

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

MINUTES

March 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 March 26, 2026 Board of Commissioners meeting to order at 5:01 p.m. A quorum of the Board was present. Commissioner Charles Rousseau was absent.

Invocation and Pledge of Allegiance by Commissioner Eric Maxwell

Commissioner Eric Maxwell 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 4-0. Commissioner Rousseau was absent.

PROCLAMATION/RECOGNITION:

1. Recognition of the Fayette Fire Foundation for 10-Years of continued service to the Fayette County Fire and Emergency Services, and the Citizens of Fayette County.

Fire Chief Jeff Hill introduced Mike Hofrichter, who recognized the Fayette Fire Foundation for 10 years of continued service to the Fayette County Fire and Emergency Services, and the citizens of Fayette County. Mr. Hofrichter stated that the mission of the Fayette Fire Foundation was to provide aid and support and to assist Fayette County Fire and Emergency Services via gifts and contributions to enhance and improve the ability of Fayette County Fire and Emergency Services and its personnel, to provide fire and emergency medical services to the community.

2. Recognition of two Fayette County public safety employees selected by Veterans of Foreign Wars Post 3650 as nominees for state-level awards honoring outstanding emergency services and 911 communications excellence.

911 Director, Katye Vogt, introduced Martin Sass with Veterans of Foreign Wars. VFW Post 3650 in Fayetteville selected two individuals from Fayette County departments to represent the post in state-level competition. These honors include the Emergency Services Award and the 911 Dispatcher Award. The Emergency Services Award nominee for the Post is Kevonte Slaughter of Fayette County Fire and Emergency Services. This award recognized an individual who provided emergency

medical treatment, rescue services, or civil disaster assistance as a member of a public or volunteer organization serving the community. The 911 Dispatcher Award nominee for the Post is Stephanie Harkins of Fayette County 911 Communications. This award honored an individual who served as the critical link between callers in distress and emergency response teams by gathering essential information and ensuring the appropriate resources were dispatched quickly and accurately. These individuals represent the highest standards of professionalism, dedication, and service to the citizens of Fayette County, and their recognition reflected the vital role public safety personnel play in protecting and supporting the community.

PUBLIC HEARING:

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

3. Consideration of Petition 1374-25, Joseph Reeves Akin Jr, Owner; Xavier Hill Applicant; Randy Boyd, Agent, request to rezone 3.1 acres from R-40 (Single Family) to A-R (Agricultural Residential Single Family); property located in Land Lots 198 of the 13th District, behind 1252 Highway 314.

Ms. Bell stated that this item was a request to rezone 3.1 acres from R-40 to A-R for the purposes of use as a single-family residence and for operating an A-R Wedding/Event Venue. She noted that the lot is a legal, nonconforming lot; combining the parcels will resolve all nonconformities. The subject property lies within an area designated for Low Density Residential uses on the Future Land Use Plan map. This request conforms to the Fayette County Future Land Use Plan, in that the proposed zoning is a less intense use. Ms. Bell stated that both staff and the Planning Commission recommended conditional approval with 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. Ms. Bell provided various maps outlining the location, topography, surrounding zoning, environmental elements, and an aerial depiction of the property.

Randy Boyd, owner representative, reiterated that the proposed property was a legal lot of record and the request conformed to the Fayette County Future Land Use Plan. He noted that combining the parcels would resolve all nonconformities. He concluded asking for the Board's favorable approval. He also confirmed that they agreed to the condition as outlined.

No one spoke in favor or opposition.

Vice Chairman Gibbons moved to approve Petition 1374-25, Joseph Reeves Akin Jr, Owner; Xavier Hill Applicant; Randy Boyd, Agent, request to rezone 3.1 acres from R-40 (Single Family) to A-R (Agricultural Residential Single Family); property located in Land Lots 198 of the 13th District, behind 1252 Highway 314, with outlined condition. Commissioner Oddo seconded.

Commissioner Maxwell asked with landlocked property what type of provision was available to allow access.

Ms. Bell stated that in order to be eligible for a building permit a landlocked parcel had to have a recorded easement that was at least 20 ft wide. She stated that she did not find an easement for this property and noted that no one had applied for a building permit for the property either. Ms. Bell stated that the condition was put in place because the property was landlocked.

Commissioner Maxwell asked if there was any provision for someone to gain access to the highway/roadway from this property.

Ms. Bell stated no, not without a legal easement.

Assistant County Attorney Ali Cox stated that the property owner could be granted an easement from a neighbor.

Commissioner Maxwell stated that his concern was if the owner was granted an easement from a neighbor, it potentially could open up the entire left side of the property near the lake to road development, which they did not want. He added that when the larger rezoning request was approved in February 2026 it was not his intention for there to be any type of alternate access and this could create a way to do so.

Ms. Bell stated that a neighbor could grant an access easement but that would make it eligible for a driveway but not a road construction project.

Commissioner Maxwell reiterated that he did not want to create a situation where approving this rezoning potentially changes the accessibility of the property. Commissioner Maxwell also noted that it would have been beneficial to review both rezoning requests at the same time to ensure all information was considered to make the most informed decisions.

Mr. Boyd stated that after the February meeting his client spoke with County Attorney Dennis Davenport regarding bringing access through another piece of property he owned, and Mr. Davenport told him no. Mr. Boyd stated that based on that he would assume the same would be true for this property and access would not be available.

Ms. Cox confirmed that that was correct and stated it involved ordinance requirements regarding increased density and the potential of a change in use that was not allowed in a residential lot.

Mr. Boyd noted that they would have preferred having both rezoning requests discussed at the same time but was advised by staff that the larger parcel had to be done first.

Ms. Cox stated that because this current parcel was less than 5 acres it could not be rezoned to A-R without combination to the larger lot, as a result the larger property had to be rezoned first.

Vice Chairman Gibbons moved to approve Petition 1374-25, Joseph Reeves Akin Jr, Owner; Xavier Hill, Applicant; Randy Boyd, Agent, request to rezone 3.1 acres from R-40 (Single Family) to A-R (Agricultural Residential Single Family); property located in Land Lots 198 of the 13th District, behind 1252 Highway 314, with the outlined condition. Commissioner Oddo seconded. The motion passed 4-0. Commissioner Rousseau was absent.

4. Consideration of amendment to Fayette County Code of Ordinance Chapter 110.-Zoning; Article VII. – Zoning Board of Appeals.; Sec. 110-238 – Membership. (a) Membership and appointments.

Ms. Bell stated that this item was seeking approval of amendment clarification that addresses qualifications for membership on the Zoning Board of Appeals. It would allow members to sit on other boards so long as those positions are not also appointments by the Fayette County Board of Commissioners.

No one spoke in favor or opposition.

Vice Chairman Gibbons moved to approve an amendment to Fayette County Code of Ordinances Chapter 110.-Zoning; Article VII. – Zoning Board of Appeals.; Sec. 110-238 – Membership. (a) Membership and appointments. Commissioner Oddo seconded. The motion passed 4-0. Commissioner Rousseau was absent.

5. Consideration of amendment to Fayette County Code of Ordinance Chapter 110.- Zoning; Article X. – Planning Commission.; Sec. 110-325. – Planning commission.; (1) Membership and appointments.

Ms. Bell stated that this item was seeking approval of an amendment clarification that addresses qualifications for membership on the Planning Commission. It would allow members to sit on other boards so long as those positions are not also appointments by the Fayette County Board of Commissioners.

No one spoke in favor or opposition.

Vice Chairman Gibbons moved to approve amendment to Fayette County Code of Ordinance Chapter 110.- Zoning; Article X. – Planning Commission.; Sec. 110-325. – Planning commission.; (1) Membership and appointments. Commissioner Oddo seconded. The motion passed 4-0. Commissioner Rousseau was absent.

6. Consideration of amendment to Fayette County Code of Ordinance Chapter 110. Zoning; Article V. – Conditional Uses, Nonconformances, and Transportation Corridor Overlay Zone. - Sec. 110-169. -Conditional use approval. (2)n.5. – Uses and/or Structures incidental to a Church to add Off-Site Parking as an incidental use to churches.

Ms. Bell stated that this amendment would add a use under conditional use criteria for churches and other places of worship to provide for an incidental use for off-site parking subject to the specific conditions outlined in the proposed text amendment. She stated that staff recommended approval of amendment as presented and noted that the Planning Commission recommended approval of an amended version of the proposed text amendment to add a condition to require a traffic control plan.

Bill Entriakin with Flat Creek Baptist Church stated that he was in favor of the amendment request. He noted that not only was the church growing, it also hosted several large events, and was recently approached by the QTS regarding off-site parking during non-business hours as a result, off-site parking was needed. However, the wording of what was being presented for approval was not preferred and he felt it needed to be adjusted.

Jeff Pritchett with Flat Creek Baptist Church expressed that he was in favor of the amendment request. He stated that while he agreed with the need for the addition of the off-site parking as a conditional use he was concerned about the wording and stipulations outlined in the proposed amendment.

No one spoke in opposition.

Ms. Cox stated in response to public comments that churches and other places of worship are conditional use in the majority of the zoning districts throughout the County because traditionally, they are primarily used Sunday mornings and Wednesday nights. With that in mind, there was already a list of restrictions in place for churches and other places of worship. In consideration of this proposed amendment in discussing using these facilities as parking outside of their intended use, the proposed conditions are drafted in a way to maintain the intent of the residential zoning. Ms. Cox briefly discussed some of the concerns outlined in public comments as it pertained to principal use restrictions/conditions, lease term restrictions, public use restrictions, parking expansion, and off-site parking use restrictions/conditions, etc. Ms. Cox highlighted that this ordinance amendment was for churches and places of worship throughout the County and not specific to one church or location.

Mr. Rapson stated that QTS was in the midst of construction that was about to ramp up, requiring more staff and more parking. As a result, they were looking for additional parking to accommodate that need. They reached out to the Pavilion, who declined interest. Subsequently, they began to reach out to local churches and in an effort to create a legal mechanism for off-site parking for churches and places of worship this amendment was comprised.

Ms. Cox stated that in review of the wording of item #7 of the amendment she would make a small clarifying revision adding the term “as off-site parking” instead of as it currently reads as a “church” which would be too far for most churches and should be at the time of application as off-site parking use.

Vice Chairman Gibbons asked if the proposed amendment needed to be modified based on Ms. Cox's comments regarding the revision.

Ms. Cox stated yes, she would make that revision.

Vice Chairman Gibbons moved to table.

Mr. Rapson stated that this was currently taking place against County Ordinance where a citation could be issued which was why it was being brought before the Board to establish an enforceable policy. He also noted that there was the condition mentioned by the Planning Commission to add the requirement of a traffic control plan. If that was something the Board was interested in adding this would be an opportunity to include it.

Further conversation continued.

Chairman Hearn stated that he felt some of the restrictions of the outlined amendments were too restrictive specifically the requirement that if the church parking lot was expanded [as outlined per County Code], it could not be used for off-site parking. He stated that he felt there should be an option that would allow for the additional parking lot to be added to the current off-site parking agreement, if desired.

Commissioner Maxwell stated that he understood this was currently happening and he did not want any church cited or ticketed. However, as it stood there was a lot of discussion and several changes being made that he did not have time to properly read and review to make an informed decision.

Commissioner Oddo stated that he felt they should move forward with putting the amendment in place for the time being, then bring back any changes and revisions, completing the process in two parts.

Vice Chairman Gibbons moved to table. The motion passed 3-1, with Commissioner Oddo voting in opposition. Commissioner Rousseau was absent.

7. Consideration of amendment to Fayette County Code of Ordinance Chapter 110. Zoning; Article V. – Conditional Uses, Nonconformances, and Transportation Corridor Overlay Zone.; Sec. 110-169. Conditional use approval.; (2) Conditional uses allowed to add Supporting Off-Site Parking as a conditional use in O-I (Office- Institutional) zoning district.

Ms. Bell stated that this item was seeking approval of an amendment to allow off-site parking as a conditional use in the O-I (Office- Institutional) zoning district. Staff recommended approval of the amendment as presented and the Planning Commission recommended denial of amendment.

Rick Lindsey stated that he was in favor of the amendment to allow off-site parking as a conditional use in the O-I (Office- Institutional) zoning district. He noted that in conversations with a representative from QTS this would assist them in accelerating the construction process and moving the project forward. He stated that he represented the owner of the property formerly known as Adams Farm which is zoned mobile home park. Mr. Lindsey stated that his client seeks to rezone the property O-I using it temporarily for off-site parking, then converting it into an office building in the future. He mentioned that he had emailed Ms. Cox two changes to the amendment language that he would propose, which she was amenable to.

Ben Loggins of Fayetteville expressed his concern that the potential for off-site parking would cause more traffic and could create issues with run-off in the area.

Mr. Lindsey stated that the goal was to disburse current traffic on Highway 54 to other areas in the County. And if approved they would adhere to all erosion and sediment control requirements as outlined by the County to alleviate any run-off concerns.

Vice Chairman Gibbons moved to table. Based on necessary changes to the amendments that need to be reviewed.

Commissioner Maxwell stated that he was concerned about what type of vehicles would be allowed to use this off-site parking and felt that it needed to be addressed and outlined with appropriate restrictions within the ordinance language.

Vice Chairman Gibbons moved to table. The motion passed 3-1, with Commissioner Oddo voting in opposition. Commissioner Rousseau was absent.

PUBLIC COMMENT:

CONSENT AGENDA:

Vice Chairman Gibbons moved to approve the Consent Agenda. Commissioner Oddo seconded. The motion passed 4-0. Commissioner Rousseau was absent.

8. **Approval to accept the donation of 56 Thermal Imaging Cameras, in the valued amount of \$55,152.85, from the Fayette Fire Foundation for use during emergency operations during structural firefighting, victim rescue, and firefighter safety.**
9. **Approval of Peachtree City's reappointment of Tricia Steamsto, as the Peachtree City appointment, to the Fayette County Library Board for a four-year term beginning January 1, 2026 and expiring December 31, 2030.**
10. **Approval to accept the right-of-way deed and multi-use path easement for the Windsor Court subdivision per Fayette County Code, Chapter 104; ARTICLE III - Street Design Standards and Specifications; Section 104-52 (b);(c) - Right of Way; Article XV. - Subdivision Regulations; Section 104-595 (2)(k). and Section 104-596 (c);(32).**
11. **Approval of the March 12, 2026, Board of Commissioners Meeting Minutes.**

OLD BUSINESS:

NEW BUSINESS:

12. **Request to award Bid #26109-B to Ten-8 Fire & Safety, LLC for MSA G-1 Self-Contained Breathing Apparatus (SCBA) and associated accessory parts and safety devices in the amount of \$1,418,964.40 and allow for the department to auction existing used SCBAs and associated devices.**

Vice Chairman Gibbons moved to approve to award Bid #26109-B to Ten-8 Fire & Safety, LLC for MSA G-1 Self-Contained Breathing Apparatus (SCBA) and associated accessory parts and safety devices in the amount of \$1,418,964.40 and allow for the department to auction existing used SCBAs and associated devices. Commissioner Oddo seconded. The motion passed 4-0. Commissioner Rousseau was absent.

ADMINISTRATOR'S REPORTS:

A. Contract #26071-B Justice Center Roof Replacement

Hot Projects

Mr. Rapson stated that he provided the Board with the Hot Topics report with updates.

ATTORNEY'S REPORTS:

Notice of Executive Session: County Attorney Dennis Davenport stated that there were three items for Executive Session. One item involving pending litigation, one item involving real estate acquisition, and the review of the March 12, 2026 Executive Session Minutes.

COMMISSIONERS' REPORTS:

EXECUTIVE SESSION:

One item involving pending litigation, one item involving real estate acquisition, and the review of the March 12, 2026 Executive Session Minutes. Vice Chairman Gibbons moved to go into Executive Session. Commissioner Oddo seconded. The motion passed 4-0. Commissioner Rousseau was absent.

The Board recessed into Executive Session at 6:24 p.m. and returned to Official Session at 6:43 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 Rousseau was absent.

Approval of March 12, 2026 Executive Session Minutes: Commissioner Oddo moved to approve the March 12, 2026 Executive Session Minutes. Vice Chairman Gibbons seconded the motion. The motion passed 4-0. Commissioner Rousseau was absent.

ADJOURNMENT:

Commissioner Oddo moved to adjourn the March 26, 2026 Board of Commissioners meeting. Vice Chairman Gibbons seconded. The motion passed 4-0. Commissioner Rousseau was absent.

The March 26, 2026 Board of Commissioners meeting adjourned at 6:44 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 9th day of April 2026. Attachments are available upon request at the County Clerk's Office.