



Coweta County Board of Commissioners

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

Public Hearing/Regular Meeting Session

Minutes

Shannon Zerangue
Fran Collins
770.254.2601

March 18, 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	Remote
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 Tuesday, March 18, 2025.

In accordance with O.C.G.A. § 50-14-1(g)(3), Commissioner Reidelbach attended the meeting telephonically because of health reasons.

Chairman McKenzie recognized the passing of Ms. Norma Haynes and expressed appreciation for her years of supporting various levels of local and state Public Safety. He reminded all in attendance that Ms. Haynes' memorial service will be held at the Central Baptist Church on March 20, 2025, at 2:00 p.m.

Meeting Called to Order

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

Pledge of Allegiance

Chairman McKenzie led the Pledge of Allegiance.

Invocation

A moment of silence was held in memory of Ms. Norma Haynes.

Invocation was given by Commissioner Smith.

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.

Announcements and Comments from the Commissioners

Chairman McKenzie called for any announcements and/or comments from the Board.
There were none.

Regular Session

Approval of Minutes

1. **Request Approval of the Minutes from the Called Meeting/Work Session Held on February 27, 2025**

Motion to: Approve

The Board voted to approve the minutes from the Called Meeting/Work Session held on Thursday, February 27, 2025 at 9:00 a.m.

RESULT: Passed (UNANIMOUS)

MOVER: Bob Blackburn

SECONDER: Jeff Fisher

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

2. **Request Approval of the Minutes from the Public Hearing/Regular Meeting Session Held on March 4, 2025**

Motion to: Approve

The Board voted to approve the minutes from the Public Hearing/Regular Meeting Session held on Tuesday, March 4, 2025, at 6:00 p.m.

RESULT: Passed (UNANIMOUS)

MOVER: Bob Blackburn

SECONDER: Jeff Fisher

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

Consent Agenda

3. **Confirm Execution of a Proclamation Recognizing the Anniversary of the Greater Mount Zion African Methodist Episcopal Church in Coweta County**

Motion to: Confirm

The Board voted to confirm execution of a proclamation recognizing the 133rd anniversary of the Greater Mount Zion African Methodist Episcopal Church in Coweta County.

RESULT: Passed (UNANIMOUS)

MOVER: Alphonso Smith

SECONDER: Jeff Fisher

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

Reverend Myron Deas from the Greater Mount Zion African Methodist Episcopal Church was present to accept the proclamation.

4. **Confirm Execution of a Proclamation Designating April as "Safe Digging Month" in Coweta County**

Motion to: Confirm

The Board voted to confirm execution of a proclamation designating April as "Safe Digging Month" in Coweta County.

RESULT: Passed (UNANIMOUS)

MOVER: Bob Blackburn

SECONDER: Alphonso Smith

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

5. **Confirm Execution of a Proclamation Designating April as "Donate Life Month" in Coweta County**

Motion to: Confirm

The Board voted to confirm execution of a proclamation designating April as "Donate Life Month" in Coweta County.

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) Non-Agenda item for discussion.

RESULT: Passed (UNANIMOUS)

MOVER: Jeff Fisher

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)

6. Public Hearing Regarding Petition # REZ 24-18 Filed by Waffle House, Inc. Requesting to Rezone Property Located at the Intersection of Poplar Road and Hwy 16, Sharpsburg - District 1 and District 2

Zoning Manager Lisa Eschman presented Petition # REZ 24-18 filed by Waffle House, Inc. requesting to rezone property located at the intersection of Poplar Road and Hwy 16, Sharpsburg (Parcel # 124-1049-008 [partial]) from *C-6 (Commercial Minor Shopping District)* with conditions to *C-6 (Commercial Minor Shopping)* for a restaurant. She explained that the entire property consists of 3± acres and was originally rezoned on October 19, 2021 under Petition # 019-21 (filed by Angler Investments, LLC) from *RC (Rural Conservation)* to *C-6 (Commercial Minor Shopping District)*, subject to ten (10) conditions for a retail and office development. She highlighted a few of the original conditions of zoning, including a required 75-foot buffer along the northern property boundary (previous Condition # 5), a limit of the proposed retail building to 15,000 square feet (previous Condition # 8), and a limit to the hours of operation for commercial use to Monday through Sunday from 8:00 a.m. to 9:00 p.m. She further explained that on March 17, 2022, Angler Investments filed a buffer variance under Petition # VAR 22-11 requesting a 25-foot buffer reduction along the northern property line (from 75-feet to 50-feet), which was approved by the Board on May 17, 2022. Waffle House, Inc. is now requesting to rezone a portion of the property consisting of 0.97± acres (labeled “Tract B”) to *C-6 (Commercial Minor Shopping District)* for a restaurant. She reviewed the current zoning of properties in the surrounding area, including “Tract A” located directly adjacent to the east. She explained that the site plan proposal features a 2,000 square feet

restaurant located on "Tract B" with twenty-eight (28) parking spaces. A full-access driveway is situated on the adjacent property, "Tract A", located to the east. This driveway allows for shared access between both tracts ("Tract A" and "Tract B"), facilitating movement of the entire commercial development. A 50-foot buffer is indicated along the northern boundary adjoining the residentially zoned properties, and a stormwater pond is proposed along the western property line. In conclusion, she presented photographs of the proposed site that were taken by staff, provided renderings of the proposed Waffle House that were submitted with the rezoning application, highlighted the factors reviewed by staff during the zoning process, and presented fourteen (14) conditions for consideration by the Board should they choose to approve the request.

Ms. Eschman fielded questions from the Board and explained that the applicant's representative is present to field any questions.

Mr. Neal Spradlin, applicant representative for Waffle House, Inc. and for the property owner Angler Investments, explained that the original rezoning request was filed in August 2023 but was withdrawn at the Commission meeting held on September 7, 2023. The reason for the withdrawal was because of a proposed condition that the applicant obtain a land disturbance permit within twelve (12) months, and they were not ready to proceed. They have waited the required amount of time to reapply and are ready to proceed with the project. The property is zoned *C-6 (Commercial Minor Shopping District) with conditions* and includes a unique condition that limits the hours of operation between 8:00 a.m. to 9:00 p.m. The applicant is requesting that the Board remove that condition so that the Waffle House can operate 24-hours a day. He pointed out that the two (2) adjacent properties, Frazier's convenience store (rezoned in 2022) and a property on the south side (rezoned in 2007), do not have any conditions restricting their hours of operation. Waffle House currently operates approximately nine (9) restaurants in Coweta County, has a long-standing reputation as a place for people from all walks of life to gather, and this location will provide another opportunity for them to continue to provide good food, good service, and support the local schools and community. The applicant has no objections to the recommended conditions of zoning, including condition # 10, which requires them to obtain a land disturbance permit (LDP) within eighteen (18) months. Regarding condition # 5, he explained that the traffic study shows the development will only increase the delay of traffic by 16% at the intersection of SR 16 and Marion Beavers Road. The applicant feels that their obligation to contribute to the cost of adding a channelized right-turn lane at SR 16 and Marion Beavers Road should only be 16% of the estimated \$150,000, or \$24,000 for the whole development, and that 1/3 (\$8,000) of the \$24,000 be paid by Waffle House and the remaining 2/3 (\$16,000) of the \$24,000 be paid by the future retail building on "Tract A".

In response to questions from the Board, Mr. Spradlin explained that the channelized right-turn lane is basically a dedicated turn lane that will cost \$150,000 to construct.

According to Mr. Spradlin, the traffic study indicates that the Waffle House development will cause a 16% increase in the delay of traffic at the intersection of SR 16 and Marion Beavers Road, and they suggest the development be responsible for 16% of the \$150,000, which is \$24,000.

In response to a question from Chairman McKenzie, Public Works Administrator Handley explained that the traffic study was conducted in 2023 with an estimated build-out of the subject property in 2025. The study took two (2) years of background growth on SR 16 and Poplar Road into account. The study begins with the existing traffic conditions, what those conditions would be like if development weren't built in 2025 ("no-build conditions"), then adds the development traffic on top of that to get the "build conditions" in 2025. The increase of 16% is based upon the seconds of delay experienced by the average vehicle during certain peak hours. At the intersection of SR 16 and Marion Beavers Road, during the a.m. peak hours, if the project isn't built, the average delay for a vehicle at that intersection turning onto SR 16 from Marion Beavers Road is 49 seconds. If you add traffic from this development, the delay increases to 58 seconds, which results in the average vehicle waiting 9 seconds longer, which corresponds to the 16% delay Mr. Spradlin is referring to. The suggested percentages were based on data from the traffic study.

In response to a question from Commissioner Smith, Mr. Spradlin explained that the applicant wishes to be responsible for \$24,000 and the County responsible for \$126,000 of the \$150,000 cost to construct the channelized right-turn lane, if the project is ever completed. Condition # 5 states that the applicant's financial contribution to the cost of constructing the turn lane shall be determined by the Board. The only fair way to do that is to look at the traffic study to see what percentage the project will create in the need for the right-turn lane. The intersection needs a right-turn lane already as it stands today.

In response to questions from the Board, Public Works Administrator Handley explained that at the time the traffic study was conducted, the delay at the intersection scored a level of service "D", which is at the borderline of being considered as failing ("E" and "F"). When the study was conducted, the intersection was on the borderline or tipping point of a failing level of service.

In response to questions from Commissioner Reidelbach, Mr. Spradlin explained that the development should be responsible for 16% of \$150,000, which is \$24,000 total, and for the \$24,000 to be split into \$8,000 for the Waffle House and \$16,000 for the retail building. The remaining \$126,000 should be the County's responsibility.

Commissioner Reidelbach explained that he feels that because the development will cause the need for a channelized right-turn lane, the percentages should be calculated differently and that a year from now, the cost to construct the right-turn lane may increase to \$200,000. The contribution amount should be based on the actual cost of construction. The proffered 16% seems low, and he would like for the percentage of

contribution to be 25%.

In response to questions from the Board, Mr. Spradlin explained that the 16% is based on both the Waffle House and the 15,000 square-foot retail building and is the impact of the development. He does agree that the construction cost today versus five (5) years from now will increase, but Waffle House intends to build next year and the amount of contribution needs to be determined so they can contribute their prorated portion. The parking lots will be constructed in two (2) phases with the Waffle House parking lot constructed first, followed by construction of the retail building parking lot. The entrance and all the improvements within the GDOT right-of-way will be completed as part of the Waffle House project. The driveway will be paved across the front of "Tract A" to get to "Tract B", which is where Waffle House is proposed. Not all the parking spaces on "Tract A" will be constructed, just those on "Tract B" for the Waffle House. The stormwater pond shown on the site plan is intended to be a master stormwater pond to serve both parcels, and will be an estimated 3–4 feet deep. The exact materials for the decorative fencing are not specified, and have to be approved by the Community Development Director.

Commissioner Fisher explained if the amount is set at 25% for the applicant and 75% for the County, and in 3-5 years, the County does not have the funds to build the turn lane, then it will not be constructed. He feels that the amount of the required contribution should take into account costs in the future as well.

Administrator Fouts explained that part of the reason these conditions have been added is to try to catch up with some of the infrastructure projects and there are more projects than funding. Had these conditions been in place in other similar situations around this area, there probably would be funds to build the right-turn lane. Staff is attempting to be fair and the best way to do that is through the traffic study data. But, if there isn't funding to construct the right-turn, then it will not be constructed.

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

Mr. Robert Davidson, Backwater Cove Court, explained that he is the Facilities Director for nearby Crossroads Church and their leadership does not oppose the proposed Waffle House. As a nearby resident, he supports Waffle House's request because of the limited restaurants in the area. Lastly, he is a board member of the Homeowners Association for The Brooks Subdivision and residents are ready for the restaurant.

Mr. James Tarpeh, Real Estate Director for Waffle House, spoke in support of the Waffle House. He explained that Waffle House is a privately-owned company, and they come into communities as good partners. The fence behind the property will align with the County's request so it will fit into the community. They are willing to take part in the construction of the right-turn lane, but it would be awkward to open themselves up to full exposure.

In response to questions from the Board, Mr. Tarpeh explained that they feel comfortable tying the amount to data, but are open to further discussion. With regard to crime around Waffle House restaurants, he explained that they meet with local law enforcement, and data shows when they come into a new market, they bring lighting and create a safe space. He also explained that the restaurant will be connected to the sanitary sewer system.

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

The following citizens spoke in opposition to the proposed rezoning, citing concerns about potential crime/robberies because of its proximity to Poplar Road and Hwy 16 to Exit 41 and back roads to retreat to Meriwether County, lack of law enforcement in the area, proximity to a large residential area, and bad things occurring because of the Waffle House.

- Ms. April Yarbrough, McDonald Road, Sharpsburg
- Mr. Denver Payton, Tope Road, Sharpsburg

In rebuttal, Mr. Spradlin explained that the opinion that Waffle House attracts crime is just an opinion. The subject property is a good location for the restaurant and Waffle House will partner with local law enforcement. He believes any contribution of more than 16% towards the right-turn lane is very arbitrary, not supported by any data, and unfair. He pointed out that the level of service at the intersection is already graded at a "D" in the current "no-build condition". The level of service will drop to a grade "E" which will be a failing score. Then, the development only adds 9 seconds and is not a huge contributor to the need for the right-turn lane. The County can plan to place it in its budget in future years and the cost to construct the turn-lane should not be the responsibility of the development in its entirety.

Mr. Tarpeh explained that Waffle House does research before coming into a community to determine where to place a restaurant and there was nothing to indicate that this location would require additional security. They also design restaurants so that a walk-up window can be added if crime manifests differently and will shut down the interior of a restaurant at 10:00 p.m., allow for walk-up service only, and add security if necessary.

Motion to: Close the Public Hearing

The Board voted to close the Public Hearing regarding Petition # REZ 24-18 filed by Waffle House, Inc. requesting to rezone property ("Tract B") located at the intersection of Poplar Road and Hwy 16, Sharpsburg (Parcel # 124-1049-008 [partial]) from C-6 (*Commercial Minor Shopping*) with conditions to C-6 (*Commercial Minor Shopping*).

RESULT: Passed (UNANIMOUS)

MOVER: Bob Blackburn

SECONDER: Jeff Fisher

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

Commissioner Fisher explained that he does not think that Waffle Houses naturally draw criminal activity. Criminal activity is more of a product of their locations. The ones in Senoia and in Peachtree City have not had any heightened level of crime in those areas. Regarding the applicant's 16% contribution, because of the potential time involved to complete the project (3-5 years) and potential increases in road construction costs, he would like the applicant to contribute 25% to the construction of the channelized right-turn lane (Condition # 5) and for the Waffle House to be able to operate 24-hours a day (Condition # 15).

Motion to: Approve

The Board voted to rezone 0.97± acres ("Tract B") located at the intersection of Poplar Road and Hwy 16, Sharpsburg (Parcel # 124-1049-008 [partial]) from *C-6 (Commercial Minor Shopping District)* with conditions to *C-6 (Commercial Minor Shopping)* as requested in Petition # REZ 24-18 filed by Waffle House, Inc., 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 applicant shall construct a left-turn lane (230 feet of full-width storage) along SR 16 at the proposed driveway.
3. The applicant shall construct a right-turn lane on SR 16 at the proposed driveway (minimum 250 feet of full-width storage).
4. The applicant shall construct a yield-controlled channelized right-turn at the site driveway southbound approach.
5. The applicant shall contribute 25% of the cost of designing and constructing a channelized right-turn lane at SR 16 and Marion Beavers Road.
6. The applicant shall comply with any additional requirements established by the Georgia Department of Transportation (GDOT).
7. 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.
8. The applicant/developer shall meet all the site development standards of the *Quality Development Corridor District (QDCD)* unless a variance is granted through the normal procedures.
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 in the ordinance, unless an infeasibility waiver is granted.

10. The applicant shall obtain a land disturbance permit (LDP) within an 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. A 50-foot buffer shall be maintained or planted along the northern property boundary. The site will need to be evaluated after grading, clearing to determine if additional supplemental buffer plantings will be required. A landscape buffer plan shall be submitted and reviewed by the Community Development Department to ensure the existing and/or planted materials provide appropriate screening.
12. The applicant shall install a six (6) feet decorative opaque fence along the northern property line that abuts the established residential property zoned *RC (Rural Conservation)*. The six (6) feet decorative fence is to stay in good working order and be replaced by the property owner when it becomes damaged or at the County's discretion.
13. Any site and building lighting installed shall incorporate full cutoff fixtures to preclude glare onto or direct illumination of adjacent properties and streets.
14. Any business activity shall agree to work with the County in good faith to address any concerns, complaints related to odor, glare, noise, or similar objectionable features.
15. The Waffle House restaurant may conduct business 24-hours a day.

RESULT: Passed (UNANIMOUS)

MOVER: Jeff Fisher

SECONDER: Bob Blackburn

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

7. Public Hearing Regarding Possible Rezoning of Property Located at SR 70 (Roscoe Road), Newnan Associated with Condition # 6 of Previous Petition # REZ 22-03 Filed by Apex Land Company - District 3

Zoning Associate Nicole Blackwell explained that at the Commission meeting held on April 19, 2022, the Board voted to rezone 0.79± acres located at SR 70 (Roscoe Road), Newnan (Parcel # 073B-032) from *RC (Rural Conservation)* to *R-2 (Multifamily Residential)* as requested in Petition # REZ 22-03 filed by Apex Land Company, subject to ten (10) conditions. Condition # 6 required that the applicant obtain a Land Disturbance Permit (LDP) within a 12-month period or the Board could initiate rezoning of the property. As of February 28, 2025, an LDP has not been issued to the applicant. According to the applicant's attorney, Apex Land Company was unable to secure the necessary zoning within the City of Newnan to proceed with their project for a townhome development. In closing, she explained that since an LDP has not been obtained, staff recommends that the Board rezone the property back to *RC (Rural Conservation)*.

Chairman McKenzie called for any comments from the applicant. However, the applicant was not present.

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

Chairman McKenzie called for any further comments. There were none.

Motion to: Close the Public Hearing

The Board voted to close the Public Hearing regarding possible rezoning of property located at SR 70 (Roscoe Road), Newnan from *R-2 (Multifamily Residential)* back to *RC (Rural Conservation)* as associated with Condition # 6 of Previous Petition # REZ 22-03 filed by Apex Land Company.

RESULT: Passed (UNANIMOUS)

MOVER: Alphonso Smith

SECONDER: Jeff Fisher

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

Motion to: Rezone Property Back to RC (Rural Conservation)

The Board voted to rezone property located on SR 70 (Roscoe Road), Newnan (Parcel # 073B-032) from *R-2 (Multifamily Residential)* back to *RC (Rural Conservation)* following the applicant's failure to obtain a land disturbance permit (LDP) within a 12-month period as required in Condition # 6 of Petition # REZ 22-03 filed by Apex Land Company.

RESULT: Passed (UNANIMOUS)

MOVER: Bob Blackburn

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. There were none.

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

8. **Recommend Approval of Petition # CONDUSE 24-08 Filed by Jennifer Chapman Requesting a Conditional Use Permit for Property Located off Wynn Road, Newnan - District 2**

Zoning Manager Eschman presented Petition # CONDUSE 24-08 filed by Jennifer Chapman requesting a Conditional Use Permit (CUP) for property located on "Parcel B" off Wynn Road, Newnan (Parcel # 117-3134-003) along with a recommendation of approval from the Board of Zoning Appeals. She explained that the subject property consists of 3.58± acres, is zoned *RC (Rural Conservation)*, and was purchased by the applicant in August 2024. The applicant wishes to utilize a recreational vehicle (RV) onsite as a temporary residence during construction of a permanent home. In closing, she highlighted the factors considered by staff during the application process and presented eight (8) conditions for consideration by the Board should they choose to grant the Conditional Use Permit (CUP).

Motion to: Grant

The Board voted to grant a Conditional Use Permit (CUP) for property located on "Parcel B" off Wynn Road, Newnan (Parcel # 117-3134-003) as requested in Petition # CONDUSE 24-08 filed by Jennifer Chapman, subject to the following conditions:

1. The use of the recreational vehicle as a temporary basis shall be permitted for a maximum period of twelve (12) months, beginning March 19, 2025, and ending March 20, 2026, or 30 days after the Certificate of Occupancy is granted, whichever is less; at which time, the recreational vehicle (RV) shall no longer be used as the residence.
2. No more than one (1) recreational vehicle shall be parked on the site.
3. The recreational vehicle (RV) shall be parked at least 10 feet away from the primary residential structure.
4. The recreational vehicle (RV) shall have a working smoke and carbon monoxide detector, and a working multipurpose dry chemical fire extinguisher.
5. The applicant shall provide a site plan showing the location of the RV (camper) on the property.
6. An As-Built Elevation Certificate with an as-built site plan from a registered Surveyor will be required for review and approval by Coweta County Development Review Engineering prior to scheduling any inspections to obtain the Certificate of Occupancy.
7. The applicant shall meet all applicable requirements of the Environmental Health Department.
8. The applicant shall meet all applicable requirements of the Building Department.

RESULT: Passed (UNANIMOUS)

MOVER: Bill McKenzie

SECONDER: Bob Blackburn

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

Unfinished Business

9. Request Appointments to Various Boards/Authorities

Motion to: Approve

The Board voted to take the following actions regarding appointments to various boards/authorities:

- Appoint Mr. Dennis McEntire as the 4th District representative to the Development Authority of Coweta County for the term beginning April 4, 2025, and expiring April 3, 2029
- Reappoint Mr. Randy Cordoza as an At-Large member of the Development Authority of Coweta County for the term beginning April 4, 2025, and expiring April 3, 2029
- Reappoint Ms. Makisha Strickland as the 2nd District representative to the Development Authority of Coweta County for the term beginning April 4, 2025, and expiring April 3, 2029
- Reappoint Mr. Michael Terrell as an At-Large member of the EMS Council (Position 3) for the term beginning July 1, 2025, and expiring June 30, 2028
- Reappoint Mr. Michael Fouts as an At-Large member of the Pathways Community Service Board for the term beginning July 1, 2025, and expiring June 30, 2028
- Appoint Commissioner Bill McKenzie to serve as Chairman of the Transit Technical Coordinating Committee (TTCC) in accordance with the TTCC bylaws for the term beginning immediately and expiring December 31, 2026

RESULT: Passed (UNANIMOUS)

MOVER: Alphonso Smith

SECONDER: Jeff Fisher

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

New Business

Bids and Contracts

10. Request Approval to Purchase a Warranty from Nomad GCS for the Multi-Agency Command Vehicle

Assistant Administrator Mickle explained that the 1-year warranty that was included with the purchase of the Multi-Agency Command Vehicle (MACV) is expiring in March 2025.

911/EMA staff are requesting approval to purchase a limited 5-year Silver Warranty Plan to cover the Mobile Command Truck at a total cost of \$39,000. The County may choose to pay the \$39,000 up front or to make annual payments. If payment is made annually, the first payment of \$7,800 can be absorbed into the budgeted maintenance line for Fiscal Year 2025.

Motion to: Approve

The Board voted to approve the purchase of a limited 5-year Silver Warranty Plan from Nomad GCS at a total cost of \$39,000 (SPLOST) to cover the Multi-Agency Command Vehicle (MACV).

RESULT: Passed (UNANIMOUS)

MOVER: Alphonso Smith

SECONDER: Bob Blackburn

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

11. Request Approval to Purchase Stream Mitigation Credits for the Southwest Connector Project - District 2

Public Works Administrator Handley explained that construction projects that would impact streams, wetlands, or other bodies of water that are defined as "Waters of the United States" are required to obtain a 404 permit. A 404 permit refers to Section 404 of the Clean Water Act of 1972. One of the requirements for obtaining these types of permits is that impacts on streams and wetlands be mitigated by the project donor by purchasing mitigation credits from a mitigation bank that has been established through restorations of damaged streams and wetland areas. If no credits are available, then there is an option to buy into an established "In-Lieu Fee" program, or by the owner restoring streams or wetlands on their own. The most widely used method is via mitigation credits.

The upcoming Southwest Connector project will begin with a roundabout at the intersection of Millard Farmer Road and Corinth Road. In Phase 1, a new roadway will be constructed from that point and will tie into the backside of the Fairgrounds. Later, in Phase 2 of the project, the roadway will extend with a bridge across the CSX railroad and tie into Hwy 16 at US 29. The project, as designed, will impact three (3) intermittent streams, one (1) perennial stream, and three (3) areas of wetlands. The Board approved the purchase of the required wetland credits on November 19, 2024, for approximately \$410,000. When the permit application was submitted to the US Army Corps of Engineers, a statement of credit availability was submitted to show that the purchase of the credits had been lined up so that when they approve the permit, you can acquire the credits and proceed with the project. When staff processed the paperwork for the 404

permit, the mitigation bank at the time had credits available during the first quarter of 2025. A few months ago, that mitigation bank contacted staff and said they were having issues getting their mitigation bank approved and were not going to have those mitigation credits available until the third or fourth quarter of 2025. Waiting for this banks' mitigation credits to become available will delay the start of the project. Staff was able to find a mitigation bank that will have mitigation credits available in the next 30–45 days. He explained that 5,797.8 stream credits are needed at a credit price of \$325 each, and the total cost of the stream credits for the project is \$1,884,285. Additionally, the price of credits has risen over the last several years at a quick pace. In 2019, estimated stream credits would have cost a total of \$300,000, and just over the last several months, since the initial statement of credit availability from the first mitigation bank was delayed, their cost estimate rose by approximately \$200,000.

In response to a question from Commissioner Reidelbach, Public Works Administrator Handley explained that the cost rose because of the stream credit values. When staff originally estimated the stream credits that were needed, it was before any environmental and engineering work was performed. The numbers presented tonight are based on the plans, including all the environmental work done to support the 404 permit application. He is not aware of any carriers that sell options on stream credits in advance.

Motion to: Approve

The Board voted to approve the purchase of 5,797.8 stream mitigation credits from Eco Genic, LLC in the amount of \$1,884,285 in order to proceed with construction of the Southwest Connector project.

RESULT: Passed (UNANIMOUS)

MOVER: Bob Blackburn

SECONDER: Alphonso Smith

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

12. Request Approval/Execution of a Revised Utility Relocation Agreement Associated with Phase 1 of the Madras Connector Project - District 3

Motion to: Execute

The Board voted to execute an updated Relocation Agreement with Lumen Level 3 Communications, LLC in the total amount of \$47,869.30 associated with the relocation of fiber optic cable in conjunction with the bridge construction on the Madras Connector project.

RESULT: Passed (UNANIMOUS)

MOVER: Bob Blackburn

SECONDER: Jeff Fisher

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

13. Bid Award Associated with Roadside Spraying

Motion to: Approve

The Board voted to retain DeAngelo Contracting Services, LLC on a lowest and best bid basis to perform three (3) rounds of roadside spraying at a cost of \$67.13 per mile (\$70,000 total).

RESULT: Passed (UNANIMOUS)

MOVER: Bob Blackburn

SECONDER: Jeff Fisher

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

Additional Action Items

14. Request Approval/Execution of a Quit Claim Deed to Convey Previously Abandoned Right-of-Way on East Kimble Street, Newnan - District 2

Motion to: Execute

The Board voted to execute a Quit Claim Deed (QCD) to convey the northern portion of the previously abandoned right-of-way on East Kimble Street, Newnan to the adjoining property owner.

RESULT: Passed (UNANIMOUS)

MOVER: Bill McKenzie

SECONDER: Bob Blackburn

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

15. Request Approval/Execution of Rights-of-Entry Associated with Storm Drain Maintenance at 211, 220, and 225 Marsha Way, Sharpsburg - District 1

Motion to: Execute

The Board voted to execute Rights-of-Entry with Ms. Melissa Cody (211 Marsha Way), Mr. Russell Sarvis (220 Marsha Way), and Mr. Jason Joiner (225 Marsha Way) for the purpose of performing storm drain system maintenance on Marsha Way, Sharpsburg.

RESULT: Passed (UNANIMOUS)

MOVER: Jeff Fisher

SECONDER: Bob Blackburn

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

16. Request Acceptance of a Supplemental Grant Award for DUI Court

Motion to: Accept

The Board voted to accept a supplemental subgrant award (# A25-8-007) in the amount of \$8,640 from the Criminal Justice Coordinating Council (CJCC) to be utilized by the Coweta County DUI Court to cover the cost of participant drug screens in the lab and to designate the County Administrator as the authorizing official to execute all documents related to the grant.

RESULT: Passed (UNANIMOUS)

MOVER: Bill McKenzie

SECONDER: Bob Blackburn

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

17. Request Approval to Utilize Various County Roads for the Unity Riders Bike Ride

Motion to: Approve

The Board voted to approve the use of various County roads on Saturday, April 5, 2025 from 9:00 a.m. - noon for the Unity Riders bike ride event.

RESULT: Passed (UNANIMOUS)

MOVER: Bob Blackburn

SECONDER: Jeff Fisher

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

18. Request Approval/Execution of a Resolution Requesting Local Legislation to Annex Tax Parcels # 087-2027-008 and # 087-2027-011 Into the Boundaries of the City of Newnan - District 2

Administrator Fouts explained that the Board is requesting that local legislation be introduced during the regular 2025 session of the Georgia General Assembly to provide for the annexation of Parcels # 087-2027-008 and # 087-2027-011 from unincorporated Coweta County into the boundaries of the City of Newnan. The Board is proposing to construct a new Administration building on these parcels. There are differing legal opinions on whether a County Commission must meet in the County seat, which is the City of Newnan. County Attorney Nathan Lee has researched the issue at length, and believes that the enabling legislation is on a sound legal basis. Out of an abundance of caution, staff wishes to ensure that the building is located within the boundaries of the City of Newnan. The resolution requests that the delegation introduce local legislation to annex the property into the City of Newnan. In closing, he explained that the Newnan City Council and Mayor voted to approve a similar resolution this afternoon in support of the proposed annexation.

Motion to: Execute

The Board voted to execute a resolution requesting that the local delegation introduce legislation to annex Parcels # 087-2027-008 and # 087-2027-011 into the boundaries of the City of Newnan during the 2025 session of the General Assembly of Georgia.

RESULT: Passed (UNANIMOUS)

MOVER: Bill McKenzie

SECONDER: Alphonso Smith

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

19. Request to Set a Public Hearing on April 15, 2025 Regarding Proposed Exemption of Certain County Vehicles from State Labeling/Decal Requirements

Motion to: Set a Public Hearing

The Board voted to set a Public Hearing on Tuesday, April 15, 2025 at 6:00 p.m. regarding the exemption of certain County vehicles from the State's requirements of displaying decals/seals on vehicles owned or leased by the County.

RESULT: Passed (UNANIMOUS)

MOVER: Alphonso Smith

SECONDER: Bob Blackburn

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

Supplemental and Non-Agenda Items

20. Request Approval to Temporarily Close a Portion of Roadway for Filming

Event Services Director Tray Baggarly explained that staff received a request from Location Manager David Luse to close a portion of a roadway within Coweta County on Wednesday, March 26, 2025, between the hours of 6:30 a.m. to 8:00 p.m. to film a commercial for the Georgia Lottery Corporation. Six (6) alternative locations have been provided with options # 4-6 located in more rural parts of the county:

- Option 1: Smokey Road between Corinth Road and Country Lane
- Option 2: Smokey Road between Corinth Road and Lamar Potts Road
- Option 3: Smokey Road between H G Dennis Road and Bill Cline Road
- Option 4: W Grantville Road between Eddie Allen Road and Beavers Road
- Option 5: W Grantville Road between Bethlehem Church Road and Hannah Road
- Option 6: Coweta Heard Road between Webb Road and Mountain Brook Road

Mr. David Luse, applicant, presented a copy of the commercial script to members of the Board and Administration staff. He explained that the job was just awarded on Friday and the Georgia Lottery has a longstanding relationship with filming in Georgia and hiring local companies. They are looking to film in open, expansive, and rural farmland. The commercial will feature a new product, the Overload Family of Scratchers. Filming will take place on one day from 6:30 a.m.- 8:00 p.m. with only 10–11 hours of filming and the rest of the time for setup.

In response to questions from the Board, Administrator Fouts explained that Options 1-3 that feature Smokey Road are the least favorable from staff's perspective based on traffic volumes in the area. The least impactful for the community is Option 6 on Coweta Heard Road between Webb Road and Mountain Brook Road based on length and travel volume in the area.

In response to questions from the Board, Mr. Luse explained that the director favors the Smokey Road options. In commercials there are three (3) entities working together; the director, the agency, and the client, and getting them to all agree on a location is challenging. When the Board decides which location they are allowed to film on, he will work with residents, including renting driveway space or working on their property. Ingress/egress for residents, public safety, and school buses will be permitted at all times, but through traffic will be limited.

Event Services Director Tray Baggarly explained that filming on Smokey Road is the most difficult option.

Administrator Fouts explained that if it is the Board's decision to approve filming, he would condition approval on appropriate detour signage and coordination with public safety to meet the County's standards.

Commissioner Smith explained that signage needs to be in place by Wednesday.

Motion to: Approve

The Board voted to temporarily close a portion of Coweta Heard Road between Webb Road and Mountain Brook Road on Wednesday, March 26, 2025, between the hours of 6:30 a.m. to 8:00 p.m. for the purposes of filming a commercial by the Georgia Lottery Corporation, to authorize the Event Services Director to facilitate a change of filming location to Option 5 (W Grantville Road between Bethlehem Church Road and Hannah Road), or Option 4 (W Grantville Road between Eddie Allen Road and Beavers Road) should there be a weather delay or traffic accident in the area with the caveat that the applicant shall work with staff on appropriate detour signage and coordination with public safety to meet the County's standards.

RESULT: Passed (UNANIMOUS)

MOVER: Bill McKenzie

SECONDER: Bob Blackburn

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 does 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.

Mr. Mike Smith, South Shore Drive, Newnan, explained that he is the Training Chairman for Coweta County Special Olympics. He is looking for the County to assist with obtaining a vacant building to host Special Olympic sports, fundraising, recruiting events, and extra classroom space for volunteer teachers. He explained that the special-needs community needs programs for young adults and adults to learn job skills. He requested that the Board review the website <https://work4eli.com> to see how the program operates and explained that he is looking to implement a similar non-profit program in Coweta county.

Mr. Peter Pick, District 3, addressed the Board regarding debris entering Lake Redwine through a damaged stormwater pipe. He wishes for this issue to be addressed, and requested that the County send representation to the Soil and Water Bureau. He also expressed appreciation for the Coweta County Citizen Summit, which he and his wife recently attended.

Ms. Connie Lytten, Wagers Mill Road, Newnan, addressed the Board in opposition to Project Sail (data center), its proposed location, and that it will set a precedent if the property is rezoned. She asked the Board to consider how many data centers can be located in the county without having a negative impact on citizens and resources, relying on the income from one business, and for smaller data centers to be allowed in industrial zoned locations. She would also like for citizens to be able to give input on ordinances regarding data centers and for the Board to help facilitate a meeting with citizens and Atlas Development, LLC.

Executive Session - In accordance with O.C.G.A. § 50-14-2

Motion to: Enter Executive Session

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

RESULT: Passed (UNANIMOUS)

MOVER: Jeff Fisher

SECONDER: John Reidelbach

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

Members in attendance included Chairman McKenzie, Commissioner Blackburn,

Commissioner Smith, and Commissioner Fisher. Commissioner Reidelbach attended the meeting telephonically.

Staff members in attendance included Administrator Fouts, Assistant Administrator Mickle, Assistant Administrator Wisenbaker, Public Works Administrator Handley, Attorney Lee, and Deputy County Clerk Collins.

Regular Session

Motion to: Return to Regular Session

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

RESULT: Passed (UNANIMOUS)

MOVER: Bill McKenzie

SECONDER: Bob Blackburn

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: Bill McKenzie

SECONDER: Jeff Fisher

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

Motion to: Approve Personnel Actions as Discussed in Executive Session

The Board voted to approve personnel actions as discussed in Executive Session.

RESULT: Passed (UNANIMOUS)

MOVER: Alphonso Smith

SECONDER: Bob Blackburn

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

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