

BOARD OF COUNTY COMMISSIONERS

Lee Hearn, Chairman
Edward Gibbons, Vice Chairman
Eric K. Maxwell
Charles D. Rousseau
Charles W. Oddo



FAYETTE COUNTY, GEORGIA

Steve Rapson, County Administrator
Dennis A. Davenport, County Attorney
Tameca P. Smith, County Clerk
Marlena Edwards, Chief Deputy County Clerk

140 Stonewall Avenue West
Public Meeting Room
Fayetteville, GA 30214

ACTION AGENDA

April 22, 2025
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 22, 2025 Board of Commissioners meeting to order at 5:04 p.m. A quorum of the Board was present.

Invocation and Pledge of Allegiance by Commissioner Charles Oddo

Commissioner Charles Oddo gave the Invocation and led the audience in the Pledge of Allegiance.

Acceptance of Agenda

Commissioner Oddo moved to approve the agenda as presented. Vice Chairman Edward Gibbons seconded. The motion passed 5-0.

PROCLAMATION/RECOGNITION: None.

PUBLIC HEARING:

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

1. **Consideration of Petition 1361-25, Max Fuller, Applicant and Christine Flanigan, Agent, request to rezone 10.03 acres from A-R (Agricultural-Residential) to R-72 (Single-Family Residential) for the purpose of developing residential lots; property located in Land Lot 10 of the 5th District and fronts on John Street (abandoned) and Inman Road. This item was tabled at the March 27, 2025 Board of Commissioners Meeting.**

Mrs. Bell stated that Petition 1361-25 was tabled at the March 27, 2025 Board of Commissioners meeting due to the lack of a full Board. She stated that the applicant proposes to rezone 10.03 acres from A-R to R-72 for the purpose of developing residential, single-family residential lots. As defined in the Fayette County Comprehensive Plans/Future Land Use Plan, this area was designated as Rural Residential 2. The request was to rezone to R-72, which required two acre lots, and was appropriate for the area. Staff recommended conditional approval as follows:

1. The owner/developer shall dedicate land to Fayette County as needed to provide a minimum 50-ft of right of way as measured from the existing centerline of Inman Road for the full width of the parcel. Submittal of all warranty deed(s) and legal descriptions for said right-of-way dedication(s) shall be provided to the County within 90 days of the approval of the rezoning request, or prior to the final plat approval, whichever comes first.

On March 6, 2025, the Planning Commission voted 5-0 to recommend conditional approval. There were not any environmental factors that would have a substantial impact on the development.

Mr. Max Fuller, Applicant, stated that he was requesting that the lots be rezoned to R-72 to build four 2 ½ acre homes and provide the County the 10 feet of right-of-way required.

No one spoke in favor or in opposition of this request.

Mr. Fuller agreed to the conditions as presented.

Commissioner Oddo moved to approve of Petition 1361-25, Max Fuller, Applicant and Christine Flanigan, Agent, request to rezone 10.03 acres from A-R (Agricultural-Residential) to R-72 (Single-Family Residential) for the purpose of developing residential lots; property located in Land Lot 10 of the 5th District and fronts on John Street (abandoned) and Inman Road with the one (1) condition. Vice Chairman Gibbons seconded. The motion passed 5-0.

2. Consideration of Petition 1362-25, Cedric Johnson and Sharai Johnson, Owners, request to rezone 16.1 acres from R-70 (Single-Family Residential) to A-R (Agricultural-Residential) for the purpose of developing small farming activities; property located in Land Lot 18 of the 9th District and fronts on Jewel Bluff.

Mrs. Bell stated that the lot was a legal lot of record and meets or exceeds all requirements of the A-R zoning district. The Future Land Use map designated this area as Rural Residential 2 with a two acre minimum. Since A-R zoning was a less intense lower density zoning the request to rezone to A-R zoning was appropriate and consistent with the Future Land Use map. Staff recommended conditional approval as follows:

1. The owner/developer shall dedicate land to Fayette County as needed to provide a minimum 30-ft of right of way as measured from the existing centerline of Jewel Bluff for the full width of the parcel. Submittal of all warranty deed(s) and legal descriptions for said right-of-way dedication(s) shall be provided to the County within 90 days of the approval of the rezoning request, or prior to the final plat approval, whichever comes first.
2. The Watershed Protection Ordinance shall apply to this property upon rezoning.

On April 3, 2025, the Planning Commission voted 5-0 to recommend conditional approval.

Mrs. Johnson stated that her husband was a third generation, and she was a first-generation farmer and they would like to feed their community. She stated that they currently own chickens and they would like to expand their operations for agricultural uses. She stated that it would be in a small-scaled way. No commercial farming.

No one spoke in favor or opposition.

Commissioner Oddo moved to approve Petition 1362-25, Cedric Johnson and Sharai Johnson, Owners, request to rezone 16.1 acres from R-70 (Single-Family Residential) to A-R (Agricultural-Residential) for the purpose of developing small farming activities; property located in Land Lot 18 of the 9th District and fronts on Jewel Bluff with the two (2) conditions. Vice Chairman Gibbons seconded.

Commissioner Charles Rousseau commended the offer to extended services to the community. He stated that he would love to get into contact with Mr. and Mrs. Johnson in respect to the food banks to work in collaboration with them and some of the non-profits.

Mrs. Johnson stated, "Absolutely." She agreed to the conditions stated by staff.

Commissioner Oddo moved to approve Petition 1362-25, Cedric Johnson and Sharai Johnson, Owners, request to rezone 16.1 acres from R-70 (Single-Family Residential) to A-R (Agricultural-Residential) for the purpose of developing small farming activities; property located in Land Lot 18 of the 9th District and fronts on Jewel Bluff with the two (2) conditions. Vice Chairman Gibbons seconded. The motion passed 5-0.

PUBLIC COMMENT: None.

Speakers will be given a five (5) minute maximum time limit to speak before the Board of Commissioners about various topics, issues, and concerns. Speakers must direct comments to the Board. Responses are reserved at the discretion of the Board.

CONSENT AGENDA:

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

3. **Approval to award Bid #2546-B: 2017 SPLOST; Stormwater Category II, Tier II; 21SAL North Bend Court Culvert Replacement to the lowest responsive, responsible bidder, Crawford Grading & Pipeline, Inc., in the amount of \$230,435.02 and to transfer \$94,557.00 from 17SAS Stormwater Improvement Plans CAT IV.**
4. **Approval of an agreement with Fayetteville Main Street, a domestic nonprofit corporation of the City of Fayetteville, for lighting of trees on the Old Courthouse Square, located at 200 Courthouse Square, Fayetteville, Georgia.**
5. **Approval of April 10, 2025, Board of Commissioners Meeting Minutes.**

OLD BUSINESS: None.

NEW BUSINESS:

6. **Request to approve Contract 2506-P, MEJA Construction, Inc.; Fayette County Multi-Use Recreation Building; Change Order #1, to add the construction price of \$19,592,802.00 to the initial contract amount of \$1,047,500.00 for a total Guaranteed Maximum Price of \$20,640,302.00.**

Tim Symonds, Consultant, stated that he was requesting approval of Contract 2506-P, Change Order #1. He stated that the Board approved MEJA as the Construction Manager At-Risk. He stated that this was the Guaranteed Maximum Price (GMP) presented to the Board. He stated that the GMP was a little over the budget but was within the overall project budget. He stated that he was confident that this GMP was a good price. He stated that the demolition of the existing building was not included in the original budget because County staff were going to do it, but it did not work with their schedule, so MEJA will do that. He stated that, subject to the Board's approval, the project would start in early May and be completed by August 2026.

Commissioner Eric Maxwell moved to approve Contract 2506-P, MEJA Construction, Inc.; Fayette County Multi-Use Recreation Building; Change Order #1, to add the construction price of \$19,592,802.00 to the initial contract amount of \$1,047,500.00 for a total Guaranteed Maximum Price of \$20,640,302.00. Commissioner Rousseau seconded. The motion passed 5-0.

ADMINISTRATOR'S REPORTS:

Commissioner Oddo moved to approve Chairman Hearn and Vice Chairman Gibbons to the Election Selection Committee. Commissioner Maxwell seconded. The motion passed 5-0.

ATTORNEY'S REPORTS:

Notice of Executive Session: County Dennis Davenport stated that there were three items for Executive Session. One item involving real estate acquisition, one item involving pending litigation, and the review of the April 10, 2025 Executive Session Minutes.

COMMISSIONERS' REPORTS:

EXECUTIVE SESSION:

Three items for Executive Session. One item involving real estate acquisition, one item involving pending litigation, and the review of the April 10, 2025 Executive Session Minutes. Commissioner Oddo moved to go into Executive Session. Vice Chairman Gibbons seconded. The motion passed 5-0.

The Board recessed into Executive Session at 5:26 p.m. and returned to Official Session at 6:02 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 April 10, 2025 Executive Session Minutes: Commissioner Oddo moved to approve April 10, 2025 Executive Session Minutes. Vice Chairman Gibbons seconded the motion. The motion passed 5-0.

ADJOURNMENT:

Commissioner Oddo moved to adjourn the April 22, 2025 Board of Commissioners meeting. Vice Chairman Gibbons seconded. The motion passed 5-0.

The April 22, 2025 Board of Commissioners meeting adjourned at 6:03 p.m.

Tameca P. Smith, County Clerk

Lee Hearn, Chairman