

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

August 22, 2024

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 22, 2024 Board of Commissioners meeting to order at 5:01 p.m. A quorum of the Board was present.

Invocation and Pledge of Allegiance by Commissioner Charles Rousseau

Commissioner Charles Rousseau offered the invocation and led the audience in the Pledge of Allegiance.

Acceptance of Agenda

Vice Chairman Gibbons motioned to accept the agenda as written. Commissioner Oddo seconded. The motion passed 5-0.

PROCLAMATION/RECOGNITION:

PUBLIC HEARING:

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

- 1. Consideration of Petition No.1349-24, Wright Chancey McBride, LLC, Owner, Steven L. Jones, Agent, requests to rezone 114.228 acres from A-R (Agricultural-Residential) to R-80 (Single-Family Residential) for the purposes of residential development; property located in Land Lot 249 of the 4th District and fronts on Antioch Road.**

Ms. Bell advised the Board that this request was to rezone 114.228 acres from A-R to R-80 for the purposes of residential development. She stated that as defined in the Fayette County Comprehensive Plan, Rural Residential-3 (1 unit/3acres) was designated for this area, so the request for R-80 zoning was appropriate. The property had not been rezoned previously and was currently undeveloped land. Ms. Bell noted that both staff and the Planning Commission recommended conditional approval with the following two (2) conditions: 1. If a new road is constructed to access the lots, the entrance shall have a deceleration lane and acceleration taper per the Fayette County Entrance and Striping Detail. 2. Antioch Road is a collector road. The owner/developer shall dedicate land to Fayette County as needed to provide a minimum 40-ft of right of way as measured from the existing centerline of Antioch Road.

Ms. Bell continued an overview of the property including its location within the County as well as the current zoning characteristics of the subject property in relation to the surrounding area.

Dana Morris, representative for Rod Wright Corp., stated that the request was to rezone 114.228 acres from A-R to R-80 for the purpose of residential development with a purchase price of \$1M and up. She stated that they agreed with the outlined conditions as advised by staff.

No one spoke in favor.

Kathleen Ivanoff of Fayetteville expressed her concerns regarding the intended use of the property. She asked about the number of proposed lots, subdivision ingress and egress layout, setback requirements, and the watershed protection plans.

Ms. Bell provided a tentative overview of the proposed development in response to Ms. Ivanoff's questions. She advised that this request was only regarding the rezoning phase of the property. Questions related to the proposed project could not be answered fully because there were additional phases of development that would have to be evaluated and reviewed, then approved, before certain specifics, regarding the project could be determined.

Micheal Martin of Fayetteville expressed his concern regarding his desire to maintain the tranquility of the area and asked if an increased buffer between his property and the proposed development could be required. He stated that his biggest concern was water runoff, because his property was positioned downstream from the proposed development, he was afraid his driveway would be washed away. Mr. Martin asked what size retention ponds the development would have and the maintenance schedule for it.

Ms. Morris, representative for Rod Wright Corp., stated that this development should have a minimum impact to stormwater based on the property layout and evaluated soil reports.

Vice Chairman Gibbons moved to approve Petition No.1349-24, Wright Chancey McBride, LLC, Owner, Steven L. Jones, Agent, requests to rezone 114.228 acres from A-R (Agricultural-Residential) to R-80 (Single-Family Residential) for the purposes of residential development; property located in Land Lot 249 of the 4th District and fronts on Antioch Road, with two (2) conditions. Commissioner Oddo seconded.

Chairman Hearn asked the Petitioner if she was ok with the outlined conditions.

Ms. Morris stated that they agreed with the outlined conditions.

Commissioner Maxwell stated that he would be voting for this rezoning request because it met County requirements. However, he did have concerns regarding what was required for a rezoning request by a developer. He stated that in other jurisdiction the rezoning request included much more detail, which would be helpful in making a decision. As well as for neighbors in the area who have concerns and questions regarding what the proposed project included.

Commissioner Rousseau stated in response to Commissioner Maxwell's comments, that he recently asked the same questions with the same concerns. He noted that it was frustrating as a neighbor not knowing what a proposed project included and its impact on the surrounding area. He encouraged the Petitioner to consider and evaluate the concerns mentioned today in an effort to be a "good neighbor". He agreed that the Board needed to review/evaluate the rezoning request requirements, so they would include higher standards and more detail.

Vice Chairman Gibbons moved to approve Petition No.1349-24, Wright Chancey McBride, LLC, Owner, Steven L. Jones, Agent, requests to rezone 114.228 acres from A-R (Agricultural-Residential) to R-80 (Single-Family Residential) for the purposes of residential development; property located in Land Lot 249 of the 4th District and fronts on Antioch Road, with two (2) conditions. Commissioner Oddo seconded. The motion passed 5-0.

2. Consideration of Petition No. 1350-24, Seen & Heard, LLC, Applicant; Yvonne C. Kendrick, Owner; Randy Boyd, Agent, request to rezone 1.91 acres from C-H Conditional (Highway Commercial w/Conditions) to C-H (Highway

Commercial w/no Conditions) for the purposes of commercial development; property located in Land Lot 69 & 70 of the 5th District and fronts on State Route 85.

Ms. Bell stated that this was a request to rezone 1.91 acres from C-H Conditional (Highway Commercial w/Conditions) to C-H (Highway Commercial w/no Conditions) for the purposes of commercial development. She stated that as defined in the Fayette County Comprehensive Plan, Commercial Uses are designated for this area, so the request for C-H zoning was appropriate. The conditions that were originally applied to the property preclude many C-H uses. Ms. Bell added that both staff and the Planning Commissioner recommended approval with no conditions. Ms. Bell continued providing an overview of the property including its location within the County as well as the current zoning characteristics of the subject property in relation to the surrounding area.

Randy Boyd, Agent advised that this request was to rezone 1.91 acres from C-H Conditional (Highway Commercial w/Conditions) to C-H (Highway Commercial w/no Conditions) for the purposes of commercial development. He asked for the Board's favorable approval.

No one spoke in favor or in opposition.

Commissioner Oddo moved to approve Petition No. 1350-24, Seen & Heard, LLC, Applicant; Yvonne C. Kendrick, Owner; Randy Boyd, Agent, request to rezone 1.91 acres from C-H Conditional (Highway Commercial w/Conditions) to C-H (Highway Commercial w/no Conditions) for the purposes of commercial development; property located in Land Lot 69 & 70 of the 5th District and fronts on State Route 85. Vice Chairman Gibbons seconded. The motion passed 5-0.

3. Consideration of Petition No. 1351-24, Reign R Enterprises, LLC, Owner; Jeff Lammes, Agent, request to rezone 9.74 acres from A-R (Agricultural-Residential) to R-70 (Single-Family Residential, minimum lot size 2.0 acres) for the purposes of residential development; property located in Land Lot 65 of the 5th District and fronts on Lester Road and Davis Road.

Ms. Bell stated that this request was to rezone 9.74 acres from A-R (Agricultural-Residential) to R-70 (Single-Family Residential, minimum lot size 2.0 acres) for the purposes of residential development. As defined in the Fayette County Comprehensive Plan, Rural Residential-2 (1 unit /2 acres) is designated for this area, so the request for R-70 zoning was appropriate.

Ms. Bell stated that on August 10, 2024, the Planning Commission amended the agenda item to change the request from R-70 to R-78, with applicant's assent. The Planning Commission recommended conditional approval to rezone to R-78 as a response to neighborhood concerns regarding minimum house size. The developer agreed to this change. However, the existing house did not meet the minimum square footage requirements for R-78, which was 3,000 sq. ft., therefore, staff recommended conditional approval rezone to R-70. The house did meet the minimum square footage requirements for R-70 with the following recommended conditions: 1. Lester Rd is a County Minor Arterial on Fayette Co. Thoroughfare Plan. Developer shall dedicate land, as needed, to provide 50 ft. right-of-way measured from existing centerline of Lester Rd. 2. Davis Rd is a County Collector on the Fayette Co. Thoroughfare Plan. Developer shall dedicate land, as needed, to provide 40 ft. right-of-way as measured from the existing centerline of Lester Rd. 3. Submittal of all warranty deed(s) & legal descriptions for ROW dedications shall be provided to County w/in 60 days of approval or prior to plat. Ms. Bell continued providing an overview of the property including its location within the County as well as the current zoning characteristics of the subject property in relation to the surrounding area.

Jeff Lammes, stated that he was available for any questions.

No one spoke in favor.

Norman Nolde of Fayetteville expressed his concerns regarding proximity to the nearby airport, property footage requirements for the proposed zoning, and road safety concerns.

Mr. Lammes stated that the development would follow staff recommendations.

Chairman Hearn asked if the additional two acres would be going to a family member.

Mr. Lammes stated no it would not. The plan was to build a home on the property.

Commissioner Maxwell asked if rezoning the property to R-78 would work or was R-70 the better option.

Mr. Lammes stated that the existing home on the 9+ acres, did not conform to R-78 because it does not meet the minimum square footage requirements.

Commissioner Maxwell stated that he would assume that the plan was to develop a property larger than the 1,500 sq. ft. on the 2-acre property, that would garner a good profit and that would be consistent with existing properties in the area.

Mr. Lammes stated that was a correct assumption.

Commissioner Rousseau stated that he was somewhat confused. For clarity he asked if the rezoning request was for R-70 or R-78.

Ms. Bell advised that the original request was for rezoning to R-70. She added that the Planning Commission recommended conditional approval to rezone to R-78 in response to the neighborhood concerns regarding minimum house size. The developer agreed to this change. Ms. Bell stated that the existing house did not meet the minimum square footage requirements for R-78, which was 3,000 sq. ft., therefore, staff recommended conditional approval rezoning to R-70. The house did meet the minimum square footage requirements for R-70.

Vice Chairman Gibbons moved to approve Petition No. 1351-24, Reign R Enterprises, LLC, Owner; Jeff Lammes, Agent, request to rezone 9.74 acres from A-R (Agricultural-Residential) to R-70 (Single-Family Residential, minimum lot size 2.0 acres) for the purposes of residential development; property located in Land Lot 65 of the 5th District and fronts on Lester Road and Davis Road, with three (3) conditions. Commissioner Oddo seconded.

Chairman Hearn asked the Petitioner if he was ok with the outlined conditions as proposed.

Mr. Lammes stated yes.

Commissioner Oddo stated that the zoning minimum square footage requirements for R-70 was 1,500 sq. ft. which meant the property had to at least meet that square footage. It could always be larger, which presumable this development would be.

Vice Chairman Gibbons moved to approve Petition No. 1351-24, Reign R Enterprises, LLC, Owner; Jeff Lammes, Agent, request to rezone 9.74 acres from A-R (Agricultural-Residential) to R-70 (Single-Family Residential, minimum lot size 2.0 acres) for the purposes of residential development; property located in Land Lot 65 of the 5th District and fronts on Lester Road and Davis Road, with three (3) conditions. Commissioner Oddo seconded. The motion passed 5-0.

4. Consideration of Petition No. 1352-24, Daryl Keith Harris, Melissa L. Harris; D. Keith Harris & Connie Harris Redd, Trustees of Ernest Guy Harris Irrevocable Trust, Owners, request to rezone 2.88 acres from A-R (Ag-Res) to R-70 (Single-Family Residential, min. lot size 2.0 acres) to reconfigure parcels between family members; property located in Land Lot 65 of the 5th District and fronts on Harris Rd.

Ms. Bell stated that this was a request to rezone 2.88 acres from A-R (Ag-Res) to R-70 (Single-Family Residential, minimum lot size 2.0 acres) to reconfigure parcels between family members. As defined in the Fayette County Comprehensive Plan, Rural Residential-2 (1 unit /2 acres) was designated for this area, so the request for R-70 zoning was appropriate. She noted that both homes meet or exceeded the square footage requirements for their current and proposed zoning districts. Both staff and the Planning Commission recommended approve of this request.

Ms. Bell provided an overview of the property including its location within the County as well as the current zoning characteristics of the subject property in relation to the surrounding area.

Mr. Harris stated that this request was to subdivide 11.99 acres from his father's estate. The request was to rezone 2.88 acres from A-R (Ag-Res) to R-70 (Single-Family Residential, minimum lot size 2.0 acres) to reconfigure parcels between him and his sister. He stated that the remaining 9.11 acres would be added to his 5-acre parcel, immediately to the north of the subject property.

No one spoke in favor or in opposition.

Vice Chairman Gibbons moved to approve Petition No. 1352-24, Daryl Keith Harris, Melissa L. Harris; D. Keith Harris & Connie Harris Redd, Trustees of Ernest Guy Harris Irrevocable Trust, Owners, request to rezone 2.88 acres from A-R (Ag-Res) to R-70 (Single-Family Residential, min. lot size 2.0 acres) to reconfigure parcels between family members; property located in Land Lot 65 of the 5th District and fronts on Harris Rd. Commissioner Oddo seconded. The motion passed 5-0.

5. Consideration of Petition No. RDP-019-24, Camp Southern Ground, Inc., owner; Dan Davis, agent; request to Revise the Development Plan for Camp Southern Ground to meet the changing needs of the program. Property fronts on Ebenezer Church Road and Arnold Road.

Ms. Bell stated that this request was to revise the Development Plan for Camp Southern Ground to meet the changing needs of the program. The lot was a legal lot of record and meets or exceeds all the requirements of the PUD-PRL zoning district. The applicant was requesting a revision to the Development Plan for Camp Southern Ground. The proposal included additions to staff housing; archery pavilion; fire pit; additional restroom facilities; program shops, bike park and shop; and a future maintenance building. The requested changes to the plan are all still within the original areas of proposed activities. The changes were a response to the changing needs of the program as it has evolved over time. Staff's opinion was that this change in the development was not likely to adversely impact surrounding properties or the nature of the PUD-PRL. Both staff and the Planning Commission recommended approval of this request. Ms. Bell provided an overview of the property including its location within the County as well as the current zoning characteristics of the subject property in relation to the surrounding area.

Drake Bivins, Chief Financial & Operations Officer, with Camp Southern Grounds provided a brief overview of the proposed changes to the Development Plan for Camp Southern Ground. He stated that the two area of focus for these revisions were the fire pits as well as staff housing. He stated that these revisions directly reflected changes in their program needs and would have no impact to traffic or changes in the use of the property.

No one spoke in favor or in opposition.

Commissioner Oddo moved to approve Petition No. RDP-019-24, Camp Southern Ground, Inc., owner; Dan Davis, agent; request to Revise the Development Plan for Camp Southern Ground to meet the changing needs of the program. Property fronts on Ebenezer Church Road and Arnold Road. Vice Chairman Gibbons seconded.

Commissioner Maxwell stated that he lived in the area in the past and never heard anything from the property, nor had he received any complaints. He stated it looked like they were doing a good job, and he supported their efforts.

Chairman Hearn stated that he appreciated Camp Southern Grounds and their effort to be a good neighbor.

Commissioner Oddo moved to approve Petition No. RDP-019-24, Camp Southern Ground, Inc., owner; Dan Davis, agent; request to Revise the Development Plan for Camp Southern Ground to meet the changing needs of the program. Property fronts on Ebenezer Church Road and Arnold Road. Vice Chairman Gibbons seconded. The motion passed 5-0.

6. Consideration of Ordinance 2024-05 amending Chapter 110. Zoning Ordinance, amending Sec. 110-125. - A-R, Agricultural-Residential, to add a provision to allow an existing home to remain temporarily while a new home is being built.

Ms. Bell stated that this request was for Ordinance 2024-05 amending Chapter 110. Zoning Ordinance, amending Sec. 110-125. - A-R, Agricultural-Residential, to add a provision to allow an existing home to remain temporarily while a new home was being built. Ms. Bell stated that this request was submitted by a resident of the county under Sec. 110-293. - Initiation of amendments, which stated that applications to amend the text of this chapter may be initiated by the planning commission, board of commissioners, staff, or by a member of the general public. Ms. Bell advised that the Planning Commission recommended approval to add as a permitted use in the A-R District: (7) During the construction of a new primary dwelling structure, the original primary dwelling structure on the parcel may be retained on the property under the following circumstances: (a). The original, primary dwelling structure shall remain for a period of time that does not exceed 15 months. Applicants may request no more than two (2) six-month extensions; and (b). The original, primary dwelling structure shall at all times be occupied for residential purposes by the property owner; and (c). Occupancy of the original, primary dwelling structure is merely a temporary residency during the period of time necessary to complete construction of a new primary dwelling structure on the property, in no event to exceed a period of 15 months; and (d). The Certificate of Occupancy for the new dwelling structure shall not be issued until the original primary dwelling structure has been properly demolished. A demolition permit would be required.

Ms. Bell stated that both staff and legal did not support this amendment request because it created a situation that was in violation with provisions of the ordinance. However, if approved, the most appropriate section for such a provision was in Sec. 110-125. - A-R Zoning District as a permitted use subject to specific criteria as noted.

Andrea Erwin, property owner, stated that this request steamed from a position of need. As a military family this request would allow her daughter to begin school and provide housing for the family during construction of the new house while her husband finalizes his military service out of state. Mrs. Erwin stated that construction was estimated to take between 6-12 months and, if approved, set to begin early 2025. Once construction was complete the existing dwelling would be demolished. She stated that they understood that the new home certificate of occupancy could not be issued until the demolition was completed. She noted that this request also was prompted by raising rental prices combined with construction costs, which would add a significant financial burden on her family. Being able to utilize the existing property during the construction phase would help control that burden. She stated that she was also a primary caregiver for her aging grandparents and being able to stay near them would make caring for them more feasible and efficient. She stated that she was in agreement with the conditions outlined by the Planning Commission, if approved. Mrs. Erwin stated that she did speak with several neighbors in her area who signed a petition in support of her request, although unable to attend the meeting.

Randy Boyd stated that this type of request was becoming more and more frequent. He noted that there was a need and would benefit not only this family but other families in the future.

Susan Griffith stated that in her opinion this was a logical request that seemingly benefited both the County and the community.

Bobby Jones stated that he was in support of this request. He added that coming from a military background he understood these challenges and felt that anyway we could help provide stability for this family we should do.

Cynthia Saracino expressed her support to the request.

Chairman Hearn stated that he knew of past incidence where similar requests were approved. He also knew of occasions where citizens used travel trailers during the construction phase of a project. He stated that he wanted to assist in finding solution to this situation that would assist this family.

County Attorney Dennis Davenport stated that approval of this request would affect multiple provisions throughout the zoning ordinance. He noted that changing this one provision would not solve the problem. Mr. Davenport highlighted the requirement/provision that allowed no more than one principal structure on any residentially zoned property. He noted that

approving this request and allowing this permit for this property would violate that provision of county code and would need to be changed. Along with other provisions that relate to that code. Mr. Davenport stated that additionally this request would not be an exception to just this property but would apply to all A-R zoned property throughout the county and could set the precedent for other zonings, as it related to more than one principal structures on a lot. Mr. Davenport stated that the Board could choose to provide direction to make this change however making this one change would not solve the problem. He emphasized that approving this request would have far reaching ramifications to multiple provisions in the code. Mr. Davenport stated in addressing the use of travel trailers that it was permissible because travel trailers were not principal structures but was personal property and moveable.

Commissioner Maxwell asked Ms. Bell her thoughts regarding this request.

Ms. Bell stated that she did not support this amendment request because it would affect other parts of the code. She also stated concerns about how it would be maintained or enforced if it became a more popular request.

Commissioner Maxwell asked who wrote the ordinance.

Mr. Davenport stated that he did not personally write the ordinance. However, staff from his office and Planning and Zoning worked with the property owner to comprise appropriate ordinance text language.

Commissioner Maxwell stated that he also would have liked to see notes and/or minutes from the Planning Commission to provide perspective and insight. He stated that he did not support amending an ordinance for one individual. As advised by legal approving this ordinance amendment would change the ordinance and have a trickle-down effect.

County Administrator Steve Rapson stated that a primary concern was regarding future requests and the issue of having two principal structures on a lot. Allowing this would create a situation that was in violation with provisions of our current code. And although the subject property was in A-R this change would expand to the other zoning categories as well.

Commissioner Rousseau moved to deny Ordinance 2024-05 amending Chapter 110. Zoning Ordinance, amending Sec. 110-125. - A-R, Agricultural-Residential, to add a provision to allow an existing home to remain temporarily while a new home is being built. Vice Chairman Gibbons seconded.

Vice Chairman Gibbons stated that obviously the Board did not want to hinder this family from building their home. However, the mechanism that was recommended to do so was to make a whole cell change that would/could affect every County zoning category. This change would have far reaching ramification that he could not support.

Commissioner Oddo stated that as noble and well-intended as this request was its implication and affect to other properties throughout the County, future requests and other zoning categories was too vast and something he could not support.

Commissioner Rousseau moved to deny Ordinance 2024-05 amending Chapter 110. Zoning Ordinance, amending Sec. 110-125. - A-R, Agricultural-Residential, to add a provision to allow an existing home to remain temporarily while a new home is being built. Vice Chairman Gibbons seconded. The motion passed 4-1, with Chairman Hearn voting in opposition.

PUBLIC COMMENT:

Lotte Commerford, Cynthia Saracino, Robin Allgood, Lynne Lasher, Tracy Florczak, Susan Griffith, Laura Line, Anne Whittenburg, Carla Mulkey, Tammie Hurst, Debbie Carroll, Gale Botwick, and Fe Williams made public comments.

Commenters expressed their appreciation for the wonderful job the new Animal Shelter Director was doing and added that she was full of good ideas to help fix issues at the shelter and hoped the Board would do all they could to help her be successful. They also expressed concerns and frustration regarding disappointment with the size and number of kennels and issues with the RO/holding area; appropriate animal care/treatment, the need for additional staff, increased signage [paw print design] or directions to the shelter, updating to the euthanasia [list] policy and procedure, animal diet concerns, updating the payment

processing system and allowing credit card/debit card payments, the ability to submit adoption applications online, increased cat care, capacity concerns, and the need for continued county and citizen/community engagement and teamwork.

CONSENT AGENDA:

Vice Chairman Gibbons to approve the Consent Agenda. Commissioner Oddo moved seconded. The motion passed 5-0.

7. Approval of the August 8, 2024 Board of Commissioners Meeting Minutes.

OLD BUSINESS:

NEW BUSINESS:

8. Request to award Contract #2458-S, AV for the new Health Building, to Sound Principles Pro Multi Media, Inc. in the amount of \$255,846.99.

Tim Symonds, Project manager, advised the Board that the renovation of the Public Health Facility was moving forward and reached the point where the audio-visual equipment needed to be ordered. Before the Board was a request to award Contract #2458-S, AV for the new Health Building, to Sound Principles Pro Multi Media, Inc. in the amount of \$255,846.99. Mr. Symonds stated that Sound Principles Pro Multi Media, Inc. was the preferred vendor for the County.

Vice Chairman Gibbons moved to approve to award Contract #2458-S, AV for the new Health Building, to Sound Principles Pro Multi Media, Inc. in the amount of \$255,846.99. Commissioner Maxwell seconded.

Commissioner Rousseau asked if this was a sole sourced project.

Mr. Symonds stated yes it was.

Commissioner Rousseau asked what that sole sourcing was based on.

Mr. Symonds stated that he asked if there was a preferred vendor and he was advised yes, Sound Principles.

Commissioner Rousseau stated that this was not how our purchasing process worked. He stated that in his opinion, this should have gone out for a bid and was not a sole source project, just because we have used them before for previous projects at other facilities within the County. Commissioner Rousseau stated that he had some serious objections to this request, and it not being properly bided out to prospective vendor. He stated that this process seemed very suspect, and he was not in favor of moving on with this item.

Commissioner Maxwell stated that because we had worked with this vendor previously and was familiar with their work and had great results, he was comfortable and in support of moving forward.

Mr. Rapson stated that there had been a competitive process when we initially started working with this vendor. Sound Principles had done work at the Court house, the Administrative Complex, and several other buildings around the County. The goal in selecting them again was to maintain consistency in service delivery and continuity amongst the systems and equipment quality and efficiency.

Vice Chairman Gibbons moved to approve to award Contract #2458-S, AV for the new Health Building, to Sound Principles Pro Multi Media, Inc. in the amount of \$255,846.99. Commissioner Maxwell seconded. The motion passed 4-1, with Commissioner Rousseau voting in opposition.

9. Request to approve an agreement to proposed easement for Georgia Power for the new Fire Training Classroom Building and Training Tower.

Mr. Symonds stated that this request was for an agreement for proposed easement for Georgia Power for the new Fire Training Classroom Building and Training Tower. He stated that the Fire Training Classroom Building and Training Tower project which was currently under construction. To provide power to the building a new line would need to be installed from the existing transformer near the Sheriff's Office Training Center underground to the Fire Training Building, as this is on land owned by the County. Georgia Power required an easement agreement for the new line.

Commissioner Oddo moved to approve an agreement to proposed easement for Georgia Power for the new Fire Training Classroom Building and Training Tower. Vice Chairman Gibbons seconded. The motion passed 5-0.

10. Update to the Board of Commissioners regarding the ongoing Safe Streets and Roads for All (SS4A) Planning Study (25TAA).

Public Works Director Phil Mallon stated that the purpose of this item was to provide an update on the ongoing Safe Streets and Roads for All (SS4A) Planning Study (25TAA). He added that this project had, in his opinion, three (3) major goals: 1. identify safety issues in both unincorporate Fayette County and the cities; 2. develop policies and/or project to help address outlined issues; and 3. by completing this plan would make the County eligible for future federal grants to help deliver some of the outlined projects. Mr. Mallon encouraged citizens to visit the County website where a survey and interactive map was available for review and to provide feedback.

Matt Flynn, Traffic Engineer and Deputy Project Manager with Pond provided the Board a brief overview of the ongoing Safe Streets and Roads for All (SS4A) Planning Study (25TAA). He stated that he was joined by the Project Manager Richard Fangman. Mr. Flynn outlined the Fayette County SS4A Project Management Team, which was comprised of member of the various jurisdiction in Fayette County as well as individuals in state and federal agencies creating a collaborative team. He stated that the Safe Systems approach used in this project, utilized several data inputs which included: community input, stakeholder input, data analysis, best practices, context sensitivity, and countermeasures. He encouraged all in attendance to come to the upcoming public meeting about the safety action plan on Tuesday, August 27, 2024. He noted that they were currently in the process of data collection which would help guide some of the project recommendations. Through this process the goal was to establish a framework for successful implementation via agency partnerships like the Federal Highway Administration, Atlanta Regional Commission, and Georgia Department of Transportation. As a part of the plan evaluations and monitoring initiatives would be set up once the action plan was complete to help in maintain a successful long-term implementation. Mr. Flynn outlined the project schedule highlighting a few milestone/events. He noted that August 27th was the initial public meeting, by the end of August/Early September a draft Needs Assessment (Baseline Conditions) Report would be issued for review. He stated that additional stakeholders meeting would be held throughout the year to provide updates and garner community feedback. The draft Action Plan should be completed around the end of December followed by a final stakeholder meeting on January 14 with the final Action Plan being completed around the end of February. Mr. Flynn continued that some goals and priorities that they hoped to achieve through this process was creating a clear identified list of projects, policies, and programs for implementation. He noted that the following key safety challenges were the determining factor for developing the project list. These challenges included safe road users, safe vehicles, safe speed, safe roads, and post-crash care. He stated that all of this would be achieved through the countermeasures established throughout the county and would include Speed Management; Intersection Design / Roadway Departure Prevention Measures; High Visibility, Lighting Conditions, Pedestrian / Bicycle Infrastructure. Mr. Flynn noted that some preliminary analysis was available for review highlighting a crash density map.

Chairman Hearn stated that he hoped the process was evaluating and analyzing crashes throughout the county. He noted that he would like to see a priority list of areas/intersections that needed the most attention/improvement due to an increased number of crashes. Chairman Hearn also stated that he would like to use a commonsense approach.

Commissioner Rousseau in reviewing the crash density map asked if the yellow dots represented singular crashes.

Mr. Flynn stated that the yellow dots signified singular fatality events comprised of vehicular, commercial truck, and pedestrian/bike/golf-cart crashes.

Commissioner Rousseau stated that he would wait for the completed project list recommendation but noted his concern regarding safety and dangerous road conditions on Helmer Road and Peters Road.

Commissioner Maxwell asked if the scope of this plan would be evaluating state roads or just county roads.

Mr. Flynn advised that this plan would be reviewing and evaluating both state and county roads with that in mind the goal was to be strategic about partnering with GDOT for financial partnership/aid to ensure funding would be available for both state and county roads.

Further discussion continued.

Mr. Flynn concluded advising citizens to visit the County website where a survey and interactive map was available for review and to provide feedback.

No vote was taken

11. Request to create a new 2017 SPLOST Project - Pedestrian Safety Improvements with a budget of \$150,000.

Mr. Mallon stated that this request was seeking Board approval to reallocate funds from a generic "path bucket" from the 2017 SPLOST and allocate \$150K to be used on existing County sidewalks, paths, and roads. Examples of work to be completed by this project included grinding flush uneven sidewalks, replacing sections of damaged sidewalk, removing trees that are impacting sidewalk, path, or road infrastructure, construction of new ADA ramps, installation of pedestrian crosswalks, replacement of curb and gutter, installation of sidewalk to fill-in missing sections, and replacement of damaged catch basin tops.

Commissioner Maxwell asked if this project would be used for county roads or include city roads also.

Mr. Mallon stated this would be a County project for county roads and sidewalks only.

Commissioner Oddo moved to approve to create a new 2017 SPLOST Project - Pedestrian Safety Improvements with a budget of \$150,000. Vice Charman Gibbons seconded. The motion passed 5-0.

ADMINISTRATOR'S REPORTS:

Hot Projects Update

Mr. Rapson stated that the Hot Projects report was forwarded to the Board and included updates on the Parks and Recreation multi-use facility, Redwine Road multi-use path, Redwine Road/Bernhard Road/Peachtree Parkway roundabout, Coastline Bridge improvements, and a Water System AMI project update.

He advised there was a ribbon cutting ceremony for the Redwine Road roundabout today for the completion of the project. He noted that press release was forthcoming.

He advised the Board that on August 15th a comprehensive update of progress on the Public Health Facility was sent for review.

ATTORNEY'S REPORTS:

Notice of Executive Session: County Dennis Davenport stated that there were three items for Executive Session. One item involving threatened litigation, one item involving real estate acquisition, and the review of the August 8, 2024, Executive Session Minutes.

COMMISSIONERS' REPORTS:

Commissioner Maxwell

Commissioner Maxwell asked how much the budget for the Peachtree City Recreation was that the county approved.

Mr. Rapson stated that it was \$150K.

Commissioner Maxwell asked if the first quarterly payment had been made.

Mr. Rapson stated yes, it had.

Commissioner Maxwell asked when was the next scheduled payment?

Mr. Rapson stated within the next 30-days.

Commissioner Maxwell stated that he would like to review the agreement for this. He stated that he recently received a call from a Georgia Power representative Sister Ward who advised that there were two meetings scheduled on August 29th for citizens to attend to discuss an on-going project.

Commissioner Rousseau

Commissioner Rousseau offered sincere condolences to a local family that recently endured a tragic domestic incident. He stated that he heard a lot regarding changes to voter registration and elections and wanted to make sure our team was up-to-date and prepared to meet the need of our citizens if changes were implemented. He asked to be kept in the loop. In reference to item #5, he asked what responsibility the Board had in vetting or verifying property owners as it related to irrevocable trusts and rezoning requests.

Mr. Davenport stated that at this stage the request was only to rezone the property not for it to be divided. There were processes in place to request subdivision of properties and in that phase was when applicant(s) would have to provide verification of property ownership.

Commissioner Oddo

Commissioner Oddo thanked all involved in the development of the Redwine Road roundabout and path, job well done. He wished everyone a Happy Labor Day.

Chairman Hearn

Chairman Hearn stated that the board meeting had been held at 5:00 p.m. for the past several years and that this time assisted in allowing business to be conducted in a timely manner and allow staff the opportunity to get home afterwards, safely and not too late. He also noted that the new Animal Shelter Director Tracy Thompson was doing a great job and had the Board's full support.

EXECUTIVE SESSION:

One item involving threatened litigation, one item involving real estate acquisition, and the review of the August 8, 2024, Executive Session Minutes. Vice Chairman Gibbons moved to go into Executive Session. Commissioner Oddo seconded. The motion passed 5-0.

The Board recessed into Executive Session at 8:00 p.m. and returned to Official Session at 8:18 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 5-0.

Approval of the August 8, 2024 Executive Session Minutes: Commissioner Oddo moved to approve August 8, 2024 Executive Session Minutes. Vice Chairman Gibbons seconded. The motion passed 5-0.

ADJOURNMENT:

Chairman Hearn moved to adjourn the August 22, 2024 Board of Commissioners meeting. The motion passed 5-0.

The August 22, 2024 Board of Commissioners meeting adjourned at 8:19 p.m.

Marlena M. 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 12th day of September 2024. Attachments are available upon request at the County Clerk's Office.

Marlena Edwards, Chief Deputy County Clerk