

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

October 22, 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 October 22, 2026, Board of Commissioners meeting to order at approximately 5:00 p.m. A quorum of the Board was present. Commissioner Charles Rousseau was absent.

Invocation and Pledge of Allegiance by Vice Chairman Edward Gibbons

Vice Chairman Edward Gibbons gave the Invocation and led the audience in the Pledge of Allegiance.

Acceptance of Agenda

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

PROCLAMATION/RECOGNITION:

1. Proclamation encouraging citizens to participate in "Operation Green Light for Veterans" from November 4, 2026 to November 11, 2026 to express our collective appreciation for the public service of all veterans.

County Clerk Tameca Smith explained Operation Green Light for Veterans.

Chairman Hearn read the proclamation for the record and recognized the Veterans in the audience.

PUBLIC HEARING:

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.

Planning and Zoning Director Deborah Bell read the Introduction to Public Hearings.

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 Private School for Adults with Developmental Disabilities as a conditional use in A-R, R-85, R-80, R-78, R-75, R-72, R-55, R-50, R-45, R-40, R-20, DR-15, O-I, C-C, G-B, and C-H zoning districts.

Mrs. Bell briefed the Board regarding the proposed amendment. She stated that the County's ordinance had a lot of uses for each zoning district. Some are permanent uses and some are conditional uses, which had specific requirements associated with each one. She stated that from time to time there was a request for a use that was not listed, so the use had to be added. This amendment proposal was to add a use for a school for adults with developmental disabilities. The ordinance currently has two categories for schools; private and college and/or university. A school for adults with developmental disabilities was not covered by either private or college and/or university, therefore the use would need to be added. Staff used the template for private schools for the recommendation. There was a change to reduce the buffer to a minimum of 25 feet for all educational administrative and classroom buildings. The playground and athletic facilities would maintain a 50-foot buffer. Staff recommended approval. The Planning Commission voted to deny the amendment. The Planning Commission expressed concern about reducing the buffer and the importance of consistent zoning regulations and allowing schools in residential zoning districts.

Ashley Olson, Amy Murray, Wayne Hillis, George Von Walthausen, Jim Sams, Melissa Miller and Rick Minter all spoke in favor of this petition.

No one spoke in opposition.

After discussion, Vice Chairman Gibbons moved to Call the Question. The motion passed 3-1. Commissioner Oddo voted in opposition.

Vice Chairman Gibbons moved to approve amendments to Chapter 110. Zoning Ordinance, Regarding Article V. – Conditional Uses, Nonconformances, and Transportation Corridor Overlay Zone. - Sec. 110-169(2); Add Private School for Adults with Developmental Disabilities as a conditional use in A-R, R-85, R-80, R-78, R-75, R-72, R-55, R-50, R-45, R-40, R-20, DR-15, O-I, C-C, G-B, and C-H zoning districts. Commissioner Maxwell seconded. The motion passed 4-0. Commissioner Charles 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 Charles Rousseau was absent.

3. **Approval of the third amendment and renewal of a contract between Fayette County and the Judicial Correction Services (JCS), LLC for probation supervision and rehabilitation services for Superior Court beginning January 1, 2027, and terminating December 31, 2027.**
4. **Approval of the third amendment and renewal of a contract between Fayette County and the Judicial Correction Services (JCS), LLC for probation supervision and rehabilitation services for Magistrate Court beginning January 1, 2027, and terminating December 31, 2027.**
5. **Approval to award Contract #2228-S, final renewal (titled Fifth Amendment) to Judicial Correction Services (JCS), LLC for State Court for the calendar year beginning January 1, 2027, and ending December 31, 2027.**
6. **Approval of a Fire & Emergency Service Agreement with Fayette County Board of Education for fire apparatus to use the School System's diesel and gasoline fueling center on Goza Road.**
7. **Approval of the MountBrook Subdivision Crosswalk Improvement Pilot Project and to allocate \$30,000 from 17TAJ to a new project account to fund the project.**
8. **Approval of the October 1, 2026, Special Called Millage Rate Hearing (10:00 a.m.) Minutes.**

9. Approval of the October 1, 2026, Special Called Millage Rate Hearing (6:00 p.m.) Minutes.

10. Approval of the October 8, 2026, Board of Commissioners Meeting Minutes.

OLD BUSINESS:

NEW BUSINESS:

11. Request to approve an Intergovernmental Agreement between the City of Fayetteville, Fayette County School District, and Fayette County for the funding of shared auditing services related to Personal Property Tax.

Vice Chairman Gibbons moved to approve an Intergovernmental Agreement between the City of Fayetteville, Fayette County School District, and Fayette County for the funding of shared auditing services related to Personal Property Tax. Commissioner Oddo seconded. The motion passed 4-0. Commissioner Charles Rousseau was absent.

12. Request to approve Resolution 2026-18 to Establish Procedures for the Administration of Design-Build contracts for Local Transportation Projects Pursuant to O.C.G.A. § 32-4-74.

Vice Chairman Gibbons moved to approve Resolution 2026-18 to Establish Procedures for the Administration of Design-Build Contracts for Local Transportation Projects Pursuant to O.C.G.A. § 32-4-74. Commissioner Oddo seconded. The motion passed 4-0. Commissioner Charles Rousseau was absent.

13. Request to award Bid 27015-A: Fire Station #7 Remodel to Benning Construction in the amount of \$69,081.86, and to transfer \$9,081.86 from Capital Project 273AD - Fire Station 6 Remodel to Capital Project 273AE - Fire Station 7 Remodel to complete the project.

Vice Chairman Gibbons moved to approve to award Bid 27015-A: Fire Station #7 Remodel to Benning Construction in the amount of \$69,081.86, and to transfer \$9,081.86 from Capital Project 273AD - Fire Station 6 Remodel to Capital Project 273AE - Fire Station 7 Remodel to complete the project. Commissioner Oddo seconded. The motion passed 4-0. Commissioner Charles Rousseau was absent.

14. Consideration of the approval of Resolution 2026-19 requesting the Georgia General Assembly, during its Upcoming session, consider and enact local legislation amending the Board of Elections appointments to establish staggered terms.

Vice Chairman Gibbons moved to approve Resolution 2026-19 requesting the Georgia General Assembly, during its upcoming session, consider and enact local legislation amending the Board of Elections appointments to establish staggered terms. Commissioner Oddo seconded. The motion passed 4-0. Commissioner Charles Rousseau was absent.

15. Consideration of the approval of Resolution 2026-20 requesting the Georgia General Assembly, during its upcoming session, consider and enact local legislation amending the Magistrate Court to establish staggered terms.

Vice Chairman Gibbons moved to approve Resolution 2026-20 requesting the Georgia General Assembly, during its upcoming session, consider and enact local legislation amending the Magistrate Court to establish staggered terms. Commissioner Oddo seconded. The motion passed 4-0. Commissioner Charles Rousseau was absent.

16. Consideration of the approval of Resolution 2026-21 requesting the Georgia General Assembly, during its

upcoming session, consider and enact local legislation amending the Fayette County Board of Commissioners compensation calculations.

Vice Chairman Gibbons moved to approve Resolution 2026-21 requesting the Georgia General Assembly, during its upcoming session, consider and enact local legislation amending the Fayette County Board of Commissioners compensation calculations. Commissioner Oddo seconded. The motion passed 3-1. Commissioner Maxwell voted in opposition.

17. Consideration of the approval of Resolution 2026-22 requesting the Georgia General Assembly, during its upcoming session, consider and enact local legislation regarding regulation of Private Water Systems.

Vice Chairman Gibbons moved to approve Resolution 2026-22 requesting the Georgia General Assembly, during its upcoming session, consider and enact local legislation regarding regulation of Private Water Systems. Commissioner Oddo seconded. The motion passed 4-0. Commissioner Charles Rousseau was absent.

18. Consideration of the approval of Resolution 2026-23 requesting the Georgia General Assembly, during its upcoming session, consider and enact local legislation regarding Local Homestead Option Sales Tax (LHOST) Reform.

Vice Chairman Gibbons moved to approve Resolution 2026-23 requesting the Georgia General Assembly, during its upcoming session, consider and enact local legislation regarding Local Homestead Option Sales Tax (LHOST) Reform. Commissioner Oddo seconded. The motion passed 4-0. Commissioner Charles Rousseau was absent.

19. Request to present the following Resolutions in a Legislative Package to the Georgia General Assembly for consideration at its upcoming session: (A) Resolution 2026-19; Board of Elections Staggered Terms, (B) Resolution 2026-20; Magistrate Court Staggered Terms, (C) Resolution 2026-21; Board of Commissioners Compensation, and (D) Resolution 2026-22; Regulation of Private Water System, and (E) Resolution 2026-23; Local Homestead Option Sales Tax (LHOST) Reform.

Vice Chairman Gibbons moved to approve to present the following Resolutions in a Legislative Package to the Georgia General Assembly for consideration at its upcoming session: (A) Resolution 2026-19; Board of Elections Staggered Terms, (B) Resolution 2026-20; Magistrate Court Staggered Terms, (C) Resolution 2026-21; Board of Commissioners Compensation, and (D) Resolution 2026-22; Regulation of Private Water System, and (E) Resolution 2026-23; Local Homestead Option Sales Tax (LHOST) Reform. Commissioner Oddo seconded. The motion passed 4-0. Commissioner Charles Rousseau was absent.

ADMINISTRATOR'S REPORTS:

ATTORNEY'S REPORTS:

Notice of Executive Session: County Attorney Dennis Davenport stated that there were five items for Executive Session: four items involving threatened litigation and one to review the October 8, 2026, Executive Session Minutes.

COMMISSIONERS' REPORTS:

Commissioner Oddo and Chairman Hearn made comments.

EXECUTIVE SESSION:

Four items involving threatened litigation and the review of the October 8, 2026, Executive Session Minutes.

Vice Chairman Gibbons moved to enter Executive Session. Commissioner Oddo seconded. The motion passed 4-0. Commissioner Charles Rousseau was absent.

The Board recessed into Executive Session at 6:27 p.m. and returned to Official Session at 6:42 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 4-0. Commissioner Charles Rousseau was absent.

Approval of the October 8, 2026, Executive Session Minutes: Commissioner Oddo moved to approve the October 8, 2026, Executive Session Minutes. Vice Chairman Gibbons seconded. The motion passed 4-0. Commissioner Charles Rousseau was absent.

ADJOURNMENT:

Vice Chairman Gibbons moved to adjourn the October 22, 2026, Board of Commissioners meeting. Commissioner Oddo seconded. The motion passed 4-0. Commissioner Charles Rousseau was absent.

The October 22, 2026, Board of Commissioners meeting adjourned at 6:43 p.m.

Vicki L. Orr, Chief Deputy County Clerk