

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

December 11, 2025
2:00 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 December 11, 2025 Board of Commissioners meeting to order at 2:00 p.m. A quorum of the Board was present. Commissioner Oddo was absent.

Invocation and Pledge of Allegiance by Vice Chairman Edward Gibbons

Vice Chairman Edward Gibbons gave the Invocation and led the audience in the Pledge of Allegiance.

Commissioner Maxwell acknowledged Town of Tyrone Mayor Eric Dial, who was in attendance. Chairman Hearn invited Mayor Dial up to speak if he had any comments he would like to make. Chairman Hearn also expressed his appreciation to Mayor Dial and his team for their partnership in supporting the citizens of Fayette County.

Acceptance of Agenda

Vice Chairman Edward Gibbons moved to approve the agenda as written, with the exception of item #11. Commissioner Maxwell seconded. The motion passed 4-0. Commissioner Oddo was absent.

PROCLAMATION/RECOGNITION:

PUBLIC HEARING:

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:

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

1. Approval to add Huntcliff Manor Phase II subdivision to Fayette County's Street Light Program.
2. Approval to acquire all fee simple right-of-way and easements for the proposed 2017 SPLOST; Stormwater Category IV Project 311 Friendship Church Road Culvert Replacement (17SAS).

3. Approval of the Selection Committee's recommendation to reappoint John Kruzan to the Planning Commission for a term beginning January 1, 2026, and expiring December 31, 2028.
4. Approval of the Selection Committee's recommendation to appoint Virgil Hooper to the Planning Commission for a term beginning January 1, 2026, and expiring December 31, 2028.
5. Approval of the Selection Committee's recommendation to reappoint Brian Haren to the Zoning Board of Appeals for a term beginning January 1, 2026, and expiring December 31, 2028.
6. Approval of the Selection Committee's recommendation to reappoint John Tate to the Zoning Board of Appeals for a term beginning January 1, 2026, and expiring December 31, 2028.
7. Approval of the Selection Committee's recommendation to appoint Latisha Roebuck to the Zoning Board of Appeals for a term beginning January 1, 2026, and expiring December 31, 2028.
8. Approval of November 13, 2025 Board of Commissioners Meeting Minutes.
9. Approval of December 1, 2025, 10:00 a.m. Special Called Meeting Minutes.
10. Approval of December 1, 2025, 6:00 p.m. Special Called Meeting Minutes.

OLD BUSINESS:

11. Request to approve Resolution 2025-12 to amend the minimum standards and specifications for infrastructure for the Fayette County Water System. This item was tabled from the November 13, 2025 Board of Commissioners meeting.

This item was pulled from the agenda.

NEW BUSINESS:

12. Consideration of the Fayette Beautification Project Agreement with Georgia Power for construction of a park, path, and roadway landscaping along Veterans Parkway.

Public Works Director, Phil Mallon, stated that at the start of the Ashley Park Creola Transmission Lines project, Georgia Power made a commitment to the community to make various improvements to the area in the vicinity of the transmission line. Georgia Power, along with staff, reviewed various improvement projects, and it was determined that existing County parcels near the intersection of Veterans Parkway and Eastin Road would be an ideal location for improvements, which was being presented before the Board for approval. Mr. Mallon stated that Georgia Power would provide a pocket park with a path segment, hard and soft surface trails, passive amenities, and landscaping improvements along Veterans Parkway. He advised that the delivery mechanism would be made through an agreement between Fayette County and Georgia Power, the proposed work would be done entirely on County property, and the County would own and maintain the infrastructure and improvements upon completion. He noted that the project cost would not exceed \$2 million, and all costs (e.g., design, permitting, construction, etc.) would be paid by Georgia Power. Mr. Mallon provided the Board with an overview of tentative plans for what the project would include. He continued, highlighting some of the project features, noting that the path construction would be designed to allow the opportunity for expansion and would be about 1,020 feet long and 12 feet wide and be made of concrete (pour-in-place and/or precast product). Portions of the path would be elevated, and the trailhead would be along Eastin Road with a connection for future expansion to the south. There would be a vehicle entrance off Veterans Parkway with parking and an ADA accessible path. Mr. Mallon added that he hoped that this project would serve as a model for a more linear park system across the County. He

continued outlining project amenities. He noted that during the development of this project, several permitting hurdles were encountered that had since been satisfied and resolved. He provided an aerial view of the project site and the prospective layout of the park and path design. He concluded, asking for Board approval to move forward with the project.

Vice Chairman Gibbons moved to approve the Fayette Beautification Project Agreement with Georgia Power for construction of a park, path, and roadway landscaping along Veterans Parkway. Commissioner Maxwell seconded.

Commissioner Maxwell asked if there was a Georgia Power representative present at the meeting.

Mr. Mallon confirmed that there was.

Commissioner Maxwell expressed his appreciation, along with a few suggestions. He noted that this looked like a wonderful project. He asked if the parking lot would be paved or a gravel lot.

Mr. Mallon stated that the parking lot would be gravel, with a paved sidewalk along a portion of the perimeter.

Commissioner Maxwell asked if consideration could be given to having at least a few wheelchair/handicap accessible spots paved. He noted that navigating through the gravel using a wheelchair, walker, or for those with mobility issues was difficult. He also noted that most the path system throughout the County was made of asphalt and 8 feet wide, while this would be made of concrete and 12 feet wide, and asked if this was something that could be evaluated to maintain continuity. He concluded, thanking Georgia Power.

Commissioner Rousseau also extended his appreciation to Georgia Power. He stated that he was excited about this unique opportunity to develop the County's path system. He asked if the roundabout construction could coincide with this pocket park construction to try and lessen the amount of traffic disruption in the area.

Mr. Mallon stated that while that would be ideal from a construction standpoint the path project would happen in the next few months, with the roundabout being several months off from starting.

Commissioner Rousseau challenged staff to keep a mindful watch on construction work and then road improvements in the same area to ensure our roads were not being maintained then simultaneously damaged due to construction work/trucks.

Commissioner Rousseau concluded recognizing Georgia Powers' contribution to the community and expressed his excitement for the connectivity being extended to the northern portion of the County for residents to enjoy.

Chairman Hearn stated that he was confident that County staff could pave a few parking spots if needed, and while important, he did not want to halt the contract when these technical concerns could be settled in-house, noting his desire to move forward with the project.

Mr. Mallon stated that the suggestion raised by Commissioner Maxwell regarding paved parking to accommodate wheelchairs, walkers, or those with mobility issues was well received and an oversight on his part, and whether done with Georgia Power or in-house, it would be added to the project design.

Vice Chairman Gibbons moved to approve the Fayette Beautification Project Agreement with Georgia Power for construction of a park, path, and roadway landscaping along Veterans Parkway. Commissioner Maxwell seconded. The motion passed 4-0. Commissioner Oddo was absent.

13. Consideration of an Annexation Notification from the City of Fayetteville regarding a request to annex 9 parcels, Parcels #0704 039; 0704 048; 0704 010; 0704 046; 0704 043; 0704 042; 0704 047; 0704 040; 0704 041 - located at 1336 Hwy 54 W, Fayetteville, GA, a total of 16.611 acres, located in Land Lot 8 of the 7th District, and fronting on State Route 54 West.

Planning and Zoning Director, Deborah Bell, stated that the City of Fayetteville had received a Step Two request for annexation of the above-referenced properties. The applicant proposed to rezone this property to P-O, Professional Office, under the City of

Fayetteville Zoning Ordinance. The current Fayette County zoning was O-I, Office-Institutional, and the County's Future Land Use Plan designation was Office. The proposed land use and zoning under the City of Fayetteville are analogous to the County's Office Future Land Use designation and O-I, Office-Institutional zoning district, with only minor differences. She stated that the proposed annexation would not create an island, and it was staff's opinion that this annexation request did not warrant an objection. She provided site maps of the properties.

Commissioner Rousseau asked if approved, what the property owners' options were for sewer/sanitation service.

Ms. Bell stated that they would have the opportunity to tie into the City's sewer system. She noted that Environmental Health was in support of the annexation because that opportunity would resolve some septic issues on the property.

The County Attorney stated that if annexed, he would assume they would more than likely tie into the sewer system.

Vice Chairman Gibbons moved not to object to the Annexation Notification from the City of Fayetteville regarding a request to annex nine parcels, Parcels Nos. 0704 039; 0704 048; 0704 010; 0704 046; 0704 043; 0704 042; 0704 047; 0704 040; and 0704 041, located at 1336 Hwy 54 W, Fayetteville, GA, a total of 16.611 acres, located in Land Lot 8 of the 7th District, and fronting on State Route 54 West. Commissioner Maxwell seconded. The motion passed 4-0. Commissioner Oddo was absent.

14. Consideration of an Annexation Notification from the City of Fayetteville regarding a request to annex 4 parcels, Parcels # 0704 009; 0704 014; 0704 016; 0704 045 - located at 1352-1374 Hwy 54 W, and at Lester Road, Fayetteville, GA, with a total of +/- 37 acres, located in Land Lot 8 of the 7th District, and fronting on State Route 54 West and Lester Road.

Ms. Bell stated that the City of Fayetteville received a Step Two request for annexation of four parcels, Parcels Nos. 0704 009; 0704 014; 0704 016; and 0704 045, located at 1352-1374 Hwy 54 W, and at Lester Road, Fayetteville, GA, with a total of +/- 37 acres, located in Land Lot 8 of the 7th District, and fronting on State Route 54 West and Lester Road. The applicant proposed to rezone the property to PCD, Planned Community Development, under the Fayetteville Zoning Ordinance. The current County zoning was A-R, Agricultural-Residential, County's Future Land Use Plan designation was Office. She stated that the proposed land use and zoning under the City of Fayetteville was significantly more intense than the County's Future Land Use Plan, with a much higher residential density. The annexation would create an island of unincorporated property. Planning and Zoning recommended an objection to the request based on the increase in density and change in land use from Office to high-density residential and major commercial development instead of Office zoning and uses. Ms. Bell advised that it was staff's opinion that the proposed annexation and development warranted an objection due to a significant change in zoning and land use; the substantial increase in density from approximately 37 homes to 315 homes; and due to the concomitant increase in infrastructure demands upon the County's transportation system, pursuant to O.C.G.A. 36-36-113.

Vice Chairman Gibbons moved to object to the Annexation Notification from the City of Fayetteville regarding a request to annex four parcels, Parcels Nos. 0704 009; 0704 014; 0704 016, and 0704 045, located at 1352-1374 Hwy 54 W, and at Lester Road, Fayetteville, GA, with a total of +/- 37 acres, located in Land Lot 8 of the 7th District, and fronting on State Route 54 West and Lester Road. Commissioner Maxwell seconded.

Mr. Davenport stated to the Board, highlighting a site map showing the subject property, he noted that just to the right of this location was the unobjected annexation request previously approved by the Board. He noted that everything around that property was within the city limits. Typically, what happened in an annexation was that a petition would be filed to include all parcels within one request. However, that did not occur in this instance. Two separate annexation requests were filed. Mr. Davenport advised that these requests had to be reviewed based upon facts and circumstances at the time of the filing. For the second request this created an unincorporated island. He noted that this in and of itself was not an objection, just an illegal procedure. This should be submitted as one complete annexation request.

Commissioner Maxwell stated that he did not believe that the City of Fayetteville had any desire to limit its growth. This would create a huge bottleneck in a relatively small area and would be a complete disaster.

Chairman Hearn stated that one of the main features for development and strategic planning upon which the County relied on was the Land Use Plan, and it was imperative that it was protected by being followed, which was why this request had to be vehemently objected to, because it was so far outside the Land Use Plan guidelines.

Commissioner Rousseau stated that as the upcoming Comprehensive Plan review approached, he hoped there would be a wholesome relationship developed with the municipalities to try and establish a collaborative Comprehensive Plan/Land Use Plan for the benefit of the citizens and residents of the community as a whole.

Vice Chairman Gibbons moved to object to the Annexation Notification from the City of Fayetteville regarding a request to annex four parcels, Parcels Nos. 0704 009; 0704 014; 0704 016; and 0704 045, located at 1352-1374 Hwy 54 W, and at Lester Road, Fayetteville, GA, with a total of +/- 37 acres, located in Land Lot 8 of the 7th District, and fronting on State Route 54 West and Lester Road.

Commissioner Maxwell seconded. The motion passed 4-0. Commissioner Oddo was absent.

15. Consideration of an Annexation Notification from the Town of Woolsey regarding a request to annex a portion of 1 parcel, Parcel No. 0442 005, a total of 20.34 acres, located in Land Lot 215 of the 4th District, and fronting on State Route 92 South.

Ms. Bell stated that the Town of Woolsey had received a request for annexation of the above-referenced property. The applicant proposed to rezone the property to R-A, Residential-Agricultural, under the Town of Woolsey Zoning Ordinance. The current Fayette County zoning was A-R, Agricultural Residential, and the County's Future Land Use Plan designation was Rural Residential-3 (1 unit per 3 acres). The proposed land use and zoning under the Town of Woolsey is R-A (Residential-Agricultural), which was analogous to the County's A-R zoning, with only minor differences. Therefore, the proposed zoning and land use were less intensive than that which is allowed under the County's Future Land Use Map & Comprehensive Plan. Most of the parcel was already annexed into the Town of Woolsey; this annexation would incorporate the westernmost part of the same parcel. Although there were no specific points of objection from County staff.

Vice Chairman Gibbons moved to not object to the Annexation Notification from the Town of Woolsey regarding a request to annex a portion of one parcel, Parcel No. 0442 005, a total of 20.34 acres, located in Land Lot 215 of the 4th District, and fronting on State Route 92 South. Commissioner Maxwell seconded. The motion passed 4-0. Commissioner Maxwell seconded. The motion passed 4-0. Commissioner Oddo was absent.

16. Consideration of Board of Assessors' recommendation to deny a disposition of tax refund as requested by Melinda Harris for tax year(s) 2023 and 2024.

Chief Assessor, Lee Ann Bartlett, stated that this request stemmed from a tax refund request submitted by the property owner for 2023 and 2024. When a taxpayer believes that an error had occurred, with respect to taxes paid to Fayette County on Real Estate and Personal Property tax bills, they have the right to request a refund under O.C.G.A. 48-5-380. This request was given to the Assessors' Office for review of the details. Ms. Bartlett advised that Ms. Harris purchased the home on June 27, 2023, and did not own it on the valuation date of January 1, 2023. Additionally, the sale price of \$365,000 was matched for 2024. That value was less than the adjusted value of the property after correcting the basement. Therefore, she was not eligible for a refund of 2023 or 2024 taxes.

Vice Chairman Gibbons moved to approve the Board of Assessors' recommendation to deny the disposition of the tax refund as requested by Melinda Harris for tax year(s) 2023 and 2024. Commissioner Maxwell seconded.

Ms. Harris expressed why she felt a tax refund was warranted.

Vice Chairman Gibbons explained the decision reiterating Ms. Bartlett's overview because she purchased the home in June of 2023 and did not own it on the valuation date of January 1, 2023; and additionally the sale price of \$365,000 was matched for

2024, which was less than the adjusted value of the property after correcting the basement issue, as a result, she was not eligible for a refund of 2023 or 2024 taxes.

Vice Chairman Gibbons moved to approve Board of Assessors' recommendation to deny a disposition of tax refund as requested by Melinda Harris for tax year(s) 2023 and 2024. Commissioner Maxwell seconded The motion passed 4-0. Commissioner Oddo was absent.

17. Request to award RFP #26031-P, 2026 Comprehensive Transportation Plan (CTP) update to Gresham Smith for a lump sum amount of \$264,225.43 and approval to reallocate \$24,225.43 from SPLOST 17TAK to 25TAD.

Mr. Mallon stated that this item was seeking Board approval to award RFP #26031-P, 2026 Comprehensive Transportation Plan (CTP) update to Gresham Smith for a lump sum amount of \$264,225.43 and approval to reallocate \$24,225.43 from SPLOST 17TAK to 25TAD.

Vice Chairman Gibbons moved to approve the award of RFP #26031-P, 2026 Comprehensive Transportation Plan (CTP) update to Gresham Smith for a lump sum amount of \$264,225.43 and approval to reallocate \$24,225.43 from SPLOST 17TAK to 25TAD. Commissioner Maxwell seconded. The motion passed 4-0. Commissioner Oddo was absent.

ADMINISTRATOR'S REPORTS:

Hot Projects

Assistant County Administrator Jason Tinsley stated that he provided the Board with the Hot Topics report with updates to the Parks and Recreation Multi-Use Facility, Starrs Mill Tunnel, Coastline Bridge Road improvements, the QTS Traffic Signal and guardrail project, and the Mark Lane culvert replacement project.

- A. Contract #2378-S Water System Engineer of Record**
- B. Contract #26034-S Reclamite Asphalt Rejuvenator**
- C. Contract #26044-A FY26 Roadside Tree Pruning**

National Flood Insurance Program

Mr. Tinsley advised that Fayette County had recently been elevated to a Class 5 rating with the FEMA National Flood Insurance Program.

US Soccer

Mr. Tinsley advised that Fayette County issued the first Certificate of Occupancy for the grounds keeping building at the new US Soccer facility and noted that the project was moving forward on schedule.

Georgia Power/Pocket Park Project

Mr. Tinsley extended a huge thank you and job well done to both Georgia Power and staff for their efforts in developing the Pocket Park Project.

Merry Wreath Decoration Contest

Mr. Tinsley announced the Merry Decoration Contest winners: Assessor's Office 1st place, Building Safety 2nd place, and Finance 3rd place.

Year End Kudos

Mr. Tinsley extended a huge shout-out to all County staff as we head into the holiday season, especially to those who remain on duty during this season keeping our roads and community safe and cared for.

ATTORNEY'S REPORTS:

Notice of Executive Session: County Attorney Dennis Davenport stated that there were three items for Executive Session. One item involving real threatened litigation, one item involving pending litigation, and the review of the November 13, 2025 Executive Session Minutes.

COMMISSIONERS' REPORTS:

Vice Chairman Gibbons extended his appreciation to Georgia Power for the pocket park contribution and the Fayette County Legal team, whose hard work doesn't go unnoticed. He congratulated the Merry Wreath Decoration Contest winners and extended a Merry Christmas and Happy New Year to Fayette County staff.

Commissioner Rousseau also wished Fayette County staff a Happy Christmas and a Happy New Year. He extended a job well done to staff for the work and dedication they extend to the citizens of Fayette County. Commissioner Rousseau issued a public plea acknowledging and highlighting public service opportunities and positions open and available for citizens to participate. Encouraging all to get involved and engage in our community.

Chairman Hearn expressed his appreciation to his fellow Board members and to the staff of Fayette County and extended a Merry Christmas and Happy Holidays all.

EXECUTIVE SESSION:

One item involving real threatened litigation, one item involving pending litigation, and the review of the November 13, 2025 Executive Session Minutes. Vice Chairman Gibbons moved to go into Executive Session. Commissioner Maxwell seconded. The motion passed 4-0. Commissioner Oddo was absent.

The Board recessed into Executive Session at 2:55 p.m. and returned to Official Session at 3:09 p.m.

Return to Official Session and Approval to Sign the Executive Session Affidavit: Vice Chairman Gibbons moved to return to Official Session and for the Chairman to sign the Executive Session Affidavit. Commissioner Rousseau seconded. The motion passed 4-0. Commissioner Oddo was absent.

Approval of November 13, 2025 Executive Session Minutes: Vice Chairman Gibbons moved to approve the November 13, 2025 Executive Session Minutes. Commissioner Rousseau seconded. The motion passed 4-0. Commissioner Oddo was absent.

ADJOURNMENT:

Vice Chairman Gibbons moved to adjourn the December 11, 2025 Board of Commissioners meeting. Commissioner Rousseau seconded. The motion passed 4-0. Commissioner Oddo was absent.

The December 11, 2025 Board of Commissioners meeting adjourned at 3:09 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 8th day of January 2026. Attachments are available upon request at the County Clerk's Office.

Marlena Edwards, Chief Deputy County Clerk