



## Coweta County Board of Commissioners

Called Meeting/Public Hearing

Minutes

**THIS MEETING WILL  
BE HELD AT  
The Coweta County  
Fairgrounds  
275 Pine Road  
Newnan, GA 30263  
[www.coweta.ga.us](http://www.coweta.ga.us)**

**Shannon Zerangue  
Fran Collins  
770.254.2601**

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**September 11, 2025**

**6:00 PM**

**Coweta County Fairgrounds  
275 Pine Road  
Newnan, GA 30263**

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### 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 | Arrived at 6:20 p.m.<br>from Athens, GA |
| 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 Called Meeting/Public Hearing on Thursday, September 11, 2025.

#### Meeting Called to Order

Chairman McKenzie called the meeting to order at 6:05 p.m.

#### Pledge of Allegiance

Chairman McKenzie led the Pledge of Allegiance.

### **Invocation**

Invocation was given by Commissioner Smith.

Commissioner Smith also spoke of the tragic assassination of political activist Charlie Kirk during an event at Utah Valley University. He urged everyone to remember that we are all neighbors and should treat each other with kindness and respect, even if we disagree with each other's beliefs/views. He recognized the anniversary of the terrorist attack on America on September 11, 2001, and recalled the sense of unity that Americans felt following the tragedy of 9-11. He implored everyone to strive for that unity again.

### **Notification of Location of Rules**

Because this meeting was held at a different venue, Chairman McKenzie did not address the location of the rules governing the meeting.

Chairman McKenzie explained that he attended the memorial service commemorating the tragic events of September 11, 2001, held at the Historic Courthouse this morning. He explained that unfortunately, over the years since the terrorist attack on the United States, the number of people attending the memorial service has decreased. In addition, he apologized to those he may have offended for setting tonight's meeting on this historic date. At the time, he was focused on the memorial service planned for the morning and did not think of those services that might be scheduled for this evening.

Chairman McKenzie made the following statement:

"Today we gather not to merely mark the passage of time, but to remember deeply, and deliberately, the lives forever changed on September 11, 2001. We remember the innocent souls who boarded planes that morning unaware of the tragedy that would unfold. We remember the workers in the towers and offices whose ordinary day became a final act of courage. We remember the first responders, the firefighters, police officers, paramedics who ran toward danger, not away from it, embodying the highest ideas of service and sacrifice. In the face of terror, we witnessed unity, in the shadow of destruction, we saw resilience, and in the silence that followed, we found purpose to never forget. Let us honor their memory not only with words, but with lives lived in service to others. Let us teach future generations that heroism is not born in comfort but in conviction, and let us hold fast to the truth that love is stronger than hate and hope more enduring than fear. May the legacy of those lost be a light that guides us. May their names be spoken with reverence, and may our nation remain steadfast in its purpose that we will remember."

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

1. **Continuation of a 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**

Chairman McKenzie reminded everyone that the purpose of tonight's Public Hearing is to consider the proposed *Data Center Ordinance*, not to discuss any specific data center project. He further explained that the Board's intent is to be prepared for when and if future data centers are proposed in Coweta. He requested that speakers addressing the Board please refrain from talking about specific projects, but address their opinions about the proposed ordinance.

Administrator Fouts explained that tonight is a continuation of the Public Hearing the Board conducted on August 19, 2025, 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.

Chairman McKenzie called for comments in support of the proposed ordinance amendments associated with data centers.

**\*\* For ease of transcription, the following speakers are not in order of appearance. \*\***

**\*\* Note:** During the time for comments in support of the proposed Data Center Ordinance, Administrator Fouts informed the Board when the twenty (20) minutes allowed (in accordance with the rules governing the meeting) was exhausted. At that time, there were two (2) individuals remaining on the list of individuals that submitted forms wishing to address the Board in support of the proposed *Data Center Ordinance*. **\*\***

Mr. Brandon Bowen, Cartersville, Georgia, explained that he is a zoning attorney and was asked by a local data center developer to attend tonight's meeting to address the Board regarding the County's proposed *Data Center Ordinance*. He further explained that he assisted the developer on other data center projects in other counties with ordinances. Several years ago, a developer wanted to construct a data center in Cartersville and asked for his assistance. After reviewing their proposed site plan, he asked that they explain the use of a data center and convince him why it would be good for his community, because the project was planned to be located adjacent to his neighborhood and his home. The developer was able to convince him that the data center project would be good for his community, and he worked with the City of Cartersville to develop their ordinance associated with data centers. The ordinance was designed to protect his neighborhood and the community, it was adopted unanimously by the City Council, and the project is underway. Since that time, the ordinance has been adopted by Bartow County, Adairsville, Floyd County, Paulding County, Villa Rica, Porterdales, and other jurisdictions in the state of Georgia. He stated that he has not been involved with Coweta's ordinance, but it is

stronger and more stringent than any he has seen.

The following individuals submitted audience participation forms indicating support for the proposed ordinance, but their comments did not support the ordinance as drafted. They expressed concerns that the ordinance is not stringent or restrictive enough regarding noise, fines for violations, decommissioning plans, cooling systems, power usage/upgrades, traffic management, environmental impacts, facility size/scale, construction time, setback requirements, back-up generators, community impacts, responsible growth, blasting/trenching/dust, clear-cutting/deforestation, potential health impacts, damage to roadways, allowable locations (zoning classification), questionable revenues, consumption of resources, buffers, aesthetics, impacts on wildlife, pollution, failure to follow the Comprehensive Plan, number of data centers allowed, and building heights.

- Mr. Tim Ryan, 3rd District
- Mr. Nick Sabadosh, 2nd District
- Mr. Ron Bockrath, Boone Road, Newnan
- Mr. Robert Lytten, Wagers Mill Road, Newnan
- Mr. James Newman, District 2
- Ms. Frankie Hardin, District 3
- Ms. Vicky Giles, Hamilton Drive, Newnan
- Mr. Chris Doane declined an opportunity to speak because his comments would be redundant.
- Mr. Brandon Ott, George Arnold Road, Newnan

#### **Motion to: Extend Time for Public Comments**

Following Ms. Giles' comments, which exhausted the twenty (20) minutes allowed (per side) pursuant to the rules governing the Commission meetings, the Board voted to extend the time allowed for comments in support of and in opposition to the proposed Data Center Ordinance from twenty (20) minutes per side to twenty-six (26) minutes per side.

**RESULT: Passed (UNANIMOUS)**

**MOVER:** Bob Blackburn

**SECONDER:** Jeff Fisher

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

Chairman McKenzie called for comments in opposition to the proposed ordinance amendments associated with data centers.

The following individuals submitted audience participation forms indicating opposition to the proposed ordinance, expressing that the ordinance is not stringent or restrictive

enough and citing concerns regarding the need for data centers to be located in heavy industrial areas, the need for data centers to be classified based upon power usage, creation of a nuisance, proximity to the interstate, construction traffic, buffers, setbacks, failure to follow the Comprehensive Plan, the need to define what a data center does, threats to water supply, uncontrolled growth, negative impacts to property values, utility costs being passed on to citizens, questionable revenues, no need for more warehouses, lack of job creation, invasiveness, drain on resources, fluctuating voltage, sediment damage to water lines, creation of financial hardships on citizens, the need for closed-loop cooling, priority of service restoration following outages (are citizens a priority or are data centers), and representation for developers but not for citizens:

- Ms. Connie Lytten, Wagers Mill Road, Newnan
- Mr. Ken Nowling, Old Corinth Road, Newnan
- Mr. Derek Blackburn, District 5
- Ms. Brianna Rice, District 2
- Mr. Rob Cole, District 5
- Ms. Madhu Patel, District 2
- Mr. Tom Curran, District 1
- Mr. Maxwell Britton, District 1
- Ms. Laura Whitley, Wagers Mill Road, Newnan
- Mr. James Jordan, Sewell Mill Road, Newnan
- Ms. Donna Boles, District 1

Administrator Fouts explained that the twenty-six (26) minutes, as previously approved by the Board, had been exhausted for comments in opposition to the proposed ordinance amendments associated with data centers.

Mr. Jay Boren, Chief Executive Officer of the Coweta County Water and Sewerage Authority (CCW&SA), fielded questions from Commissioner Reidelbach regarding water consumption and the CCW&SA's ability to meet demands. He explained that CCW&SA provides an average of 11 million gallons of water per day throughout the year with peak demands in the summer ranging from 18 to 20 million gallons of water per day. Those increased demands are handled with storage and elevated tanks. The CCW&SA recently achieved a withdrawal permit from the Chattahoochee River for 27 million gallons of water per day, so they would be able to accommodate a business such as a data center. Regarding times of drought, he explained that there are different levels of drought and a conservation demand (watering restriction) must be approved by the Georgia Environmental Protection Division (EPD) before it is implemented. The withdrawal permit from the Chattahoochee River will help supplement the reservoir (B. T. Brown).

In response to a question from Commissioner Reidelbach, Mr. Boren explained that the Coweta County Water and Sewerage Authority does have an agreement with the City of

Griffin to purchase water from them.

Mr. Boren explained that the agreement with the City of Griffin is a fifty (50) year agreement, and it does not expire until 2049. This agreement is a "take or pay" agreement for 5 million gallons of water per day. This means that the CCW&SA must pay for 5 million gallons of water per day whether it is needed or not. If the County should need more than 5 million gallons of water per day, the CCW&SA has other emergency agreements in place with the City of Atlanta to purchase water. He is also working on an agreement with Fayette County to purchase water if necessary.

Regarding the B.T. Brown reservoir, Mr. Boren explained that the CCW&SA can currently produce 7.7 million gallons of water per day at that plant.

Chairman McKenzie called for any further comments or questions from the Board. There were none.

#### **Motion to: Close the Public Hearing**

The Board voted to close the 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.

**RESULT: Passed (UNANIMOUS)**

**MOVER:** John Reidelbach

**SECONDER:** Bob Blackburn

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

Chairman McKenzie explained that the Board will take tonight's comments into account for further discussion regarding the proposed *Data Center Ordinance* at their Work Session scheduled on Thursday, October 16, 2025, at 9:00 a.m.

Administrator Fouts suggested that at their next regularly scheduled meeting (September 16, 2025, at 6:00 p.m.) the Board consider scheduling another Public Hearing regarding the proposed *Data Center Ordinance* in November following the October 16th Work Session.

## **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