



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 15, 2025

6:00 PM

Commission Chambers
37 Perry Street
Newnan, GA 30263

Coweta County Board of Commissioners

Call to Order

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

The Honorable Board of Commissioners of Coweta County, Georgia met in Public Hearing/Regular Meeting Session on Tuesday, July 15, 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 Blackburn offered prayers for the families and victims of the recent floods in Texas.

Chairman McKenzie explained that regarding the Public Hearing about the proposed Data Center Ordinance, he agrees with some regarding the limitations of speaking and that there is debate even among the Commissioners. However, Public Hearings are an opportunity for Commissioners to listen and gather information both in support and in opposition to an issue. Commissioners also request written comments, texts, emails, and regular mail. The County has a qualified Administrator, Community Development Department, and County Attorney that provide advice. Commissioners share a great responsibility with their constituents, and as required by law. Some members of the public have commented that it appears that the Board has already made their decision regarding data centers, but they have not, and will not until all evidence has been presented. He promises to listen and make the best decision he can. At this point, the County does not have a Data Center Ordinance, but adding one to the Zoning Ordinance will provide a guide for Commissioners, staff, landowners, developers, citizens, and/or anything else related to data centers. A constitutional ordinance must be approved that will stand legal challenges, if necessary. It must protect not only the neighboring property owners who live near these facilities, but also the property owner who may wish to sell his property to the highest bidder, who may subsequently wish to develop it.

Commissioner Reidelbach clarified that comments regarding the Data Center Ordinance will be heard during the Public Hearing. Any comments regarding Project Sail will be heard later in the meeting during the section on the agenda regarding items not on the agenda.

Coweta County Public Library System Director Jimmy Bass expressed his gratitude to the Board for their continued support throughout his tenure. He explained that he began his career with the library in 2006 and was promoted to Director in 2012, which was one of the best decisions he has ever made. He shared that the Library System employs 19 full-time and 14 part-time staff members. He highlighted the crucial funding provided by both the County and State, which supports a wide range of library operations, services, and programs. He also extended his thanks to Public Facilities Director Mike Johnson and his team for their diligent maintenance of the library buildings. He emphasized the library's motto, "Here for You," which applies not only to patrons but also to employees, who play

an essential role in the library's success. Among the programs he spotlighted was the summer reading initiative, noting that a celebratory party for participants would be held this Saturday from 10 a.m. to 2 p.m. at the Central Library, with an open invitation for all to attend. Additionally, he highlighted the "Thousand Books Before Kindergarten" program, which encourages children to read with their families. This program culminates in an award ceremony and party recognizing children who reach the milestone of reading one thousand books—a crucial step in fostering early literacy. He also praised the library's digital resources, accessible from home, which include testing and language software, career tools such as resume assistance, research databases, and lifelong learning materials. Reflecting on his role, he shared that his mission has been to improve the community for the public, his staff, and the county. He concluded by introducing Ms. Machel Hill as the new Library System Director, effective August 1, 2025.

The Board recognized Mr. Bass for his service to the county, citizens, and Library Board and to all the Library staff for the great job they do with the limited resources they have.

Regular Session

Approval of Minutes

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

Motion to: Approve

The Board voted to approve the minutes from the Public Hearing/Regular Meeting Session held on Tuesday, July 1, 2025.

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 as presented by staff.

RESULT: Passed (UNANIMOUS)

MOVER: Alphonso Smith

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)

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

Chairman McKenzie explained that Habiba Investments, LLC obtained a building permit on July 2, 2025, thus satisfying the requirement of Condition # 5 associated with previous Petition # REZ 22-05. Therefore, a Public Hearing is no longer necessary.

Motion to: Remove Item from the Agenda

The Board voted to remove agenda item # 2 *Public Hearing Regarding Potential Rezoning of Property Located at 869 Poplar Road, Newnan Associated with Condition # 5 of Previous Petition # REZ 22-05 Filed by Habiba Investments, LLC*, from the agenda.

RESULT: Passed (UNANIMOUS)

MOVER: Bob Blackburn

SECONDER: Jeff Fisher

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

3. Public Hearing Regarding Petition # REZ 25-03 Filed by Odyssey Charter School Requesting to Rezone Property Located at 7 Solar Circle, Newnan - District 3

Zoning Associate Nicole Blackwell presented Petition # REZ 25-03 filed by Odyssey Charter School requesting to rezone property located at 7 Solar Circle, Newnan (Parcel # 097-5077-002) from *M (industrial)* to *O-I (Office Institutional)*. She explained that the applicant currently operates a school on an adjacent property, which is zoned *O-I (Office Institutional)*, and wishes to incorporate the subject property for the purpose of expanding the school campus. She further explained that the subject property consists of 5.76± acres, includes a 12,568 square-foot building, a 2,976 square-foot storage building, and is located within the Shenandoah Industrial Park. The applicant intends to utilize the existing building and construct a pedestrian pathway linking it to the existing school campus. In conjunction with the rezoning application, the applicant has submitted Petition # VAR 25-03 requesting an exterior building materials variance. In closing, she highlighted the factors reviewed by staff during the zoning application process, and presented three (3) conditions for consideration by the Board should they choose to approve the request.

Mr. Scot Hooper, applicant representative and Superintendent of Odyssey Charter School, expressed appreciation for the support provided by County staff. He pointed out that the

existing building has a long and rich history of educational operations and is a huge opportunity for the school to grow. Lastly, he explained that the school is a great fit for the area, and many of the conditions of rezoning have already been met.

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

Motion to: Close the Public Hearing

The Board voted to close the Public Hearing regarding Petition # REZ 25-03 filed by Odyssey Charter School requesting to rezone property located at 7 Solar Circle, Newnan (Parcel # 097-5077-002) from *M (industrial)* to *O-I (Office Institutional)*.

RESULT: Passed (UNANIMOUS)

MOVER: Bob Blackburn

SECONDER: John Reidelbach

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

Motion to: Approve

The Board voted to rezone 5.76± acres located at 7 Solar Circle, Newnan (Parcel # 097-5077-002) from *M (industrial)* to *O-I (Office Institutional)* as requested in Petition # REZ 25-03 filed by Odyssey Charter School, subject to the following conditions:

1. The applicant shall implement and utilize an additional existing driveway off of Amlajack Boulevard that serves the subject property for drop-off and pick-up for portions of the student population.
2. At no point in advance of or during any drop-off or pick-up operation shall vehicles queue up and block traffic along St. John's Circle or Amlajack Boulevard because of inadequate storage capacity within the school property. The applicant shall monitor traffic storage and queuing into the County roadways and, should queuing be observed, the applicant shall implement measures to remedy the situation. Such remedies shall include, but not be limited to, staggering school start and end times for the different grades and/or constructing additional lanes within the school property to allow for increased vehicle storage within the property to prevent waiting traffic from spilling out onto County roadways.
3. The development shall comply with all applicable provisions of the *Coweta County Code of Ordinances* unless a variance is granted through the normal review process.

RESULT: Passed (UNANIMOUS)

MOVER: Bob Blackburn

SECONDER: Alphonso Smith

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

4. Public Hearing Regarding Proposed Amendments to Appendix A. Zoning and Development, Article 18. LM Light Industrial District and Article 19. Industrial District of the Coweta County Code of Ordinances Associated with Data Centers

Administrator Fouts explained that staff has prepared proposed amendments to the *Coweta County Code of Ordinances, Appendix A. Zoning and Development, Article 18. Light Industrial, Section 182- Conditional Uses*, and *Article 19. Industrial, Section 191-Permitted Uses* associated with data centers. Over the last few years, the County has received numerous inquiries or interest in speculative data center development throughout the county. Most of those did not materialize for various reasons, but in February of this year, there was an application for rezoning, formerly known now as Project Peach, that was filed to seek an expansion of an existing industrial area. In April, the zoning petition was approved by the Board, subject to several zoning conditions. After considering the continued interest that County staff and the Commissioners had received, as well as information received during the Project Peach hearing, the Board adopted a moratorium regarding data centers for future land use amendments, zoning, Public Hearings and other similar uses, in order to give staff time to take a look at this specific land use and develop an ordinance for the Board's consideration. He explained that tonight's Public Hearing is not regarding Project Sail (a proposed data center development in District 2) but is specific to the proposed ordinance. A public hearing regarding Project Sail will be held at a future date. He pointed out that staff attempted to take a look with an objective view, trying to be sure that they were not looking at a particular project, and there are a few projects in the queue that have been mentioned throughout the past few months. Staff has had the challenging job of looking at the entire 441± miles in the county, so the draft ordinance was developed with that in mind, and looking at the existing regulations in the *Zoning and Development Ordinance*.

Assistant Community Development Director Ben Sewell explained that the proposed amendments govern uses for the purpose of regulating data centers in *LM (Light Industrial)* and *M (Industrial)* zoning districts, explaining that the definition of a data center is the same in both zoning districts, and has higher design standard requirements. Those higher design standards include building design, buffers, fencing, noise, lighting, parking, construction traffic, long-term waste management, visual impact of equipment, utilities, and substation placement requirements. Generally, the *M (Industrial)* zoning district allows for heavier and more intense industrial activity than allowed in *LM (Light Industrial)* zoning districts and provides the broadest range of industrial operations permitted in the county. It is the location of those industries which have not reached a technical stage that renders them free of all nuisances. For that reason, staff are proposing that data centers be allowed by right as a permitted use in *M (Industrial)* zoning districts provided that they are located within an Employment Center or Interstate Gateway Character Area. In *LM (Light Industrial)* zoning districts, staff recommends that data centers be granted approval as a conditional use, provided they are within or adjacent to Employment Centers or Interstate Gateway Areas. The conditional use will not

be allowed by right and may be granted by the Board through a Conditional Use Permit (CUP). CUPs are generally granted with conditions that are required to be implemented to develop the specific property, stay with the property, and may not be deleted or omitted except by decision of the Board through due process. In addition, staff recommends that developers be required to host two (2) community informational meetings to give citizens an opportunity to understand the impacts prior to a Public Hearing being conducted. The community meetings must be held at least fourteen (14) days apart, and conducted within the county between 5:00 p.m. and 8:00 p.m. Notice of the community meetings must be mailed to all property owners within 1,500 feet of the property lines and a representative with a decision-making authority must attend. Signage must be posted by the applicant on the subject property at least fourteen (14) days in advance of each community meeting and located along an arterial street or other high-visibility location. Also, for data centers in *LM (Light Industrial)* zoning districts, an environmental site analysis must be provided that includes geotechnical information, wetlands, floodplains, streams and buffers, the presence of steep slopes exceeding 25%, the type of vegetation, wildlife information, and archaeological/historical information. The last additional requirement is that no onsite power (primary) generation shall be permitted. Backup generators would be allowed in the event of an outage. In closing, Mr. Sewell presented a map of character areas where data centers would be supported and explained that the County contracted with Arpeggio, an acoustics consultant, to review staff's proposals and will present a brief addendum to the noise sections of the proposed amendment.

Mr. Jesse J. Enhert, acoustic consultant with Arpeggio, explained there are some suggested modifications to the proposed ordinance, including the use of relative limits rather than absolute limits. The proposed ordinance calls for an absolute limit of 55 dBA and 65 dBA. Given the fact that the county is 441± square miles and comprises very rural areas, as well as more urban and suburban areas, he recommends that noise limits be tied to ambient levels that exist prior to a data center being constructed. In addition, a noise survey should be required prior to the approval of the project to establish what the sound levels are at the potential affected adjacencies and then to base the proposed data center's sound level limits on those pre-existing conditions.

Administrator Fouts explained that Mr. Enhert's recommendations are included in the consolidated comments provided to the Board under the first amendment in the paragraph regarding noise.

In response to a question from Commissioner Reidelbach, Mr. Enhert explained that two people having a normal conversation approximately three (3) feet apart produce a sound level of about 65 dBA. In this room without conversations, the sound level would be about 35 dBA.

The following citizens spoke in support of the proposed ordinance, citing the time and energy staff has spent to draft the ordinance, requesting that comments from industry

participants be incorporated into the proposed ordinance, noting that the proposed ordinance would limit the Board's legislative discretion in rezoning sites based on which character area a property is located in, requesting a definition of what adjacent to a character area means, requesting that sites adjacent to properties already zoned for data centers remain approved for a data center, requesting guideposts including electrical transmission lines adjacent to or in proximity and interstate frontage, expressing appreciation to the Commissioners for listening to the community and to all the facts including professional and scientific research, examples from other counties regarding data centers, constructing a well-balanced ordinance to maintain public health and safety, protecting the community's welfare and quality of life, defining how land can be used and developed, specifying how revenue is generated and dispersed, noting that the current ordinance as drafted fails to achieve that balance and favors data center developers and provides no burden or consequences on developers or operators from violating the ordinance, citing unanticipated problems data centers bring to communities including noise from heavy equipment, traffic and impacts to the environment during construction, limiting hours and days of construction, the need for data centers to be located in heavy industrial zoned districts not light industrial zoned districts, addressing type of lighting fixtures and height, color of light, security and privacy, limiting streaming video and audio near residential properties, requiring most water efficient cooling systems and energy efficient technology, expressing concerns regarding groundwater, surface water and municipal and private water supplies, requiring groundwater protection plans including double walled tanks, the need for secondary containment and regular inspection logs, the need for a well monitoring program, surface water monitoring, quarterly water testing, pollution and erosion control enforcement, the need for third-party inspections of erosion, sedimentation and waste practices, strengthening of the waste management plan including hazardous materials control, environmental bonding, permanent noise monitoring system, adding penalties for violations, the need for language regarding generators and generating capacity, maintaining rural character and promoting sensible growth, and the need to create a committee or commission composed of citizens, developers, water and power utilities, environmental professionals, County staff and other experts to develop a factual report:

- Mr. Steven Jones, representing Real Estate Partners and Brent Holdings
- Ms. Laura Beth, District 2
- Mr. Nick Sabadosh, District 2
- Ms. Connie Lytten, District 2
- Mr. Chris Soltis, District 3
- Mr. Neal Wolfe, Thomaston Street, Newnan
- Mr. Steve Swope, Old Carrollton Road, Newnan

Motion to: Add Time for Additional Comments

The Board voted to add time for additional comments to be heard.

RESULT: (UNANIMOUS)

MOVER: John Reidelbach

SECONDER: Alphonso Smith

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

- Mr. Bradd Hout, CyrusOne, expressed support for the proposed ordinance and suggested changing generator testing hours and limits, giving operational flexibility to conduct routine testing, broadening available testing hours, tying the parking ratio to the office component of employees and visitors, and broadening language regarding the adequate capacity of existing service lines.

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

The following citizens spoke in opposition to the proposed ordinance, citing unknown tax revenue and abatement, the creation of a limited number of permanent jobs, strain on infrastructure and utilities, the need to take more time for comprehensive planning of the ordinance, allowing data centers in industrial zoned areas only, viewshed of storage areas, impacts on water supply and utilities, electrical fire hazards, increasing greenhouse gases, global warming, and poor air quality:

- Mr. Rob Cole, District 3
- Ms. Mary Provost, District 1
- Ms. Alyson Stober, Lowell Road, Carrollton

In response to a question from Commissioner Reidelbach, Administrator Fouts explained that there is a Work Session scheduled on July 22, 2025 at 9:00 a.m.

Motion to: Continue the Public Hearing

The Board voted to continue the Public Hearing regarding proposed amendments to the *Coweta County Code of Ordinances, Appendix A. Zoning and Development, Article 18. Light Industrial, Section 182 - Conditional Uses*, and *Article 19. Industrial, Section 191-Permitted Uses* associated with data centers until August 19, 2025, at 6:00 p.m.

RESULT: (UNANIMOUS)

MOVER: John Reidelbach

SECONDER: Jeff Fisher

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

5. Public Hearing Regarding the Proposed Fiscal Year 2026 Budget

Administrator Fouts explained that the purpose of this Public Hearing is part of the annual process for consideration of the budget. He expressed appreciation to department directors and elected officials for working diligently to submit their budget requests. He acknowledged the many hours the budget team, led by Assistant Finance Director Amy Henson and the Finance Department, have spent preparing the proposed budget. He highlighted several changes to the process this year, including moving the timeline forward by a few months. He highlighted House Bill 581 (floating homestead) and House Bill 92, explaining that both bills brought about some changes to the notice of assessment. The communications team put together information to try to educate the public because those documents are promulgated by the State and the County does not have a choice whether to use those forms. Regarding the floating homestead, he explained that there is an opportunity for a new sales tax called the Floating Local Option Sales Tax (FLOST). The Board will be taking up that matter at the Commission meeting on August 5, 2025, for consideration of a referendum this November. Historically, the millage rate consideration was presented to the Board for consideration, followed by consideration of the annual budget. This year, staff are bringing the budget information earlier in the year so that the Board can make a more informed decision regarding the millage rate. Tonight is a Public Hearing regarding the budget and staff requests that the Board consider approving the budget on August 5, 2025, followed by Public Hearing(s) regarding the millage rate.

Administrator Fouts highlighted the annual budget and millage rate timeline and explained that the budget process begins in April and culminates in August. He further explained that a Work Session was held in June with the Board to discuss the budget. The budget is being presented tonight, and will be presented again for approval at the Commission meeting on August 5, 2025. He noted that the tax digest was received last week from the Tax Commissioner and staff is working to prepare estimates for the millage rate. Once that is complete, Public Hearings will be held and both the millage rate and budget will be approved by the Board by the end of August. He briefly reviewed the 2024 millage rates, including the tax district rates of 4.688 mills for the County M&O, 2.9 mills for the Fire District, and 0.195 mills for the Fire Bond.

Administrator Fouts briefly highlighted the following FY 2026 budget overview:

Service Delivery:

Maintain the majority of service levels, programs, and operations

Restore part-time hours for the Tag and Tax Office

Restore professional development/training

Transition to Special Service Districts for 911, EMS, and Parks and Recreation

Capital Improvements:

Fund necessary capital projects/improvements

Human Resources:

Fund merit raises
Support additional personnel

Administrator Fouts compared the approved Fiscal Year 2025 General Fund revenues to those proposed for Fiscal Year 2026, highlighting a total estimated increase of \$3,458,223 (3.1%), explaining that the largest source of revenue for the county is property tax, followed by sales tax. In FY25, it will require about \$47 million and, as proposed, in FY26, the county would need approximately \$49.5 million to balance the proposed budget. He pointed out that in FY 2025, the Board approved a budget that included the use of over \$4 million in Fund Balance across multiple funds, including \$1.8 million from the General Fund to balance the budget. There is an opportunity for the Board to approve a resolution to add a 1% sales tax beginning next year and, if the FLOST referendum is approved, the additional 1% sales tax would generate roughly another \$25 million of revenue and would allow the Board to reduce property taxes.

He highlighted changes related to the new Special Service Districts, noting that these services were previously funded by user fees and the General M&O millage rate. They will now have separate millage rates and no longer be included in the General M&O millage rate. He also provided a breakdown of the proposed FY 2026 operating budget by function, including General Government, Judicial, Public Safety, Public Works, Public Health & Welfare, Recreation & Culture and Housing & Development. He noted that the total FY 2026 General Fund expenditures are estimated to increase by \$1.6 million or 1.4% over FY 2025, highlighting the specific departments and their proposed budgets, personnel requests and new operating expenses. He summarized the proposed capital expenditures requests by function for 2026 with a total of \$8.9 million in requests and that staff supports approximately \$3 million of those requests. He reviewed personnel requests under each function by department and their Full-Time Equivalency (FTE) which includes a combination of both part-time and full-time positions, and of the 59 FTE requests submitted, staff supports 32 of those FTE requests. Administrator Fouts pointed out that the 2026 health insurance renewal information has not been received and the proposed budget before the Board assumes a flat renewal. Staff expects to obtain proposals as early as next Monday. Once that information is received, there may be some proposed amendments to both the plan design and the actual budget to accommodate those changes.

He explained that this year, the Board will add levies for Countywide 911 service, Countywide EMS, and Countywide Parks & Recreation. The General Maintenance & Operations (M&O), the Fire District and Fire Bond District, plus the new Special Service Districts will bring the total 2025 property taxes to \$82.3 million for the proposed budget from \$70 million in FY25. Keeping in mind that the Board utilized approximately \$4.75 million of Fund Balance to balance the budget in 2025.

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

Ms. Amy Godfrey, Solicitor General of Coweta County, requested that the Board increase salaries for prosecutors. She explained that her office has been understaffed for 19 months. Since she took over, a third judge and a third courtroom have been added. The Solicitor's office prosecutes misdemeanors and has a very high volume of cases, with over 4,000 active cases open. That number does not include minor traffic tickets that are payable offenses. In 2024, they were in court 157 days, and so far in 2025, they have 214 days of court scheduled, and sometimes they have overlapping courts. They have six (6) attorneys, but need at least eight (8). The calendars they have to cover take away time needed to prep cases and do all the necessary work required outside the courtroom. The State Court won an award for efficiency in 2023, and they pride themselves on being efficient and ensuring justice is handed out swiftly. They do this for both victims of crimes and for the dependents who do not want criminal charges hanging over their heads indefinitely. Several interviews have been conducted for the attorney positions, but offers were rejected because the compensation is inadequate. She expressed appreciation for supporting the addition of an investigator, explained that there is more need for a third victim advocate because of the third courtroom, and requested the addition of a victim advocate position instead. The two (2) victim advocates they have are working 55–60 hours a week, on weekends and holidays, are hourly employees, and are receiving comp time. However, because of the number of court dates, they are unable to use their comp time. She will still need a third investigator, and will request that again next year.

In response to a question from Chairman McKenzie, Ms. Godfrey explained that she has not proposed a salary range for an attorney, but has discussed the possibility of having a study to determine what is being offered in other jurisdictions. The problem is statewide other than in metro Atlanta.

In response to questions from Commissioner Reidelbach, Administrator Fouts explained that the last time a complete study was conducted was in 2016, and he would request to perform a study of pay for all departments/positions. This Board has been supportive of changing the pay scale several times since staff implemented the current system, including cost of living and merit increases last year.

Mr. Joe Stone, Senior Assistant Solicitor, Solicitor's Office, explained that in the five years he has been in Coweta, the Solicitor's Office has lost at least four (4) Assistant Solicitors to the District Attorney's (DA's) Office. Generally, young attorneys are hired, get trial experience, then move on to the DA's office. There are 44 offices in the state of Georgia that are hiring attorneys, and 21 of those offices are in direct competition with Coweta County. Presently, his office is two (2) attorneys short. He asked if the County would study salaries in these counties that both the DA's office and the Solicitor's office are in competition with.

Chairman McKenzie called for comments in opposition to the proposed budget. There

were none.

Motion to: Close the Public Hearing

The Board voted to Close the Public Hearing.

RESULT: Passed (UNANIMOUS)

MOVER: John Reidelbach

SECONDER: Bob Blackburn

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

6. Recommend Approval of Petition # VAR 25-10 Filed by Barbara Spivey Requesting a Rear Yard Setback Variance for Property Located at 135 Green Leaf Pass, Sharpsburg - District 1

Zoning Manager Lisa Eschman presented Petition # VAR 25-10 filed by Barbara Spivey requesting a rear yard setback variance for property located at 135 Green Leaf Pass, Sharpsburg (Parcel # 122-6068-012) along with a recommendation of approval from the Board of Zoning Appeals. She explained that the subject property is zoned *RRCC* (*Residential Retirement Community & Care*) district and the applicant is requesting a 13-foot rear yard setback reduction (from 40-feet to 27-feet) for construction of a roof over an existing patio. In closing, she highlighted the factors considered by staff during the application process and presented two (2) conditions for consideration by the Board should they choose to grant the variance request.

Motion to: Grant

The Board voted to grant a 13-foot rear yard setback reduction (from 40-feet to 27-feet)

for property located at 135 Green Leaf Pass, Sharpsburg (Parcel # 122-6068-012) as requested in Petition # VAR 25-10 filed by Barbara Spivey, subject to the following conditions:

1. The roof covering the existing patio shall not extend beyond 27-feet from the rear property line.
2. The applicant shall obtain all the required building permits and inspections from the Community Development Permits and Inspections Division.

RESULT: Passed (UNANIMOUS)

MOVER: John Reidelbach

SECONDER: Bob Blackburn

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

7. Recommend Approval of Petition # VAR 25-08 Filed by Coweta Pine Road Ventures, LLC Requesting a Buffer Variance for Property Located off Pine Road, Newnan - District 2

Zoning Manager Eschman explained that agenda items # 7, # 8, and # 9 are all associated with variance requests for the same parcel located off Pine Road, Newnan (Parcel # 076A-047). Each agenda item is related to a separate variance request, and she will present them separately to the Board for consideration.

Ms. Eschman presented Petition # VAR 25-08 filed by Coweta Pine Road Ventures, LLC requesting a buffer variance along the adjacent CSX Railroad for property located off Pine Road, Newnan (Parcel # 076A-047) along with a recommendation of approval from the Board of Zoning Appeals. She explained that the subject property consists of 12± acres, is located along Pine Road within the US Hwy. 29 South *Quality Development Corridor District (QDCD)*, and is zoned *M (Industrial)*. The applicant acquired the property in 2021, and in 2023, the company proposed an unmanned trailer storage facility with 288 truck parking spaces, but the facility was never constructed. The applicant is now proposing to develop the site for a lumber and building materials retail store, warehouse and lumberyard. The proposal includes a 7,000 square-foot office/retail building, a 16,000 square-foot warehouse facility, and a lumberyard featuring nine (9) open storage areas and three (3) enclosed sheds. She further explained that the subject property is a triangular-shaped parcel located between Pine Road and the CSX Railroad. The railroad borders the property to the west and is zoned *RC (Rural Conservation)*. In accordance with the *Coweta County Zoning and Development Ordinance*, a 100-foot buffer is required where industrial uses abut *RC (Rural Conservation)* zoned property. The applicant notes that the narrow shape of the property combined with the required 100-foot buffer significantly limits the site's usability for the proposed business. Therefore, the applicant is requesting a 75-foot buffer reduction (from 100-feet to 25-feet) along the western property line against the CSX Railroad. 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 variance request.

Motion to: Grant

The Board voted grant a 75-foot buffer reduction (from 100-feet to 25-feet) along the western property line (against the CSX Railroad) of property located off Pine Road, Newnan (Parcel # 076A-047) as requested in Petition # VAR 25-08 filed by Coweta Pine Road Ventures, LLC, subject to the following condition:

1. A 25-foot undisturbed buffer shall be maintained along the western property line against the CSX Railroad. Additional plantings meeting the requirements of Article 25 may be required at the discretion of the Community Development Department to ensure an acceptable level of adequate screening. A buffer plan shall be submitted and approved by the Community Development Department prior to installation.

RESULT: Passed (UNANIMOUS)

MOVER: Bill McKenzie

SECONDER: John Reidelbach

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

8. **Recommend Approval of Petition # VAR 25-11 Filed by Coweta Pine Road Ventures, LLC Requesting a Paving Standards Variance for Property Located off Pine Road, Newnan - District 2**

Zoning Manager Eschman presented Petition # VAR 25-11 filed by Coweta Pine Road Ventures, LLC requesting a paving standards variance for property located off Pine Road, Newnan (Parcel # 076A-047) along with a recommendation of approval from the Board of Zoning Appeals. She explained that the open storage areas are proposed within the 100-foot public right-of-way (ROW) along Pine Road. A portion of the site located outside the truck lanes is planned to be surfaced with asphalt millings in lieu of heavy-duty asphalt. The access driveway widths appear to exceed the 30-foot standard, and the required 20-foot vegetative buffer around the perimeter of the open storage areas is not provided. The applicant is requesting the following:

- Utilize asphalt millings in lieu of gravel, heavy-duty asphalt outside of truck lanes.
- Locate open storage areas within 100-feet of the public right-of-way along Pine Road.
- Access drive widths to exceed the required 30-feet.
- Plant a 20-foot vegetative buffer along the eastern property line against Pine Road. In addition to the 20-foot vegetative buffer, the applicant proposes a 6-foot decorative fence to screen the asphalt milling storage lot.

In closing, Ms. Eschman highlighted the factors considered by staff during the application

process and presented six (6) conditions for consideration by the Board should they choose to grant the variance request.

In response to a question from Commissioner Reidelbach, Public Works Administrator Tod Handley explained that in the past, storage areas like this request use of crushed stone or graded aggregate base (gab) stone. The concern with gab stone is typically dust. At this site, if there is a lot of traffic, there is a potential for dust to blow into adjoining properties including the Coweta County Fairgrounds. With asphalt millings, there typically aren't any dust issues, and if the millings are of good quality, sometimes they will heat up and compact themselves. He does not have any objection to the use of asphalt millings for this project.

Motion to: Grant

The Board voted to grant a paving standards variance for property located off Pine Road, Newnan (Parcel # 076A-047) as requested in Petition # VAR 25-11 filed by Coweta Pine Ventures, LLC, subject to the following conditions:

1. The proposed area to be covered with asphalt millings shall be considered as paved (CN = 98) in their hydro study.
2. The asphalt millings shall only be utilized in areas outside of the truck lanes, as depicted on the site plan dated December 19, 2024, prepared by Atwell Group and submitted with the variance application (Petition # VAR 25-11).
3. The developer shall coordinate with Development Review staff to substitute the standard *Quality Development Corridor District (QDCD)* street plantings with buffer plantings to adequately screen the asphalt millings storage lot from view along Pine Road. Additional evergreen plantings shall be required along the northwest side of the asphalt millings storage area.
4. As proffered by the applicant, a 6-foot decorative fence shall be installed to adequately screen the asphalt millings storage lot, as depicted on the site plan dated December 19, 2024, prepared by Atwell Group and submitted with variance application (Petition # VAR 25-11). 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.
5. The access drive widths shall be constructed as depicted on the site plan dated December 19, 2024, prepared by Atwell Group and submitted with the variance application (Petition # VAR 25-11).
6. The decorative fence shall not be constructed of wood.

RESULT: Passed (UNANIMOUS)

MOVER: Bill McKenzie

SECONDER: Alphonso Smith

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

9. **Recommend Approval of Petition # VAR 25-12 Filed by Coweta Pine Road Ventures, LLC Requesting an Outdoor Storage and Display Area Variance for an Outdoor Storage for Property Located off Pine Road, Newnan - District 2**

Zoning Manager Eschman presented Petition # VAR 25-12 filed by Coweta Pine Road Ventures, LLC requesting an outdoor storage and display area variance for property located off Pine Road, Newnan (Parcel # 076A-047) along with a recommendation of approval from the Board of Zoning Appeals. She explained that according to *Article 26, Section 26 (5)(a)* of the *Coweta County Zoning and Development Ordinance*, open storage areas are not permitted outside a fully enclosed building unless fully screened from the street and adjoining properties by a fence or wall at least six (6) feet in height above finished grade. The subject site lies within the US Hwy 29 S Quality Development Corridor. Therefore, the applicant is requesting a variance to allow the proposed open storage areas along Pine Road to be partially screened with landscape plantings in lieu of the required fence or wall. She further explained that the subject property is not visible from US Highway 29 because it is screened by existing buildings fronting the corridor. In closing, she highlighted the factors considered by staff during the application process and presented three (3) conditions for consideration by the Board should they choose to grant the variance request.

Motion to: Grant

The Board voted to grant an outdoor storage and display area variance for property located off Pine Road, Newnan (Parcel # 076A-047) as requested in Petition # VAR 25-12 filed by Coweta Pine Road Ventures, LLC, subject to the following conditions:

1. The developer shall coordinate with Development Review staff to substitute the standard *Quality Development Corridor District (QDCD)* street plantings with buffer plantings to adequately screen the open storage display areas from view along Pine Road. Additional evergreen plantings shall be required along the northwest side of the asphalt millings area.
2. As proffered by the applicant, a six (6) feet decorative fence shall be installed to provide partial screening of the open storage display areas along Pine Road, as shown on the site plan dated December 19, 2024, prepared by Atwell Group and submitted with Variance Application (Petition # VAR 25-12). The fence shall be maintained in good condition and replaced by the property owner if damaged or as deemed necessary by the County.
3. The decorative fence shall not be constructed of wood.

RESULT: Passed (UNANIMOUS)

MOVER: Bill McKenzie

SECONDER: Alphonso Smith

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

10. Recommend Approval of Petition # VAR 25-03 Filed by Odyssey Charter School Requesting an Exterior Building Materials Variance for Property Located at 7 Solar Circle, Newnan - District 3

Zoning Associate Blackwell presented Petition # VAR 25-03 filed by Odyssey Charter School requesting an exterior building material variance for property located at 7 Solar Circle, Newnan (Parcel # 097-5077-002) along with a recommendation of approval from the Board of Zoning Appeals. She explained that the subject property consists of 5.76± acres, is located in the Shenandoah Industrial Park, contains an existing building composed primarily of metal with accents of stone and glass, and was zoned *O-I (Office Institutional)* earlier in tonight's meeting to accommodate an expansion of the school campus. She noted that the *O-I (Office Institutional)* zoning district requires that exterior building materials consist of hard-burned clay, stone or concrete masonry, with metal permitted only as trim. Because the existing building is located on property that was previously zoned *M (Industrial)*, it was constructed under those zoning district standards, which are less stringent than those required in the *O-I (Office Institutional)*, and the applicant is requesting a variance associated with the exterior building materials. 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 variance request.

Motion to: Grant

The Board voted to grant an exterior building materials variance for property located at 7 Solar Circle, Newnan (Parcel # 097-5077-002) as requested in Petition # VAR 25-03 filed by Odyssey Charter School, subject to the following condition:

1. Any new construction must meet *O-I (Office Institutional)* standards of the *Coweta County Zoning and Development Ordinance*.

RESULT: Passed (UNANIMOUS)

MOVER: Bob Blackburn

SECONDER: John Reidelbach

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

11. Recommend Approval of Petition # VAR 25-13 Filed by Blackhawk Lakes, LLC Requesting a Breezeway Variance for Property Located off Blalock Lakes Drive, Newnan - District 2

Zoning Associate Blackwell presented Petition # VAR 25-13 filed by Blackhawk Lakes, LLC requesting a breezeway variance for property located off Blalock Lakes Drive, Newnan (Parcel # 040-3044-001) along with a recommendation of approval from the Board of Zoning Appeals. She explained that the subject property consists of 1,204.98± acres, cannot be seen from the roadway, and is zoned *RC (Rural Conservation)*. The applicant is

requesting a variance to allow a covered, open breezeway with a total length of 31-feet, which exceeds the maximum allowable length of 20-feet. The proposed breezeway will connect a principal residence and an additional structure with a foundation separation of 31-feet. 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 variance request.

Motion to: Grant

The Board voted to grant an 11-feet breezeway variance (from 20-feet to 31-feet) for property located off Blalock Lakes Drive, Newnan (Parcel # 040-3044-001) as requested in Petition # VAR 25-13 filed by Blackhawk Lakes, LLC, subject to the following condition:

1. The breezeway shall not exceed 31-feet.

RESULT: Passed (UNANIMOUS)

MOVER: Bill McKenzie

SECONDER: Bob Blackburn

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

12. Request Acceptance of Roadways and Deed of Open Space Restriction Associated with Poplar Preserve Subdivision, Phase 3A - District 5

Community Development Director Jon Amason explained that Forestar (USA) Real Estate Group, Inc. has submitted a Deed of Open Space Restriction reflecting a total of 37.86± acres listed on the final plat of Poplar Preserve Subdivision, Phase 3A, listed as the following:

- Pocket Park 10 (0.24± acres)
- Pocket Park 20 (0.12± acres)
- P3 Stream Buffer (20.02± acres)
- P4 Wetland/Floodplain (2.05± acres)
- P5 Wetland/Floodplain (6.73± acres)
- P6 Wetland/Floodplain (3.67± acres)
- 12 Walking Trails/Open Space Area (1.46± acres)
- 13 Walking Trails/Open Space Area (2.94± acres)
- 14 Walking Trails/Open Space Area (0.63± acres)

Mr. Amason also noted that the grading, storm drainage, curb and gutter, and street base have been completed for White Spruce Way (1,779 LF) and Boxelder Court (694 LF) in accordance with Coweta County regulations. In addition, the developer has posted a maintenance bond in the amount of \$42,210 to cover any defects in materials or workmanship that may occur within three (3) years of acceptance. In closing, he explained

that the County Attorney reviewed and approved the legal documents prior to submission to the Board for consideration.

Motion to: Execute

The Board voted to execute a Deed of Open Space Restriction associated with 37.86± acres located in Poplar Preserve Subdivision, Phase 3A, to accept White Spruce Way (1,779 LF), Boxelder Court (694 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: Alphonso Smith

SECONDER: Jeff Fisher

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

Unfinished Business

13. Request Appointments to Various Boards/Authorities

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

New Business

Bids and Contracts

14. Request Approval to Submit an Intent to Award Contract Letter to the Georgia Department of Transportation Associated with Construction of Phase 1 of the Madras Connector (RB13.9) - District 3

Public Works Administrator Handley explained that bids were solicited for the construction of Phase 1 of the Madras Connector project, which will begin at US 29 south of the Herring Road intersection and construct a new location roadway by extending the road in front of Fire Station # 6 from its existing terminus further to the east, crossing CSX Railroad and Herring Road by the bridge. The project includes the construction of a roundabout at the intersection of the Madras Connector with US 29. Bids were received from twelve (12) contractors, with F.S. Scarbrough, LLC submitting the lowest and best bid of \$15,391,367.24. The County will be responsible for \$4,632,669.24 of the construction costs with federal and state funding in the amount of \$10,758,669. The most recent detailed cost estimate for the construction of this project from August 2024 was

\$14,189,761.03. Since this project has state and federal funding, the next step in the contract process is to submit the bid package to the Georgia Department of Transportation (GDOT) for review with an "Intent to Award" letter from the Board. GDOT will review the bids that were received and, upon approval, will issue a formal Notice to Proceed to the County that will allow the County to formally approve a contract with the low bidder.

Motion to: Execute

The Board voted to execute an "Intent to Award" contract letter for submission to the Georgia Department of Transportation (GDOT) associated with construction of Phase 1 of the Madras Connector (RB13.9).

RESULT: Passed (UNANIMOUS)

MOVER: Bob Blackburn

SECONDER: Alphonso Smith

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

15. Request Approval/Execution of a Contract with Tyler Technologies, Inc. Associated with a Computer Aided Dispatch System, a Law Records Management System, and a Jail Management System

Administrator Fouts explained that the Board voted to enter into an agreement with Mission Critical Partners (MCP) a few years ago to assist the County with a national search for a replacement for a new product for computer-aided dispatch, jail management system and a record management system. These programs are used extensively by many of the County's public service agencies. Present tonight are both Assistant Directors for EMA/911, Mr. Nic Burgess and Ms. Arlene Whisenhunt, as well as representatives from MCP and Tyler Technologies. He expressed appreciation to staff and a number of agencies that were involved in the process. Once the contract is executed, there will still be a lot of work to be done, including the partners in the county, i.e. law enforcement, fire department, and other agencies.

Assistant EMA/911 Director Burgess explained that the contract will provide the necessary updates for the computer-aided dispatch (CAD), record management system (RMS), and jail management systems (JMS) used across the county for a variety of public safety functions. The current system that we have in place was purchased in 2005 by the Sheriff's Office and later came online at 911 in 2009. It has been more than 16 years and several components are either at end of life, or non-supported. In addition, current technologies and sought-after capabilities are not compatible with these outdated systems and equipment. A Request for Proposals (RFP) process was developed with the assistance of Mr. Jim Pottinger of MCP, who is present to provide an overview of the RFP process and selection of Tyler Technologies.

Mr. Jim Potteiger, MCP, described the two-year process of selecting a new vendor for

CAD, RMS, and JMS systems. The process began with developing an RFP to select the best vendor for all those products. He conducted onsite focus groups and stakeholder interviews with multiple teams, remote sessions, and data-gathering worksheets. They interacted with stakeholders and subject-matter experts from both the 911 dispatch center and law enforcement, including the Sheriff's Office, Newnan, Senoia, and Grantville police departments, fire department stakeholders, management and jail leadership, and county IT staff. The goal was to develop a great request for proposal or an RFP that handled all the functional and technical requirements the County would need for those applications. The RFP was published in 2024 and distributed to multiple vendors. A review committee was established consisting of those early stakeholders. Response documents and electronic evaluation sheets were shared with each evaluator. Ultimately, there were six compliant vendors who were evaluated by their written responses and technical specifications. Scores were broken into those two categories and the evaluation team decided to bring three vendors to conduct a case demonstration. Each vendor provided a three-day demonstration, one day on each software program. The team selected Tyler Technologies as the preferred vendor and a final and best possible price was acquired.

Administrator Fouts explained that Mr. Potteiger and the team from MCP have done an outstanding job. Staff appreciates their service, and that they will continue to assist the county until the programs go live and are operating.

Motion to: Execute

The Board voted to execute a contract with Tyler Technologies, Inc. to provide a Computer Aided Dispatch (CAD) System, a Law Records Management System (RMS), and a Jail Management System (JMS) to be utilized by Coweta County public safety.

RESULT: Passed (UNANIMOUS)

MOVER: Bob Blackburn

SECONDER: Jeff Fisher

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

16. Request Approval/Execution of an Agreement with Three Rivers Regional Commission Area Agency on Aging Associated with the Senior Meals Program

Assistant Administrator Mickle explained that staff is in receipt of a contract with the Three Rivers Regional Commission Area Agency on Aging for the State's Fiscal Year 2026 to continue to provide a senior meals program at the Tommy Thompson Senior Center. As part of the program, lunch is provided for eligible seniors five (5) days a week, as well as some home-delivery. The program is funded by federal, state, and local dollars. In Fiscal Year 2026, the federal share is \$163,777, the state share is \$18,472, and the required local match is \$14,424.

Motion to: Execute

The Board voted to execute the state Fiscal Year 2026 agreement with the Three Rivers Regional Commission Area Agency on Aging to continue to provide a senior meals program and receive federal and state funding toward the cost of the program.

RESULT: Passed (UNANIMOUS)

MOVER: Bob Blackburn

SECONDER: John Reidelbach

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

17. Request Approval/Execution of a Pricing Agreement with ADP Associated with Human Resources Systems and Tools Utilized by the County

Assistant Administrator Mickle explained that the County utilizes ADP for human resources systems and tools related to payroll processing, payroll record keeping, tax and compliance reporting, recruiting, Affordable Care Act compliance management, employee record cloud storage, and has recently added a component to track position control, vacancy data and budgeting assistance. In addition to these vital functions, staff have also requested support in the Fiscal Year 2026 budget for the addition of the ADP Time and Attendance module appropriate for government and public safety entities. The County's costs for most of these modules have continued to increase annually by 4-10%. She further explained that staff are in receipt of an agreement with ADP that will keep rates for certain services, including Payroll and Human Capital Management, much more reasonable over the next five (5) years, with the highest increase being 2% and a 0% increase for two (2) years. Affordable Care Act compliance management and position control services are not included in this Price Agreement. This 5-year agreement also contains an opt-out clause with a 3-month payout. This agreement will allow the County to remain with a top provider while keeping cost increases much more reasonable for the next five (5) years.

In response to a question from Chairman McKenzie, Assistant Administrator Mickle explained that the contract is not a five-year lock, but it outlines the increase for the next five years and two of those years are for 0% increase, one year for a 1% increase, and one year there is a 2% increase.

Motion to: Execute

The Board voted to execute a Pricing Agreement with ADP associated with human resources systems and tools utilized by the County.

RESULT: Passed (UNANIMOUS)

MOVER: John Reidelbach

SECONDER: Bob Blackburn

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

18. Request Approval to Terminate an Agreement with Amy N. Hayes Attorney at Law, LLC Associated with State Court Public Defender Services

Motion to: Terminate

The Board voted to terminate an agreement with Amy N. Hayes Attorney at Law, LLC effective on September 30, 2025, and to direct staff to solicit a contract with another attorney to begin providing Public Defender services for Coweta County State Court beginning on or around October 1, 2025.

RESULT: Passed (UNANIMOUS)

MOVER: Bob Blackburn

SECONDER: Jeff Fisher

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

19. Bid Award Associated with Enforcement of Ordinance Regulating Rank Plant Growth and Trash Accumulation for Property Located at 38 Camellia Drive, Newnan - District 5

Motion to: Approve

The Board voted to retain TWR Lawn Services, Inc. to perform cleanup of property located at 38 Camellia Drive, Newnan (Parcel # 087A-063A) at a total cost of \$395.00 and to place a lien on said property, should it become necessary, to recoup associated costs for said services.

RESULT: Passed (UNANIMOUS)

MOVER: Alphonso Smith

SECONDER: Bob Blackburn

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

Additional Action Items

Supplemental and Non-Agenda Items

20. Request Approval to Utilize County Roads for Oversized and Overweight Haul

Administrator Fouts explained that Mr. Jeff Butterworth from Georgia Power and the company performing the hauling are present tonight should the Board have any questions.

Public Works Administrator Handley explained that staff received a request from transport company, Edwards Moving & Rigging, to haul an oversized gas turbine and generator from Palmetto to Plant Yates. The bridge over Wahoo Creek is weight-restricted and cannot handle the weight of the loads. The company is requesting to utilize a route from US 29 to SR 16 via Edgeworth Road (20-foot total width), Frank Cook Road (22-foot total width), Happy Valley Circle (20-foot and 22-foot total width), Buddy West Road (22-foot total width), and Macedonia Road (22-foot total width), to SR 16 on the Plant Yates side of the

Wahoo Creek bridge. The County does not have a permit process for this, but staff's primary concern is the size of the loads, not necessarily the weight. There will be 15 axles on the trailer holding these loads that will distribute the weight so that one particular axle will not be over the legal limit. However, these loads are up to 18 feet wide and 20 feet tall and the roads that they're going to be driving on are anywhere from 20 feet wide to 22 feet wide. They will be going along these routes that have cable television lines and telephone lines that are lower than the height of these loads. They will have to raise those lines and drive under them slowly. With the width and narrowness of these roads, staff's concern is with traffic control and holding traffic at some locations for up to 20 minutes. The proposed dates are July 20, 2025 from 9 p.m. to 6 a.m. on July 21, 2025, and on July 24, 2025 from 9:00 p.m. to 6:00 a.m. on July 25, 2025. There will be more sets of turbines and generators that will go through the same process in October 2025, and February 2026. In closing, staff recommends that the following steps be taken in addition to the traffic control plan that was provided:

1. Coweta County Sheriff's Department be employed during the haul to serve as a liaison with County EMS and 911.
2. The hauler shall trim or cut back any overhanging limbs along the proposed route to prevent overhanging limbs from being struck by the load, potentially knocking them into the roadway.
3. The hauler shall place electronic message boards at each intersection along the route beginning a week in advance of the haul to notify motorists of the delays that could be experienced along the route.

Mr. Jeff Butterworth, Georgia Power, expressed appreciation for the Board's consideration. He explained that the haul route is critical for the three new generating units being built at Plant Yates, and are working to minimize any disruption.

Motion to: Approve

The Board voted to approve a request from Edwards Moving & Rigging associated with utilizing County roads on July 20, 2025 from 9 p.m. to 6 a.m. on July 21, 2025, and on July 24, 2025 from 9:00 p.m. to 6:00 a.m. on July 25, 2025, for an oversized and overweight haul, subject to the following conditions:

1. Coweta County Sheriff's Department be employed during the haul to serve as a liaison with County EMS and 911.
2. The hauler shall trim or cut back any overhanging limbs along the proposed route to prevent overhanging limbs from being struck by the load, potentially knocking them into the roadway.
3. The hauler shall place electronic message boards at each intersection along the route beginning a week in advance of the haul to notify motorists of the delays

that could be experienced along the route.

RESULT: Passed (UNANIMOUS)

MOVER: Bob Blackburn

SECONDER: John Reidelbach

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

21. Request for Assistance from the Town of Sharpsburg with Asphalt Patching, Crack Seal, and Striping on Various Streets

Motion to: Approve

The Board voted to assist the Town of Sharpsburg by providing labor and equipment to accomplish asphalt patching, crack seal, and striping on various streets.

RESULT: Passed (UNANIMOUS)

MOVER: Bob Blackburn

SECONDER: Jeff Fisher

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

Public Comments Regarding Items Not on the Agenda – This section is for any public comments regarding items NOT on the agenda. 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.

The following individuals addressed the Board in opposition to the proposed 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 size of the project, the need to keep data centers in industrial areas, locating the project on Creek (Native American) land, the need for more restrictive verbiage in the proposed data center ordinance, 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. Laura Beth, District 2
- Mr. Robert Lytten, District 2
- Mr. Kyle Dempsey, Sol Bridges, Newnan
- Mr. Ron Bockrath, Boone Road, Newnan
- Ms. Cathy Newman, District 2
- Mr. Jimmy Newman, District 2
- Ms. Verna Funk, District 2

Mr. Alejandro Glomba, Fair Oaks Court, Newnan, spoke in support of data centers and Project Sail, and the need for more tax revenue to fund quality services.

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

There were no issues to be discussed in Executive Session.

Regular Session

Affidavit

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