



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

October 21, 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
Fran Collins	Deputy County Clerk	Present

The Honorable Board of Commissioners of Coweta County, Georgia met in Public Hearing/Regular Meeting Session on Tuesday, October 21, 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. There were none.

Regular Session

Awards and Presentations

1. Recognition of Chairman McKenzie and Commissioner Reidelbach

Administrator Fouts explained that Chairman McKenzie and Commissioner Reidelbach have recently received certifications from the Association County Commissioners of Georgia (ACCG). ACCG recognizes that lifelong learning is one of the most important keys to success for local officials and views this responsibility as one of the most important roles for the Association. Educational opportunities are offered through conferences, meetings, and certification programs. The certification programs and continuing education are provided through ACCG's Lifelong Learning Academy (LLA) in partnership with the Carl Vinson Institute of Government at the University of Georgia. The LLA includes three (3) components: core certifications, specialty certifications and continuing education. Core certifications include nine (9) courses and a 2-day Leadership Institute totaling sixty-six (66) hours of coursework to become a Certified County Commissioner. Following completion of core certification, Commissioners can pursue specialty certifications. Currently, ACCG offers eight (8) specialty certifications, each encompassing forty-eight (48) hours of course work. During the Legislative Leadership Conference earlier this month, Chairman McKenzie and Commissioner Reidelbach received specialty certifications. Specifically, Chairman McKenzie received his first specialty certification in County Operations and Management. This specialty focuses on cost-effective processes and procedures necessary for successful county governments. Courses include Capital Improvement Planning (CIP), Commission and Staff Relations, H.R. Administration, including Risk Management and Retirement, Public Works and Transportation, and Technology and Water Management. Commissioner Reidelbach received his second specialty certification in Intergovernmental Relations. This specialty focuses on outside influences that factor into local decisions, looking at other groups and ways to partner to achieve success for their county, region, or across the state. Courses in this section include City-County Relations, Conflict Resolution, Constitutional Officers, Crisis Management, Federal and State Relations, Negotiation and Mediation, Regional Cooperation, and

Working with School Boards, Authorities, and Other Partners. In closing, Administrator Fouts congratulated Chairman McKenzie and Commissioner Reidelbach for obtaining these specialty certifications.

2. Department Spotlight - Information Technology

Information Technology (IT) Director Phillip Dingler introduced staff members: Assistant IT Director Michael Zinkann, Technical Support Manager Chris Hargreaves, and Cybersecurity Specialist Tiera Moore. He explained that the County's IT Department consists of fifteen (15) dedicated professionals who manage the County's infrastructure, cybersecurity, enterprise applications, and daily technical support. On a daily basis, the department supports over 1,200 user accounts and 3,000 devices across more than 40 County facilities, over 50 mission-critical applications, and responds to an average of 300+ service desk tickets each month. They also monitor many cybersecurity threats daily. Over the past several years, considerable progress has been made in several areas, including the deployment of Managed Detection and Response (MDR) and Next Gen Antivirus (NGAV) to strengthen their cybersecurity posture. The department has also upgraded core network infrastructure, improving speed and reliability for all departments. For public safety, they deployed new mobile technology for the Sheriff's Office and Fire Rescue teams to stay connected and responsive in the field, and upgraded courtroom technology at the Justice Center. His team has also focused on improving internal service delivery by adopting a specialized IT support model which has reduced recurring issues and increased satisfaction among County staff. For infrastructure support, they have introduced a new internal change management process to help keep IT staff informed during maintenance and update events. He explained that with recent investments, the County's facilities and data redundancy have significantly been enhanced, ensuring stronger system availability and better disaster preparedness. Looking ahead, the department is continuing to address key priorities including the use of budgeted funds to replace legacy systems in a phased approach, implementing MDR countywide for cybersecurity response using cloud and on-premise tools while expanding access to training opportunities to help staff stay informed and protected. His staff is also working closely with public safety agencies to implement new enterprise software that will improve data integration, and reporting and operational efficiency, which will continue to evolve with ongoing collaboration and support. In addition, they are updating and testing the County's incident response and business continuity plans to ensure they are ready for unexpected events, and reviewing and modernizing technology-related policies to align with current security standards and compliance requirements. In closing, he introduced Cybersecurity Specialist Moore and explained that she holds a Master's Degree with a focus on cybersecurity, and has also obtained several industry-leading certifications.

Cybersecurity Specialist Tiera Moore provided a brief presentation on cybersecurity awareness. She explained that human risk includes everyone who works for the County. She highlighted common threats that IT staff respond to every day, including phishing, malware and ransomware. She further explained that phishing is a technique for

attempting to acquire sensitive data (NIST), via email, voice, and QR codes. Statistics show that 15% of all data breaches occur from phishing, and an average of 2.9% of employees click on phishing emails. Voice phishing increased 260% between 2002-2023. Next, she explained that malware is a software intended to perform unauthorized processes that will have an adverse impact. Some types of malware include spyware, worms, and Trojan horses, and that malware can easily spread. Spyware secretly collects data like login credentials, credit card info and browser history. Worms spread across systems without user intervention and a Trojan horse disguises itself as a legitimate file or software. Once a Trojan horse is downloaded and running, it grants backdoor access to systems. Ransomware is a type of malicious software that encrypts data and shuts down systems. The average demand from ransomware is approximately \$600,000, the average cost to recover systems affected by ransomware is \$1.82 million, and the average downtime is 24-days, but could take months or years to recover. The IT department's initiatives are to implement new multi-factor authentication solutions, phishing awareness training and to add email filters, and Endpoint Detection and Response (EDR) and MDR solutions. In closing, she explained that IT performs these services to ensure that the County services stay operational to prevent threats from occurring.

Chairman McKenzie expressed appreciation to IT Director Dingler for his leadership and to his staff for the great job they do.

Approval of Minutes

3. Request Approval of the Minutes from the Regular Meeting Session Held on October 7, 2025

Motion to: Approve

The Board voted to approve the minutes from the Regular Meeting Session held on October 7, 2025.

RESULT: Passed (UNANIMOUS)

MOVER: Bob Blackburn

SECONDER: Jeff Fisher

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

Consent Agenda

4. Confirm Temporary Closure of Wyatt Road for a Pipe Replacement - District 1

Motion to: Confirm

The Board voted to confirm the temporary closure of Wyatt Road on October 20, 2025 (weather permitting) for the purposes of replacing a failing cross drain pipe.

RESULT: Passed (UNANIMOUS)

MOVER: Bob Blackburn

SECONDER: Jeff Fisher

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

Supplemental and Non-Agenda Items

There were no Supplemental or Non-Agenda items to be added for discussion.

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

5. Continuation of a Public Hearing Regarding Petition # REZ 25-05 Filed by Freedom Land Holdings, LLC Requesting to Rezone Property Located at Mary Freeman Road, Lower Fayetteville Road, and Covey Trail, Newnan - District 1

Zoning Associate Nicole Blackwell explained that tonight is a continuation of a Public Hearing regarding Petition # REZ 25-05 filed by Freedom Land Holdings, LLC requesting to rezone 101.36± acres located off Mary Freeman Road, Lower Fayetteville Road, and Covey Trail, Newnan (Parcels # 111-6001-001, # 111-6001-001A, # 111-6001-006, # 111-6001-007A, # 111-6001-013, # 111-6001-025, # 111-6001-026, # 111-6001-031, # 111-6001-032, # 111-6001-063, # 111-6001-064, # 111-6001-065, # 111-6001-066, # 111-6001-067, # 111-6001-068, # 111-6001-069, # 111-6001-070, # 111-6001-071, # 111-6001-072, # 111-6001-073, # 111-6001-074, # 111-6001-075, # 111-6001-076, # 111-6001-077, # 111-6001-078, # 111-6001-079, # 111-6001-080, # 111-6001-081, and # 111-6001-082) from *RC (Rural Conservation)* to *R-PDP (Residential-Planned Development Project)* for a 291-lot residential subdivision. She further explained that the first Public Hearing was held on August 19, 2025. At that meeting, the Board voted to continue the Public Hearing to September 16, 2025, in order to give the Board time to review the applicant's proffered conditions that were presented that evening. At the September 16th meeting, the applicant shared a new site plan with the revised proffered conditions. At that meeting, the Board voted to continue the Public Hearing to October 21, 2025, to allow staff time to review the changes. She explained that the updated site plan contains only 291 single-family homes (townhomes were removed), the amenity area has been relocated to the Mary Freeman entrance, the subdivision access has been reduced to two (2) entrances (one on Mary Freeman Road and one on Lower Fayetteville Road), a roundabout is proposed at the Mary Freeman Road entrance, and Covey Trail is no longer a subdivision access point. Instead, Covey Trail is proposed as an emergency access only secured with a Knox box-style lock. In closing, she highlighted the factors reviewed by staff during the application process and presented seventeen (17) revised conditions for consideration by

the Board should they choose to approve the rezoning request.

Ms. Blackwell fielded questions from the Board regarding the location of the proposed roundabout and sidewalks, the number of homes in the original application (329 lots total with 166 single-family and 163 townhomes), and whether the density ratio is at or lower than the density ratio of surrounding developments.

Mr. Steven Jones, applicant representative, explained that staff did a good job in providing a preview of the application. He highlighted the subject property on a map, pointed out Mary Freeman and Lower Fayetteville Roads, explained that the development is contiguous on three (3) sides with residential developments in the City of Newnan and is less dense than the surrounding subdivisions. He briefly reviewed the original site plan, and highlighted changes made from feedback received. Changes include removal of the proposed townhomes, a total of 291 single-family homes, emergency access only on Covey Trail, and perimeter fencing anywhere lots are contiguous with a buffer adjacent to existing single-family homes. The gross density is approximately 2.8 units per acre, and the surrounding subdivisions have gross densities that are greater or equal. The net density of 3.1 units per acre is less than all surrounding subdivisions. He presented a rendering of the proposed development, and highlighted the revised applicant-proffered conditions as well as revised conditions from staff and recommended by Commissioner Fisher at the last meeting.

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

Mr. Tyrone Tate, Mary Freeman Road, Newnan, explained that he owns most of the land in the proposed development. He encouraged everyone to review the 2005-2025 Comprehensive Plan for Coweta County, which states this kind of growth was going to occur. He understands the concerns regarding quality of life, education, infrastructure and wildlife. His wife's parents were the original owners of the land, and his wife has lived on the property for over 50 years. They knew that eventually they would sell the property. They watched as the nearby Summer Grove property was bought and then developed with over 4,000 homes. In addition, Welch Elementary School had to be built because of overcrowding at the Newnan Crossing School. The best proposal was received from this developer, and they were kind enough to try to do everything in their power to make all the changes requested.

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

The following citizens spoke in opposition to the proposed rezoning, citing loss and destruction of the quality of life, changing the community, not following the County's Comprehensive Plan, the need to preserve other tracts of open space and to set them aside for passive parks, effects on wildlife, water and environment, ingress/egress from Eastlake Landing, the need to move the roundabout north to align with Eastlake Landing,

increase in traffic, noise, and pollution to surrounding neighborhoods, additional strain on already crowded schools, a petition with 1,700 signatures against the high density development, the property cannot support high density development, the Mary Freeman roundabout will slow traffic and make it more difficult for Summer Grove residents to exit the subdivision, the number of existing homes and townhomes already for sale in the 30265 zip code not including what has not been built in Day Break, Phase 3 or Poplar Preserve and developments on Parks Road, the proposed development has failed (2) traffic studies, loss of farmland to developments, difficulty getting out of subdivisions, increased number of accidents, proximity of the roundabout to existing homes, decreased property values, and intersection safety.

- Ms. Frankie Hardin, District 3
- Mr. William Owens, Eastlake Landing, Newnan
- Ms. Sharon Prince, Cabin Road, Newnan
- Ms. Dennis Lorenz, Freeman Forest Drive, Newnan
- Mr. Sean Miller, Freeman Forest Drive, Newnan

Administrator Fouts explained that in accordance with the rules governing the meeting, the applicant has four (4) minutes remaining for rebuttal.

In rebuttal, Mr. Jones explained that he has heard the concerns regarding the roundabout. The idea for the roundabout resulted from the traffic study, which did not fail. There was one (1) intersection that had a failing level of service, which was reviewed by Public Works Administrator Handley, who explained that a roundabout would solve the issue. The notion of aligning the roundabout with Eastlake Landing in Summer Grove subdivision is not feasible because that property is not subject to this request and is under private ownership. He pointed out that Moore Bass Consulting performed the net density calculation and that the density is lower than all the surrounding residential developments.

Commissioner Smith explained that in the past, the Board and Road Department have realigned intersections for safety. He encouraged all in attendance to slow down and to be patient when driving. Lastly, he expressed his belief that traffic is a byproduct and privilege of modern living.

In response to questions from the Board, Public Works Administrator Handley explained that the traffic study looked at both the Eastlake Landing intersection, the proposed development driveway with Mary Freeman Road, and the buildout conditions in 2033. Based on the traffic study, even at the 2033 level, Eastlake Landing intersection still does not fail based on the level of service standards. However, the development entrance to Mary Freeman Road did fail and that was the reasoning behind staff's request for a roundabout to be placed at the intersection of the development entrance with Mary

Freeman Road. With the roundabout, that intersection meets the level of service standards. Staff prefers that entrances to subdivisions be at least 200 feet apart and the distance from the proposed development to Eastlake Landing is approximately 500 feet. If a roundabout could be placed at Eastlake Landing and tied into the proposed development, it would help both entrances operate more efficiently.

In response to a question from Commissioner Smith, Mr. Jones explained that the properties necessary to align the Eastlake Landing intersection with Mary Freeman Road are not for sale, but he would be amenable to reach out to those property owners again.

Administrator Fouts pointed out that since the site plan has changed, it appears that a portion of Covey Trail is incorporated into the development, and clarified that any of the existing lots of record are not encompassed in the zoning if that is the intent to build on those lots because currently, those lots cannot be served by sewer.

In response to questions from Administrator Fouts and the Board, Mr. Jones explained that the proposal is to incorporate those lots and the request would be for the Board to abandon a portion of Covey Trail on which only lots that are owned by the applicant front. None of the existing septic lots will be built on, and they will be platting new sewer-served lots and constructing a cul-de-sac on Covey Trail. He also explained that an emergency access-only gate will be placed across Covey Trail to prevent pedestrian access. There will be a privacy fence installed along lots that have a 50-foot undisturbed buffer, and the walking trail will not be contiguous with the buffer and access to the trail will be internal to the development.

Public Works Administrator Handley explained that the reason the applicant moved further south on Covey Trail to construct a cul-de-sac is to lessen impacts on a stream located there.

In response to questions from the Board, Community Development Director Ben Sewell and Assistant Community Development Director Teresa Crow explained that this area of the Comprehensive Plan calls for this density type of development, and will not adversely affect the Comprehensive Plan from a land use perspective, as long as there are appropriate transportation improvements to serve. Relocating the roundabout is not part of the plan and would involve a property that is not owned by or under the control of the developer and would not be feasible without at least initiating rezoning on that portion of the property.

Mr. James Nicholson, Freedom Land Holdings, explained that during the process of acquiring the properties, he personally spoke to every adjacent property owner along Mary Freeman Road to see if they were interested in selling their property. At this time, no one has expressed interest in selling their property.

Motion to: Close the Public Hearing

The Board voted to close the Public Hearing regarding Petition # REZ 25-05 filed by Freedom Land Holdings, LLC requesting to rezone property located off Mary Freeman Road, Lower Fayetteville Road, and Covey Trail, Newnan (Parcels # 111-6001-082, 111-6001-081, 111-6001-080, 111-6001-079, 111-6001-078, 111-6001-077, 111-6001-076, 111-6001-075, 111-6001-074, 111-6001-073, 111-6001-072, 111-6001-071, 111-6001-070, 111-6001-069, 111-6001-068, 111-6001-067, 111-6001-066, 111-6001-065, 111-6001-064, 111-6001-063, 111-6001-013, 111-6001-001, 111-6001-025, 111-6001-031, 111-6001-001A, 111-6001-006, 111-6001-007A, 111-6001-026, 111-6001-032) from *RC (Rural Conservation)* to *R-PDP (Residential-Planned Development Project)*.

RESULT: Passed (UNANIMOUS)

MOVER: Bob Blackburn

SECONDER: Jeff Fisher

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

Commissioner Fisher explained that the applicant's representative has spoken to the property owners along Mary Freeman, and they did not express interest in selling their property. The Board cannot make the applicant place a roundabout somewhere on property they do not own. He further explained that Public Works Director Handley has indicated that the roundabout is necessary to give the development entrance to Mary Freeman Road a passing level of service.

Public Works Director Handley explained that the roundabout is a condition that the County says needs to be done and gives an additional 10 points to its level of service.

Administrator Fouts pointed out that the original Condition # 16 (now Condition # 13) as proffered by the applicant grants (2) potential extensions of six (6) months to obtain a Land Disturbance Permit (LDP).

In response to a question from Commissioner Smith, Public Works Director explained that the roundabout will be a 3-legged roundabout with 2-legs on Mary Freeman Road and 1-leg coming into the development.

Motion to: Approve

The Board voted to rezone 101.36± acres located at Mary Freeman Road, Lower Fayetteville Road, and Covey Trail, Newnan (Parcels # 111-6001-001, # 111-6001-001A, # 111-6001-006, # 111-6001-007A, # 111-6001-013, # 111-6001-025, # 111-6001-026, # 111-6001-031, # 111-6001-032, # 111-6001-063, # 111-6001-064, # 111-6001-065, # 111-6001-066, # 111-6001-067, # 111-6001-068, # 111-6001-069, # 111-6001-070, # 111-6001-071, # 111-6001-072, # 111-6001-073, # 111-6001-074, # 111-6001-075, # 111-6001-076, #

111-6001-077, # 111-6001-078, # 111-6001-079, # 111-6001-080, # 111-6001-081, and # 111-6001-082) from *RC (Rural Conservation)* to *R-PDP (Residential-Planned Development Project)*, as requested in Petition # REZ 25-02 filed by Freedom Land Holdings, LLC, subject to the following fourteen (14) conditions:

1. The total number of residential lots shall not exceed two hundred ninety-one (291) single-family detached homes.
2. All development shall comply with the dimensional requirements outlined below, consistent with the unit limits established in Condition 1:

Single-Family Detached Homes:

- Minimum Building Lot: 6,000 square feet
- Minimum Street Frontage: 50 feet
- Minimum Lot Width at Front Setback: 50 feet
- Minimum Average Lot Depth: 100 feet
- Minimum Building Site: 6,000 square feet
- Minimum Floor Area: 2,300 square feet
- Maximum Structure Height: 40 feet
- Maximum Number of Stories: 3
- Minimum Setbacks:
 - Front: 25 feet
 - Rear: 25 feet
 - Side: 5 feet

Overall Development Requirements:

- Base Density: 2.8 Units / AC (Gross) and 3.1 Units / AC (Net)
 - Minimum Open Space: 46.0 acres
 - Maximum Impervious Surface Area: 30%
3. Notwithstanding *Section 246.2.3(2)(b)* or any other provision of *Appendix A* of the *Coweta County Code of Ordinances*, access to Covey Trail shall be an emergency access only with a Knox box (or similar emergency access control) as shown on the Conceptual Site Plan (the "Concept Plan") prepared by Moore Bass Consulting, Inc., dated March 25, 2025, and last revised October 6, 2025. The developer shall construct a full-sized cul-de-sac on Covey Trail as generally shown on the Concept Plan. The developer shall construct a fence on either side of the Knox box to prevent pedestrian access through the emergency access entrance.
 4. The developer shall construct a right-in, right-out entrance with a right turn lane on Lower Fayetteville Road at the proposed development entrance as generally shown on the Concept Plan. This improvement is required prior to final plat approval for the phase that connects the development to Lower Fayetteville Road.

5. The developer shall construct a roundabout on Mary Freeman Road at the project entrance as part of the work under the Land Disturbance Permit for Phase I of the development. The developer shall dedicate the right-of-way in the development necessary for the roundabout. In the event that right-of-way outside the development is required for the roundabout, the County will acquire said right-of-way so that the roundabout, which is a system improvement, can be constructed.
6. The developer shall dedicate additional right-of-way along the project frontage on Lower Fayetteville Road to provide 75 feet of right-of-way from the centerline of Lower Fayetteville Road and shall set back the lots along Lower Fayetteville Road so that no portion of any lot falls within 125 feet of the center of Lower Fayetteville Road.
7. To the extent there is sufficient property within the property, the developer shall dedicate 40 feet of right-of-way along the existing center line of the portion of Leavell Drive (i.e., 20 feet of right-of-way on either side of said center line) that is located within the property, as shown and labeled "Proposed 40' R/W Dedication" on the Concept Plan. This dedication may be located within required or proposed buffers. The area of this dedication shall be counted toward any required open space or green space. This dedication shall not affect any calculation of density within the proposed development.
8. The developer shall install a minimum of 1,900 linear feet of walking trails, provided that no trail shall be contiguous with the 50-foot buffer shown on the Concept Plan. Trailheads shall be paved for the first 20 feet and clearly marked with signage at the public right-of-way. All walking trails shall be a minimum of five feet wide. After the trailhead, the walking trails shall consist of compacted earth. All walking trails shall be maintained by the Homeowners Association for the development. Trails within each phase of the development shall be completed prior to approval of the final plat for that phase.
9. The applicant shall construct a sidewalk connecting the sidewalks internal to the development with the existing sidewalk south of the development on Mary Freeman Road.
10. The size, scale, and scope of the amenity center and amenities shall reasonably reflect the renderings submitted with the rezoning application. Construction of the amenity area shall be completed prior to the certificate of occupancy being issued for the last home in the first phase of the development.
11. A 50-ft and 25-ft buffer, meeting the standards of Article 25 of the Coweta County Zoning and Development Ordinance, shall be in the locations indicated on the Concept Plan, with the exception of the portion of the property that lies along Leavell Drive. Said buffers may be disturbed and graded to the extent necessary to develop the property in general compliance with the Concept Plan; provided that, after disturbance and grading, said buffers shall be replanted and maintained by the Homeowners' Association for the development. For each lot adjacent to the 50-foot buffer that is contiguous with the Fox Ridge Subdivision or any lot fronting on Covey Trail, the developer shall construct a 6-foot-high wooden privacy fence at

the rear property line of that lot prior to the issuance of a certificate of occupancy.

12. The permit applicant shall be responsible for stormwater management meeting the requirements of Chapter 30 of the Coweta County Code of Ordinances for each subbasin and each shall be studied at the points where each subbasin leaves the proposed development's property. Additionally, it is required that Runoff Reduction practices be implemented upgradient from the detention/retention ponding to help avoid maintenance concerns and provide a treatment train approach as intended by the ordinance unless a feasibility determination can be supported by staff.
13. The applicant (a) shall obtain approval of a preliminary plat for the development within 10 months of the Board of Commissioners' approval of the rezoning of the property and (b) shall obtain a Land Disturbance Permit within 18 months after approval of the preliminary plat. If the applicant fails to do so, the Board may initiate rezoning of the property.
14. As part of the final plat process, pursuant to O.C.G.A. § 32-3-3(b) and § 32-7-2(b), and to the extent necessary to develop the property in general compliance with the Concept Plan, if the Board of Commissioners votes to abandon the portion of Covey Trail presently owned by Coweta County, Georgia and contiguous with the property owned by the Applicant fronting on Covey Trail (as shown on the survey plat submitted with the rezoning application), the Applicant and the County shall exchange the following real estate: (a) that portion of Covey Trail: and (b) the rights of way to be constructed as part of a land disturbance permit for the portion of the development that includes (but may not be limited to) such property presently owned by the Applicant and fronting on Covey Trail.

RESULT: Passed (4-1)

MOVER: Jeff Fisher

SECONDER: Bob Blackburn

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

NAYES: Alphonso Smith

6. **Public Hearing Regarding Petition # REZ 25-07 Filed by Frazier3 Holdings, LLC (Micah Frazier) Requesting to Rezone Property Located at Fischer Road, Shaw Road, and Major Road, Sharpsburg - District 4**

Zoning Manager Lisa Eschman presented Petition # REZ 25-07 filed by Frazier3 Holdings, LLC requesting to rezone property located at Fischer Road, Major Road, and Shaw Road, Sharpsburg [Parcel # 131-6086-005C (partial)] from *C (Old Commercial)* and *RC (Rural Conservation)* to *C-5 (Commercial Convenience Store District)* for a convenience store with gasoline pumps. She explained that the subject property is triangular, is bounded by three (3) roadways, and consists of 2.16± total acres with 1.0± acres zoned C (Old Commercial) in 1969 with the adoption of the Coweta County Zoning and Development Ordinance. This particular portion of the property was the site of the former "Hall's Grocery" which

operated for over one-hundred (100) years. The remaining 1.16± acres is currently zoned RC (Rural Conservation). She further explained that in 2009, the County completed an intersection improvement project to realign Shaw Road and Major Road to enhance traffic safety. As a result of the realignment, the 2.16± acre tract was separated from the original parent tract owned by the Hall family, creating an independent lot. She noted that all the surrounding properties are zoned RC (Rural Conservation) and include residential lots and subdivision developments along Fischer Road, Major Road, and Shaw Road. Northgate High School is approximately 1.16± miles north along Fischer Road. Blake Bass Middle School is 0.85± miles north on Shaw Road. She explained that the site plan includes a 4,320 square feet convenience store with five (5) gasoline pumps. Forty-four (44) parking spaces are provided with thirty-four (34) of those surrounding the store and ten (10) are located in the fuel pump area. The primary septic system is located to the rear of the building. A 100-foot wide Georgia Power easement runs along Fischer and Major Road with the proposed stormwater pond situated within this easement. The proposed development includes three (3) access points with a full-access driveway along Shaw Road, a right-in/right-out access driveway on Major Road, and a full-access in and a right-out only exit on Fischer Road. She presented proposed renderings submitted with the application and photos of the property taken by staff. In closing, she highlighted the factors reviewed by staff during the application process and presented thirteen (13) conditions for consideration by the Board should they choose to approve the rezoning request.

Ms. Eschman fielded questions from the Board regarding the *RC (Rural Conservation)* zoned areas on the site plan, the location of the Georgia Power easement across the *RC (Rural Conservation)* zoned area, and whether 18-wheeler trucks could access the site. She explained that there will be diesel pumps, but clarification is needed from the applicant about whether 18-wheeler trucks can access the site. Lastly, the former Hall's Grocery and house visible in photographs taken by staff are part of this property.

Mr. Neal Spradlin, applicant representative, explained that five generations of the Hall family have worked at Hall's Grocery for more than 150 years. It has not been an easy decision for them to sell their property, but when the Frazier family expressed interest, they felt that it was a perfect match. The locally owned and operated store will be called Fraziers at Hall's Corner. A Q&A-style town hall meeting was held by the applicant and members of the Frazier and Hall families. He learned that the community is split about 50/50 in favor of or in opposition or just neutral to the rezoning. The biggest concerns of those opposed were traffic, lights, and noise. Supporters thought that it would be a great convenience to have a Frazier's store at this location. They miss the Hall's Grocery, and don't like the gas station near the interstate exits. During the application process, the applicant was required to pay for a traffic study, which showed that all studied intersections are projected to operate at an acceptable level of service under all scenarios and does not cause any appreciable increase in delay. The traffic study also took into consideration the future Shaw Road connector scheduled to be completed by August

2026. The site plan was designed to comply exactly with the recommendations that are in the traffic study in regard to the locations of the driveways and the type of access. The site is unique with road frontage on all sides. The goals of the site plan were to try to accommodate safe and efficient ingress/egress from the site, discourage cut-through traffic, and to minimize the variances needed on the building setbacks. He explained that the applicant is in agreement with the thirteen (13) conditions of zoning recommended by staff. He pointed out that Condition # 3 requires the applicant to construct a right turn lane on Major Road which will have an immediate and positive impact at that intersection. The need for the right turn lane was not generated by store traffic, it is needed as it exists today. Fraziers is willing to build that lane to benefit the county. In closing, the applicant proffered (2) additional conditions, including a condition to limit the hours of operation between 5:00 a.m. to 10:00 p.m., and a condition to prohibit fuel delivery during non-peak hours. Non-peak hours run between 7:30 a.m. to 9:30 a.m. and 4:00 p.m. to 6:00 p.m., and the fuel delivery trucks will be the only large 18-wheeler trucks on this site.

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

Ms. Jan Hall, owner and representative of the Hall family, spoke in support of the proposed rezoning, citing the 160-year legacy of Hall's Grocery and explained that the store was a place where people gathered, shared stories, and built community. The property is more than a location; it's a tradition, and the Hall family is excited to pass the torch to the Frazier family. It is a welcoming space where families can meet for breakfast, kids can grab a doughnut after school, where neighbors can reconnect, and will carry on the spirit of Hall's Grocery in a fresh and vibrant way. She understands that change can be hard, and some may have concerns, but she and her family truly believe this transformation will be a positive one and will honor the past while embracing the future. Frazier's will be a beautiful, community-focused store that reflects the values the family has held dear for generations.

Mr. Hank Ashmore, Craigwood Way, Sharpsburg spoke in support of the proposed rezoning and explained that the store will not generate any more traffic than Hall's Grocery did when it was open.

Mr. Charles Deeb, Timber Creek Estates, Sharpsburg, spoke in support of the proposed rezoning, citing the store would be convenient for nearby residents, benefit the community, the county, the tax base, and Frazier's. Frazier's is a local family that has already developed six (6) stores in the county. Also, this store will not generate any new traffic.

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

The following citizens spoke in opposition to the proposed rezoning, citing concerns about the increased risk of serious injury and fatalities to commuters and students who travel

through this intersection every day, for current drivers who are stopped at the intersection for long periods of time, the dangers of driving around the parcel, the chaos of driving on Shaw Road during peak hours, customers exiting the store will have to wait for someone to let them exit onto Major Road or Shaw Road, the existing 16 different directions cars can go into the location that will increase to 28 directions and none of the conditions provided will change those numbers, the proposed 4,320 square feet convenience store with five (5) gasoline pumps, 44 parking spaces and 10 spaces at the gas pumps bears no resemblance to the current Hall's Grocery, the Board should reject the Board of Zoning Appeals (BOZA) recommendation, there are concerns with statements made by BOZA regarding original setbacks, the county creating a hardship for the Halls when road improvements were made, allowing the original setbacks will help the Hall's to sell the property, the Hall's are nice people, and that they've known the Hall's for a couple of decades, BOZA's discussion sounded like an admission of personal bias with no real consideration of rezoning ordinances or the impact on the community, increased pollution, traffic, and danger to kids riding bikes or anyone walking to the store, lack of sidewalks, heavy traffic during school hours, the land was never zoned commercial and is a non-conforming commercial structure, commercial taxes were never paid by the Hall's, a non-conforming use cannot be changed to another non-conforming use or enlarged or extended, will generate noise, light, glare, odor, or reduce the value, use or enjoyment of surrounding properties, is out of character in this area, does not fit with the Comp Plan, vape products will be sold, fuel trucks will deliver during the day, false information was given by the applicant, developer and owner, the traffic study was performed when school was out one week and when seniors were dismissed from school during another week, existing nearby gas stations, decrease in property values, security issues for nearby subdivisions, will facilitate more commercial development in the area, nearby residential developments and amenities will be affected, runoff, and lack of need for a gas station at this location:

- Ms. Charlyn Shepherd, Heathridge Drive, Sharpsburg
- Ms. Elizabeth Brittingham, Wenham Lane, Sharpsburg
- Ms. Michelle Brittingham, Wenham Lane, Sharpsburg
- Ms. Phyllis Brown, District 4
- Ms. Kristin Hill, Strathmore Drive, Sharpsburg
- Ms. Sara Shaw, Bedford Way, Sharpsburg
- Mr. Lance Gauntt, Northwoods Road, Sharpsburg
- Rev. April McGlothlin, Picton Court, Sharpsburg

Administrator Fouts explained that in accordance with the rules governing the meeting, the applicant has four (4) minutes remaining for rebuttal.

In rebuttal, Mr. Spradlin explained that he has not heard anything tonight that was not expressed at the town hall, sensitivity to traffic and school traffic. He explained that the

store will not impact those and that has been proven by the traffic study. The store will not be out of character with the area given the historical use of the property for over 150 years, and the property is not suited for residential use. The house there is not occupied and some of the houses in the area are larger in square feet than the store will be.

In response to a question from Commissioner Reidelbach, Public Works Administrator Handley explained that the traffic study was performed on May 7, 2025, while school was in session. He also explained that there has been some confusion over background growth rate calculations, which GDOT used count stations from the years 2015, 2016, 2017, 2018 and growth rate calculations from 2021, 2022, and 2023. The year 2024 was not part of that study.

In response to a question from Commissioner Reidelbach, Business License Coordinator Joy Thompson explained that in order to purchase cigarettes or vaping products you must be twenty-one (21) years of age.

Motion to: Close the Public Hearing

The Board voted to close the Public Hearing regarding Petition # REZ 25-07 filed by Frazier3 Holdings, LLC requesting to rezone property located at Fischer Road, Major Road, and Shaw Road [Parcel # 131-6086-005C (partial)] from *C (Old Commercial)* and *RC (Rural Conservation)* to *C-5 (Commercial Convenience Store District)*.

RESULT: (UNANIMOUS)

MOVER: Bob Blackburn

SECONDER: Jeff Fisher

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

Motion to: Approve

The Board voted to rezone 2.16± acres located at Fischer Road, Major Road, and Shaw Road [Parcel # 131-6086-005C (partial)] from *C (Old Commercial)* and *RC (Rural Conservation)* to *C-5 (Commercial Convenience Store District)* as requested in Petition # REZ 25-07 filed by Frazier3 Holdings, LLC subject to the following conditions:

1. The subject property shall be limited to five (5) gasoline pumps.
2. The proposed Driveway B accessing Shaw Road shall be shifted north to maximize the capacity to stack vehicles at the intersection of Shaw Road and Major Road.
3. The developer shall construct a dedicated right-turn lane on Major Road at the intersection with Fischer Road.
4. The developer shall construct a physical median on Major Road at the proposed location of Driveway C.
5. The developer shall construct an island to deter left-turns out of proposed Driveway A onto Fischer Road.

6. The developer shall donate 10-feet of right-of-way (ROW) along Fischer Road and Major Road.
7. All road improvements shall be constructed prior to the issuance of the Certificate of Occupancy (CO).
8. All work within the right-of-way (ROW) shall meet current requirements of the American Association of State Highway and Transportation Officials (AASHTO), County, and Georgia Department of Transportation (GDOT) standards.
9. In addition to the requirements of *Chapter 30* of the *Coweta County Code of Ordinances*, runoff reduction practices shall be implemented upgradient from the detention/retention ponding to help avoid maintenance concerns and provide a treatment train approach unless a feasibility determination can be supported by staff.
10. The development shall meet the Quality Development Corridor District (QDCD) requirements specified in *Appendix A. Zoning and Development, Article 26, Section 261* of the *Coweta County Code of Ordinances*, unless a variance is granted through the normal procedures.
11. Any site and building lighting installed shall incorporate downcast, full cutoff fixtures to prevent adjacent properties and streets from being affected by glare or direct illumination.
12. If it is determined that the site lacks adequate area or suitable soil for onsite wastewater disposal, the development shall be required to connect to municipal sewer.
13. The applicant shall obtain a land disturbance permit (LDP) within an 18-month period beginning the next business day following approval by the Board. If the applicant fails to do so, the Board may initiate rezoning of the property.
14. The store shall operate between the hours of 5:00 a.m. to 10:00 p.m. All exterior lighting, including signage illumination, shall be turned off outside of operating hours.
15. Delivery of fuel or other goods shall be prohibited between the peak hours of 6:00 a.m. to 9:00 a.m. and 3:00 p.m. to 6:00 p.m.
16. The 20-foot street planting area along the northeasterly property boundary adjacent to Shaw Road shall be landscaped with buffer plant materials in accordance with *Article 25* of the *Coweta County Zoning and Development Ordinance* in lieu of the standard *Quality Development Corridor* street planting requirements.

RESULT: (UNANIMOUS)

MOVER: Bob Blackburn

SECONDER: Jeff Fisher

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 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 citizens spoke in opposition to Project Peach citing its failure to obtain a "will serve" letter and a power purchase agreement within a 6-month period, its location on top of major underground water source or springs, its proximity to Shoal Creek, and surrounding homes that depend on well water, allow the clock to run out of time to obtain a "will serve" letter and power purchase agreement, to stand by Condition # 23 of rezoning established at the April 15, 2025 Commission meeting, making the developers wait until after the moratorium is lifted, revitalization in the City of Palmetto and the impact of a data center on the community, potential damage to aged infrastructure and an old cemetery with African American graves, lack of public support, decreased of quality of life, increased traffic, disruption of the local economy and ecology, planned obsolescence with Project Willow, noise complaints the company has received at their other locations, and the citizens of Palmetto are also taxpayers and account for \$1 million worth of tax revenue, which is probably more than what the data center is going to give the County.

- Ms. Tina Mann, Wellington Manor, Sharpsburg
- Council Member Jess Wilbanks, City of Palmetto
- Mayor Teresa Thomas-Smith, City of Palmetto
- Ms. Carolyn Wynn, Vine Street, Pamletto

Mr. Bradd Hout, CyrusOne, explained that he is present to provide some updates regarding Condition # 23 of rezoning established at the April 15, 2025 Commission meeting. There are two (2) deliverables in that condition, the first being the "will serve" letter and the second being the power purchase agreement or in the case of Georgia Power, that is called a contract for electrical service. They requested a "will-serve" letter from Georgia Power prior to the meeting in April and were provided with a copy of what

they call a letter for service. The letter for service is essentially a document that acknowledges that there are discussions taking place and that the service is contingent upon later agreements, meaning the contract or the power purchase agreement as it was referred to in that hearing that was submitted prior to the deadline. They have been working very hard over the past several months to finalize those agreements with Georgia Power. Georgia Power is dealing with a multitude of requests, many of which are speculative or unknown in terms of whom the end user is. They received a draft copy of a contract from Georgia Power eleven (11) days ago and have ninety (90) days to finalize it. Then the contract will go out for regulatory approval (Public Service Commission). They are requesting an extension to finalize the contract for electrical service.

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

7. Recommend Approval of Petition # VAR 25-09 Filed by Frazier3 Holdings, LLC (Micah Frazier) Requesting Front Building Setback Variances for Property Located Along Fischer Road, Major Road, and Shaw Road, Sharpsburg - District 4

Zoning Manager Eschman presented Petition # VAR 25-09 filed by Frazier3 Holdings, LLC (Micah Frazier) requesting front building setback variances for property located along Fischer Road, Major Road, and Shaw Road, Sharpsburg [Parcel # 131-6086-005C (partial)] along with a recommendation of approval from the Board of Zoning Appeals. She explained that the property contains 2.16± total acres and was rezoned earlier in the meeting by the Board to *C-5 (Commercial Convenience Store District)* for a 4,300 square foot convenience store with five (5) gasoline pumps. She explained that an intersection improvement project that realigned Shaw Road and Major Road separated the subject property from the original parent tract, creating a triangular parcel bound by three (3) public roadways, Fischer Road, Shaw Road, and Major Road. Because of the configuration, the building envelope on the property is constrained. As a result, the applicant is requesting the following reductions of the front setback requirements: a front building setback reduction of 50-feet (from 135-feet to 85-feet) from the centerline of Fischer Road; a 12-foot front building setback reduction (from 100-feet to 88-feet) from the right-of-way of Major Road, and a front building setback reduction of 61-feet (from 100-feet to 39-feet) from the right-of-way of Shaw Road. In closing, she explained that at the Board of Zoning Appeals Public Hearing held on September 25, 2025, two (2) people submitted participation forms in opposition to the proposed rezoning, eight (8) emails of opposition were received, and the Board voted unanimously to recommend approval to the Board of Commissioners subject to three (3) conditions.

Motion to: Grant Front Building Setback Variance from Centerline of Fischer Road

The Board voted to grant a 50-foot front building setback reduction (from 135-feet to 85-

feet) from the centerline of Fischer Road as requested in Petition # VAR 25-09 filed by Frazier3 Holdings, LLC (Micah Frazier) for property located along Fischer Road, Major Road, and Shaw Road, Sharpsburg [Parcel # 131-6086-005C (partial)], subject to the following condition:

1. The front setback along Fischer Road shall be 85-feet from the centerline of Fischer Road as shown on the site plan submitted with the variance application package.

RESULT: Passed (UNANIMOUS)

MOVER: Bob Blackburn

SECONDER: Jeff Fisher

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

Motion to: Grant Front Building Setback Variance from Right-of-Way of Major Road

The Board voted to grant a 12-foot front building setback reduction (from 100-feet to 88-feet) from the right-of-way of Major Road as requested in Petition # VAR 25-09 filed by Frazier3 Holdings, LLC (Micah Frazier) for property located along Fischer Road, Major Road, and Shaw Road, Sharpsburg [Parcel # 131-6086-005C (partial)], subject to the following condition:

1. The front setback along Major Road shall be 88-feet outside the right-of-way along Major Road as shown on the site plan submitted with the variance application package.

RESULT: Passed (UNANIMOUS)

MOVER: Bob Blackburn

SECONDER: Jeff Fisher

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

Motion to: Grant Front Building Setback Variance from Right-of-Way of Shaw Road

The Board voted to grant a 61-foot front building setback reduction (from 100-feet to 39-feet) from the right-of-way of Shaw Road as requested in Petition # VAR 25-09 filed by Frazier3 Holdings, LLC (Micah Frazier) for property located along Fischer Road, Major Road, and Shaw Road, Sharpsburg [Parcel # 131-6086-005C (partial)], subject to the following condition:

1. The front setback along Shaw Road shall be 39-feet outside the right-of-way along Shaw Road, as shown on the site plan submitted with the variance application package.

RESULT: Passed (UNANIMOUS)

MOVER: Bob Blackburn

SECONDER: Jeff Fisher

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

8. **Recommend Approval of Petition # VAR 25-18 Filed by Daniel Aultman Requesting a Rear Yard Setback Variance for Property Located at 4 Beverly Drive, Newnan - District 3**

Zoning Manager Eschman presented Petition # VAR 25-18 filed by Daniel Aultman requesting a 30-foot rear yard setback reduction variance for property located at 4 Beverly Drive, Newnan (Parcel # 062-5060-007) along with a recommendation of approval from the Board of Zoning Appeals. She explained that the 0.287± acres subject property is a portion of Lot 5 and Lot 6 of the Jennings Subdivision, and is zoned *RC (Rural Conservation)*. In addition, the subject property contains a single-family residence constructed in 1955. Because the structure predates the adoption of the *Coweta County Zoning and Development Ordinance*, the property qualifies as a grandfathered lot of record. The lot is a flat, rectangular lot measuring approximately 125 feet by 100 feet. The applicant is proposing a small addition to the rear of the existing residence. The addition will measure 15-1/2 feet wide by 9 feet deep and will occupy the footprint of an existing shed, which will be removed. The purpose of the addition is to convert an existing half-bath into a full bathroom. Because of the lot size and the location of the septic system, the applicant is requesting a 30-foot reduction (from 40-feet to 10-feet) along the northern property line. In closing, she highlighted the factors reviewed by staff during the application process and presented two (2) conditions for consideration should the Board choose to grant the variance request.

Motion to: Grant

The Board voted to grant a 30-foot rear yard setback reduction (from 40-feet to 10-feet) for property located at 4 Beverly Drive, Newnan (Parcel # 062-5060-007) as requested in Petition # VAR 25-18 filed by Daniel Aultman, subject to the following conditions:

1. The home addition shall not be closer than 10-feet from the rear property line along the northern property boundary as shown on the site plan submitted with the variance application.
2. The applicant shall obtain all the required building permits and inspections from the Community Development Permits and Inspections Division.

RESULT: Passed (UNANIMOUS)

MOVER: Bob Blackburn

SECONDER: John Reidelbach

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

9. **Recommend Approval of Petition # CONDUSE 25-03 Filed by Jennifer and Chris Stupski Requesting an Extension of a Conditional Use Permit for Property Located at 487 Couch Road, Senoia - District 1**

Zoning Associate Blackwell presented Petition # CONDUSE 25-03 filed by Jennifer and Chris Stupski requesting an extension of their *Conditional Use Permit (CUP)* for property located at 487 Couch Road, Senoia (Parcel # 140-1134-045) along with a recommendation of approval from the Board of Zoning Appeals. She explained that the applicants are requesting a twelve (12) month extension to continue living in an RV while their home is being built. The applicants were previously granted a *Conditional Use Permit (CUP)* on July 4, 2024 to temporarily reside in an RV for twelve (12) months while constructing their permanent residence. Construction of the residence is still underway. In closing, she highlighted the factors reviewed by staff during the application process and presented five (5) conditions for consideration should the Board choose to grant the variance request.

Motion to: Grant

The Board voted to grant a 12-month extension of a *Conditional Use Permit (CUP)* for property located at 487 Couch Road, Senoia (Parcel # 140-1134-045) as requested in Petition # CONDUSE 25-03 filed by Jennifer and Chris Stupski, subject to the following conditions:

1. The use of the recreational vehicle (RV) as a temporary dwelling shall be permitted for an additional period not to exceed twelve (12) months, beginning October 22, 2025, and ending October 23, 2026, or 30 days after the Certificate of Occupancy is granted, whichever is less; at which time, the recreational vehicle (RV) shall no longer be used as a residence.
2. Upon approval of the request, the applicants' contractor shall schedule an Electric Service Inspection for the new construction residence within 60 days. Failure to do so will result in automatic revocation of the Conditional Use Permit.
3. No more than one (1) recreational vehicle (RV) shall be parked on the site.
4. The recreational vehicle (RV) shall be equipped with a functional smoke detector and carbon monoxide detector at all times while in use as a temporary residence.
5. The recreational vehicle (RV) shall remain connected to the septic system for the duration of its use as a temporary residence.

RESULT: Passed (UNANIMOUS)

MOVER: Jeff Fisher

SECONDER: Bob Blackburn

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

10. Request Direction from the Board Regarding Condition # 23 Associated with Previous Petition # REZ 24-14 Filed by North Coweta Investors, LLC for Property Located Along SR 14/US Hwy 29, Weldon Road, and Johnston Circle — District 3 and District 4

Zoning Manager Eschman explained that at the Commission meeting held on April 15, 2025, the Board voted to rezone 326.61± acres located along SR 14/US Hwy 29, Weldon Road, and Johnston Circle (Parcels # 117-7064-008, # 117-7064-009, # 117-7065-002, #

117-7065-009A, #117-7065-026, # 117-7066-001, and # 117-7066-001A) from *RC (Rural Conservation)* to *LM (Light Industrial)* for a data center project as requested in previous Petition # REZ 24-14 filed by North Coweta Investors, LLC, subject to twenty-five (25) conditions. Condition # 23 requires that the applicant provide a "will-serve" letter and a power purchase agreement from an electric service provider within a 6-month period beginning the next business day following approval by the Board. The applicant obtained a Letter of Service from Georgia Power in April 2025 and received a draft Contract for Electric Service on October 16, 2025. Negotiations between the applicant and Georgia Power are ongoing as both parties continue to evaluate and refine the terms of the agreement. Subsequently, the applicant is requesting a six-month extension to fulfill the requirements of Condition # 23 and staff is seeking direction from the Board regarding the request.

In response to questions from the Board, Administrator Fouts and Attorney Lee explained that a virtual meeting was held with CyrusOne and Georgia Power last week. Regarding the contract, Georgia Power and CyrusOne will only provide a fully redacted copy of the contract. As long as the redacted contract is received along with a letter to serve power from Georgia Power, then condition has been met.

In response to questions from the Board, Administrator Fouts explained that, based on feedback from the work session held last week, there should be a timeline to be clear, and it is something that needs clarification and to be very specific as to what the Board is looking for. That will be an amendment as part of the draft. If the Board does not choose to grant an extension to North Coweta Investors, LLC, then staff would ask to initiate rezoning of the property. That would require a public hearing and to go through the normal rezoning process. If an extension is granted, staff would request that the Board go ahead and set a public hearing at a date in the future such that if they do not meet that deadline, the public hearing would be scheduled.

In response to a question from Commissioner Smith, Mr. Bradd Hout, CyrusOne, explained that they were delayed in getting the contract from Georgia Power. The issue is that Georgia Power has project requests from many large load users, dependent on the same transmission and distribution infrastructure and facilities. Some of those projects are with name brand companies that are operating in the market today and some are speculative. Georgia Power has to determine which ones to serve, how much it is going to cost, and when they can serve them. The power contract dictates that CyrusOne is going to be charged a minimum amount monthly from the day that they sign it, are going to have security payments and other financial obligations backstopping the infrastructure that is put in place to serve their project, and are going to be charged a minimum amount once they are energized so that whatever dollar is spent by Georgia Power is paid back. To get to that point of analysis takes a long time, and they have been working with Georgia Power for well over a year. They have 90-days to finalize legal terms of the contract, then it will go through a regulatory approval process. Georgia Power expects that process to

take approximately 120-days. He explained that he has requested six (6) months in case that approval process takes longer than anticipated.

Motion to: Set a Public Hearing

The Board voted to set a Public Hearing on the second meeting in October 2026 (to be determined) at 6:00 p.m. regarding possible rezoning of 326.61± acres located along SR 14/US Hwy 29. Weldon Road, and Johnston Circle (Parcels # 117-7064-008, # 117-7064-009, # 117-7065-002, # 117-7065-009A, #117-7065-026, # 117-7066-001, and # 117-7066-001A) from *LM (Light Industrial)* back to *RC (Rural Conservation)* associated with Condition # 23 in previous Petition # REZ 24-14 filed by North Coweta Investors, LLC thereby granting a 12-month extension to obtain a power purchase agreement.

RESULT: Passed (4-1)

MOVER: Jeff Fisher

SECONDER: Bill McKenzie

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

NAYES: Alphonso Smith

11. Request Approval/Execution of a Resolution to Extend the Limited Moratorium Regarding Acceptance of New Applications Associated with Data Centers

Administrator Fouts explained that the moratorium on acceptance of new applications associated with data centers will expire at the end of business on November 3, 2025. A Public Hearing has been set on November 18, 2025 regarding the proposed *Data Center Ordinance*. Staff requests that the moratorium adopted on May 6, 2025, expiring on November 3, 2025, be extended for an additional thirty-one (31) days and set to terminate on the earliest date of the following:

1. Close of business day on December 4, 2025.
2. The adoption of any amendment to the current land use regulations; or
3. Affirmative action by the Board of Commissioners of Coweta County, Georgia otherwise terminating the moratorium.

Motion to: Execute

The Board voted to execute a Resolution to Extend the Limited Moratorium Regarding Acceptance of New Applications Associated with Data Centers.

RESULT: Passed (UNANIMOUS)

MOVER: Bob Blackburn

SECONDER: Jeff Fisher

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

Unfinished Business

12. Request Appointments to Various Boards/Authorities

Motion to: Approve

The Board voted to reappoint Ms. Libby Parham as the 3rd District representative to the Animal Services Board for the term expiring on December 31, 2026.

RESULT: Passed (UNANIMOUS)

MOVER: Bob Blackburn

SECONDER: Jeff Fisher

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

New Business

Bids and Contracts

13. Request Approval/Execution of Supplemental Amendment # 1 with McLeroy Associated with Removal of Unsuitable Material (F2023.1) - District 1

Public Works Administrator Handley explained that the County has a contract with McLeroy, Inc. Construction for construction of left and right turn lanes on SR 16 at what will be the new Fire Station 10. During the construction of the project, unsuitable material was encountered along the existing shoulders of SR 16 that would not support the proposed widening. They had to dig out the bad material, haul it off, and replace it with suitable materials. Since a pay item for the work was not foreseen, a Supplemental Agreement is necessary to compensate the contractor for the excavation and removal of that unsuitable material for the amount of \$987.53.

Motion to: Execute

The Board voted to execute Supplemental Amendment # 1 with McLeroy, Inc. in the amount of \$987.53 associated with removal of unsuitable material from the roadbed related to the new Fire Station # 10 project in Senoia (F2023.1).

RESULT: Passed (UNANIMOUS)

MOVER: John Reidelbach

SECONDER: Jeff Fisher

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

14. Request Approval/Execution of a Contract with TeleCommunication Systems, Inc. Associated with a Text to 911 VPN Connectivity Service

Administrator Fouts explained that staff is requesting to purchase software from TeleCommunication Systems, Inc. to enhance 911 regarding text to 911. Staff currently uses a browser-based product and this is a new product that would integrate into the phone system or the CAD system. Staff is in receipt of a contract with Telecommunication Systems, Inc. to provide these services at a total cost of \$11,270 for the first year, followed by \$6,220 annually for the second and third years.

Motion to: Execute

The Board voted to execute a contract with TeleCommunication Systems, Inc. associated with implementation of a Text to 911 VPN Connectivity Service at a cost of \$11,270 for the first year, followed by \$6,220 annually for the second and third years, contingent upon final legal review.

RESULT: Passed (UNANIMOUS)

MOVER: Jeff Fisher

SECONDER: Bob Blackburn

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

15. Request Approval/Execution of an Agreement with Catalis Courts & Land Records Associated with a Magistrate Court Case Management System

Assistant Administrator Wisenbaker explained that Catalis Courts & Land Records, LLC provides a Case Management System (CMS) to the Coweta County Magistrate Court. The current system is at its end of life. The Magistrate Court is upgrading from an existing platform which is currently housed in the County's IT Department systems servers and migrating all of their data to a new system, which is going to be a cloud-hosted platform. Catalis has provided a quote of \$14,280 to migrate the Magistrate Court information and database to the Catalis cloud-hosted platform.

Motion to: Execute

The Board voted to execute an agreement with Catalis Courts & Land Records, LLC associated with a Magistrate Court Case Management (CMS) migration and subscription.

RESULT: Passed (UNANIMOUS)

MOVER: Alphonso Smith

SECONDER: Bob Blackburn

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

16. Request Approval/Execution of a Lease Renewal Associated with Property Located at 8B and 8C Madison Street, Newnan - District 5

Motion to: Execute

The Board voted to execute a lease renewal with MR Madison, LLC for the Superior Court

Public Defender's Office located at 8B and 8C Madison Street, consolidating the two suites into one lease at \$4,213.33 per month for the period beginning August 1, 2025 and expiring July 31, 2026, with five (5) successive one-year renewal options at a 4% annual increase.

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 an Individual Retirement Account Automatic Rollover Agreement with Empower

Assistant Administrator Mickle explained that the County's Salary Deferral Plan and Employee Matching Plan both contain provisions that if a participant's account balance is between \$1,000 and \$5,000 upon separation of employment, and the participant does not elect to receive a distribution or have such distribution paid directly to an eligible retirement account, then the participant's vested account balance will be placed in an individual retirement account in his/her name. Now that the County has transitioned to Empower as the third party administrator of the defined contribution plan, staff requests that the Board approve an Individual Retirement Account (IRA) Automatic Rollover Agreement with Empower, so that this provision in the plan documents can be enforced. Once the funds have been placed into individual retirement accounts in the participant's name, the County no longer has responsibility.

Motion to: Execute

The Board voted to execute an Individual Retirement Account Automatic Rollover (IRA) Agreement with Empower.

RESULT: Passed (UNANIMOUS)

MOVER: John Reidelbach

SECONDER: Bob Blackburn

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

18. Request Approval/Execution of a Contract with CivicPlus for Website and ADA Compliance Platform

Administrator Fouts explained that staff is requesting the Board to approve a contract with CivicPlus for the replacement of the county's website as well as a product to handle ADA compliance with the website. The County has been using the current vendor for a number of years. This is a budgeted expense in the Fiscal Year 2026 budget. The initial term will cost \$66,926.25 and the annual reoccurring maintenance cost is \$49,104.00.

Motion to: Execute

The Board voted to execute a contract with CivicPlus to serve as the County's new website provider and to provide ADA compliance services through its Monsido platform.

RESULT: Passed (UNANIMOUS)

MOVER: Bob Blackburn

SECONDER: Jeff Fisher

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

Additional Action Items

19. Request Approval/Execution of the Seventh Amendment to the Coweta County Employee Handbook

Assistant Administrator Wisenbaker explained that staff is requesting that the Board execute the Seventh Amendment to the Coweta County Employee Handbook to effectively incorporate a specific amendment to add a multi-factor authentication requirement to enhance the existing cybersecurity standards and compliance to afford county information systems and accounts an additional layer of protection to reduce the likelihood of unauthorized access. There would also be a specific provision in the handbook so that employees are required to utilize either their cell phone or an alternative method such as a token when they access their employee account on a County device to add another layer of protection and reduce the likelihood of unauthorized access.

Motion to: Execute

The Board voted to execute a Resolution to Adopt the Seventh Amendment to the Coweta County Employee Handbook associated with the addition of a section related to a multi-factor authentication requirement to become effective on October 27, 2025.

RESULT: Passed (UNANIMOUS)

MOVER: Jeff Fisher

SECONDER: John Reidelbach

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

20. Request Approval to Assist the City of Haralson with a Pipe Replacement — District 1

Motion to: Approve

The Board voted to provide labor and materials to assist the City of Haralson with replacement of a rotten cross drain pipe underneath 35 Line Creek Road.

RESULT: Passed (UNANIMOUS)

MOVER: Alphonso Smith

SECONDER: Bob Blackburn

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

21. Request Approval to Assist the Town of Moreland with Sidearm Mowing and "No Thru Truck" Signs - District 2

Motion to: Approve

The Board voted to provide labor and materials to assist the Town of Moreland with sidearm mowing along Carroll Street, Cameron Street, Bethlehem Church Road and Railroad Street and with the placement of two (2) "No Thru Truck" signs.

RESULT: Passed (UNANIMOUS)

MOVER: Bill McKenzie

SECONDER: Bob Blackburn

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

Supplemental and Non-Agenda Items

There were no Supplemental or Non-Agenda items to be discussed.

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.

Chairman McKenzie commented that over the last several months people have written, sent emails, texts, and calls wanting to know how he is going to vote on a particular item. He cannot answer that until it has been heard in a public meeting by this Board. The Board spends a lot of time trying to understand these issues before they are brought to a meeting for a decision, even though it may not seem like it.

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

order of topic.

The following citizens addressed the Board, citing concerns with Prologis, Project Sail, Project Peach, data centers, water usage, droughts, massive buildings on top of wetlands, destruction of communities, size of not a light industrial project, destruction of lives, land and resources, the need to protect health, wildlife, and groundwater, contamination and pollution of groundwater and waterways by high concentrations of dissolved mineral, salts and corrosion inhibitors, stress on local waste water treatment plants, increased environmental, noise and light pollution, a billionaire company trampling on their community, the draft ordinance is problematic, issues with air removal from closed-loop systems, less tax revenue generated than advertised, old technology, proximity to wetlands, farmlands, and residential homes, the need to be located in industrial zoned areas, and decreased property values.

- Ms. Cathy Smith, Creekview Drive, Newnan
- Ms. Cathy Newman, Moon Ridge, Newnan
- Mr. Ron Bockrath, Boone Road, Newnan
- Ms. Janette Higgins, 5th District
- Ms. Connie Lytten, Wagers Mill Road, Newnan

Mr. Troy Williams, Lake Park Drive, Sharpsburg, explained that he has been working with an attorney to get his VA disability approved. It took him seven (7) years to go through the process and last year he was approved for a 100% disability. He received an exemption from a large portion of property taxes this year, but in several states, they do not charge 100% disabled veterans any property taxes. He asked the Board to consider helping him to get the law changed in Georgia.

Administrator Fouts explained that he understands Mr. Williams is asking about both local and statewide and staff can speak with the local delegation.

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

There were no issues to be discussed in Executive Session.

Adjournment

Motion to: Adjourn

The Board voted to adjourn the meeting.

RESULT: Passed (UNANIMOUS)

MOVER: Bill McKenzie

SECONDER: John Reidelbach

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