



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

May 20, 2025

6:00 PM

**Commission Chambers
37 Perry Street
Newnan, GA 30263**

Coweta County Board of Commissioners Call to Order/Roll Call

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	Remote
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
Shannon Zerangue	County Clerk	Present

The Honorable Board of Commissioners of Coweta County, Georgia met in Public Hearing/Regular Meeting Session on Tuesday, May 20, 2025.

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

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

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 May 6, 2025**

Motion to: Approve

The Board voted to approve the minutes from the Called Meeting/Work Session held on Tuesday, May 6, 2025 at 3:00 p.m.

RESULT: Passed (UNANIMOUS)

MOVER: Bob Blackburn

SECONDER: John Reidelbach

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 May 6, 2025**

Motion to: Approve

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

RESULT: Passed (UNANIMOUS)

MOVER: Bob Blackburn

SECONDER: John Reidelbach

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 two (2) Non-Agenda items 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 Potential Rezoning of Property Located off SR 34 East, Sharpsburg Associated with Condition # 13 of Previous Petition # REZ 22-30 Filed by Grace Premier Senior Living of Georgia, LLC - District 1

Zoning Manager Lisa Eschman explained that at the Commission meeting held on December 1, 2022, the Board voted to rezone 7.07± acres located at SR 34 East, Sharpsburg (Parcels # 133-6092-013) from *RC (Rural Conservation)* to *O-I (Office-Institutional District)* as requested in Petition # REZ 22-30 filed by Grace Premier Senior Living of Georgia, LLC, subject to sixteen (16) conditions. Condition # 13 required that the applicant obtain a Land Disturbance Permit (LDP) within a 12-month period following approval by the Board. At the Commission meeting held on November 16, 2023, the Board voted to set a Public Hearing on May 21, 2024, regarding possible rezoning of the subject property from *O-I (Office-Institutional)* back to *RC (Rural Conservation)* following a request from the applicant for a six-month extension to obtain the Land Disturbance Permit (LDP). At the Public Hearing held on May 21, 2024, the Board voted to set a Public Hearing on May 20, 2025, at 6:00 p.m. regarding possible rezoning of the subject property from *O-I (Office-Institutional)* back to *RC (Rural Conservation)*, thereby granting the applicant a twelve-month extension to obtain the Land Disturbance Permit (LDP), and to add Condition # 17 which reads as follows "A Certificate of Occupancy (CO) will only be issued to Grace Premier Senior Living of Georgia, LLC as the property owner and operator." In closing, she explained that as of May 16, 2025, the applicant has not obtained a Land Disturbance Permit (LDP) and has sold the property which does not comply with zoning Condition # 17.

In response to a question from Chairman McKenzie, Ms. Eschman explained that neither the applicant nor a representative was present.

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

Motion to: Close the Public Hearing

The Board voted to close the Public Hearing regarding potential rezoning (initiated by the Board) of 7.07± acres located at SR 34 East, Sharpsburg (Parcel # 133-6092-013) from *O-I (Office-Institutional)* back to *RC (Rural Conservation)* as associated with Condition # 13 of previous Petition # REZ 22-30 filed by Grace Premier Senior Living of Georgia, LLC.

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 7.07± acres located at SR 34 East, Sharpsburg (Parcel # 133-6092-013) from *O-I (Office-Institutional)* back to *RC (Rural Conservation)* as associated with Condition # 13 of previous Petition # REZ 22-30 filed by Grace Premier Senior Living of Georgia, LLC.

RESULT: Passed (UNANIMOUS)

MOVER: Jeff Fisher

SECONDER: John Reidelbach

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

4. Public Hearing Regarding Potential Rezoning of Property Located off Hwy. 85, Senoia Associated with Condition # 7 of Previous Petition # REZ 22-27 Filed by City of Hope (Benjamin Mays) - District 1

Zoning Associate Nicole Blackwell explained that the Commission meeting held on May 16, 2023, the Board voted to rezone 4.13± acres located off Hwy 85, Senoia (Parcel # 167-1315-001) from *RC (Rural Conservation)* to *C-4 (Commercial Service)* as requested in Petition # REZ 22-27 filed by City of Hope (Benjamin Mays), subject to eleven (11) conditions. Condition # 7 required that a Land Disturbance Permit (LDP) be obtained within a 12-month period following approval by the Board. At the Commission meeting held on May 7, 2024, the Board voted to set a Public Hearing on May 20, 2025, at 6:00 p.m. regarding possible rezoning of the subject property from *C-4 (Commercial Service)* back to *RC (Rural Conservation)*, thereby granting the applicant a twelve-month extension to obtain the Land Disturbance Permit (LDP). In closing, she explained that as of today, the applicant has not obtained a Land Disturbance Permit (LDP).

In response to a question from Chairman McKenzie, Ms. Blackwell explained that neither the applicant nor a representative was present.

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

Motion to: Close the Public Hearing

The Board voted to close the Public Hearing regarding potential rezoning (initiated by the Board) of 4.13± acres located off Hwy 85, Senoia (Parcel # 167-1315-001) from *C-4 (Commercial Service)* back to *RC (Rural Conservation)* as associated with Condition # 7 of previous Petition # REZ 22-27 filed by City of Hope (Benjamin Mays).

RESULT: Passed (UNANIMOUS)

MOVER: Bob Blackburn

SECONDER: Jeff Fisher

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

Motion to: Approve

The Board voted to rezone 4.13± acres located off Hwy 85, Senoia (Parcel # 167-1315-001) from *C-4 (Commercial Service)* back to *RC (Rural Conservation)* as associated with Condition # 7 of previous Petition # REZ 22-27 filed by City of Hope (Benjamin Mays).

RESULT: Passed (UNANIMOUS)

MOVER: Jeff Fisher

SECONDER: Bob Blackburn

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

5. Public Hearing Regarding Petition # REZ 25-02 Filed by RaceTrac, Inc. Requesting to Rezone Property Located at the Northeast Corner of the Intersection of Hwy 29 South and April Court, Newnan - District 2

Zoning Manager Eschman presented Petition # REZ 25-02 filed by RaceTrac, Inc. requesting to rezone 6.498± acres located at the northeast corner of the intersection of Hwy. 29 South and April Court, Newnan [Parcels # 089-2090-003 (partial) and # 089-2090-004 (partial)] from *RC (Rural Conservation)* to *LM (Light Industrial)*. She explained that the subject property lies within the US Hwy 29 South *Quality Development Corridor District* consisting of two (2) parcels with 4.872± acres derived from Tract 2 and 1.626± acres derived from Tract 3. She further explained that the applicant is requesting to rezone the subject property to develop an 8,100-square-foot convenience store with gasoline sales on the southern portion of the property and a tractor-trailer fueling center consisting of eight (8) diesel pumps and approximately forty-one (41) truck parking spaces on the northern portion of the property. The site plan indicates two (2) access points off April Court and one (1) off Hwy, 29 South. In closing, she explained that the applicant was required to undergo a Development of Regional Impact review (DRI # 4142), reviewed the zoning of the surrounding properties, highlighted the factors considered by staff during the application process, and presented twenty-one (21) conditions for consideration by the Board should they choose to approve the rezoning request.

Commissioner Smith explained that the factor of review cited in the staff report notes that the subject property lies within the Interstate Gateway and within the Complete Community Overlay of the County's Comprehensive Plan. The Complete Community Overlay discourages auto-oriented land uses such as gas stations and car washes. Because of this, because the Comprehensive Plan is in the process of being updated, and because staff has recommended twenty-one conditions of zoning, he urged the Board to postpone this application. There are already two fueling stations in the area, and he is discouraging this type of business at this time.

Chairman McKenzie explained that because this application was advertised for tonight's Public Hearing, he would like to proceed with the Public Hearing.

Ms. Laura Benz, applicant representative, explained that RaceTrac is requesting to rezone a portion of an *RC (Rural Conservation)* zoned parcel to *LM (Light Industrial)* that will merely extend the existing *LM* that is located adjacent to and nearby the subject property. The subject property is also adjacent to the Bridgeport Development, which is a heavy industrial development. It is also located at the intersection of Hwy. 29 and I-85 to capture interstate traffic as well as to serve the existing needs of Bridgeport and the residents in the area. She noted that Bridgeport had a Development Agreement in 2017 that anticipated eleven (11) industrial developments, and only three (3) of those are constructed. Therefore, only 26% of the square footage and capacity of what is anticipated in that area has been completed. With regard to the Growth Priority Tier, it encourages support of existing industrial uses as well as what is foreseen in the future. She explained that a Letter of Intent dated January 25, 2024, including a constitutional rights letter, was submitted on behalf of the applicant and set forth the narrative of how this development satisfies the zoning map amendment and *Article 29, Section 290 of the Zoning and Development Ordinance*. She further explained that the proposed development will not cause any additional density or burden on public facilities. The development will provide all the truck traffic that is leaving Bridgeport to have a traffic signal in the area across from April Court. It will also allow an additional lane. Truck traffic leaving Bridgeport will have the ability to immediately veer to the right and get out of the thoroughfare, not further impeding traffic. It will also allow any resident or truck traffic that is trying to access the existing gas station or RaceTrac to do so in a safe manner at the traffic signal which currently does not exist. Anyone who traverses this area knows how dangerous the area is without a traffic signal. RaceTrac is proposing to adopt all the required traffic improvements and immediately install them. A number of traffic improvements were contained in the Bridgeport Development Agreement, but they weren't required to implement them until the development reached a certain build-out, which has not been reached yet. The RaceTrac development will allow the County to realize these traffic improvements that were forecast in 2017. The subject property is vacant, and the proposed development will serve the community as well as provide tax revenue. RaceTrac's buildings and landscaping are designed with public safety in mind. They have

24/7 security, partner with local law enforcement, and the corporate office is able to provide any type of additional security protocols that are deemed necessary. The risk rating score for this particular location has been determined to be extremely low by the corporate office, but they have the flexibility and ability to implement any safety protocols necessary. The aesthetics of the proposed development meet all the County's requirements, including landscaping, high-quality brick, high ceilings, and natural light. She stated that they believe this development will be a catalyst for the redevelopment of this area, specifically to the other side of the interstate as you travel toward Newnan from I-85. She noted that RaceTrac provides free beverages to first responders and law enforcement, offers grab-and-go food items, fresh fruit, salads, sandwiches, indoor/outdoor seating, household and convenience items such as milk, propane and toilet paper, and free internet service. The availability of these items in this area is scarce, and she does not believe that the existing fuel stations in the area are adequately serving the current truck traffic or residents. RaceTrac has also taken specific note to ensure that their truck parking is safe and well-lit, and this development will be easily distinguishable from the current truck parking that is available in the area. All the parking spaces for the development will be well-lit and located along the traffic corridor, so there will not be any parking in secluded areas. Another distinguishing characteristic of this particular facility is that there is a specific route for car access so they will not have to intermingle with the truck traffic. This will reduce the opportunity for there to be truck traffic and cars commingling to get to their appropriate fueling stations. In closing, she explained that the proposed development is commensurate with the other adjacent uses, will help support the needs of the Bridgeport development and the residents, is not located in the vicinity of a residential neighborhood, has received all approvals from the Federal Aviation Administration (proximity to the Newnan-Coweta County Airport), has received approval from the Regional Transportation Authority and the Atlanta Regional Commission, will not have any environmental impacts, will not increase population density or burdens to public facilities, and will improve the overall aesthetic of the area. For the reasons and those set forth in the Letter of Intent dated January 24, 2025, the applicant asserts that the proposed development meets the ordinance criteria and requests that the Board approve the rezoning.

In response to a request for clarification regarding whether Condition # 5, which requires a right-in/right-out only for April Court, was meant to be for US 29/US 27 Alternate instead, Public Works Administrator Handley explained that there are two (2) proposed driveways (access points) on April Court. One of the driveways is too close to US 29 to allow for a full-access drive. Therefore, Condition # 5 requires a right-in/right-out on April Court with a physical median to prevent traffic from making a left turn into that driveway.

Administrator Fouts explained that the applicant has exhausted the allowed ten (10) minutes specified in the rules governing the Commission meetings and has no time remaining to offer rebuttal to any comments in opposition to the proposed rezoning.

In response to a question from Commissioner Smith, Mr. Handley explained that the Georgia Department of Transportation recommends a distance of 200-feet for a full-access drive and the nearest driveway is closer than 200-feet.

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

Mr. Kirk Ellis, engineering project manager, explained that this area needs a rest stop. RaceTrac provides a safe environment, is well-lit, maintains clean restrooms, and offers ready-made food items and other benefits to the community. The company has been in business for ninety (90) years with over eight-hundred (800) locations, and this development will be one of their flagship stores that will be located only fifty (50) miles from the corporate office. In closing, he explained that the facility will be corporate run with the highest and most technological advancements for a fueling station.

Ms. Nan Wilcox with Carter Harkleroad Group explained that her firm is the civil engineering firm assisting RaceTrac with this project. She further explained that they have received approval from the Federal Aviation Administration (FAA), have been through the Development of Regional Impact (DRI) process, and are working with the Georgia Regional Transportation Authority (GRTA) on the design for the road improvements. Regarding the right-in/right-out on April Court, she asked that the Board allow RaceTrac to work with the Georgia Department of Transportation (GDOT) on a full-access roadway design.

Mr. Richard Ferry, Duck Drive, Senoia, explained that he represents the owner of the subject property as well as the owner of several properties around this area. They support this project as part of their future plans for the area and feel that it will be a good use at this location.

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

Chairman McKenzie asked if staff had any further information to offer and there was none.

In response to a question from Commissioner Reidelbach, Ms. Eschman explained that staff did not receive anything denoting approval from the FAA in the application package.

Commissioner Reidelbach explained that he also agrees with Commissioner Smith regarding gas stations and car washes being discouraged in the Complete Community Overlay of the County's Comprehensive Plan.

In response to a question from Commissioner Reidelbach, Administrator Fouts explained that the access point to the future new Airport terminal will be via April Court to East Aviation Way.

In response to questions from Commissioner Reidelbach, Airport Authority Chairman Joe Rutkiewicz explained that RaceTrac representatives have reached out to the Authority but scheduling conflicts have prevented an in-person discussion. He further explained that FAA Form 7460 creates an engineering study to ensure that any construction does not impede on any safety attributes to the airport. He cannot speak to whether RaceTrac has filed Form 7460 and if it has been approved or denied by the FAA. He does know that the property owners on the other side of Hwy. 29 have requested the ability to perform some projects and have been unable to because of FAA restrictions. From the Airport Authority's perspective, their biggest concern would be their investment in a new terminal facility (FBO) which will be a gateway not only to the Airport but also to the community, and sharing April Court with the potential volume of traffic from the development could be an issue.

In response to a question from Commissioner Reidelbach, Ms. Wilcox explained that she personally filed Form 7460 with the FAA and has corresponded with them. She apologized for not including this in the application packet because she did not realize it was needed.

In response to a question from Commissioner Fisher regarding Commissioner Smith's thoughts about deferring this issue, Commissioner Smith explained that the County has spent an inordinate amount of time developing the Comprehensive Plan, and he believes that the Board should take the Comp Plan into consideration when making decisions regarding developments that are not supported by the Plan.

Chairman McKenize explained that he agrees with Commissioner Smith regarding the Comp Plan. He further explained that the County is currently working through the lengthy process to update the Comp Plan, and he feels that this is fruitless if the Board does not take the Plan into consideration when rendering decisions regarding rezonings and development. In this instance, the Complete Community Overlay of the Comp Plan discourages gas stations. This development will not only serve as a gas station, but also a location for tractor trailers to park. In addition, he does not feel that 300-feet for the turn lane will be long enough. This property is in his district, and he agrees that that area does have one of the most dangerous intersections in the county. He expressed his belief that additional truck traffic intermixed with additional automobiles will exacerbate the safety issue, and he cannot support this development at this point.

Commissioner Smith proposed the idea of a potential partnership with corporations such as RaceTrac to create a coordinated development that would include housing, restaurants, and the new airport terminals.

Motion to: Close the Public Hearing

The Board voted to close the Public Hearing regarding Petition # REZ 25-02 filed by

RaceTrac, Inc. requesting to rezone 6.498± acres located at the northeast corner of the intersection of Hwy. 29 South and April Court, Newnan [Parcels # 089-2090-003 (partial) and # 089-2090-004 (partial)] from *RC (Rural Conservation)* to *LM (Light Industrial)*.

RESULT: Passed (UNANIMOUS)

MOVER: Bill McKenzie

SECONDER: Jeff Fisher

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

Motion to: Deny

The Board voted to deny Petition # REZ 25-02 filed by RaceTrac, Inc. requesting to rezone 6.498± acres located at the northeast corner of the intersection of Hwy. 29 South and April Court, Newnan [Parcels # 089-2090-003 (partial) and # 089-2090-004 (partial)] from *RC (Rural Conservation)* to *LM (Light Industrial)*.

RESULT: Passed (3 to 2)

MOVER: Bill McKenzie

SECONDER: Alphonso Smith

AYES: Bill McKenzie, John Reidelbach, Alphonso Smith

NAYS: Jeff Fisher, Bob Blackburn

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.

Ms. Jerebai Tover, Gordon Road, Senoia, briefly addressed the Board regarding a request for an easement variance (agenda item # 7), explaining that she and her family are requesting that the Board grant them the variance so they can build their home.

Mr. Steven Jones, representing DRB Group, addressed the Board regarding a request to execute a Deed of Open Space Restriction and an Easement Over Private Right-of-Way associated with the Daybreak community (agenda item # 9). He explained that Daybreak is the first condo regime for townhomes, and they have worked with staff and the County Attorney to ensure that the associated documents for consideration by the Board are in order. In closing, he explained that representatives from DRB Group were present and asked the Board to consider approval of the documents being presented tonight.

Mr. George Harper, Paramount Engineering, addressed the Board regarding an application

filed by Pentecostal Church of God requesting a variance to construct porticos on the church sanctuary and on the classroom building (agenda item # 6). He explained that the buildings were constructed in the 1970s and the applicant would like to perform a facelift on each building to complement their future life center and retirement home. In closing, he explained that the setbacks in the 1970s were different than they are now, and the applicant is requesting a setback reduction from the roadway in order to construct the porticos.

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

6. Recommend Approval of Petition # VAR 25-05 Filed by Pentecostal Church of God Requesting a Front Yard Setback Variance for Property Located at 457 Ishman Ballard Road, Newnan - District 2

Zoning Manager Eschman presented Petition # VAR 25-05 filed by Pentecostal Church of God requesting a front yard setback variance for property located at 457 Ishman Ballard Road, Newnan (Parcel # 049-5002-003A) along with a recommendation of approval from the Board of Zoning Appeals. She explained that the subject property consists of 3.74± acres, zoned *RC-CUP (Rural Conservation with Conditional Use Permit)*. The church was originally established in the early 1970s and the site contains two (2) structures; a sanctuary and a classroom building with a combined 9,024 square feet. When the church was originally constructed, the front yard building setback was 75-feet from the right-of-way along Ishman Ballard Road, which is classified as a minor arterial roadway. In 2007, the Board amended the ordinance, changing the front yard building setback to 135-feet from the centerline of the right-of-way for any new construction along Ishman Ballard Road. The applicant intends to build 5-feet by 18-feet portico on the front of both buildings. The porticos will extend beyond the buildings' original footprints and will encroach into the required front yard building setback. Therefore, the applicant is requesting a 60-feet front yard setback reduction (from 135-feet to 75-feet) from the centerline of Ishman Ballard Road. In closing, she highlighted the factors considered by staff during the application process, and presented one (1) condition for consideration by the Board should they choose to grant the setback reduction.

Motion to: Grant

The Board voted to grant a 60-feet front yard setback reduction (from 135-feet to 75-feet) for property located at 457 Ishman Ballard Road, Newnan (Parcel # 049-5002-003A) as requested in Petition # VAR 25-05 filed by Pentecostal Church of God, subject to the following condition:

1. The covered portico shall not exceed the requested 75-feet front building setback

from the centerline of Ishman Ballard Road.

RESULT: Passed (UNANIMOUS)

MOVER: Bill McKenzie

SECONDER: John Reidelbach

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

7. Recommend Approval of Petition # VAR 25-06 Filed by Guillermo Alvarez Requesting an Easement Variance for Property Located off Gordon Road, Senoia - District 1

Zoning Associate Blackwell presented Petition # VAR 25-06 filed by Guillermo Alvarez requesting an easement variance for property located off Gordon Road, Senoia (Parcel # 139-1108-051) along with a recommendation of approval from the Board of Zoning Appeals. She explained that the subject property consists of 3.09± acres, zoned *RC (Rural Conservation)*. The current owner, TLUVSDIVE, LLC, received a Consent Order from the Coweta County Superior Court on July 26, 2024 that granted a 20-foot Access and Utility Easement across Parcel # 139-1108-014A (adjacent to the subject property). Prior to the Consent Order, there was no access to the subject property. The applicant is requesting a 10-foot easement reduction from the required 30-feet to construct a personal residence. In closing, she highlighted the factors considered by staff during the application process, and presented one (1) condition for consideration by the Board should they choose to grant the easement reduction.

In response to a question from Commissioner Reidelbach, Ms. Blackwell explained that TLUVSDIVE, LLC was the property owner at the time the application was submitted. It is her understanding that Mr. Alvarez is purchasing (or has purchased) the property to construct a residence.

In response to a question from Commissioner Reidelbach, Administrator Fouts explained that the subject property was sold as part of a tax sale in 2019. At the time, the property was sold "as is". The issue at hand is that the Consent Order from the court granted a 20-foot access easement, but the County requires 30-feet.

Attorney Lee explained that state law provides that if you own a landlocked parcel, you are entitled to access across someone else's property. However, a 20-foot access easement is the most you can be granted by the court. Therefore, a judge cannot grant a larger easement in order to comply with the County's ordinance that requires 30-feet.

In response to questions from Commissioner Reidelbach, Administrator Fouts explained that staff is unaware whether the seller disclosed this to the applicant. The adjacent property owners have been unwilling to sell an extra 5-feet on each side of the 20-foot easement so that the easement will comply with the County's ordinance. He further explained that there are no concerns cited in the staff report from the public safety agencies. He believes that law enforcement should be able to traverse the 20-feet

easement and Fire Rescue will most likely set up on Gordon Road if they are unable to traverse the drive.

Attorney Lee explained that a property owner has the legal right to access a parcel that is landlocked under state law, but they do not have the right to use that property for much under the County's Zoning Ordinance. These are the factors that the Board has to consider.

Commissioner Smith added that 20-feet is the width of a typical two-car garage.

In response to a question from Commissioner Fisher, Administrator Fouts explained that the ordinance that requires the 30-foot access has been in place for many years prior to the purchase of the subject property.

Commissioner Reidelbach expressed his belief that there were questionable actions by the seller, and he does not feel that the new owner should suffer the consequences of those actions.

In response to a question from Commissioner Fisher, Commissioner Reidelbach explained that the seller is the one that has created a hardship for the current owner (applicant).

Attorney Lee explained that the County is not the entity that has created a hardship.

Administrator Fouts explained that the former property owner (not TLUVSDIVE, LLC) illegally subdivided a larger tract which resulted in the creation of the landlocked subject property. Then, they stopped paying property taxes, and it was subsequently sold in a tax sale. There have been a series of events that have led to this issue.

In response to a comment from Commissioner Reidelbach, Attorney Lee explained that this is an unusual situation.

Commissioner Fisher expressed his disappointment that the property owners on each side were unwilling to sell 5-feet.

Motion to: Grant

The Board voted to grant a 10-foot easement reduction (from 30-feet to 20-feet) for property located off Gordon Road, Senoia (Parcel # 139-1108-051) as requested in Petition # VAR 25-06 filed by Guillermo Alvarez, subject to the following condition:

1. The Access and Utility Easement shall be 20-feet. It shall be the applicant's responsibility to construct the required access driveway and utilities within the 20-foot easement without impacts to the property outside the easement unless an

agreement can be made with the property owner of Parcel # 139-1108-014A.

RESULT: Passed (UNANIMOUS)

MOVER: Alphonso Smith

SECONDER: Bob Blackburn

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

8. **Recommend Approval of Petition # VAR 25-07 Filed by Hunter and Sara Holladay Requesting a Front Yard Setback Variance for Property Located at 1099 Gary Summers Road, Senoia - District 1**

Zoning Associate Blackwell presented Petition # VAR 25-07 filed by Hunter and Sara Holladay requesting a front yard setback variance for property located at 1099 Gary Summers Road, Senoia (Parcel # 155-1226-033) along with a recommendation of approval from the Board of Zoning Appeals. She explained that the subject property consists of 2.0± acres, is zoned *RC (Rural Conservation)*, and the applicants received this Homestead Lot from a family member in 2023. The applicants are requesting a 15-foot front yard setback reduction from the required 100-feet as a result of a manufactured home being placed within the required setback. In closing, she highlighted the factors considered by staff during the application process, explained that a Certificate of Completion will not be issued until the setback issue has been resolved, and presented two (2) conditions for consideration by the Board should they choose to grant the setback reduction.

In response to a question from Commissioner Reidelbach, Ms. Blackwell explained that there was some confusion and possibly some miscommunication when the manufactured home was placed. The applicant was told that the required setback is 100-feet and the applicant did not realize that the 100-foot setback is from the right-of-way, not from the curb (edge of payment).

In response to a question from Commissioner Reidelbach, Community Development Director Jon Amason explained that a survey is required for a manufactured home. However, the home was already in place when the survey was done. Staff has discussed amending the survey procedure as a means to prevent this type of issue in the future.

In response to a comment from Commissioner Reidelbach, Assistant Community Development Director Ben Sewell further explained that a foundation survey is required. However, with manufactured homes, the foundation is not completed until after the home has been placed on the site.

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

Motion to: Grant

The Board voted to grant a 15-foot front yard setback reduction (from 100-feet to 85-feet)

for property located at 1099 Gary Summers Road, Senoia (Parcel # 155-1226-033) as requested in Petition # VAR 25-07 filed by Hunter and Sara Holladay, subject to the following conditions:

1. The front building setback for the manufactured home shall be 85-feet along the northern section of the property line outside the right-of-way located off Gary Summers Road as shown on the survey submitted with the variance application. This reduced setback applies only to the placement of the manufactured home. All other structures must comply with the required 100-feet setback from the right-of-way.
2. The applicant shall meet all the requirements of the Coweta County Building Department.

RESULT: Passed (UNANIMOUS)

MOVER: Jeff Fisher

SECONDER: Bob Blackburn

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

9. **Request Approval/Execution of a Deed of Open Space Restriction and Easement Over Private Right-of-Way Associated with Daybreak Condominiums, Phase 1A - District 4**

Community Development Director Jon Amason explained that DRB Group Georgia, LLC has submitted a Deed of Open Space Restriction for acceptance by the Board. The deed reflects 2.43± acres total as listed on the As Built drawing of Daybreak Condominiums, Phase 1A. In addition, DRB has submitted an Easement Over Private Right-of-Way for execution by the Board that reflects 1.15± acres. He also explained that the grading, storm drainage, curb, gutter, and street base within Phase 1A have been completed for private street, Daybreak Lane, in accordance with Coweta County regulations. A 3-year maintenance bond in the amount of \$34,466 and a 2-year landscape bond in the amount of \$14,280 have also been submitted for consideration by the Board. In closing, he explained that staff and the County Attorney have reviewed the legal documents and find them to be in order.

Motion to: Execute

The Board voted to execute a Deed of Open Space Restriction and an Easement Over Private Right-of-Way associated with 2.43± acres located in the Daybreak Condominiums, Phase 1A.

RESULT: Passed (UNANIMOUS)

MOVER: John Reidelbach

SECONDER: Jeff Fisher

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

10. **Request Approval/Execution of a Deed of Open Space Restriction and Easement Over**

Private Right-of-Way for Property Located in Cresswind at Spring Haven Subdivision, Phase 2B - District 2

Community Development Director Amason explained that KH Cresswind Spring Haven, LLC has submitted a Deed of Open Space Restriction for acceptance by the Board. The deed reflects 6.235± acres total as listed on the final plat of Cresswind at Spring Haven Subdivision, Phase 2B. In addition, KH Cresswind Spring Haven, LLC has submitted an Easement Over Private Right-of-Way for execution by the Board that reflects 1.624± acres. He also explained that the grading, storm drainage, curb, gutter, and street base have been completed for private streets, Club Cresswind Drive and Cresswind Boulevard, in accordance with Coweta County regulations. A 3-year maintenance bond in the amount of \$51,426 and a 2-year landscape bond in the amount of \$75,434 have also been submitted for consideration by the Board. In closing, he explained that staff and the County Attorney have reviewed the legal documents and find them to be in order.

Motion to: Execute

The Board voted to execute a Deed of Open Space Restriction and an Easement Over Private Right-of-Way associated with 6.235± acres located in the Cresswind at Spring Haven Subdivision, Phase 2B.

RESULT: Passed (UNANIMOUS)

MOVER: Bill McKenzie

SECONDER: John Reidelbach

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

Unfinished Business

11. Request Appointments to Various Boards/Authorities

Motion to: Approve

The Board voted to reappoint Mr. Marc Guy as the 5th District representative to the Coweta County Water and Sewerage Authority for the term that began April 11, 2025, and expires on April 10, 2029.

RESULT: Passed (UNANIMOUS)

MOVER: Alphonso Smith

SECONDER: Jeff Fisher

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

In response to questions from Commissioner Reidelbach, Assistant Administrator Mickle explained that there is currently a vacancy on the Transit Technical Coordinating Committee (TTCC) for a County staff representative. Administration staff feels that it

would be beneficial for that person to be someone who has had some experience with the County's transit system, such as a friend or family member that utilizes the transit services. She further explained that County staff can be polled to possibly identify someone that is familiar with the transit system.

New Business

Bids and Contracts

12. Request Approval/Execution of an Amendment to an Existing Agreement with Vector Solutions for Fire Rescue

Administrator Fouts explained that the Fire Rescue Department currently maintains an agreement with Vector Solutions (aka TargetSolutions, LLC) for its training software. This platform enables tracking of training activities and compliance requirements. Users must confirm they have reviewed policy documents, completed mandatory certification courses, and fulfilled other assigned tasks. Vector Solutions serves as the official recordkeeper for training, providing time-stamped digital records that support auditing processes. Fire Rescue seeks to expand its current seat license agreement with Vector Solutions to accommodate the upcoming recruit class of twenty-eight (28) members and to enhance functionality within the existing training platform. This proposed amendment includes the addition of thirty (30) User Licenses at a prorated cost of \$1,216.80 to ensure access for all recruits and implementation of the Eval+ Module to modernize the skills evaluation process by replacing manual checklists and multiple sign-offs with a streamlined digital solution. Currently, class documentation such as rosters, score-sheets, and administrator signatures are maintained on paper. Eval+ enables all these tasks to be completed via a mobile or tablet app, with records stored securely within the Vector Solutions system. The estimated total cost for this module, including setup, is \$5,000. Other software platforms were not considered because adopting a separate system would introduce additional training requirements, increase support needs, and add to the complexity of ongoing maintenance.

Motion to: Execute

The Board voted to execute an amendment to an existing agreement with Vector Solutions (aka TargetSolutions, LLC) associated with the addition of user licenses and implementation of the Eval+ module for use by Fire Rescue at a prorated cost of \$3,608.80 for Fiscal Year 2025.

RESULT: Passed (UNANIMOUS)

MOVER: John Reidelbach

SECONDER: Bob Blackburn

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

13. Request Approval/Execution of Agreements Associated with Construction Site Stormwater Monitoring and Sampling for Fire Stations # 5 and # 10

Public Works Administrator Handley explained that the National Pollutant Discharge Elimination System (NPDES) permit for stand-alone construction sites requires weekly inspections, monthly inspections, and sampling of runoff from the sites to be taken and tested after certain rainfall events. The County's two fire station sites (# 5 and # 10) that have been awarded for construction each exceed the one-acre threshold. Therefore, these sites must adhere to the inspection and sampling requirements established in the permit. Staff requested pricing for the inspection and sampling services from three (3) companies and received one response. The three (3) companies that were contacted include EnviroGreen, HBNext, and Roberts Environmental. EnviroGreen is no longer in business and Roberts Environmental did not respond. HBNext provided a price of \$400 per month for the inspections and sampling at the Station # 10 site and \$420 per month for the Station # 5 site. The expected duration of the required inspections and sampling is fifteen (15) months. There is also an initial payment equal to one (1) monthly payment for each site. The total estimated cost for the inspections and sampling at the Station # 10 site is \$6,400 and the total estimated cost for the inspections and sampling at the Station # 5 site is \$6,720.

Motion to: Execute

The Board voted to execute agreements with HBNext to perform National Pollutant Discharge Elimination System (NPDES) inspections and sampling at the sites of Fire Stations # 5 and # 10 in the amount of \$6,720 and \$6,400, respectively.

RESULT: Passed (UNANIMOUS)

MOVER: John Reidelbach

SECONDER: Bob Blackburn

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

14. Request Approval/Execution of an Intergovernmental Agreement with the City of Senoia Associated with the Senoia Library - District 1

Administrator Fouts explained that in 2008, the Senoia Library became part of the Coweta Public Library System. Beginning around 2009, the City and the County worked jointly to design and construct the current Senoia Branch located at 148 Pylant Street, which opened in 2012. The Senoia Branch is maintained by Coweta County as part of the Public Library System. Because of the increased usage and increased programming at the Senoia Branch, there is a need for minor building renovations to maximize the services provided at this facility. The City of Senoia has expressed a desire to fund the renovations using impact fee revenue previously collected by the City. The renovations are estimated to cost \$55,000, including architectural and construction expenses. Staff has drafted an

Intergovernmental Agreement (IGA) to outline the roles and responsibilities of both parties for this project. As proposed, the County will provide the labor, project management, and equipment to complete the project, including any necessary contractors. The City will reimburse the County within thirty (30) days of any invoice for the project.

Motion to: Execute

The Board voted to execute an Intergovernmental Agreement with the City of Senoia associated with facility renovations at the Senoia Library.

RESULT: Passed (UNANIMOUS)

MOVER: John Reidelbach

SECONDER: Bob Blackburn

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

15. Request Approval of Architectural Services Associated with a Restroom Expansion Project at the Senoia Library - District 1

Administrator Fouts explained that staff at the Senoia Library has requested a separate single-user restroom for use by staff only. A study of feasibility was performed by both Facilities Management and the Architect of Record, K A Oldham Design (KAOD). Facilities staff requested a proposal from KAOD for drawings and specifications of the restroom renovation. KAOD has proposed a Not to Exceed architectural fee of \$5,000 and to be allowed to also provide structural engineering fees as a reimbursable expense.

Motion to: Accept

The Board voted to accept a proposal from K A Oldham Design (KAOD) to provide architectural drawings and specifications associated with a restroom expansion project at the Senoia Library in an amount not to exceed \$5,000 plus reimbursable structural engineering fees.

RESULT: Passed (UNANIMOUS)

MOVER: John Reidelbach

SECONDER: Bob Blackburn

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

16. Request Approval/Execution of the Fiscal Year 2026 Capacity Agreement Associated with Housing State Inmates at the Correctional Institute

Administrator Fouts explained that staff has received the Fiscal Year 2026 Capacity Agreement with the Georgia Department of Corrections (DOC) associated with the housing of State inmates at the Coweta County Correctional Institute for the term beginning July 1, 2025, and ending June 30, 2026. The agreement increases the per diem

rate from \$24 to \$30 for the care and custody of up to 248 State inmates daily.

Motion to: Execute

The Board voted to execute the Fiscal Year 2026 Capacity Agreement with the Georgia Department of Corrections (DOC) associated with housing of State inmates at the Coweta County Correctional Institute.

RESULT: Passed (UNANIMOUS)

MOVER: Bill McKenzie

SECONDER: Bob Blackburn

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

17. Request Approval/Execution of a Subgrant Agreement and Memorandum of Understanding with the Atlanta-Region Transit Link Authority Associated with 5307 Transit Funding

Assistant Administrator Mickle explained that staff has been working with the Atlanta-Region Transit Link Authority (ATL) to access 5307 transit funding allocated to the County for the past couple of years. The funding has recently been awarded by the Federal Transit Administration (FTA) and includes \$222,326 and \$288,000 in operating funds for 2025 and 2026, respectively. It also includes \$180,000 for equipment and \$120,000 for planning. The FTA funds will flow through ATL, so staff requests that the Board approve a Subgrant Agreement with ATL that outlines the FTA 5307 funding and related terms, along with a Memorandum of Understanding (MOU) with ATL for their services. The MOU includes payment of \$30,000 annually to ATL for administrative services related to the funding.

Motion to: Execute

The Board voted to electronically execute a Subgrant Agreement and Memorandum of Understanding (MOU) with the Atlanta-Region Transit Link Authority (ATL) associated with 5307 transit funding.

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 the Fiscal Year 2026 Transit 5311 Grant Agreement with the Georgia Department of Transportation

Assistant Administrator Mickle explained that the Georgia Department of Transportation (GDOT) has provided staff with the Fiscal Year 2026 Transit 5311 Notice of Award and Grant Agreement. Operating grant funds are provided by the Federal Transit Administration (FTA) through GDOT and require a 50% match. The County has been awarded \$386,177 for the period July 1, 2025 - June 30, 2026. Coweta County will be

required to provide a 50% local match of \$386,177.00 as part of our commitment to the contract.

Motion to: Execute

The Board voted to execute the Fiscal Year 2026 Transit 5311 grant agreement with the Georgia Department of Transportation (GDOT).

RESULT: Passed (UNANIMOUS)

MOVER: Bob Blackburn

SECONDER: John Reidelbach

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

Additional Action Items

19. Request Approval of Amendments to the Employee Defined Contribution Retirement Plan and Operations

Administrator Fouts explained that Congress passed the SECURE 2.0 Act in December 2022 as part of a \$1.7 trillion omnibus spending package. The Act aims to help Americans better prepare for their financial future while strengthening the retirement system for both employers and employees. The Act includes almost one hundred (100) provisions. Some are not applicable to government plans, some are mandatory, and most are optional. Four (4) changes to the County's Defined Contribution Plan are proposed by staff. Two (2) are administrative changes and two (2) are the result of changes in recent legislation. Following detailed discussions with the County's third-party administrator and investment advisor, staff recommends the following changes to the Defined Contribution Plan. Items 1 and 2 are the result of the Secure Act and items 3 and 4 are operational changes ultimately benefiting employees at retirement.

- Item # 1 - Elimination of the first-day-of-the month rule: 457(b) plan participants are restricted to when deferral changes become effective. An employee's change in deferral amount is effective the first day of the month following the date of change submittal. Secure 2.0 allows the County to eliminate this rule so that employees' deferral changes can be effective immediately or as soon as administratively possible.
- Item # 2 - Add the Penalty Tax Exception to a terminal illness distribution: Distributions made from the 401(a) plan because of a physician-certified terminal illness would no longer be subject to the 10% tax penalty. The penalty tax is not applicable to the 457(b) plan.
- Item # 3 - Bill plan fees to separated employees, beneficiaries and Qualified Domestic Relations Order (QDRO) recipients: Today, the County pays all fees for all accounts in the plan. This includes individuals who have left employment, those

beneficiaries who have inherited an account, and former spouses with a Qualified Domestic Relations Order (QDRO).

- Item # 4 - Allow periodic distributions for eligible participants: Currently, the only way to receive a distribution in retirement is as an annual Required Minimal Distribution (RMD) or a full distribution, making the County's plan less serviceable or accessible for the DC retirees. These retirees generally move their account to an IRA at another organization. This change provides DC retirees with the option to keep their money where they may be more comfortable.

In closing, he explained that staff recommends that the Board approve changes for items 1 and 2, resulting in authorized changes that can be immediately implemented. Formal plan amendments can be added to the plan document after all SECURE changes and IRS regulations have been released in 2027. In addition, staff recommends that the Board approve changes for items 3 and 4, resulting in operational changes to be implemented effective on October 1, 2025, after coordination with Empower and OneDigital and notification to all affected participants.

Motion to: Approve

The Board voted to approve four (4) amendments to the Coweta County Defined Contribution Plan as presented by staff.

RESULT: Passed (UNANIMOUS)

MOVER: John Reidelbach

SECONDER: Bob Blackburn

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

20. Request to Mutually Agree to Postpone the Arbitration Process Associated with the Annexation Objection to Petition # AN 02-25 Filed by NCTI, LLC - District 3

Administrator Fouts explained that at the Commission meeting held on April 15, 2025, the Board voted unanimously to file an intent to object to Petition # AN 02-25 filed by NCTI, LLC proposing to annex 122.64± acres located on Greentop Road (Parcels # 085-5107-001, # 085-51007-001A, and # 085-5086-002) into the City of Newnan. The developer is proposing a master-planned residential community with 235 single-family detached dwellings. The proposed annexation is designed to connect with the property to the east previously annexed into the City of Newnan by Green Top Road, LLC containing 300 single-family residential lots. Accordingly, this development qualifies as a Development of Regional Impact (DRI) per the Georgia Department of Community Affairs (DCA) rules – DRI application # 4427 Everhour Phase 2 Residential Development. A DRI Pre-review/Methodology meeting was held virtually to discuss the traffic impact study requirements with the Georgia Regional Transportation Authority (GRTA), but the required traffic study, public comment period, and Notice of Decision (NOD) have not been completed. In accordance with O.C.G.A. § 36-36-115 (a)(1)(A), the City and the

County may by mutual agreement postpone the arbitration proceedings for up to 180 days to negotiate a potential settlement. The pending Notice of Decision (NOD) for this proposed development plays a vital role in the annexation dispute and subsequent rezoning. The City Council approved this agreement at their meeting on May 13, 2025. If approved by mutual agreement, staff understands that the 60-day deadline in accordance with O.C.G.A. § 36-36-115 shall stay until up to 180 days to negotiate a potential settlement. If a settlement cannot be reached within the 180 days, then the Case Coordinators will notify the arbitration panelists accordingly to schedule the necessary meetings for the arbitration.

Motion to: Execute

The Board voted to execute an Intergovernmental Agreement (IGA) with the City of Newnan to mutually agree to postpone the annexation arbitration associated with Petition # AN 02-25 filed by NCTI, LLC proposing to annex 122.64± acres located off Greentop Road into the City of Newnan for a period of up to 180 days to negotiate a potential settlement in accordance with O.C.G.A. § 36-36-115 (a)(1)(A).

RESULT: Passed (UNANIMOUS)

MOVER: Bob Blackburn

SECONDER: Jeff Fisher

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

21. Request Approval/Adoption of an Updated Geographic Information System Map and Data Pricing Schedule

Administrator Fouts explained that in accordance with State law (O.C.G.A. § 50-29-2), public agencies that maintain geographic information systems (GIS) may assess reasonable fees to recover costs associated with building and maintaining the geographic information system. The fees may include time, equipment, and personnel in the creation, purchase, development, production, or update of the geographic information system. The Board originally approved the GIS Fee Schedule in 2012 (December 6, 2012) and amended it in 2017 (January 19, 2017). Staff is seeking the Board's consideration to revise the fee schedule to better reflect current expenses for labor and materials.

Motion to: Adopt

The Board voted to adopt a revised Geographic Information System (GIS) map and data pricing fee schedule as presented by staff to become effective immediately.

RESULT: Passed (UNANIMOUS)

MOVER: Jeff Fisher

SECONDER: John Reidelbach

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

22. Request from Newnan-Coweta County Airport Authority Associated with Obstructions

Administrator Fouts explained that there are plans for improvements at the Newnan-Coweta County Airport. In addition, the Georgia Department of Transportation has identified some known obstructions that need to be addressed. Subsequently, the Airport Authority is seeking up to \$600,000 in funding from the County (Airport Sponsor) to begin to address some of these known obstructions so that operations are not impacted.

In response to a question from Commissioner Smith, Airport Authority Chairman Joe Rutkiewicz explained that currently some of the known obstructions range from trees adjacent to the Airport to some of the vertical structures on the Airport property that were built in the 1960s. The Authority has begun incrementally removing some of the obstructions as they proceed with the Airport project, which includes a new terminal on the east side. Removal of these obstructions is the beginning step to resolving some safety concerns identified by GDOT during their Airport inspections.

Motion to: Authorize

The Board voted to authorize funding in an amount not to exceed \$600,000 for the Airport Authority to pursue the removal of obstructions at the Newnan-Coweta County Airport.

RESULT: Passed (UNANIMOUS)

MOVER: John Reidelbach

SECONDER: Bob Blackburn

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

23. Request from the City of Haralson for Assistance with Clearing a Ditch and Installation of Signage - District 1

Administrator Fouts explained that staff has received a request from the City of Haralson for assistance with clearing the ditch on Magnolia Street and with installation of signage at the intersection of Shaddix Road and Line Creek Road.

Motion to: Approve

The Board voted to assist the City of Haralson by providing labor and equipment to clear the ditch on Magnolia Street and to install signage at the intersection of Shaddix Road and Line Creek Road.

RESULT: Passed (UNANIMOUS)

MOVER: Jeff Fisher

SECONDER: Bob Blackburn

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

Supplemental and Non-Agenda Items

24. Request Approval/Execution of a Local Maintenance and Improvement Grant Application for 2025

Public Works Administrator Handley explained that the Georgia Department of Transportation (GDOT) is accepting applications for the Fiscal Year 2025 Local Maintenance and Improvement Grants (LMIG-SAP) for use by local governments to improve the safety of the public road system. The grant amount that is available to Coweta County for Fiscal Year 2025 is \$415,000.00. A minimum match of 30% of the grant amount (\$124,500) is required as a condition of receiving the grant funds. If acceptable to the Board, the Public Works Department recommends utilizing the funds for a striping contract on various roads throughout the County. The suggested road list is included in the LMIG-SAP application. The total length of roadway suggested is 66.2± miles. The total estimated cost of the proposed project is \$825,000.00. The LMIG proceeds will be applied toward the total project cost, leaving the balance of the project cost, approximately \$410,000.00, to be paid from SPLOST, which will satisfy the County's required 30% match. If this grant application is approved by the Board of Commissioners and GDOT, and pending receipt of the funds from GDOT, the project to perform this work will be advertised for bids in August 2025, after which the contract for this work will be presented to the Board for approval and execution.

Motion to: Execute

The Board voted to execute the 2025 Local Maintenance and Improvement Grant (LMIG-SAP) application to be submitted to the Georgia Department of Transportation (GDOT) for grant proceeds that will be utilized toward a striping contract on various County roadways.

RESULT: Passed (UNANIMOUS)

MOVER: Bob Blackburn

SECONDER: Bill McKenzie

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

25. Request Approval/Execution of an Intergovernmental Agreement with the Georgia Department of Natural Resources Associated with Funding for Outdoor Recreation Facilities

Administrator Fouts explained that as part of the State's Fiscal Year 2025 budget, the Georgia General Assembly allocated funds to the Georgia Department of Natural Resources (DNR) for eligible outdoor recreational projects throughout the state. Staff has coordinated with DNR to seek funding in the amount of \$250,000 toward the planned passive park on Newnan Crossing Bypass. DNR has provided an Intergovernmental Agreement (IGA) associated with this funding. Upon approval, the County may submit an invoice for payment of up to \$250,000.

Motion to: Execute

The Board voted to execute a Intergovernmental Agreement (IGA) with the Georgia Department of Natural Resources (DNR) associated with funding for outdoor recreational facilities.

RESULT: Passed (UNANIMOUS)

MOVER: John Reidelbach

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. In accordance with the rules governing the meeting, up to 10 speakers will be afforded 3 minutes to speak and will be respectfully heard by the Board without public display or approval/disapproval from the audience. The Board does not engage with speakers during their comments. The Board will listen to any questions or comments and take them into consideration but will ask the County Administrator or staff to correct any inconsistencies or false statements after the speaker has been heard without debate.

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

Ms. Laura Beth, District 2, expressed appreciation to the Board regarding their recent enactment of a moratorium on construction of data centers. She explained that the County needs to establish a zoning ordinance that regulates data centers and suggested town hall-style meetings for citizens. She expressed her opposition to Project Sail (data center proposed in District 2), citing damage to the land and established community. In closing, she explained that data centers should be strategically placed in areas that are not residentially zoned.

The following citizens addressed the Board regarding their concerns about speeding, increased traffic, noise, trash, reckless driving, commercial vehicles, and use of Vaughn Road as a cut-through. They suggested speed bumps, a lower speed limit (currently 35 mph), rumble strips, or a possible roundabout as solutions.

- Ms. Deborah Canup, Vaughn Road, Newnan
- Mr. Mark Axness, Vaughn Road, Newnan

Chairman McKenzie asked staff to contact the Sheriff's Office and request more patrols on Vaughn Road.

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 issues.

Members in attendance included Chairman McKenzie, Commissioner Blackburn, Commissioner Reidelbach, Commissioner Smith (remote), and Commissioner Fisher. Staff members in attendance included Administrator Fouts, Assistant Administrator Mickle, Assistant Administrator Wisenbaker, Public Works Administrator Handley, Attorney Lee, and County Clerk Zerangue.

RESULT: Passed (UNANIMOUS)

MOVER: John Reidelbach

SECONDER: Bob Blackburn

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

Regular Session

Motion to: Return to Regular Session

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

RESULT: Passed (UNANIMOUS)

MOVER: John Reidelbach

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: John Reidelbach

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: John Reidelbach

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

