

## **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**

May 22, 2025  
5:00 p.m.

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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 2<sup>nd</sup> and 4<sup>th</sup> Thursday of each month at 5:00 p.m.

### **OFFICIAL SESSION:**

#### **Call to Order**

Chairman Lee Hearn called the May 22, 2025 Board of Commissioners meeting to order at 5:00 p.m. A quorum of the Board was present.

#### **Invocation and Pledge of Allegiance by Commissioner Charles Rousseau**

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

#### **Acceptance of Agenda**

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

### **PROCLAMATION/RECOGNITION:**

1. Request recognition of the Fire & Emergency Services Citizen Fire Academy graduates on their successful completion of the 10-week Citizen Fire Academy and presentation of certificates to the graduates.
2. Recognition of Fayette County Water System's 2024 Gold Awards for Crosstown and South Fayette Water Treatment Plants presented by Georgia Association of Water Professionals Executive Director, Pam Burnett.
3. Recognition of Johnny Hudson and presentation of the first Fayette County Water System Water Drop award for his tireless efforts that contributed to the success of the Advanced Metering Infrastructure project.

### **PUBLIC HEARING:**

4. Consideration of Petition 1360-24, RaceTrac Petroleum, Inc., Owner, Brent Holdings, LLC, Applicant, propose to rezone 55.800 acres from C-H (Highway Commercial) Conditional to M-1 (Light Industrial) for the purpose of constructing a distributing warehouse; property located in Land Lot 233 of the 5th District and fronts on N. Highway 85, Corinth Road, County Lane Road, and Carter Road. This item was tabled at the March 27, 2025 Board of Commissioners Meeting.

Commissioner Oddo moved to accept withdrawal of Petition 1360-24, RaceTrac Petroleum, Inc., Owner, Brent Holdings, LLC, Applicant, propose to rezone 55.800 acres from C-H (Highway Commercial) Conditional to M-1 (Light Industrial) for the purpose of constructing a distributing warehouse; property located in Land Lot 233 of the 5th District and fronts on N. Highway 85, Corinth Road, County Lane Road, and Carter Road., Commissioner Rousseau seconded. The motion passed 3-0, with Commissioner Maxwell voting in opposition. Vice Chairman Gibbons was absent. Vice Chairman Gibbons was absent.

- 5. Consideration of Petition 1363-25, Primitivo P. Diaz & Shawn Morales & Christian Diaz, Owners, and Damon Free, Agent, propose to rezone 2.79 acres from R-40 (Single-Family Residential) to R-70 (Single-Family Residential) for the purpose of developing residential lots, combining this parcel with an adjacent parcel; property located in Land Lot 77 of the 7th District fronting on Sandy Creek Road.**

Commissioner Oddo moved to approve Petition 1363-25, Primitivo P. Diaz & Shawn Morales & Christian Diaz, Owners, and Damon Free, Agent, propose to rezone 2.79 acres from R-40 (Single-Family Residential) to R-70 (Single-Family Residential) for the purpose of developing residential lots, combining this parcel with an adjacent parcel; property located in Land Lot 77 of the 7th District fronting on Sandy Creek Road, with outlined condition(s). Chairman Hearn seconded. The motion passed 4-0. Vice Chairman Gibbons was absent.

- 6. First of Two Public Hearings to consider amendments to Chapter 104. Development Regulations, regarding Article XII. - DEVELOPMENT IMPACT FEE, to provide compliance with changes in the State Regulations governing Development Impact Fees.**

Commissioner Oddo moved to accept withdrawal. Chairman Hearn seconded. The motion passed 4-0. Vice Chairman Gibbons was absent.

**PUBLIC COMMENT:**

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

**CONSENT AGENDA:**

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

- 7. Approval to move funding to and from the appropriate Capital Project Contingency account and to close the projects as identified on the attached list.**
- 8. Acknowledgment of Sheriff's decision to dispose of county property.**
- 9. Approval of May 8, 2025 Board of Commissioners Meeting Minutes.**

**OLD BUSINESS**

**NEW BUSINESS:**

- 10. Request to approve Resolution 2025-03 to adopt and transmit the Fayette County 2024 Annual Report on Fire Services Impact Fees (FY2024), including Comprehensive Plan amendments for updates to the Capital Improvements Element and Short-Term Work Program (FY2025-FY2029).**

In accordance with the Americans with Disabilities Act, accommodations are available for those who are hearing impaired. The Board of Commissioners Agenda and supporting material for each item is available on-line through the County's website at [www.fayettecountyga.gov](http://www.fayettecountyga.gov). This meeting will be telecast on Comcast Cable Channel 23 and on the internet at <https://vimeo.com/user133262656>.

Commissioner Oddo moved to approve Resolution 2025-03 to adopt and transmit the Fayette County 2024 Annual Report on Fire Services Impact Fees (FY2024), including Comprehensive Plan amendments for updates to the Capital Improvements Element and Short-Term Work Program (FY2025-FY2029). Chairman Hearn seconded. The motion passed 4-0. Vice Chairman Gibbons was absent.

**ADMINISTRATOR'S REPORTS:**

**ATTORNEY'S REPORTS:**

**Notice of Executive Session:** County Dennis Davenport stated that there were three items for Executive Session. Two items involving pending litigation and the review of the May 8, 2025 Executive Session Minutes.

**COMMISSIONERS' REPORTS:**

Commissioner Oddo made comments.

**EXECUTIVE SESSION:**

**Two items involving pending litigation and the review of the May 8, 2025 Executive Session Minutes.** Commissioner Oddo moved to go into Executive Session. Commissioner Rousseau seconded. The motion passed 4-0. Vice Chairman Gibbons was absent.

The Board recessed into Executive Session at 6:00 p.m. and returned to Official Session at 6:10 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. Chairman Hearn seconded. The motion passed 4-0. Vice Chairman Gibbons was absent.

**Approval of the May 8, 2025 Executive Session Minutes:** Commissioner Oddo moved to approve May 8, 2025 Executive Session Minutes. Chairman Hearn seconded the motion. The motion passed 4-0. Vice Chairman Gibbons was absent.

**ADJOURNMENT:**

Commissioner Oddo moved to adjourn the May 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 6:10 p.m.

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Marlena Edwards, Deputy County Clerk

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Lee Hearn, Chairman