell read the process and procedures of the 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 April 21, 2026, Board of Commissioners meeting.**

2. **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. This hearing was tabled at the April 21, 2026, Board of Commissioners meeting.**

3. **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. This hearing was tabled at the April 21, 2026, Board of Commissioners meeting.**

4. **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. This hearing was tabled at the April 21, 2026, Board of Commissioners meeting.**

5. **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. This hearing was tabled at the April 21, 2026, Board of Commissioners meeting.**

6. **Consideration of Petition 1380-26, Mark Wurster, Owner, and David Barber, Agent. Applicants are requesting to rezone Parcel No. 0517 115 (2.012 acres) from R-40 (Single-Family Residential) to C-H (Highway Commercial); property located in Land Lot 70 of the 5th District and fronts Highway 85 South.**

7. **Consideration of Petition 1381-26, Wright Chancey McBride, LLC, Owner and Rod Wright, Agent. Applicants are requesting to rezone Parcel No. 0448 034 (8.227 acres), from A-R (Agriculture-Residential) to R-80 (Single-Family Residential); property located in Land Lots 249 of the 4th District and fronts McBride Rd.**

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 with a correction to Item #8 to read, "Resolution 2026-11", instead of Resolution 2025-11. Commissioner Oddo seconded. The motion passed 4-0. Commissioner Maxwell was absent.

8. **Approval of Resolution 2026-11 to adopt the Fayette County 2024 Annual Report on Fire Services Impact Fees (FY2024), including Comprehensive Plan amendments for updates to the Capital Improvements Element and Short-Term Work Program (FY2025-FY2029.).**

9. **Approval to declare fourteen vehicles and miscellaneous equipment unserviceable and to sell the assets online using a contracted auction services and for all proceeds to be returned to the Vehicle Replacement Fund.**

10. **Approval to transfer funding to and from the appropriate Capital Project Contingency account and to close the related projects.**

11. **Approval to renew a two-year contract with Midwest Employers Casualty Company at an annual cost of $179,772 from July 1, 2026 to June 30, 2028.**

12. **Approval of the May 14, 2026, Board of Commissioners Meeting Minutes.**

OLD BUSINESS:

NEW BUSINESS:

13. **Request to appoint Beverly Daniel to the Fayette County Board of Elections for an unexpired term beginning immediately and expiring January 31, 2030.**

Commissioner Charles Rousseau moved to approve to appoint Beverly Daniel to the Fayette County Board of Elections for an unexpired term beginning immediately and expiring January 31, 2030. Vice Chairman Gibbons seconded. The motion passed 4-0. Commissioner Maxwell was absent.

14. **Request to approve Contract 26054-P; Change Order 1 for construction of the Phase II Animal Shelter Project by MEJA for $3,079,766 for a Guaranteed Maximum Price of $3,372,266.00.**

Vice Chairman Gibbons moved to approve Contract 26054-P; Change Order 1 for construction of the Phase II Animal Shelter Project by MEJA for $3,079,766 for a Guaranteed Maximum Price of $3,372,266.00. Commissioner Oddo seconded. The motion passed 4-0. Commissioner Maxwell was absent.

15. **Request to approve Local Road Assistance (LRA) project list for unincorporated Fayette County, and to accept $1,184,256.23 in LRA funds to be received from Georgia Department of Transportation (GDOT) and allow the Finance Department to amend FY26 / FY27 revenue and expenditures budget appropriately.**

Vice Chairman Gibbons moved to approve Local Road Assistance (LRA) project list for unincorporated Fayette County, and to accept $1,184,256.23 in LRA funds to be received from Georgia Department of Transportation (GDOT) and allow the Finance Department to amend FY26 / FY27 revenue and expenditures budget appropriately. Commissioner Oddo seconded. The motion passed 4-0. Commissioner Maxwell was absent.

16. **Request to approve Contract 2563-B: Change Order 2: On-Call Annual Contract to Shockley Plumbing, Inc. for Water Distribution and Stormwater Infrastructure in the amount of $65,580 to replace the Kenwood Road water line at Morning Creek.**

Vice Chairman Gibbons moved to approve Contract 2563-B: Change Order 2: On-Call Annual Contract to Shockley Plumbing, Inc. for Water Distribution and Stormwater Infrastructure in the amount of $65,580 to replace the Kenwood Road water line at Morning Creek. Commissioner Rousseau seconded. The motion passed 4-0. Commissioner Maxwell was absent.

ADMINISTRATOR'S REPORTS:

White Water Nature Creek Area Ribbon Cutting: it was a great turnout of attendees.
Hot Projects: The Multi-Purpose Facility, Darren Drive Culvert Replacement, Cross Creek Culvert Replacement, Brandon Mill Circle Culvert Replacement, Justice Center Buildout, Kenwood Road at Morning Creek Bridge, and Crosstown Generator Project.

ATTORNEY'S REPORTS:

Notice of Executive Session: County Attorney Dennis Davenport stated that there were four items for Executive Session. Three items involving threatened litigation and the review of the May 14, 2026, Executive Session Minutes.

COMMISSIONERS' REPORTS:

Vice Chairman Gibbons requested to meet with Mr. Mallon to discuss Spear and Ebenezer Road intersection.
He stated that he was not present at the last meeting because he was attending his nephew's high school graduation, but had he been present he would have mentioned that Memorial Day was to commemorate those who lost their lives serving this country. Veterans Day was to honor all who served. He urged everyone to remember that when speaking to a veteran and when commemorating the Memorial Day holiday. He thanked everyone who offered kind words to him.

Chairman Hearn stated that he was working with the Town of Brooks on a project. He stated that when resolved he would bring to the Board.

Commissioner Rousseau encouraged community to participate in the Comprehensive Transportation Plan review. He stated that the County was moving toward the review of the Comprehensive Land Use Plan. He stated that in addition, there was some information in respect to the path system that would include some interconnectivity in the community and he was encouraging people to avail themselves of that process as well.

EXECUTIVE SESSION:

Three items involving threatened litigation and the review of the May 14, 2026, Executive Session Minutes. Vice Chairman Gibbons moved to exit into Executive Session. Commissioner Oddo seconded. The motion passed 4-0. Commissioner Maxwell was absent.

The Board recessed into Executive Session at 6:13 p.m. and returned to Official Session at 6:21 p.m.

Return to Official Session: 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 4-0. Commissioner Maxwell was absent.

Approval of the May 14, 2026, Executive Session Minutes: Commissioner Oddo moved to approve May 14, 2026 Executive Session Minutes. Vice Chairman Gibbons seconded. The motion passed 4-0. Commissioner Maxwell was absent.

ADJOURNMENT:

Vice Chairman Gibbons moved to adjourn the May 28, 2026, Board of Commissioners meeting. Commissioner Oddo seconded. The motion passed 4-0. Commissioner Maxwell was absent.

The May 28, 2026, Board of Commissioners meeting adjourned at 6:21 p.m.

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Tameca P. Smith, County Clerk