

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

April 21, 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 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:

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

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.**

Ms. Bell stated that this item was a request seeking approval 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 to add Off-Site Parking as an incidental use to churches. This amendment would add a use under Conditional Use criteria for churches & places of worship to provide for incidental use for off-site parking, subject to specific conditions. Legal determined that, for clarity, this amendment should be separately enumerated in Sec.110-169(2)n. as Item 14 since it contains specific requirements for the use. She stated that staff recommended approval of the amendment as amended by the Planning Commission. She added that the Planning Commission recommended approval of an amended version of Sec. 110-169(2).n.14., to add condition to require a traffic plan. She noted that this item had been tabled at the March 26, 2026, Board of Commissioners meeting so that Legal could revise some portions of the text to clarify some of the criteria.

No one spoke in favor.

Bill Entrikin with Flat Creek Baptist Church stated that he made comments before the Board at the March 26th meeting, where he outlined his objections to the wording of the proposed amendments. He noted that the item was tabled to allow time for the amendment to be reviewed and revised to add clarity to the wording of some of the provisions of the ordinance. Mr. Entrikin noted, however, that the wording before the Board was basically the same and still needed to be revised.

Chairman Hearn stated he had concerns regarding the ordinance as presented and wanted the Board to provide input and insight to the language of the Ordinance.

Chairman Hearn moved to table the 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 to the May 28th Board of Commissioners meeting.

Commissioner Maxell stated that he was not ready to vote on the amendments to the Ordinance as presented because he, as well as other members of the Board, had not had an opportunity to properly vet the ordinance, providing feedback. He noted that years ago they used to host planning sessions to discuss and review individual items. Commissioner Maxell stated that this may be an item that would garner a planning session.

Assistant County Patrick Stough stated that page 8 of the agenda package outlined several questions that Legal identified that needed additional guidance from the Board.

Commissioner Oddo suggested instead of tabling the item tonight, the Board should deny it. This would take action on what was presented before the Board and allow staff, and interested parties, the time and opportunity to effectively review and develop revised language for the ordinance.

Mr. Stough stated that doing that would start the process over requiring it to go back before the Planning Commission.

Chairman Hearn moved to table the 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 to the May 28th Board of Commissioners meeting. The motion passed 4-0. Vice Chairman Gibbons was absent.

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.**

Ms. Bell stated that this item was a request seeking approval 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 amendment would add a use under Conditional Use criteria for churches and places of worship to provide for an incidental use for off-site parking, subject to specific conditions. She noted that this hearing was tabled at the March 26, 2026, BOC Meeting. Ms. Bell stated that staff recommended approval of the amendment. The Planning Commission recommended denial of amendment.

Rick Lindsey stated that he, and his client, agreed with proposed amendments but wanted to briefly review the questions offered to the Board from Legal garnering direction on specific portions of text of the amended ordinance. Mr. Lindsey stated that he and his client were fine with items/conditions [of the amended ordinance text] numbered 1, 2, 4, 5, 6, 7, 10, 11, and 12 as written. For

item/condition number 3 he asked that the “term” be a combined term not to exceed a total of eight (8) years. Mr. Lindsey also asked that for option C, the amount of the rent and addresses of both the lessor and lessee, be redacted. He noted that they had no problem providing a copy of the lease if that information could be redacted before submittal. For item/condition number eight (8) he asked that multiple consecutive leases be allowed not to exceed the eight (8) year term. For item/condition number nine (9) he noted that he had submitted alternative language labeled as “A” and was asking that his proposed language be used, noting that the intention of his client’s property after the temporary use as a parking lot, was for it to be developed into an office or medical building. He stated that it made no sense to tear up a good parking lot if development procedures were properly followed as outlined in County Code. Mr. Lindsey stated that he felt this ordinance was much further along than the previous one and only needed a few tweaks. He asked for the Board favorable approval with his outlined revisions.

No one spoke in opposition.

Commissioner Oddo briefly restated what Mr. Lindsey was requesting. To allow multiple consecutive leases not to exceed the eight (8) year term, redaction of rent amount and the address of both the lessor and lessee, and revision to required condition of property once temporary use as parking ended.

Mr. Stough stated that he had enough information to make these changes effective if approved by the Board tonight. As a point of clarification, he noted that changes would be made to items/conditions 3, 8, and 9 [of the amended ordinance text] as outlined by Mr. Lindsey and incorporating items/conditions 10-12 from the Planning Commission as noted by Ms. Bell.

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, with outlined and added changes as discussed by the Board. Chairman Hearn seconded.

Vice Chairman Gibbons arrived at the Board of Commissioners meeting.

Commissioner Rousseau stated that he felt that this parking problem was a result of poor planning and something that should have been captured in the Developments of Regional Impact (DRI). He stated that he was against conducting business and making changes in this manner.

Commissioner Maxwell stated that while he understood Commissioner Rousseau position, he felt that delaying action could result in the deal being lost. This property consisted of 50 acres currently zoned for mobile homes. Commissioner Maxwell stated that he was ready to vote and move forward with this project.

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, with outlined and added changes as discussed by the Board. Chairman Hearn seconded. The motion passed 4-1. Commissioner Rousseau voted 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.**

Ms. Bell stated that the next three items were part of the same project and would be discussed together but would require a separate vote for each.

Ms. Bell stated that the applicant was proposing this rezoning for the intent of operating a parking center for the vehicles driven by the construction workers and other personnel working at the data center. Upon completion of the data center, the property will be developed for an office site. He noted that as defined in the Fayette County Comprehensive Plan's Future Land Use Plan, commercial was designated for this area. The area was also within the Sec. 110-142. – O-I (h) State Route 54 West Special Development District, so the request for O-I zoning district was consistent with the Comprehensive Plan. Ms. Bell advised that staff recommended approval subject to the following four conditions:

1. Demolition permits from Department of Building Safety be obtained for all existing structures, including the proper abandonment of all wells, on parcel 0704 002 (aka 1486 Highway 54) and be removed from the property within 180 days or prior to the submittal of a minor final plat, whichever comes first.
2. Parcels 0704 002, 0704 004, and 0704 052 shall be combined by a recorded final plat within 180 days of the approval of the petition or prior to the submittal of a non-residential site plan, whichever comes first.
3. Article VII Watershed Protection shall apply to the property after rezoning.
4. The owner shall provide Fayette County an easement for a multi-use path that shall consist of a 20-foot permanent construction, maintenance, and use easement. This easement should be along SR 54 within the Highway 54 overlay setback. The locations shall be established by the owner on the site plan and defined by a written legal description. The easements, with legal description and map from site plan, shall be recorded by Environmental Management Department upon receipt of documents that meet the requirements outlined. All requirements associated with this condition shall be completed within 180 days of the conclusion of the site as a temporary parking lot use.

Ms. Bell advised that the Planning Commission recommended approval subject to staff's outlined conditions. She also noted that this was included in the DRI for Phase II of the QTS Data Center. She stated that they [QTS] had worked with the County and Engineering staff to discuss traffic plans working to incorporate this in the initial traffic plan. Ms. Bell noted that it was not common for DRI's to include a construction phase traffic plan, but County staff emphasized that the length of construction for data centers was unusual and unique, compared to other construction projects. As a result, the Georgia Regional Transportation Authority (GRTA) did readjust traffic plans. Ms. Bell provided various maps outlining the location, topography, surrounding zoning, environmental elements, and an aerial depiction of the property.

Mr. Lindsey stated that he was at the meeting representing ACE Group Holdings Inc, who was seeking Board approval to rezone this property from M-H-P to O-I with the intent of operating a parking center for the vehicles driven by the construction workers and other personnel working at the data center. Upon completion of the data center, the property will be developed for an office site. He noted that there was critical need for parking for workers at the facility. The goal was to disseminate parking of these workers to various areas and parking lots around the County to help mitigate traffic along that corridor. He noted that this property was perfectly situated to serve as parking and help mitigate traffic on Highway 54. He noted that ultimately the property would be developed into an office or medical facility, acknowledging that this use would fit perfectly in the area and adhered to the Land Use Plan. Mr. Lindsey agreed to the outlined conditions. Mr. Lindsey also noted that after conversation with neighbors his client had agreed to construct a 6ft./ 8ft. privacy fence immediately to the east of the property, along properties at 150, 155, and 160 Woodstream Point. Mr. Lindsey asked that the fence construction be added as a condition to the rezoning. He concluded asking for the Board's favorable approval.

Ben Loggins of Fayetteville stated that he was in opposition of this rezoning specifically related to traffic. He noted that Highway 54 was already a heavily traveled roadway and now with the development of the Data Center traffic had increased. This parking lot would only heighten the traffic in the area, making it difficult for residents who live there, especially during peak traffic times.

Johnathan Bonner of Fayetteville stated that as a lifelong resident of Fayette County he was disappointed to see Adams Farm turn into a parking lot. He also noted that he traveled on Highway 54 every morning taking his son to school and suggested staggering the busing schedule of the construction workers at the Data Center. He stated that this could help alleviate peak travel time volume and potentially mitigate additional traffic concerns. He also suggested that the Board slowdown in making quick decisions and truly evaluate future development projects and traffic patterns to comprise a well thought out plan for transportation and traveling in Fayette County.

Andrea Boman of Fayetteville asked the Board to please be thoughtful and aware of the long-term impact of the decisions they made and how it affected the quality of life of the residents. She noted that she had been a long-time resident of Peachtree City and now dreaded driving there due to the traffic. Ms. Boman noted that she would hate to see Paradise [Fayette County] paved over, and turned into a parking lot.

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.

Vice Chairman Gibbons stated that change was inevitable, and as much as some would like to erect a wall around Fayette County, that was not possible nor wise. He noted that currently there was a situation that needed to be managed and this was the best proactive solution to help mitigate the issue.

Commissioner Rousseau stated while he agreed that we could not build a wall around Fayette County, he did want to acknowledge that sometimes solutions could be compatible or incompatible for a particular situation. As a result, it was the responsibility of the Board to accommodate and balance the needs of both the residents and development and growth in the area. Commissioner Rousseau stated that roadway improvements were being made in the area that had to be taken into consideration when making decisions. He also expressed his concern regarding the impervious surface and potential water runoff. Commissioner Rousseau stated that with all that in mind this was the closest location to the data center and along a State Route, which would keep traffic off residential roads. He also expressed his concern related to the intended purpose of the property once this temporary use was completed. He asked Mr. Stough if approved, would it hold them to the intended purpose.

Mr. Stough stated the approved conditions outlined regulated how long it could be used as a parking lot. Once that timeframe was completed the subject property could be developed into anything allowed within the O-I zoning district.

Commissioner Rousseau stated that while this caused him hesitation the bigger issue was how to move the workers throughout the area and he would rather have them off residential streets.

Commissioner Oddo stated that growth was inevitable and noted that he understood the frustration of the residence. He stated that the Board had to consider several factors, and to be able to rezone this property to a less dense zoning district was a positive change. This request was accepted as part of the Comprehensive Plan. If denied, in the future it could be developed as a mobile home park or could be considered for a commercial rezoning request, which opened it up for more options for use. This request created an opportunity for the Board to alleviate that possibility. Commissioner Oddo stated QTS was here and the County had to work with it and this was a good opportunity and favorable solution.

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.**

Ms. Bell stated that this request was to rezone Parcel No. 0704 004 (2.81 acres) from M-H-P to O-I. The applicant was proposing this rezoning with the intent of operating a parking center for the vehicles driven by the construction workers and other personnel working at the data center. Once the data center is completed, the property will be developed for an office site. Once the data center was completed, the property will be developed for an office site. She noted that as defined in the Fayette County Comprehensive Plan's Future Land Use Plan, Commercial was designated for this area. The area was also within the Sec. 110-142. – O-I (h) State Route 54 West Special Development District, so the request for O-I zoning district was consistent with the Comprehensive Plan. Ms. Bell advised that staff recommended approval subject to the following four conditions:

1. A demolition permit from Department of Building Safety be obtained for all existing structures, including the proper abandonment of all wells, on parcel 0704 004 (aka 1472 Highway 54) and be removed from the property within 180 days or prior to the submittal of a minor final plat, whichever comes first.
2. Parcels 0704 002, 0704 004, and 0704 052 shall be combined by a recorded final plat within 180 days of the approval of the petition or prior to the submittal of a nonresidential site plan, whichever comes first.
3. Article VII Watershed Protection shall apply to the property after rezoning.
4. The owner shall provide Fayette County an easement for a multi-use path that shall consist of a 20- foot permanent construction, maintenance, and use easement. This easement should be along SR 54 within the Highway 54 overlay setback. The locations shall be established by the owner on the site plan and defined by a written legal description. The easements, with legal description and map from site plan, shall be recorded by Environmental Management Department upon receipt of documents that meet the requirements outlined. All requirements associated with this condition shall be completed within 180 days of the conclusion of the site as a temporary parking lot use.

Ms. Bell advised that the Planning Commission recommended approval, subject to staff's outlined conditions Ms. Bell provided various maps outlining the location, topography, surrounding zoning, environmental elements, and an aerial depiction of the property.

Mr. Lindsey stated in response to comments that this request would help alleviate traffic. The location of the property was ideal and provided additional parking for the workers, allowing them to easily be bused for the short distance on site. He also noted that this was better alternative use of the property than other permitted uses outlined in the Comprehensive Plan. Mr. Lindsey agreed to the outlined conditions. And asked that the construction of a 6ft. to 8ft. privacy fence immediately to the east of the property, along properties at 150, 155, and 160 Woodstream Point be added as a condition to the rezoning request.

Ben Loggins of Fayetteville stated that this rezoning would add vehicles onto Highway 54 increasing traffic.

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.

Ms. Bell stated that this was a request to rezone 13.32 acres from M-H-P to O-I. The applicant was proposing this rezoning with the intent of operating a parking center for the vehicles driven by the construction workers and other personnel working at the data center. Upon completion of the data center, the property will be developed for an office site. He noted that as defined in the Fayette County Comprehensive Plan's Future Land Use Plan, Commercial was designated for this area. The area was also within the Sec. 110-142. – O-I (h) State Route 54 West Special Development District, so the request for O-I zoning district was consistent with the Comprehensive Plan. Ms. Bell advised that staff recommended approval subject to the following four conditions:

1. A demolition permit from Department of Building Safety be obtained for all existing structures, including the proper abandonment of all wells, on parcel 0704 004 (aka 1472 Highway 54) and be removed from the property within 180 days or prior to the submittal of a minor final plat, whichever comes first.
2. Parcels 0704 002, 0704 004, and 0704 052 shall be combined by a recorded final plat within 180 days of the approval of the petition or prior to the submittal of a nonresidential site plan, whichever comes first.
3. Article VII Watershed Protection shall apply to the property after rezoning.
4. The owner shall provide Fayette County an easement for a multi-use path that shall consist of a 20- foot permanent construction, maintenance, and use easement. This easement should be along SR 54 within the Highway 54 overlay setback. The locations shall be established by the owner on the site plan and defined by a written legal description. The easements, with legal description and map from site plan, shall be recorded by Environmental Management Department upon receipt of documents that meet the requirements outlined. All requirements associated with this condition shall be completed within 180 days of the conclusion of the site as a temporary parking lot use.

Ms. Bell advised that the Planning Commission recommended approval, subject to staff's outlined conditions. Ms. Bell provided various maps outlining the location, topography, surrounding zoning, environmental elements, and an aerial depiction of the property.

Mr. Lindsey agreed to the outlined conditions. And asked that the construction of a 6ft. to 8ft. privacy fence immediately to the east of the property, along properties at 150, 155, and 160 Woodstream Point be added as a condition to the rezoning request.

Ben Loggins of Fayetteville expressed his concern about environmental issues regarding maintenance of the lakes and stormwater runoff in case of flooding.

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.**

Ms. Bell stated that this request was to rezone Parcel 0716 038 (7.957 acres) from A-R to R-85. The lot was a legal lot of record. It will be approximately 7.957 acres following the dedication of right-of-way along Quarters Rd. The Future Land Use Map designated this area as Rural Residential-3, which has a 3-acre minimum parcel size. The request to rezone to R-85 was consistent with the Future Land Use Map and the Comprehensive Plan. Ms. Bell stated that staff recommended approval subject to the following conditions:

1. The owner /developer shall dedicate land to Fayette County as needed to provide a minimum of 50-ft of right of way as measured from the existing centerline of Ebenezer Road within 90 days of pg. 2 1377-26 this rezoning request.
2. The owner /developer shall dedicate land to Fayette County as needed to provide a minimum of 30-ft of right of way as measured from the existing centerline of Quarters Road within 90 days of this rezoning request. Environmental Management Department will approve the required warranty/quitclaim deeds prior to Final Plat of the property.

Ms. Bell stated that the Planning Commission recommended approval. Ms. Bell provided various maps outlining the location, topography, surrounding zoning, environmental elements, and an aerial depiction of the property. She stated that the applicant did acknowledge and agreed to the dedication of right-of-way along both Ebenezer Road and Quarters Road.

Mr. Randy Boyd stated that this request was to rezone Parcel 0716 038 (7.957 acres) from A-R to R-85. The lot was a legal lot of record. It will be approximately 7.957 acres following the dedication of right-of-way along Quarters Rd. He noted that the Future Land Use Map designated this area as Rural Residential-3, which has a 3-acre minimum parcel size. The request to rezone to R-85 was consistent with the Future Land Use Map and the Comprehensive Plan. Mr. Boyd state that his client agreed to the outlined conditions and asked for the Board's favorable approval of the rezoning request.

No one spoke in favor or opposition.

Vice Chairman Gibbons moved 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.

The meeting recessed at 6:28 p.m.

The meeting reconvened at 6:39 p.m.

- 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.**

Ms. Bell stated that items number 7-10 were part of the same rezoning petition and advised that the applicant would be withdrawing these items.

Jimmy Pace expressed his frustration and advised that there had been challenges on how to proceed with this request. He noted that he felt having to withdraw the entire application was inappropriate, because it would start another timetable. He stated that he would rather request that the items be tabled.

Mr. Stough advised that any discussion of the facts regarding the matter would be proceeding with the public hearing.

Mr. Pace reiterated his request to table these items.

Commissioner Rousseau asked if his request was appropriate.

Mr. Stough stated that if the Board wished to table it was permissible, but it needed to be the entire application (including all four petitions).

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.

Ms. Bell stated that items number 11 and 12 were part of the same project and would be discussed together but would require a separate vote for each

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.**

Ms. Bell stated that this item was to request to rezone 10.234 acres from Parcel No. 0503 053, A-R to R-75 property located in Land Lot 6 of the 5th District and fronts Harp Road. The lot was a legal lot of record and met or exceeded all dimensional requirements for the R-75 zoning district. As defined in the Fayette County Comprehensive Plan's Future Land Use Plan, Rural Residential - 2 is designated for this area, so the request for R-75 zoning district is appropriate. Ms. Bell stated that staff recommended approval subject to the following conditions:

1. The owner /developer shall dedicate land to Fayette County as needed to provide a minimum of 50-ft of right of way as measured from the existing centerline of Harp Road within 90 days of this rezoning request.

Ms. Bell stated that the Planning Commission recommended approval subject to staff's outlined conditions. Ms. Bell provided various maps outlining the location, topography, surrounding zoning, environmental elements, and an aerial depiction of the property.

The applicant was not present at the Board meeting.

No one spoke in favor or opposition.

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.

Chairman Hearn expressed his concerns related to the width dimensions of the proposed lots.

Ms. Bell acknowledged that it did meet the width requirement for the R-75 zoning.

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.

Ms. Bell stated that this item was to request to rezone 10.143 acres from Parcel No. 0503 051, A-R to R-75 property located in Land Lot 6 of the 5th District and fronts Harp Road. The lot was a legal lot of record and met or exceeded all dimensional requirements for the R-75 zoning district. As defined in the Fayette County Comprehensive Plan's Future Land Use Plan, Rural Residential - 2 is designated for this area, so the request for R-75 zoning district is appropriate. Ms. Bell stated that staff recommended approval subject to the following conditions:

1. The owner /developer shall dedicate land to Fayette County as needed to provide a minimum of 50-ft of right of way as measured from the existing centerline of Harp Road within 90 days of this rezoning request.

Ms. Bell stated that the Planning Commission recommended approval subject to staff's outlined conditions. Ms. Bell provided various maps outlining the location, topography, surrounding zoning, environmental elements, and an aerial depiction of the property.

The applicant was not present at the Board meeting.

No one spoke in favor or opposition.

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:

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.**

Project Consultant Tim Symonds stated that this item was seeking Board approval of 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. Mr. Symonds stated that the agreement had already been executed by the City of Fayetteville.

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.

Commissioner Maxwell asked if there was not already a walkway there now.

Mr. Symonds stated that there was one further down closer to Redwine Road. This request would align the new crosswalk and sidewalk for the Multi-Use Recreation Center project. He noted that there would now be two crossing points on Old Senia Road, this one was closer to the back side of the Multi-Use Recreation Center. Mr. Symonds stated that the cost of the project was included in the Multi-Use Recreation Center project and the City of Fayetteville would be responsible for maintenance.

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.

Mr. Symonds stated that this was a 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. He noted that an Invitation to Bid (ITB) was issued by the County Purchasing Department and eight qualifying bids were received. The lowest bid was checked for completeness and accuracy. The references of the lowest bidder were checked and favorable feedback was received.

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.

Commissioner Rousseau asked that the vendor performance information be included in the package for review.

Commissioner Maxwell stated that he would like to see more information and project details considering the cost of the project.

Dan Gibbs Director of Fayette Senior services stated that at the Commissioners Retreat he provided concept plans of what this project would entail. From there they hired an architectural firm to develop drawings. The project would consist of alterations and expansion to the existing kitchen and associated areas and a multi-purpose addition which will adjoin the existing dining area. This project would expand the kitchen and food delivery services (Meals on Wheels) by adding a new dry storage area, a new freezer and cooler which will free up space for an enhanced food delivery service. The addition out on to the patio would create two multi-purpose rooms and additional storage.

Commissioner Maxwell reiterated that when reviewing the package, he would like to see more project details, especially when making a decision at this price point.

Chairman Hearn noted that with prices coming in so close he felt they had comprised a good set of plans and specs.

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.

Public Works Director Phil Mallon stated that this request was seeking Board approval 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).

Roads Director Steve Hoffman stated that this item was requesting approval of RFP #26075-P Lease of County Property – 211 First Manassas Mile Road to Complete Resource Management (CRM). He stated that this would be for use of recycled material wood mulch materials along with recycled cardboard.

Vice Chairman Gibbons asked the wood/mulch would be accessible to the public.

Mr. Hoffman stated no, this would be a private company that would be leasing the land. He noted that there would still be green waste [mulch] available to citizens at the current location on McDonagh Road for free.

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:

Hot Projects

Assistant County Administrator Jason Tinsley stated that an email was provided to the Board with the Hot Projects report updates.

ATTORNEY’S REPORTS:

COMMISSIONERS’ REPORTS:

Commissioner Maxwell extended his congratulations to Commissioner Rousseau on his reelection noting he had not had the opportunity to run unopposed, yet. He stated that he looked forward to working with him.

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.

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

Marlena Edwards, Chief Deputy County Clerk