



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

July 1, 2025

6:00 PM

Commission Chambers
37 Perry Street
Newnan, GA 30263

Coweta County Board of Commissioners

Roll Call/Call to Order

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

The Honorable Board of Commissioners of Coweta County, Georgia met in Public Hearing/Regular Meeting Session on Tuesday, July 1, 2025.

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.

Commissioner Smith explained that recently a head-on collision occurred on Hwy 34. Two (2) Life Flight helicopters responded to the scene of the accident and all involved survived. He encouraged drivers not to exceed the speed limit and not to drive distracted.

Regular Session

Approval of Minutes

1. **Request Approval of the Minutes from the Public Hearing/Regular Meeting Session Held on June 17, 2025**

Motion to: Approve

The Board voted to approve the minutes from the Public Hearing/Regular Meeting Session held on Tuesday, June 17, 2025.

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 Called Meeting/Work Session Held on June 19, 2025**

Motion to: Approve

The Board voted to approve the minutes from the Called Meeting/Work Session held on Thursday, June 19, 2025.

RESULT: Passed (4 to 0)

MOVER: Alphonso Smith

SECONDER: Bob Blackburn

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

ABSTAIN: Jeff Fisher

Supplemental and Non-Agenda Items

The Board voted to approve the addition of two (2) Non-Agenda items for discussion.

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

3. **Public Hearing Regarding Proposed Amendments to Appendix A. Zoning and Development, Article 7. RC Rural Conservation District of the Coweta County Code of Ordinances Associated with Keeping/Raising Backyard Chickens**

Administrator Fouts explained that currently, *Section 72. Permitted Uses* of the *Coweta County Zoning and Development Ordinance* allows non-commercial agricultural uses, including poultry, horses, and livestock raising, subject to minimum setbacks from the residential dwelling and the property lines. While many residential property owners are able to meet the setback requirements, smaller lots in some subdivisions are unable to raise "backyard chickens" because of the lot sizes/dimensions. Staff is proposing an amendment to *Section 72* to provide regulations to allow for backyard chickens in *RC (Rural Conservation)* zoned districts or parcels that will not meet the non-commercial agricultural uses dimensional requirements from property lines and residential dwellings. The proposed amendment will not add regulations for raising backyard chickens on lots that are able to meet the setback requirements.

Community Development Director Jon Amason explained that there is already a provision in the *Zoning and Development Ordinance* that allows certain sized lots/parcels to raise chickens and keep other livestock. Staff is proposing an amendment to the ordinance that would allow owners of smaller lots to be able to enjoy raising backyard chickens. Currently, staff proposes a minimum lot size of one-half acre and no building permit will be required for typical chicken coops, chicken runs, or chicken-raising areas. The structures will have to be situated in the rear yard with fences around them to prevent the chickens from straying onto neighboring properties. The minimum setback standards will still apply, but staff recommends that the chicken coops/structures be located no closer than thirty (30) feet from the property line or fifty (50) feet from adjacent homes. In addition, the area must be kept sanitary, droppings and dead birds must be removed, no crowing fowl is allowed (noise), and feed and medication shall be enclosed in a rodent-proof container. He also noted that should a homeowner's association (HOA) prohibit raising or keeping backyard chickens, that will take precedence over the ordinance. In closing, he explained that County Extension Coordinator Stephanie Butcher is also present to field any questions from the Board.

Chairman McKenzie called for any comments in support of or in opposition to the proposed ordinance amendment.

The following individuals addressed the Board regarding their concerns about prohibiting roosters, no mention of ducks, geese, or turkeys in the proposed amendment, whether eggs or birds can be sold, and limiting the number of chickens to ten (10) per property. They also stressed the importance of roosters for reproduction and protection of the flock.

- Nicole Bushue, Windsor Estates, Newnan
- Worth Smith, no address provided
- Jennifer Webster, Waters Edge Lane, Newnan

Mr. Amason explained that because there are so many different setbacks that are required in the County's *Zoning and Development Ordinance* based upon different development types, staff recommends that backyard chicken coops be located no closer than thirty (30) feet from the property line or fifty (50) feet from adjacent homes. This will eliminate any conflicts between the proposed amendment and any of the current setbacks required in the *Zoning and Development Ordinance*. He also noted that this is pertinent to half-acre lots and is mainly for those who live in platted subdivisions.

Ms. Butcher fielded questions from Commissioner Blackburn and Commissioner Reidelbach, explaining that she is not aware of an "anti-crowing collar"; however, the Extension Office receives calls from backyard poultry producers as well as from those who are complaining about backyard poultry producers. With regard to 4-H, she feels that the ordinance amendment is a good effort to address both sides because there is already an option for those who live on larger lots to have flocks that can reproduce. This will provide an option for those homeowners on smaller lots that want to produce eggs for their families. She also explained that for a flock, roosters do serve the functions that were mentioned earlier.

Commissioner Reidelbach expressed concerns regarding no requirement for poultry medications to be stored in childproof containers.

Mr. Amason explained that staff researched verbiage used by other jurisdictions to draft the proposed amendment and asked if the Board would like to strike the language regarding storage of medications.

Commissioner Reidlebach expressed his belief that the language regarding storage of medications should be omitted from the ordinance amendment.

Chairman McKenzie explained that he does not have any objections to homeowners raising chickens or having a rooster. He further explained that enforcement of the

ordinance may be a challenge.

Commissioner Smith agreed that roosters are a natural part of raising chickens and he believes they should be allowed.

Motion to: Close the Public Hearing

The Board voted to close the Public Hearing regarding proposed amendments to *Appendix A. Zoning and Development, Article 7. Rural Conservation District, Section 72. Permitted Uses of the Coweta County Code of Ordinances* associated with keeping/raising backyard chickens.

RESULT: Passed (UNANIMOUS)

MOVER: Bob Blackburn

SECONDER: John Reidelbach

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

Motion to: Execute

The Board voted to execute an amendment to *Appendix A. Zoning and Development, Article 7. Rural Conservation District, Section 72. Permitted Uses of the Coweta County Code of Ordinances* associated with keeping/raising backyard chickens including the following caveats:

- 12 (e) - omission of the last sentence referencing conflicts between setback standards
- 12 (g) - one (1) rooster or crowing fowl shall be allowed per premises (property/parcel)
- 12 (h) - omission of the verbiage regarding storage of medications

RESULT: Passed (UNANIMOUS)

MOVER: Jeff Fisher

SECONDER: Alphonso Smith

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

Regular Session

Public Comments Regarding Items On the Agenda

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

4. Request Acceptance of Roadways and Deed of Open Space Restriction Associated with Lakefield Subdivision - District 3

Community Development Director Amason explained that Trademark Quality Homes, Inc. has submitted a Deed of Open Space restriction reflecting a total of 29.384± acres per the final plat of Lakefield Subdivision for acceptance by the Board. In addition, the grading, storm drainage, curb and gutter, and street base have been completed for Lakefield Drive (1,995.35 LF) and Turra Cove (1,247.73 LF) in accordance with Coweta County regulations. The developer has posted a maintenance bond in the amount of \$54,813 to cover any defects in materials or workmanship that may occur within three (3) years of acceptance and a performance bond in the amount of \$223,592.40 has been posted for the completion of the asphalt topping. In closing, he explained that the County Attorney reviewed and approved the legal documents prior to submission to the Board of Commissioners.

Motion to: Execute

The Board voted to execute a Deed of Open Space Restriction associated with 29.384± acres in Lakefield Subdivision, to accept Lakefield Drive (1,995.35 LF), Turra Cove (1,247.73 LF), associated drainage structures and right-of-way into the Coweta County Public Roads System, and to place the constructed improvements into a three (3) year maintenance period.

RESULT: Passed (UNANIMOUS)

MOVER: Bob Blackburn

SECONDER: John Reidelbach

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

Unfinished Business

5. Request Appointments to Various Boards/Authorities

Motion to: Approve

The Board voted to appoint Ms. Karen Robertson as an At-Large member of the Georgia Department of Behavioral Health and Developmental Disabilities (DBHDD) to fill the unexpired term of Ms. Lisa Williams which expires June 30, 2027.

RESULT: Passed (UNANIMOUS)

MOVER: John Reidelbach

SECONDER: Bill McKenzie

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

New Business

Bids and Contracts

6. Request Approval/Execution of a Right-of-Entry Agreement with Georgia Power Company Associated with Emergency Staging Areas

Administrator Fouts explained that Coweta County has partnered with Georgia Power for many years regarding staging of utility equipment in the event of an emergency. Staff is requesting that the Board execute a Right-of-Entry Agreement with Georgia Power that grants the company permission to enter the following facilities during power restoration efforts:

- Coweta County Fairgrounds at 275 Pine Road, Newnan
- Central Ball Fields at 161 Ebenezer Road, Sharpsburg
- Temple Avenue Recreation Complex at 39 Hospital Road, Newnan
- Hunter Recreation Complex at 2970 Hwy. 16 East, Sharpsburg
- Whitlock Recreation Complex at 170 International Park, Newnan

Motion to: Execute

The Board voted to execute a Right-of-Entry Agreement with Georgia Power Company associated with the use of the following five (5) locations as emergency staging areas in the event of a natural or man-made disaster:

- Coweta County Fairgrounds at 275 Pine Road, Newnan
- Central Ball Fields at 161 Ebenezer Road, Sharpsburg
- Temple Avenue Recreation Complex at 39 Hospital Road, Newnan
- Hunter Recreation Complex at 2970 Hwy. 16 East, Sharpsburg
- Whitlock Recreation Complex at 170 International Park, Newnan

RESULT: Passed (UNANIMOUS)

MOVER: John Reidelbach

SECONDER: Bob Blackburn

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

Additional Action Items

7. Request Approval to Utilize Various County Roads During the One Love Century Bike Ride Event

Assistant Administrator Mickle explained that the One Love Century Bike Ride is in its 19th year and is planned for Saturday, August 30, 2025, starting and finishing in Fairburn. Riders have the option of four (4) routes consisting of 30, 42, 62 or 101 miles. A large portion of the 101-mile route is in unincorporated Coweta County, beginning in the northern part of the county and extending down to the Welcome Community area. Approximately 1,850 riders will take part in the entire ride, but not all of those will take part in the portion of the route in Coweta County. Riders will be expected to follow the rules of the road, signage will be posted along the route three (3) days prior to the event, and the Sheriff's Office will be made aware of the event. In closing, she explained that Fire Rescue and the Sheriff's office have approved the event.

In response to a question from Commissioner Reidelbach, Ms. Mickle and Events Director Tray Baggarly confirmed that the County has received a Certificate of Insurance and a waiver from the organization.

Motion to: Approve

The Board voted to approve a request to utilize various County roads during the One Love Century Bike Ride on Saturday, August 30, 2025.

RESULT: Passed (UNANIMOUS)

MOVER: John Reidelbach

SECONDER: Bob Blackburn

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

Supplemental and Non-Agenda Items

8. Request Approval to Utilize County Roads to Host a 5K Run/Walk in the Arbor Springs Plantation Community - District 3

Assistant Administrator Mickle explained that organizers of a 5K run/walk event in the Arbor Springs Plantation community are requesting to utilize County roads within the subdivision to hold the event for residents of Arbor Springs. The event will be open to all residents of the community with no charge for registration. It will be held on Saturday, August 16, 2025, from 8-10 a.m. with 50–100 participants expected to participate. In closing, she explained that Fire Rescue and the Sheriff's office have approved the event.

In response to a question from Ms. Mickle, Events Director Tray Baggarly confirmed that the County has received a Certificate of Insurance and a waiver from the organization.

Motion to: Approve

The Board voted to approve a request to utilize County roads to host a 5K Run/Walk at Arbor Spring Plantation on Saturday, August 16, 2025, from 8:00 a.m. - 10:00 a.m.

RESULT: Passed (UNANIMOUS)

MOVER: John Reidelbach

SECONDER: Alphonso Smith

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

9. **Request Approval to Cancel the Public Hearing Regarding Potential Rezoning of Property Located Between Holz Parkway and Posey Road, Newnan Associated with Condition # 28 of Previous Petition # REZ 23-09 Filed by Pulte Home Company, LLC (dba Del Webb Newnan) - District 4**

Administrator Fouts explained that at the Commission meeting held on July 11, 2023, the Board voted to rezone 472.5± acres located between Holz Parkway and Posey Road, Newnan (Parcels # 108-5113-001, #108-6008-003, #108-6008-004, and #109-5112-002) from *RC (Rural Conservation)* to *RRCC (Residential Retirement Community and Care District)* as requested in Petition # REZ 23-09 filed by Pulte Home Company, LLC (dba Del Webb Newnan), subject to twenty-eight (28) conditions. Condition # 28 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 July 2, 2024, the Board voted to set a Public Hearing on July 15, 2025 at 6:00 p.m. regarding the possible rezoning of the subject property from *RRCC (Residential Retirement Community and Care District)* back to *RC (Rural Conservation)* following a request from the applicant for a twelve-month extension to obtain a Land Disturbance Permit (LDP). Staff has confirmed that the applicant will receive a Notice of Intent (NOI) by July 9, 2025, and should receive a Land Disturbance Permit (LDP) by July 14, 2025.

Motion to: Cancel a Public Hearing

The Board voted to cancel the Public Hearing scheduled on July 15, 2025 at 6:00 p.m. regarding the potential rezoning (initiated by the Board) of 472.5± acres located between Holz Parkway and Posey Road, Newnan (Parcels # 108-5113-001, # 108-6008-003, # 108-6008-004, and # 109-5112-002) from *RRCC (Residential Retirement Community and Care District)* back to *RC (Rural Conservation)* associated with Condition # 28 of previous Petition # REZ 23-09 filed by Pulte Home Company, LLC (dba Del Webb).

RESULT: Passed (UNANIMOUS)

MOVER: John Reidelbach

SECONDER: Jeff Fisher

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

Public Comments Regarding Items Not on the Agenda – This section is for any public comments regarding items NOT on the agenda. 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. He explained that in accordance with the rules governing the meeting, up to ten (10) speakers will be afforded three (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.

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

The following individuals addressed the Board in opposition to Project Sail (proposed data center in the western portion of Coweta County), citing construction effects on well water, blasting, difficulty for citizens to prove negative effects/damages, potential change of ownership of the facility, burden on resources such as electricity and water, emission of greenhouse gases, unreasonable/not a prudent location, sustainability, impacts to lives and homes of nearby neighbors, noise, lengthy construction timeline, environmental effects, the need for more restrictive verbiage in the proposed data center ordinance, a vote of denial (of a data center project) by the Kosciusko County, Indiana Commissioners and their reasons why, the need to protect Coweta's citizens, and the need to create a panel consisting of citizens, utility companies, staff, and developers to define best practices, anticipated revenues, potential risks, environmental impacts, etc.

- Ms. Jacqueline Lassetter, Hwy. 16 West, Newnan
- Mr. Neal Wolfe, Thomaston Street, Newnan
- Mr. Ron Bockrath, Boone Road, Newnan
- Mr. Nick Sabadosh, District 2
- Ms. Connie Lytten, District 2
- Mr. Robert Lytten, Wagers Mill Road, Newnan

Ms. Lytten and Ms. Lassetter expressed appreciation to the Board regarding a recent tour of data centers in other jurisdictions, and Ms. Lassetter explained that she and her daughter plan to visit data centers in Nevada and Utah because they are closest in size to the proposed Project Sail.

The following individuals addressed the Board in support of Project Sail, citing speculation about worst-case scenarios and bad development practices, empowerment to the digital economy (credit cards, phone calls, GPS, online learning, telehealth, etc.), lasting community benefits, tax revenue to strengthen local schools, improve emergency infrastructure, and investment in infrastructure, delivery of long-term value with minimal traffic, low visibility, and almost no burden on public services, lack of facts and misinformation published on social media platforms, misrepresentation of an environmental report that was not commissioned by the Environmental Protection Agency (EPA) or Environmental Protection Division (EPD), inclusion of the proposed project in Georgia Power's 2023 energy plan that was approved by the Georgia Public Service Commission, rules that require data centers to cover their own infrastructure cost, so those are not passed on to other ratepayers, use of air-cooled and water cycling systems by Prologis (developer), data centers are the quietest and least disruptive types of commercial development, only one-third of the project site will be developed with evergreens and berms for visual shielding, and Prologis representatives have met with residents, hosted site tours and answered questions to be a good community partner.

- Ms. Elizabeth Good, Terrentine Road, Sharpsburg
- Mr. Skin Edge, Pickens Drive, Newnan

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

Motion to: Enter Into Executive Session

The Board voted to enter into Executive Session for the purposes of discussing a personnel issue.

Members in attendance included Chairman McKenzie, Commissioner Blackburn, Commissioner Reidelbach, Commissioner Smith, and Commissioner Fisher. Staff members in attendance included Administrator Fouts, Assistant Administrator Wisenbaker, Public Works Administrator Handley, Attorney Lee, Community and Human Resources Director Palmer, and County Clerk Zerangue.

RESULT: Passed (UNANIMOUS)

MOVER: Bill McKenzie

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 a personnel issue during Executive Session and voted to return to Regular Session.

RESULT: Passed (UNANIMOUS)

MOVER: Bill McKenzie

SECONDER: Alphonso Smith

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

Affidavit

Motion to: Execute

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

RESULT: Passed (UNANIMOUS)

MOVER: Bob Blackburn

SECONDER: Alphonso Smith

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