Coweta County Board of Commissioners

Public Hearing/Regular Meeting Session

Minutes

22 East Broad Street
Newnan, GA 30263
www.coweta.ga.us

Shannon Zerangue
Fran Collins
770.254.2601

January 23, 2025 | 6:00 PM | Commission Chambers
37 Perry Street
Newnan, GA 30263

Coweta County Board of Commissioners
Roll Call/Call to Order

Attendee Name	Title	Status
Bill McKenzie	District 2 - Chairman	Present
John Reidelbach	District 4 - Vice Chairman	Present
Jeff Fisher	District 1	Present
Bob Blackburn	District 3	Present
Alphonso Smith	District 5	Present
Michael Fouts	County Administrator	Present
Kelly Mickle	Assistant County Administrator	Present
Sandy Wisenbaker	Assistant County Administrator	Present
Tod Handley	Public Works Administrator	Present
Nathan Lee	County Attorney	Present
Fran Collins	Deputy County Clerk	Present

The Honorable Board of Commissioners of Coweta County, Georgia met in Public Hearing/Regular Meeting Session on Thursday, January 23, 2025.

Meeting Called to Order

Chairman McKenzie called the meeting to order at 6:00 p.m.

Chairman McKenzie expressed appreciation to all of the County employees and various agencies for ensuring that the County's roads were kept open and safe during the two (2) recent snow storms, especially staff with the Public Works Department, Road Department, Correctional Institute (CI), Coweta County Fire Rescue, Coweta County Emergency Medical Services (EMS), Emergency Management Agency (EMA), 911 dispatchers, Animal Services, Coweta County Sheriff's Office, Georgia State Patrol, Georgia Department of Transportation, and to the Police, Fire, and Road Departments of each of the local municipalities. He applauded their efforts prior to, during, and after the storms by assisting motorists, providing information and keeping the public safe.

Chairman McKenzie acknowledged the passing of Coweta County Fire Rescue Battalion Chief James Bartholomew (Bart) Cauthen, who was killed tragically near his farm in Alabama while providing assistance to a motorist. Battalion Chief Cauthen was doing what he did best, helping others in their time of need. He had served Coweta County Fire Rescue for more than 24 years at the time of his death.

A moment of silence was observed by the Board, staff, and those in attendance in remembrance and honor of Battalion Chief Cauthen.

Pledge of Allegiance

Chairman McKenzie led the Pledge of Allegiance.

Invocation

Commissioner Smith offered prayers in memory of Battalion Chief Cauthen and for support and comfort for his family, loved ones, fellow Fire Rescue employees, and all those who knew him.

Notification of Location of Rules

Chairman McKenzie explained that the rules governing the meeting could be found on the County's website as well as on the table located in the lobby outside the meeting room.

Regular Session

First of the Year Business

1. **Appointments by the Chairman for 2025**

   Motion to: Approve

   The Board voted to approve the following appointments made by Chairman McKenzie to the following boards/committees:

   - Appoint Commissioner Al Smith to serve as a member of the Atlanta Regional Commission (ARC)/Transportation Air Quality Control Committee (TAQC) for calendar years 2025 and 2026
   - Appoint Commissioner John Reidelbach to serve as a member of the Board of Health for calendar years 2025 and 2026

- Appoint Commissioner Al Smith to serve as Chaplain for calendar year 2025
- Appoint Transportation Planning Director Sid Bedenbaugh to serve as a member of the Transportation Coordinating Committee (TCC) of the Atlanta Regional Commission (ARC) and to appoint Public Works Administrator Tod Handley to serve as alternate for calendar year 2025
- Appoint Commissioner John Reidelbach to serve as a member of the Workforce Investment Board for calendar year 2025
- Appoint Commissioner John Reidelbach to serve as a member of the Three Rivers Regional Commission (TRRC) for calendar year 2025
- Appoint Ms. Leigh Ann Green as the Non-Public representative to the Three Rivers Regional Commission for calendar year 2025

RESULT: Passed (UNANIMOUS)
MOVER: Bill McKenzie
SECONDER: Bob Blackburn
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn, Alphonso Smith

No appointment was made to the National Association of Counties (NACo). However a representative will be appointed if the Board decides to send a representative to the 2025 NACo Legislative Conference.

Approval of Minutes

2. **Request Approval of the Minutes from the Public Hearing/Regular Meeting Session Held on January 9, 2025**

Motion to: Approve

The Board voted to approve the minutes from the Public Hearing/Regular Meeting Session held on Thursday, January 9, 2025.

RESULT: Passed (UNANIMOUS)
MOVER: Bob Blackburn
SECONDER: Jeff Fisher
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn, Alphonso Smith

Supplemental and Non-Agenda Items

Motion to: Approve

The Board voted to approve the addition of one (1) Supplemental Agenda item and one (1)

Non-Agenda item for discussion.

RESULT: Passed (UNANIMOUS)
MOVER: John Reidelbach
SECONDER: Bob Blackburn
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn, Alphonso Smith

Public Hearing (The Chairman will call for any comments regarding the following items after each item is presented)

3. **Public Hearing Regarding the Rules Governing Commission Meetings**

Administrator Fouts explained that generally the Rules Governing Commission Meetings are adopted at the first meeting every year unless the Board is proposing to make any amendments, and if so, a Public Hearing must be conducted. At the Commission meeting held on December 5, 2024, the Board voted to set a Public Hearing on Thursday, January 23, 2025 at 6:00 p.m. regarding possible amendments to the Rules Governing Commission Meetings.

Chairman McKenzie called for any comments regarding the Rules Governing Commission Meetings.

Ms. Nicole Bushue, Hammock Road, Newnan spoke in support of amending the Rules Governing Commission Meetings associated with three (3) sections related to public participation. She requested that the Board consider amending Section 2.8.2 for the definition of address to include cross roads or block number and street, or simply the district someone lives in, to Section 2.8.1 to allow speakers to speak on each agenda item as they are discussed instead of during the "Items on the Agenda" or "Items Not on the Agenda" sections, and to Section 2.8.5 to allow for twenty (20) minutes total for both speakers in favor of or in opposition to an item.

Commissioner Reidelbach explained that he would like additional time to review potential changes to the rules and requested that the Public Hearing be continued until March 4, 2025 at 6:00 p.m.

Motion to: Continue the Public Hearing

The Board voted to continue the Public Hearing regarding the Rules Governing Commission Meetings until March 4, 2025 at 6:00 p.m.

RESULT: Passed (UNANIMOUS)
MOVER: John Reidelbach
SECONDER: Bill McKenzie

AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn, Alphonso Smith

4. **Public Hearing Regarding Possible Rezoning of Property Located at 869 Poplar Road, Newnan Associated with Condition # 5 of Previous Petition # REZ 22-05 Filed by Habiba Investments, LLC - District 2**

Zoning Manager Lisa Eschman explained that at the Commission meeting held on May 17, 2022, the Board voted to rezone 1.42± acres located at 869 Poplar Road, Newnan [Parcel # 099-2004-094 (partial)] from C-4 (Commercial Service District) to C-3 (Commercial Retail District) as requested in Petition # REZ 22-05 filed by Habiba Investments, LLC, subject to eleven (11) conditions. Condition # 5 required that the applicant obtain a building permit within a 12-month period, which he failed to do. She further explained that at the Commission meeting held on January 23, 2024, the Board voted to set a Public Hearing on January 23, 2025 regarding possible rezoning of the subject property from C-3 (Commercial Retail District) back to C-4 (Commercial Retail District), thereby granting the applicant (Habiba Investments, LLC) a twelve-month extension to obtain a building permit (see Condition # 5 of previous Petition # REZ 22-05). She provided an update regarding the progress of the proposed Popeye's development including approval of the construction drawings with conditions on January 7, 2025, a Land Disturbance permit (LDP) also created on January 7, 2025, and transportation improvements that must be completed. When all the necessary information has been collected for the LDP, the fees will be invoiced, and a pre-construction meeting will be scheduled. She noted that this case includes a redlined condition of plan approval related to work within the right-of-way for which the applicant will be required to submit an estimate based on the Georgia Department of Transportation (GDOT) item Mean Summary before providing an original Performance Bond in the appropriate amount, along with an Indemnification Agreement and Certificate of Insurance. In addition, she explained that the LDP record (LDP-25-002) has been redlined regarding a requirement for a demolition permit of a structure on the property, and the applicant filed for a demolition permit on January 17, 2025 (COM-DEM-25-0001) which was issued on January 22, 2025.

Mr. Abid Khutliwala, applicant, explained that the major issue is the cost involved with the required transportation improvements. He has had to redraw plans and is confident that he can obtain the necessary financial support. As of today, he has obtained approval from GDOT, the appraisal has been submitted to the Public Works Division, and he expects to be able to submit the bond tomorrow. The pre-construction meeting can be scheduled and completed, and then he will be ready to submit the building plans. Lastly, he is requesting a 6-month extension.

In response to a question from Commissioner Reidelbach, Ms. Eschman explained that the applicant could not obtain an LDP or hold a pre-construction meeting until the demolition permit was issued (yesterday) and the structure demolished. Upon demolition of the structure, the pre-construction meeting can be held and an LDP obtained.

In response to a question from Chairman McKenzie, Mr. Khutliwala explained that obtaining the appraisal for the bond was for the total project.

In response to a question from Chairman McKenzie, Public Works Administrator Handley explained that a bond is required to be established and the estimate is for the bond amount to cover necessary road improvements on Poplar Road.

Mr. Khutliwala explained that the bond estimate was approved by staff today and he can now obtain the bond. He should be able to obtain the bond tomorrow, necessary appraisals should be completed within the next several days, and he should be able to complete any remaining requirements within 6-months.

Assistant Community Development Director Sewell explained that the building plan review should take a maximum of fourteen (14) calendar days (with comments), and the second review could take approximately 2-3 weeks for a total of 30-45 calendar days.

Chairman McKenzie called for comments in support or in opposition to the proposed rezoning. There were none.

Motion to: Close the Public Hearing

The Board voted to close the Public Hearing regarding possible rezoning of property located at 869 Poplar Road, Newnan [Parcel # 099-2004-094 (partial)] from *C-4* (*Commercial Service District*) back to *C-3* (*Commercial Retail District*) associated with Condition # 5 in Petition # REZ 22-05 filed by Habiba Investments, LLC.

RESULT: Passed (UNANIMOUS)
MOVER: John Reidelbach
SECONDER: Bob Blackburn
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn, Alphonso Smith

Chairman McKenzie explained that he would like to see the project completed and that another extension may not be granted.

In response to a question from Zoning Manager Eschman, Commissioner Reidelbach explained that a Public Hearing will need to be set for July 15, 2025 to rezone the property if the applicant has not completed the necessary steps to meet the conditions of zoning.

Motion to: Set a Public Hearing

The Board voted to set a Public Hearing on Tuesday, July 15, 2025 at 6:00 p.m. regarding possible rezoning of property located at 869 Poplar Road, Newnan [Parcel # 099-2004-094 (partial)] from *C-4* (*Commercial Service District*) back to *C-3* (*Commercial Retail District*) associated with Condition # 5 in Petition # REZ 22-05 filed by Habiba Investments, LLC, thereby granting the applicant a 6-month extension.

RESULT: Passed (UNANIMOUS)
MOVER: Bill McKenzie
SECONDER: Jeff Fisher
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn, Alphonso Smith

5. **Public Hearing Regarding Petition # REZ 24-12 Filed by W & W Realty Co, LLP Requesting to Rezone Property Located off S Hwy 29, Newnan - District 2**

Zoning Manager Eschman presented Petition # REZ 24-12 filed by W&W Realty Co., LLP requesting to rezone property located along US Hwy 29 South, Newnan [Parcel # 088-2071-002B (partial) and Parcel # 088-2071-016 (partial)] from *RC* (*Rural Conservation*) and *C* (*Old Commercial*) to *M* (*Industrial*). She explained that rezoning actions are necessary to align land uses with current needs, to rectify a non-conforming use, and to allow access into existing industrial properties. The applicant wishes to rezone Parcel A [Parcel # 088-2071-016 (partial)] consisting of 0.429± acres, Parcel B [Parcel # 088-2071-016 (partial)] consisting of 0.212± acres, and Parcel C [Parcel # 088-2071-002B (partial)] consisting of 0.505 ± acres for a total of 1.146± acres. She pointed out the location of the three parcels on an aerial map and explained that the applicants also own nearby properties consisting of 11.03± acres (Parcel # 076-2072-009), 4.50± acres (Parcel # 077-2089-001), and 3.2± acres (Parcel # 088-2071-018) that were rezoned *M* (*Industrial*) in 1969. The total acreage of the development is 19.88± acres. She reviewed the overall site plan and explained that the applicant is requesting to expand existing truck parking into the vacant areas of the 19.88± acres and that approximately 59 non-conforming truck parking spaces were constructed without the required permits on Parcel # 088-2071-018. The proposed truck parking expansion is bordered by the CSX railroad to the north and the I-85 southbound ramp to the west, both currently zoned *RC* (*Rural Conservation*). The northeast corner has an established truck parking area with approximately 70 spaces located behind the BP Truck Stop which has been in place since 2005 and is not included in this rezoning petition. Adjoining the property to the south is the non-conforming truck parking area (shown in orange on the proposed site plan) that was established by the applicant without any County approvals or permits. The property is split by the Old Hwy 29 roadbed that is zoned *RC* (*Rural Conservation*) and is currently being utilized as ingress/egress access for the industrial and commercial uses (Red Roof Inn and McDonalds). She explained that staff reviewed the request under the fourteen (14) standards of *Article 29* of the *Coweta County Zoning and Development Ordinance* and noted that according to the *Comprehensive Pla*n, the subject property is located within the *Interstate Gateway* and lies within the *Complete Community Overlay*. The *Growth Strategy Map* has the property depicted within the *Growth Priority Tier*. The intent of the *Interstate Gateway Character Area* is for developments to offer a visual gateway appearance while serving the residents and business community. The corresponding zonings for the *Interstate Gateway Character Areas* are *R-PDP* (*Residential - Plan Development Project Overlay District*), *C* (*Old*

Commercial) and *LM* (*Light Industrial*), but do not include *M* (*Industrial*). Based on this information, the *Comprehensive Plan* does not support the requested zoning to *M* (*Industrial*). She highlighted the factors considered by staff during the application process and presented eleven (11) conditions for consideration by the Board should they choose to approve the rezoning request. She also pointed out two access points on the site plan that are currently being utilized for access into the non-conforming parking spaces through property that is zoned *RC* (*Rural Conservation*). Because County regulations do not allow industrial and commercial uses to utilize residentially zoned property for ingress/egress access, staff recommends restricting access at the two points. In addition, after staff discussion and further review of the transportation analysis performed for a Development of Reginal Impact (DRI # 388), staff recommends that the Board consider revising Condition # 2 to read as follows:

2. The development shall be restricted to a maximum of ~~249~~ 177 rentable parking spaces, based upon the number indicated on the DRI (Development of Regional Impact) traffic study dates August 17, 2023.

Ms. Eschman fielded questions from the Board regarding the existing parking lot and number of spaces, the number of spaces studied by the DRI (177), and enforcement of Condition # 7 (blocked access and routing of traffic).

In response to a question from Chairman McKenzie, Administrator Fouts explained that parts of the old Hwy 29 roadbed were abandoned and conveyed to the property owner via Quit Claim Deed. If staff receives complaints regarding access to the property through restricted areas, Code Enforcement would determine whether a code of ordinances or zoning violation had occurred.

Ms. Eschman fielded questions from the Board regarding the total number of parking spaces requested, the number of non-conforming spaces, the access area to the development, and the parcels on the site plan that are being considered for rezoning. She also explained that if approved, Condition # 6 requires the non-conforming truck parking area to be brought up to the current *Code of Ordinances* and all permits to be obtained. Should the Board approve the rezoning of Parcel A, Parcel B, and Parcel C, this will provide access to the overall development for the truck parking area.

In response to questions from the Board, Ms. Eschman explained that McDonald's is zoned *RC (Rural Conservation)* and does not wish to be part of the rezoning request. Staff's recommendations are in line with the Board of Zoning Appeals (BOZA) including the number of total rentable parking spaces as submitted on the transportation study (177 maximum) completed on August 17, 2023. The issue with the non-conforming parking spaces is that they were not permitted, no rezoning application was filed, and in accordance with the *Code of Ordinances* the parking spaces are not allowed to consist of gravel. The non-conforming spaces were discovered when the applicant met with staff regarding the additional truck parking.

Assistant Community Development Director Ben Sewell explained that the applicant has been allowing parking in the non-conforming unpermitted spaces without complying with the County's *Code of Ordinances* related to gravel storage areas.

In response to questions from the Board, Ms. Eschman explained that if approved, the non-conforming use will be required to be brought up to the County's current standards (Condition # 6).

Ms. Melissa Griffis, applicant representative, requested that the rezoning application packet and all materials be made part of the record for the Public Hearing. She explained that the subject property totals 19.88± acres and when her clients met with staff to add parking they were made aware of the non-conforming parking spaces and that the access points were not zoned *M* (*Industrial*) in 1969 with the rest of the property. At that point, the discussion was to check with the neighbors to clean up the whole area to make everything consistent. There is a hotel, a McDonald's, and a BP station with travelers and truckers going throughout. She spent over six (6) months working with McDonald's legal counsel trying to get them to agree to joining the rezoning application, however, ultimately, they did not. The plan had to be redrawn, meetings had to be held again with staff, and deed research performed on the abandoned roadbed sections. Her clients wish to correct the access points, and bring the development up to standards of the current ordinance(s). She explained that tonight is the first time they have heard about a revision to Condition # 2 associated with the number of parking spaces. To her knowledge, there are no outstanding issues with the DRI Notice of Decision and the applicant has also filed for buffer and screening variances. She explained that there is a need in the county for additional truck parking off I-85 which is why they are requesting the additional 249 truck parking spaces.

Chairman McKenzie called for any comments in support of the proposed rezoning.

Mr. Vern Wilburn, Lower Fayetteville Road, Newnan, spoke in support of the proposed rezoning and explained that he performed the traffic study for the original DRI process in August of 2023. At that time, the plan had 177 truck rental parking spaces which do not generate as much traffic as those associated with fueling operations. In order to estimate the traffic generated by the 177 spaces, he used another facility that the applicant owns in Fairburn and counted the number of vehicles going in and out during the day and peak rush hours to determine rates. He calculated a rate of 23 trips (in and out) in the morning and 32 trips (in and out) in the evening. If the number of spaces were increased to 190, only one more vehicle on average would come in/out and there is really no measurable impact. Often these spaces are used for in-state, long haul truckers that come into the lot in their personal vehicle, park, and drive their truck out, return, and take their personal vehicle home.

Mr. John Cook, Tillinghast Trace, Newnan, spoke in support of the proposed rezoning and explained that he works for Green Oil Company and W & W Realty Company, LLP. He further explained that they wish to bring everything into conformance and clean up several different zoning classifications present when they purchased the property. The traffic study was performed to add another 177 new parking spaces to the truck stop but did not take the 59 existing non-conforming spaces into consideration. They are requesting a total of 249 spaces as was presented to the Board of Zoning Appeals.

Mr. John Davis, Moore Road, Newnan, spoke in support of the proposed rezoning and explained that the proposed rezoning will provide relief to increased truck traffic. Truck parking is an issue nationwide and restrictions placed on sleep and rest have affected drivers. Atlanta and its surrounding areas have grown with industry and transportation, including local developments approved in the county.

Mr. Neal Spradlin, Little Road, Sharpsburg, spoke in support of the proposed rezoning and explained that he is the Civil Engineer for the project. He explained that in November 2022, the applicant went through the Development of Regional Impact (DRI) process, and a conceptual site plan was prepared for 177 new parking spaces in addition to the existing 70 spaces located behind the BP Truck Stop and the 59 spaces located in the non-conforming gravel area. In 2023, the DRI process was completed, including a traffic study. Subsequently, the rezoning application was submitted and in a meeting with staff, the issue of the non-conforming gravel parking lot came up. A revised site plan was developed to incorporate the non-conforming gravel lot to pave it and bring it up to current County standards. When the site plan was revised, he was able to incorporate an additional thirteen (13) parking spaces, which will not significantly increase traffic. The site plan also shows a connection to the Old Hwy 29 right-of-way (ROW) located behind McDonald's. This is because they initially thought McDonald's was going to partner with them and they would be able rezone all the old ROW/roadbed and clean up the entire area. However, McDonald's backed out. The applicant understands that there cannot be access to the truck parking area through residentially zoned property, so the design will include curb and landscaping to prevent access through the residential property.

Chairman McKenzie called for any comments in opposition to the proposed rezoning.

Mr. Joshua Lawson, Hunters Lane, Newnan, spoke in opposition to the proposed rezoning and explained that he owns a 28± acre horse farm on the other side of the railroad. He cited concerns with diesel and oil seepage from the non-conforming gravel lot into his well and lake as well as the loss of rural character and natural beauty. He requested that if the Board approves the rezoning request, that a soil study be required in the non-conforming area to ensure that nothing leaks into the water table. He also expressed concerns with increased traffic in an already busy area.

Administrator Fouts explained that in accordance with the rules governing the meeting, the applicant has approximately six (6) minutes of time remaining for rebuttal.

In rebuttal, Ms. Griffis explained that the each space is numbered and rented on a month to month basis. A truck drive will drive to their space in their personal vehicle, leave it, run their truck route, return, pick up their personal vehicle, get the required amount of rest and return to their spot again. The traffic study numbers clearly show it isn't 249 trucks entering in the am and exiting at night. In closing, she requested that Condition # 2 remain a maximum of 249 rentable parking spaces.

In response to questions from Commission Reidelbach, Ms. Griffis explained that a space can be rented for a month, drivers can sleep in the truck in that space, then keep driving and it will help to alleviate trucks parking on the Moreland exit. The reason trucks park on the Moreland exit is because they have no place to go because there are not enough rentable spaces available. Technically parking on the interstate is illegal, but the law is not consistently enforced.

Commissioner Fisher explained that bringing the non-conforming use into conformance is a benefit, and rezoning for ingress/egress enhances the property as well.

In response to a question from Commissioner Reidelbach, Ms. Eschman explained that staff has not been able to determine when the non-conforming lot was established.

Chairman McKenzie explained that he received a complaint regarding the lot approximately two years ago, but at the time there were not any trucks parked there and grass was growing in spots.

In response to a question from Commissioner Fisher, Ms. Griffis explained that the applicant agrees with performing a soil test and any remediation, if necessary, on the non-conforming lot. She requested to amend condition # 10 to allow for up to 18-months to obtain a land disturbance permit (LDP).

Motion to: Close the Public Hearing

The Board voted to close the Public Hearing regarding Petition # REZ 24-12 filed by W&W Realty Co., LLP requesting to rezone property located along US Hwy 29 South, Newnan [Parcels # 088-2071-002B (partial) and # 088-2071-016 (partial)] from *C* (*Old Commercial*) and *RC* (*Rural Conservation*) to *M* (*Industrial*).

RESULT: Passed (UNANIMOUS)
MOVER: John Reidelbach
SECONDER: Bob Blackburn
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn, Alphonso Smith

Commissioner Fisher explained that he would like for the applicant to work with staff on the plantings in the perimeter landscape areas along the property's external boundaries to enhance buffering of sound as well as the visual aspect during the early stages of growth with oak trees toward the road in the later stages.

In response to a question from Commissioner Smith, Mr. Spradlin explained that compacted gravel has a runoff coefficient of approximately 80% and asphalt has a coefficient up to 98%. Stormwater management is standard practice and it will be performed.

The Board voted rezone Parcel A (0.429± acres), Parcel B (0.212± acres), and Parcel C (0.505± acres) located along US Hwy 29 South, Newnan [Parcels # 088-2071-002B (partial) and # 088-2071-016 (partial)] from *C* (*Old Commercial*) and *RC* (*Rural Conservation*) to *M* (*Industrial*) as requested in Petition # REZ 24-12 filed by W&W Realty Co., LLP, subject to the following conditions:

1. All *Coweta County Code of Ordinances* shall be adhered to unless a variance is granted through the normal review process.
2. The development shall be restricted to a maximum of 249 parking spaces.
3. The applicant shall install, operate, and maintain a gated system at all entry points to restrict access.
4. The applicant shall comply with any additional requirements established by the Georgia Department of Transportation (GDOT).
5. The applicant shall comply with conditions noted in Attachments A and B from the Development of Regional Impact (DRI) Notice of Decision (DRI # 3880).
6. The non-conforming truck parking area shall be brought up to the current *Code of Ordinances* and all permits shall be obtained.
7. The property owner shall block any existing access currently zoned *RC* (*Rural Conservation*) shown on the diagram provided by the Community Development Division. All traffic shall be routed through parcels with the same zoning classification of *M* (*Industrial*) and those being requested with this rezoning application as indicated on the site plan dated 05/13/2024.
8. The developer shall work with County staff to substitute certain *Quality Development Corridor District (QDCD)* plantings with buffer plantings in the perimeter landscape areas along the property's external boundaries.
9. The permit applicant shall be responsible for stormwater management meeting the requirements of *Chapter 30* of the *Coweta County Code of Ordinances* for each subbasin and each shall be studied at the points where each subbasin leaves the proposed development's property. Additionally, it is required that runoff reduction practices be implemented upgradient from the detention/retention ponding to help avoid maintenance concerns and provide a treatment train approach as intended by the *Ordinance*, unless an infeasibility waiver is granted.
10. The applicant shall obtain a land disturbance permit (LDP) within a 18-month

period beginning the next business day following approval by the Board. If the applicant fails to do so, the Board may initiate rezoning of the property.

11. Any site and building lighting installed shall incorporate downcast, full cutoff fixtures to prevent adjacent properties and streets from being affected by glare or direct illumination.
12. Because of the environmental impact concerns due to the unpermitted nonconforming use of an area of the applicant's property identified on the site plan during the Public Hearing, the applicant shall provide a Phase II Environmental Site Investigation and Assessment prior to the Land Disturbance Permit issuance and provide a Remedial Investigation Plan and remediation if determined to be necessary.

RESULT: Passed (UNANIMOUS)
MOVER: Jeff Fisher
SECONDER: Bob Blackburn
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn, Alphonso Smith

6. **Public Hearing Regarding Petition # REZ 24-17 Filed by CK Orchard Hills, LLC Requesting to Rezone Property Located at 700 Highway 16 East, Newnan - District 2**

Zoning Associate Nicole Blackwell presented Petition # REZ 24-17 filed by CK Orchard Hills, LLC requesting to rezone property located at 700 Hwy 16 East, Newnan (Parcel # 088-2059-005) from *LM* (*Light Industrial*) to *M* (*Industrial*). She explained that the applicant is proposing to utilize the subject property and existing warehouse for manufacturing, assembling, testing, warehousing, transportation and repair of electrical components (e.g. panels, cabinets, chargers, motors, and battery modules and packs) excluding the manufacture of battery cells, but with the reservation of all uses permitted under the *LM* (*Light Industrial*) zoning. She explained that the subject property consists of 20± acres, is part of the Orchard Hills Industrial Park, was rezoned to *LM* (*Light Industrial*) on April 20, 2021 under previous Petition # 008-21, and contains an existing 237,975 square feet warehouse constructed in 2023. She reviewed the zoning of the surrounding properties, explained that the building has already been completed, and presented the property's as-built survey. In closing, she highlighted the factors considered by staff during the application process, and presented five (5) conditions for consideration by the Board should they choose to approve the rezoning request.

Mr. Steven Jones, applicant representative, explained that the request is to rezone the property from *LM* (*Light Industrial*) to *M* (*Industrial*) with expressed reservations by staff. The intent is to keep the *LM* (*Light Industrial*) zoning, but adding one (1) additional use. The property is located on Hwy 16, consists of 20± acres, and there is an existing vacant building onsite. He reviewed zoning of the surrounding properties and the as-built survey of the property, and explained that the purpose of the rezoning application is to tailor the uses allowable on the property for a prospective tenant. The applicant wishes to limit uses allowable under the *M (Industrial)* zoning to manufacturing, assembling, testing, warehousing, transportation, and repair of electrification components (e.g., panels, cabinets, chargers, motors and battery modules and packs). The manufacture of battery cells and all other permissible uses under *M (Industrial)* zoning would not be allowable. In closing, he explained that the applicant has no objections to the conditions of zoning as presented by staff.

In response to a question from Commissioner Reidelbach, Mr. Jones explained that the applicant agrees to exclude the manufacture of battery cells and all other permissible uses under *M (Industrial)* zoning including the manufacture of brick, tile and terracotta, cement, lime, gypsum, or clay products, a foundry or forging plant, grain elevators or commercial feed mills, poultry killing, plucking or processing, rock, sand or gravel distribution or storage, truck terminals, and wood recycling centers.

Attorney Lee explained that the intent of Condition # 1 is to limit what is permissible and what is not allowable. If the Board chooses to revise the condition, they may do so.

In response to a question from Commissioner Reidelbach, Mr. Jones explained that the applicant is agreeable to the revised condition.

Chairman McKenzie called for comments in support of or in opposition to the proposed rezoning. There were none.

Motion to: Close the Public Hearing

The Board voted to close the Public Hearing regarding Petition # REZ 24-17 filed by CK Orchard Hills, LLC requesting to rezone property located at 700 Hwy 16 East, Newnan (Parcel # 088-2059-005) from *LM* (*Light Industrial*) to *M* (*Industrial*).

RESULT: Passed (UNANIMOUS)
MOVER: John Reidelbach
SECONDER: Bob Blackburn
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn, Alphonso Smith

Motion to: Approve

The Board voted to rezone 20± acres located at 700 Hwy 16 East, Newnan (Parcel # 088-2059-005) as requested in Petition # REZ 24-17 filed by CK Orchard Hills, LLC, subject to the following conditions:

1. The property shall be utilized for the manufacturing, assembling, testing, warehousing, transporting, and repairing of electrical components (e.g. panels, cabinets, chargers, motors, and battery modules and packs), excluding the

manufacture of battery cells, but with the reservation of all uses permitted under *LM* (*Light Industrial*). All other uses permitted in the *M (Industrial)* zoning district are not allowable.

2. All *Coweta County Code of Ordinances* shall be adhered to unless a variance is granted through the normal review process.
3. Any business activity shall agree to work with the County, in good faith, to address any concerns or complaints related to odor, glare, noise, or similar objectionable features.
4. Any lighting installed shall incorporate full cutoff fixtures to preclude glare onto or direct illumination of adjacent properties and streets.
5. Any additional development shall meet the applicable requirements of *Article 26. Overlay Districts, Section 261. Quality Development Corridor Overlay District (QDCD)* of the *Coweta County Code of Ordinances* unless a variance is granted through the normal variance process.

RESULT: Passed (UNANIMOUS)
MOVER: Bill McKenzie
SECONDER: Alphonso Smith
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn, Alphonso Smith

7. **Continuation of a Public Hearing Regarding a Proposed Amendment to Appendix A. Zoning and Development Associated with Solar Energy Systems and Facilities**

Administrator Fouts explained that at the Commission meeting held on May 21, 2024, the Board voted to set a Public Hearing regarding a proposed amendment to *Appendix A. Zoning and Development* associated with adoption of *Article 6D. Solar Energy Systems and Facilities.* At the Commission meeting held on June 18, 2024, the Board voted to continue the Public Hearing to July 16, 2024. At the Commission meeting held on July 16, 2024, the Board voted to continue the Public Hearing to September 5, 2024. At the Commission meeting held on September 5, 2024, the Board voted to add this issue to the Called Meeting/Work Session scheduled on October 24, 2024, and to continue the Public Hearing until November 5, 2024. At the Commission meeting held on November 5, 2024, the Board voted to continue the Public Hearing to January 23, 2025. He explained that since that time, a few drafts have been published and the final draft dated November 25, 2024 has not been amended or changed since that time.

Chairman McKenzie called for comments in support of the proposed amendment.

Mr. Jay Walker, Vanderbilt Point Way, Newnan, did not address the Board regarding the proposed amendment. However he did address the Board regarding data centers, associated increases in electric costs, and the necessary infrastructure needed to help with power generation. Lastly, he explained that solar energy systems would bring tax money into the county and solar energy is clean energy.

Mr. Braden Houston, Lake Mary, Florida (representative from Opdenergy), explained that the proposed solar ordinance effectively bans all large scale solar projects by not allowing them in *RC (Rural Conservation)* zoning districts. It limits the location of solar facilities to industrially zoned areas where acreage is limited, prohibitively expensive, and should be reserved for businesses that need utility and transportation connections. A recent article in the Newnan-Times Herald announced that a $17 billion data center is planned for Coweta County that would draw up to 936 megawatts and by comparison to the entire Yates power plant that generates 700 megawatts. Unless more power is added (solar), the data center will be competing for the local power supply with every resident and business in the county. If the demand is significantly increased and the supply is not, prices will rise significantly which will result in a direct increase in everyone's electric bill. The ordinance should allow them to submit an application and evaluate the project on an individual basis and based on its merits, which is a reasonable compromise. If the project is still not a good fit, the Board could deny the project. He is asking that the Board consider amending the proposed ordinance not to limit solar facilities to industrially zoned areas and to not limit their solar project to 500 acres and 50% of an owner's property.

Chairman McKenzie called for comments in opposition to the proposed amendment.

For ease of transcription, the following speakers are not in order of appearance, but in order of topic.

Ms. Jeaneane Camp, Hewlett South Road, Newnan, explained that she supports the solar energy ordinance as presented. However, she does oppose solar farm projects coming in the future and a strong ordinance puts the County in position to do so. It is important to keep the 500-acre limit and prohibit solar farms in *RC (Rural Conservation)* zoning districts. She pointed out that solar companies can receive federal tax credits of up to 70% of the value they invest then sell the tax credits to someone else who needs them. Lastly, citizens do not want solar farms and data centers in rural zoning districts.

The following citizens spoke in opposition to solar farms and/or data centers citing concerns with effects on the environment, sediment and soil erosion into local waterways, destruction of wetland habitats, heavy metals leeching into aquatic ecosystems and public drinking water supply, release of carcinogens, tax incentives and subsidies, corporate profits over well-being of local communities, massive unsightly solar projects that consume valuable land that offer a minimal number of jobs and send their energy elsewhere, benefits to a foreign company (Opdenergy), reduction of property values, effects on infrastructure, storm damage to panels, cleanup and decommissioning of solar farms, clear-cutting of trees, lack of solar panel recycling companies and regulations, misleading marketing information, revenues, lack of job creation, and loss of rural character:

- Mr. Christopher Solstice, Newnan Crossing Bypass, Newnan

- Mr. Maxwell Britton, Marion Beavers Road, Sharpsburg
- Mr. Joe Burns, Brandish Drive, Newnan
- Mr. Alan Brady, Barrington Overlook, Sharpsburg
- Ms. Mary Fowler, Parks Road, Sharpsburg

Motion to: Close the Public Hearing

The Board voted to Close the Public Hearing regarding a proposed amendment to *Appendix A. Zoning and Development* of the *Coweta County Code of Ordinances* associated with adoption of *Article 6D. Solar Energy Systems and Facilities.*

RESULT: Passed (UNANIMOUS)
MOVER: John Reidelbach
SECONDER: Jeff Fisher
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn, Alphonso Smith

Motion to: Execute

The Board voted to execute an amendment to *Appendix A. Zoning and Development* of the *Coweta County Code of Ordinances* associated with adoption of *Article 6D. Solar Energy Systems and Facilities.*

RESULT: Passed (UNANIMOUS)
MOVER: Bill McKenzie
SECONDER: Alphonso Smith
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn, Alphonso Smith

Regular Session

Public Comments Regarding Items On the Agenda - This is also time for anyone that wishes to address the Board regarding cases heard at the Public Hearing conducted by the Board of Zoning Appeals.

Chairman McKenzie called for comments regarding any items on the agenda.

- Mr. Josh Lawson, applicant representative, addressed the Board regarding a request for a 12-month extension filed by Arbor Beverage Centre, LLC (agenda item # 8). He explained that because of required transportation improvements, permitting from the Georgia Department of Transportation (GDOT), and supply chain issues, they need more time to complete construction.

- Ms. Melissa Griffis, applicant representative, addressed the Board regarding buffer and screening variances requested by W&W Realty Co, LLP (agenda item # 9). She explained that the applicant is requesting a 75-feet buffer reduction (from 100-feet to 25-feet) along the northern property line against the CSX railroad and the applicant is willing to place fencing along the railroad side and add landscaping if the buffer reduction is approved. A landscaping variance was also requested for relaxation of the Quality Development Corridor District (QDCD) outdoor storage and display requirements to allow for screening by landscape plantings instead of a fence or wall in other areas. She pointed out that there is not enough space between the I-85 on-ramp and the property to be able to do proper landscaping and fencing and the request is for landscaping only.
- Mr. Cameron Stroud, applicant representative, addressed the Board regarding a buffer variance requested by Gosalia Concrete Constructors, Inc. (agenda item # 10), He explained that the applicant is requesting a 100-feet buffer reduction (from 100-feet to 0-feet) along the CSX railroad to use an existing 13,000 square feet building on the property.

Recommendations from Community Development and/or the Board of Zoning Appeals

8. **Request for an Additional Twelve (12) Month Extension on the Opening of a New Distilled Spirits, Beer and Wine Package Store Filed by Daniel Zavada in Operation of Arbor Beverage Centre, LLC Located on Hwy 154 - District 3**

Business License Associate Joy Thompson explained that at the Commission meeting held on February 22, 2022, the Board voted to grant a retail package license to Arbor Beverage Centre, LLC owned by Daniel Zavada for the sale of distilled spirits, beer, and wine for a location on Hwy 154 in Newnan with the stipulation the store would be open within 12 months. An administrative extension of six months was granted on February 15, 2023. On August 8, 2023, the Board voted to grant an additional 18-month extension setting the new deadline for February 2025. On January 2, 2025, staff received a request for a 12-month extension with plans for the store to meet a final opening deadline of February 2026.

In response to a question from Commissioner Reidelbach, Ms. Thompson explained that it would take approximately 6-months for the applicant to inventory and stock the store prior to opening.

In response to a question from Commissioner Reidelbach, Mr. Josh Lawson, applicant representative, explained that the project is fully funded and they are planning to open the store in October 1, 2025.

Commissioner Reidelbach pointed out that the project has taken over four (4) years and this is the last extension he would support.

Motion to: Grant

The Board voted to grant a twelve month extension to Arbor Beverage Centre, LLC (Dan Zavada) to open a new distilled spirits, beer, and wine package store located on Hwy 154 revising the deadline for completion and opening to February 2026.

RESULT: Passed (UNANIMOUS)
MOVER: John Reidelbach
SECONDER: Bill McKenzie
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn, Alphonso Smith

9. **Recommend Approval of Petition # VAR 24-19 Filed by W & W Realty Co, LLP Requesting Buffer and Screening Variances for Property Located at Hwy 29 S, Newnan - District 2**

Zoning Manager Eschman presented Petition # VAR 24-19 filed by W&W Realty Co., LLP requesting buffer and screening variances for property located at Hwy. 29 South, Newnan behind the McDonald's and Red Roof Inn [Parcels # 076-2072-009, # 077-2089-001, and # 088-2071-002B (partial)] along with a recommendation of approval from the Board of Zoning Appeals. She explained that the properties are currently zoned *M (Industrial*) and the applicant is requesting a 75-feet buffer reduction (from 100-feet to 25-feet) on the northern property line adjacent to the CSX railroad which is currently zoned *RC (Rural Conservation)* and a *Quality Development Corridor District* (*QDCD*) landscaping variance to allow the proposed truck parking area to be screened by landscape plantings instead of the required 6-feet fence or wall. In closing, she explained that at the Public Hearing held on December 19, 2024, the Board of Zoning Appeals recommended approval of a 50-feet buffer reduction (from 100-feet to 50-feet) instead of the requested 75-feet buffer reduction as part of the following condition:

1. A ~~75 fee~~t 50-feet natural buffer shall be maintained along the northern property line against the CSX Railroad with a minimum 6-feet vinyl security chain link fence with barbed wire at the top. Additional plantings may be required at the discretion of the Community Development Department to ensure an acceptable level of adequate screening. A buffer plan shall be submitted and approved by the Community Development Department prior to installation.

In response to questions from Chairman McKenzie, Ms. Eschman explained that the applicant is requesting a 75-feet buffer reduction (from 100-feet to 25-feet) along the CSX railroad, however, the Board of Zoning Appeals recommended approval of a 50-feet buffer reduction (from 100-feet to 50-feet) instead. The Board of Zoning Appeals also recommended a 6-feet vinyl security chain link fence with barbed wire at the top based on opposition from a citizen. The natural buffer is intended to shield the railroad from the industrial use.

Chairman McKenzie explained that he would like landscaping in front of the fencing to provide an additional sound barrier to the residential properties located on the other side of the railroad.

Motion to: Grant Buffer Reduction

The Board voted to grant a 50-feet buffer reduction (from 100-feet to 50-feet) for property located at Hwy. 29 South, Newnan behind the McDonald's and Red Roof Inn [Parcels # 076-2072-009, # 077-2089-001, and # 088-2071-002B (partial)] in response to Petition # VAR 24-19 filed by W&W Realty Co., LLP, subject to the following condition:

1. A 50-feet natural buffer shall be maintained along the northern property line against the CSX Railroad with a minimum 6-feet vinyl security chain link fence with barbed wire at the top. Additional plantings may be required at the discretion of the Community Development Department to ensure an acceptable level of adequate screening. A buffer plan shall be submitted and approved by the Community Development Department prior to installation.

RESULT: Passed (UNANIMOUS)
MOVER: Bill McKenzie
SECONDER: John Reidelbach
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn, Alphonso Smith

Ms. Eschman explained that the applicant is also requesting a *Quality Development Corridor District* (*QDCD*) landscaping variance to allow the proposed truck parking area to be screened by landscape plantings instead of the required 6-feet fence or wall. In closing, she explained that at the Public Hearing held on December 19, 2024 , the Board of Zoning Appeals recommended approval of the request, subject to the following conditions:

1. The applicant shall meet the street landscape requirements under *Article 26. Overlay Districts, Section 261. Quality Development Corridor Overlay District (QDCD*) of the *Coweta County Code of Ordinances*. The landscaping shall be installed along the western property line lengthwise along portions of I-85. A landscape plan shall be submitted and approved by the Community Development Department prior to installation.
2. The development shall be restricted to the maximum number of rentable spaces indicated under the traffic study.
3. The applicant shall install and operate a gated system at all entry points to restrict

access, or as approved with rezoning Petition # REZ 24-12.

Chairman Reidelbach explained that he would like for the landscaping along the western property line along portions of I-85 to beautify the ramp.

Administrator Fouts explained that Condition # 2 is in conflict with the rezoning of the subject property that was approved by the Board earlier in the meeting and requested that it be removed.

Motion to: Grant Screened Landscape Variance

The Board voted to grant a screened landscaping variance for property located at Hwy. 29 South, Newnan behind the McDonald's and Red Roof Inn [Parcels # 076-2072-009, # 077-2089-001, and # 088-2071-002B (partial)] in response to Petition # VAR 24-19 filed by W&W Realty Co., LLP, subject to the following conditions:

1. The applicant shall meet the street landscape requirements under *Article 26. Overlay Districts, Section 261. Quality Development Corridor Overlay District (QDCD*) of the *Coweta County Code of Ordinances*. The landscaping shall be installed along the western property line lengthwise along portions of I-85. A landscape plan shall be submitted and approved by the Community Development Department prior to installation.
2. The applicant shall install and operate a gated system at all entry points to restrict access, or as approved with rezoning Petition # REZ 24-12.

RESULT: Passed (UNANIMOUS)
MOVER: Bill McKenzie
SECONDER: John Reidelbach
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn, Alphonso Smith

10. **Recommend Approval of Petition # VAR 24-16 Filed by Gosalia Concrete Constructors, Inc. Requesting a Buffer Variance for Property Located at 404 East Newnan Road, Newnan - District 2**

Zoning Associate Blackwell presented Petition # VAR 24-16 filed by Gosalia Concrete Constructors, Inc. requesting a 100-feet buffer reduction (from 100-feet to 0-feet) along the northeastern property line of property located at 404 East Newnan Road, Newnan (Parcel # 087C-007) along with a recommendation of approval from the Board of Zoning Appeals, subject to four (4) conditions.

Motion to: Grant

The Board voted to grant a 100-feet buffer reduction (from 100-feet to 0-feet) for the northeastern property line of property located at 404 East Newnan Road, Newnan (Parcel # 087C-007) as requested in Petition # VAR 24-16 filed by Gosalia Concrete Constructors, Inc., subject to the following conditions:

1. The 100-feet buffer required by the *Coweta County Code of Ordinances* shall be left in its natural state with the exception of the encroachments located on the site plan submitted with the application.
2. All existing driveways along East Murphy Road shall be abandoned and permanently removed from the right-of-way.
3. All truck traffic shall access and leave the site from/to the north along East Newnan Road.
4. All work within the right-of-way shall meet current American Association of State Highway and Transportation Officials (AASHTO), County, and Georgia Department of Transportation (GDOT) standards.

RESULT: Passed (UNANIMOUS)
MOVER: Bill McKenzie
SECONDER: Bob Blackburn
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn, Alphonso Smith

Unfinished Business

11. **Request Appointments to Various Boards/Authorities**

No action was taken by the Board regarding appointments to various boards/authorities.

New Business

Bids and Contracts

12. **Request Approval/Execution of an Agreement with Newnan Coweta Habitat for Humanity Associated with Donation of a Lot and Construction of an Affordable Home - District 1**

Assistant Administrator Wisenbaker explained that Coweta County, Georgia owns a parcel that consists of 1.03± acres located at 2141 Highway 154 (Parcel #122-6061-002). In 1985, the County acquired the property for construction and maintenance of a volunteer fire station (f/k/a Fire Station # 12). The donation contained a reversion clause that has since been cleared and the County owns the property outright. At the meeting held on January 9, 2025, the Board voted to surplus the property, to demolish an existing structure, and to remove the associated debris. The Newnan-Coweta Habitat for Humanity is a qualified non-profit organization with a proven track record of constructing affordable, owner-occupied housing in Coweta County. A donation of the property to the Newnan-Coweta Habitat for Humanity pursuant to the proposed agreement would be in the best interest of the community as a single-family residence and is in line with existing use of the neighboring properties. It would place the property back on the tax digest, and it would afford an opportunity for an individual who resides or works within the county for at least one year prior to application to attain an affordable home.

In response to questions from Chairman McKenzie, Administrator Fouts explained that the Coweta County Sheriff's Office is occasionally using the property for K-9 training purposes. Sheriff Lenn Wood indicated that he has no objection to the Board proceeding with the donation of the property to Habitat for Humanity. Staff will find another location and explore construction of an outdoor shelter at the current Minix K-9 facility for training purposes. In addition, Public Works Director Handley has reviewed the property with the proposed widening of Hwy 154, and staff will work with Habitat regarding a slight change to the proposed right-of-way along the front of the parcel.

Motion to: Execute

The Board voted to execute an Agreement with Newnan-Coweta Habitat for Humanity associated with the donation of 1.03± acres located at 2141 Highway 154 (Parcel #122-6061-002) and construction of an affordable home.

RESULT: Passed (UNANIMOUS)
MOVER: Bob Blackburn
SECONDER: John Reidelbach
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn, Alphonso Smith

13. **Request Approval/Execution of a Resolution Associated with First Responder PTSD Insurance Through the Association County Commissioners of Georgia (ACCG)**

Assistant Administrator Mickle explained that a recent State law requires that local governments provide Post Traumatic Stress Disorder (PTSD) insurance coverage for first responders. The Association County Commissioners of Georgia (ACCG) has created an insurance policy for its member counties. Staff is requesting that the Board consider joining the ACCG Interlocal Risk Management Agency (ACCG-IRMA) program to provide PTSD insurance coverage for first responders that meet certain requirements. The estimated annual cost is $95,000 and will be allocated among the General Fund, the EMS Fund, and the 911 Fund. She further explained that unfortunately, funds for this insurance coverage were not included in the approved Fiscal Year 2025 budget because staff did not have adequate information at the time.

Motion to: Execute

The Board voted to amend the Fiscal Year 2025 budget and execute a Resolution Associated with First Responder Post Traumatic Stress Disorder (PTSD) Insurance provided through the Association County Commissioners of Georgia (ACCG).

RESULT: Passed (UNANIMOUS)
MOVER: Bill McKenzie
SECONDER: Alphonso Smith
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn, Alphonso Smith

14. **Request Approval/Execution of a Sales Agreement with Transportation Auction Consultants, LLC Associated with Sale of Surplus Public Works Equipment**

Motion to: Execute

The Board voted to execute a Sales Agreement with Transportation Auction Consultants, LLC associated with management and online sale of surplus equipment previously utilized by the Public Works department.

RESULT: Passed (UNANIMOUS)
MOVER: Alphonso Smith
SECONDER: Bob Blackburn
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn, Alphonso Smith

15. **Request Approval/Execution of a Memorandum of Understanding Associated with the Victim Assistance Program**

Motion to: Execute

The Board voted to authorize the Chairman to execute a Memorandum of Understand (MOU) with the Coweta County Solicitor's Office associated with the Victim Assistance Program for the term beginning January 1, 2025 and expiring January 1, 2027.

RESULT: Passed (UNANIMOUS)
MOVER: Bill McKenzie
SECONDER: Bob Blackburn
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn, Alphonso Smith

16. **Request Approval/Execution of an Intergovernmental Agreement with the University of West Georgia to Provide Coursework at the Coweta County Correctional Institute**

Public Works Administrator Handley explained that the University of West Georgia has developed a program to provide college level educational opportunities for offenders within the County prison facility. Staff is in receipt of an Intergovernmental Agreement (IGA) that establishes the responsibilities of each party related to the services that would be offered. The cost of the courses are covered through federal Pell Grants that are initiated and processed by the University of West Georgia on behalf of the registered offenders. There is no cost to the County or the offenders for the courses that would be offered.

Motion to: Execute

The Board voted to execute an Intergovernmental Agreement (IGA) with the University of West Georgia to allow for college level course work to be offered to offenders at the Coweta County Correctional Institute at no cost to the County.

RESULT: Passed (UNANIMOUS)
MOVER: Bill McKenzie
SECONDER: Bob Blackburn
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn, Alphonso Smith

17. **Bid Award for Property Located at 50 Arnco Ball Street, Newnan - 2nd District**

Administrator Fouts explained that at the Commission meeting held on June 18, 2024 the Board voted to approve the surplus and sale of property located at 50 Arnco Ball Street, Newnan (Parcel # 047-5098-078) via sealed bid. Invitation for sealed bids of said property was published on the County's website, in the Newnan Times-Herald on November 27, 2024, and an additional notice publicizing the request for bids was advertised in the Newnan Times-Herald on November 30, 2024. On January 16, 2025, staff conducted a bid opening for the subject property. A single bid that met the requirements of the Request for Proposals (RFP) was received from Camilla Carden in the amount of $41,375. Staff recommends that the Board accept the highest and sole bid in the amount of $41,375, execute the Real Estate Sales Contract, direct the county attorney to prepare a quit claim deed to convey the property, and authorize the Chairman to execute the quit claim deed.

Chairman McKenzie explained that the subject property is an old ballfield named after Mr. C.E. (Ed) Hosey, grandfather of current Georgia Bureau of Investigation Director Chris Hosey, and he would like for staff to reach out to the new owner regarding placement of a sign in honor of Mr. C.E. (Ed) Hosey and for staff to send a letter to his family.

Motion to: Accept

The Board voted to accept the highest and sole bid in the amount of $41,375 from Ms. Camilla Carden, to execute a Real Estate Sales Contract, to direct the county attorney to prepare a quit claim deed, and to authorize the Chairman to execute said deed to convey surplus property located at 50 Arnco Ball Street, Newnan (Parcel # 047-5098-078).

RESULT: Passed (UNANIMOUS)
MOVER: John Reidelbach
SECONDER: Bob Blackburn
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn, Alphonso Smith

Additional Action Items

18. **Request Approval/Execution of the Victims of Crime Act Grant Award Documents for the District Attorney's Office**

Motion to: Execute

The Board voted to execute a Memorandum of Understanding (MOU) with the Prosecuting Attorneys' Office of Georgia (PACGA) and the District Attorney, to execute the Victims of Crime Act (VOCA) grant award documents, to approve distribution of the grant funds directly to the District Attorney's office, and to designate the County Administrator as the authorized official to execute related documents.

RESULT: Passed (UNANIMOUS)
MOVER: Bob Blackburn
SECONDER: Jeff Fisher
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn, Alphonso Smith

19. **Request Approval/Execution of the Victims of Crime Act Grant Award Documents for the Solicitor's Office**

Motion to: Execute

The Board voted to execute a Memorandum of Understanding (MOU) with the Prosecuting Attorneys' Office of Georgia (PACGA) and the Solicitor, to execute the Victims of Crime Act (VOCA) grant award documents, and to designate the County Administrator as the authorized official to execute related documents.

RESULT: Passed (UNANIMOUS)
MOVER: Bob Blackburn
SECONDER: Alphonso Smith
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn, Alphonso Smith

20. **Request Approval/Execution of a Right-of-Entry Associated with Storm Drain Maintenance at 61 Portage Lane, Sharpsburg - District 3**

Motion to: Execute

The Board voted to execute a Right-of-Entry with Robert and Charlene Metzger for the purpose of performing drainage system maintenance at 61 Portage Lane, Sharpsburg.

RESULT: Passed (UNANIMOUS)
MOVER: Bob Blackburn
SECONDER: Alphonso Smith
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn, Alphonso Smith

21. **Request to Schedule a Work Session on Thursday, February 27, 2025**

Motion to: Approve

The Board voted to schedule a Work Session on Thursday, February 27, 2025 at 9:00 a.m.

RESULT: Passed (UNANIMOUS)
MOVER: John Reidelbach
SECONDER: Bob Blackburn
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn, Alphonso Smith

Supplemental and Non-Agenda Items

22. **Request Approval of the 2026-2046 Comprehensive Plan Steering Committee**

Administrator Fouts explained that in accordance with State regulations, local governments are required to update their Comprehensive Plan (aka Comprehensive Land Use Plan) every five (5) years. Coweta County's 2021-2041 Comprehensive Plan was approved by the Georgia Department of Community Affairs (DCA) and subsequently by the Board of Commissioners in 2021. Therefore, the Plan is required to be updated by October 31, 2026. The first step in the Comprehensive Planning process is to establish a Steering Committee. The role of the Steering Committee is to advocate for public participation in the planning process and review drafts to ensure that they are appropriate for the community. By virtue of the diverse nature of public opinions, Comprehensive Planning always incorporates a level of conflicting priorities. The Steering Committee will play a vital role in guiding the Plan to ensure that it balances the priorities to the greatest extent possible in the best interests of the entire community. He briefly reviewed proposed Steering Committee members and explained that in addition to the Steering Committee, staff plans to establish Ambassadors in the community to help advocate for public participation.

In response to a question from Commissioner Reidelbach, Administrator Fouts explained that the Three Rivers Regional Commission (TTRC) representative is typically one of their staff members. The TTRC is required to review the Plan so it is helpful to have one of their staff on the steering committee.

Motion to: Approve

The Board voted to approve the following as Steering Committee members associated with the Coweta County Comprehensive Plan update:

- Chairman Bill McKenzie, Board of Commissioners
- Ms. Becky Cates, Citizen Representative for District 1
- Ms. Denise Burks, Citizen Representative for District 2
- Mr. Matt Markham, Citizen Representative for District 3
- Mr. Scott Robertson, Citizen Representative for District 4
- Mr. Gary Arnold, Citizen Representative for District 5
- Ms. Sarah Jacobs, President of the Coweta County Development Authority
- Mr. Jay Boren, CEO of the Coweta County Water and Sewerage Authority
- Mr. Sid Bedenbaugh, Director of Transportation Planning
- Mr. Jim Gay, Director of Coweta County Parks and Recreation
- Fire Chief Robby Flannagan, Coweta County Fire Rescue
- Sheriff Lenn Wood, Coweta County Sheriff's Office
- Mr. Paul Jarrell, Interim Planning Director for the Three Rivers Regional Commission
- Community Development Director Jon Amason
- Assistant Community Development Director Ben Sewell
- Development and Planning Manager Teresa Crow
- Administrator Michael Fouts
- Assistant Administrator Kelly Mickle
- Assistant Administrator Sandy Wisenbaker
- Public Works Administrator Tod Handley

RESULT: Passed (UNANIMOUS)
MOVER: John Reidelbach
SECONDER: Bob Blackburn
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn, Alphonso Smith

23. **Request Approval to Purchase Built for Teams Software for Human Resources Position Control**

Motion to: Approve

The Board voted to purchase Built for Teams software at an annual cost of $33,150 to be utilized for Human Resources position control management.
RESULT: Passed (UNANIMOUS)

MOVER: Bob Blackburn
SECONDER: Jeff Fisher
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn, Alphonso Smith

Public Comments Regarding Items Not on the Agenda – This section is for any public comments regarding items NOT on the agenda. Each speaker (up to 10) will be afforded a maximum of three (3) minutes and will be respectfully heard by the Board without public display or approval/disapproval from the audience. The Board will not engage with the speaker during his/her comments. The Board will listen to any questions or comments and take them into consideration.

Chairman McKenzie called for comments regarding any items not on the agenda.

Ms. Kate Buckner, South Shore Drive, Newnan addressed the Board citing concerns with congestion at the recycling centers since closing of the Hospital Road location and reduced hours at other locations. She requested that the Board consider increasing hours at several locations or possibly placing one at the new tag office.

The following citizens spoke in opposition to solar farms and/or data centers citing concerns with effects on the environment, sediment and soil erosion into local waterways, destruction of wetland habitats, heavy metals leeching into aquatic ecosystems and public drinking water supply, release of carcinogens, tax incentives and subsidies, corporate profits over well-being of local communities, massive unsightly solar projects that consume valuable land that offer a minimal number of jobs and send their energy elsewhere, benefits to a foreign company (Opdenergy), reduction of property values, effects on infrastructure, storm damage to panels, cleanup and decommissioning of solar farms, clear cutting of trees, lack of solar panel recycling companies and regulations, misleading marketing information, revenues, lack of job creation, and loss of rural character:

- Mr. Neal Wolfe, Thomaston Street, Newnan
- Ms. Laura Cobb, Wagers Mill Road, Newnan
- Mr. Alan Brady, Barrington Overlook, Sharpsburg

Executive Session - In accordance with O.C.G.A. § 50-14-4

Motion to: Enter into Executive Session

The Board voted to enter into Executive Session for the purposes of discussing real estate and personnel issues.

Members in attendance included Chairman McKenzie, Commissioner Blackburn, Commissioner Reidelbach, Commissioner Smith, and Commissioner Fisher. Staff members in attendance included Administrator Fouts, Assistant Administrator Mickle, Assistant Administrator Wisenbaker, Public Works Administrator Handley, Attorney Lee, and Deputy County Clerk Collins.
Community and Human Resources Director Patricia Palmer and Assistant Community and Human Resources Director Cristi Mege were also in attendance.

RESULT: Passed (UNANIMOUS)
MOVER: John Reidelbach
SECONDER: Bill McKenzie
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn, Alphonso Smith

Regular Session

Motion to: Return to Regular Session

The Board discussed real estate and personnel issues during Executive Session and voted to return to Regular Session.

RESULT: Passed (UNANIMOUS)
MOVER: Bob Blackburn
SECONDER: Jeff Fisher
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn, Alphonso Smith

Affidavit

Motion to: Execute

The Board voted to execute an Affidavit and Resolution for Executive Session.

RESULT: Passed (UNANIMOUS)
MOVER: Bob Blackburn
SECONDER: John Reidelbach
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn, Alphonso Smith

Motion to: Approve a Personnel Action

On motion of Commissioner Reidelbach, seconded by Commissioner Blackburn, passing by a vote of 4 to 0, with Commissioner Reidelbach, Commissioner Fisher, Commissioner Blackburn and Commissioner Smith voting in support and Chairman McKenzie abstaining, the Board voted to approve a personnel action as discussed in Executive Session.

RESULT: Passed (4-0)
MOVER: John Reidelbach
SECONDER: Bob Blackburn

AYES: John Reidelbach, Jeff Fisher, Bob Blackburn, Alphonso Smith
ABSTAIN: Bill McKenzie

Adjournment

Motion to: Adjourn

The Board voted to Adjourn the meeting.
RESULT: Passed (UNANIMOUS)
MOVER: Bob Blackburn
SECONDER: Alphonso Smith
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn, Alphonso Smith