



## Coweta County Board of Commissioners

22 East Broad Street  
Newnan, GA 30263  
[www.coweta.ga.us](http://www.coweta.ga.us)

### Public Hearing/Regular Meeting Session

#### Minutes

Shannon Zerangue  
Fran Collins  
770.254.2601

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November 18, 2025

6:00 PM

Commission Chambers  
37 Perry Street  
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 | 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, November 18, 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. Department Spotlight - GIS**

GIS Director Clint Richmond explained that the Coweta County Geographic Information System (GIS) Department was created in 2007 and currently has three (3) staff members. The department's purpose is to use computing systems for the input, editing, storage, maintenance, management, analysis, and output of geographically referenced information. GIS can be used to perform many different types of geographic analysis. Simple geographic analysis includes determining where things are, what is near them, and what sorts of database information is associated with them. GIS can also do complex geographic analysis, including modeling and forecasting such as finding the optimal location for a public service or finding expansion and growth trends. The department also stores and maintains or assists other departments in the maintenance of over 200 geographic data features. Some of the most important include address points which contain 68,723 address locations, tax parcels with 65,056 parcel polygons, subdivision polygons with 1,185 developments, and roadway centerline data with 1,437 miles of local roads, 154 miles of state roads, and 67 miles of interstate. To display and utilize all the data, staff creates and maintains web maps. The department currently has a total of 24 different web maps within the County's ArcGIS Online and ArcGIS Portal environments while also managing 148 licenses to view or edit the web maps.

Mr. Richmond further explained that recently, staff has enjoyed assisting behind the scenes with future fire station locations, creating post-processed drone imagery to aid in event layouts and parking planning, assisting with the Community Development Comprehensive Plan, and providing data for the new computer-aided dispatch (CAD) system at 911. Internal to the department, staff has successfully upgraded to ArcGIS Enterprise 11.5 earlier this year, which enabled the department to roll out several helpful web maps to multiple departments and to the public. This upgrade also allowed staff to create an ArcGIS Hub site that allows for easier organization and access to publicly available maps and downloadable shapefile data. In closing, he provided a brief

demonstration of how to access the GIS Hub site from the County website, showing what is within the Hub site, and providing an example of searching for an address within the commission district search map.

The Board expressed appreciation to GIS Director Richmond and the GIS department for their hard work and dedication.

## **Approval of Minutes**

### **2. Request Approval of the Minutes from the Public Hearing/Regular Meeting Session Held on November 4, 2025**

#### **Motion to: Approve**

The Board voted to approve the minutes from the Public Hearing/Regular Meeting Session held on Tuesday, November 4, 2025.

**RESULT: Passed (UNANIMOUS)**

**MOVER:** Bob Blackburn

**SECONDER:** John Reidelbach

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

## **Supplemental and Non-Agenda Items**

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)**

#### **3. Public Hearing Regarding a New Consumption Distilled Spirits, Beer and Wine License Filed by Kristin Mintz in Operation of Vinewood Stables by Wedgewood Weddings (Wedgewood Beverage, Inc.) Located at 1324 Roscoe Road, Newnan - District 3**

Business License Associate Joy Thompson explained that Ms. Kristin Mintz, license representative of Vinewood Stables by Wedgewood Weddings (Wedgewood Beverage, Inc.), has submitted an application for a 2025 consumption license for distilled spirits, beer, and wine. This location has had an active alcohol license within the past twelve (12) months (A Divine Event/Magic Moments Operating LLC); therefore, a certificate from a Georgia registered land surveyor indicating distances as defined in *Section 6-46* of the *Coweta County Code of Ordinances* is not required. The Business and Alcohol License Division has conducted a comprehensive review of the application and has determined that it is complete and meets all relevant requirements. Additionally, the necessary background checks (GCIC) and fingerprint reports (GBI) for Ms. Mintz, as the applicant for

the license representative, have been finalized, confirming her qualifications as stipulated in the *Alcohol Ordinance*.

Ms. Kristin Mintz, license representative, explained that the business has been operating in the same manner for the past year and there will be no changes.

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

**Motion to: Close the Public Hearing**

The Board voted to close the Public Hearing regarding a new consumption license for distilled spirits, beer and wine filed by Ms. Kristin Mintz, license representative of Vinewood Stables by Wedgewood Weddings (Wedgewood Beverage, Inc.) located at 1324 Roscoe Road, Newnan (Parcel # 060A-038).

**RESULT: Passed (UNANIMOUS)**

**MOVER:** John Reidelbach

**SECONDER:** Bob Blackburn

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

**Motion to: Grant**

The Board voted to grant a new consumption license for distilled spirits, beer, and wine to Ms. Kristin Mintz, license representative of Vinewood Stables by Wedgewood Weddings (Wedgewood Beverage, Inc.) located at 1324 Roscoe Road, Newnan (Parcel # 060A-038), contingent upon the license representative obtaining final approval from the Georgia Department of Revenue (Alcohol License Division).

**RESULT: Passed (UNANIMOUS)**

**MOVER:** Bob Blackburn

**SECONDER:** Jeff Fisher

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

**4. Public Hearing Regarding Proposed Amendments to Appendix A. Zoning and Development of the Coweta County Code of Ordinances Associated with Data Centers**

Community Development Director Ben Sewell presented the latest draft of the proposed *Data Center Ordinance*. He explained that earlier drafts helped staff understand what needed to be refined and where expectations needed to be clearer. The current version represents a more developed framework for regulating data center development in Coweta County. He reviewed several sections of the updated ordinance and highlighted several key standards and requirements, including the following definitions:

- A data center is defined as a building primarily used for data processing or storage, up to 500,000 square feet of gross floor area.

- A data center campus is defined as multiple data center buildings on a single property.
- Cryptocurrency mining facilities are excluded. Their operational characteristics are less understood, particularly noise and energy consumption, and staff believes they should be regulated separately. Therefore, at this time they are not a permitted use.

Mr. Sewell further explained that these definitions are intended to give a clear and shared understanding of exactly what the ordinance covers.

Next, Mr. Sewell explained that in *LM (Light Industrial)* zoning districts, a data center would require approval of a *Conditional Use Permit (CUP)*. That means a Public Hearing and Board approval would be required, and in the *LM (Light Industrial)* district a data center campus would not be allowed. Additionally, a data center site would have to be located off an arterial or major collector road. In the *M (Industrial)* zoning district, both a stand-alone data center and a data center campus would be a permitted use, by right, but properties that are not already zoned *M (Industrial)* would be required to go through the public rezoning process. Data center campuses will also be required to be located off an arterial road or within one (1) mile of the interstate.

Mr. Sewell explained that reliable infrastructure is central to data center operations, and this ordinance lays out clear expectations. A data center or data center campus must connect to public water and sewer. A data center must be located on an arterial or major collector road, and a data center campus must be located on a road that is classified as an arterial, a local road within one (1) mile of interstate access, or within an industrial park having direct access to an arterial road. These requirements are intended to target data center growth toward the County's transportation network and utility capacities, providing for the most efficient delivery of those services possible.

Mr. Sewell presented the following core site development standards:

- A data center site must have a minimum lot size of 25 acres.
- A data center site must have a minimum lot width of 250 feet.
- A data center building height is limited to 60 feet.
- There must be a setback of 75 feet from the front and 100 feet from the side and rear property lines.
- There must be at least 100 feet between buildings on a campus.

In addition, lot coverage is limited to 80%, preserving space for buffers, stormwater management, and landscaping. These standards are about ensuring scale, spacing, internal access, and environmental compatibility, especially important given the size and visual

presence of these buildings.

Mr. Sewell noted that community engagement remains an essential component of this ordinance. In addition to the required Public Hearing by the Board of Commissioners, any conditional use or rezoning petition involving a data center must include at least one community meeting held in Coweta County. A notice must be mailed to nearby property owners, advertised in the newspaper, and posted on the site. Importantly, a decision-maker for the applicant must attend in person to provide transparency and field questions.

Mr. Sewell also explained that building design expectations are critical for these large, potentially plain structures. For any elevation visible from a public road, the ordinance now requires two (2) durable exterior materials such as brick, stone, metal panels, or fiber cement. Public-facing walls must incorporate 30% window type coverage and architectural features like variations or projections. Where data centers adjoin residential zoning, the ordinance requires a 300-foot buffer, and the first 100-feet must remain undisturbed. The remaining 200-feet may be graded, but if disturbed, must be fully replanted in accordance with the buffer planting standards.

Regarding fencing and screening, Mr. Sewell explained that security must be balanced with appearance. If placed at the property line or where otherwise visible from the right-of-way (ROW) or adjacent properties, decorative metal fencing at least eight (8) feet tall shall be required, and without barbed wire. Vinyl-coated chain-link fencing with anti-climb features is allowed only within buffers and only where not visible from roads or adjacent properties. All exterior generators, mechanical equipment, and substations must be enclosed or screened using opaque materials and landscaping.

Mr. Sewell explained that noise management and environmental review continue to be major priorities. Before construction, a 72-hour ambient noise survey using ANSI-standard meters is required. Operational noise may not exceed 5 decibels (dBA) above ambient levels at night or 10 decibels (dBA) above ambient levels during the day. This is intended to ensure that cooling systems and other continuous equipment remain compatible with surrounding areas. Every conditional use or rezoning petition must also include a comprehensive environmental impact assessment, covering water resources, air quality, ecology, archaeology, and cultural resources. Finally, testing of generators is limited to weekdays between 9:00 a.m. and 5:00 p.m., excluding federal holidays.

To minimize light pollution, Mr. Sewell explained that all fixtures must be full cutoff, eliminating upward lighting and protecting the night sky. The permanent parking space requirement for data centers is one (1) vehicular space per 2,000 square feet, with flexibility for Public Works to approve reductions or adjustments if warranted. Applicants must also prepare a Traffic Management Plan, which may include surety bonds to address construction-related traffic impacts.

Mr. Sewell explained that the ordinance requires written utility capacity verification for electric, water, and sewer service. If upgrades are necessary, the applicant must provide for the entirety of the necessary upgrades. Generators must meet Tier 4 environmental standards, and open-loop cooling or ventilation systems are prohibited to protect natural resources. Operators must coordinate annual emergency preparedness training with Coweta County public safety agencies, and reimburse the County for its participation.

In closing, Mr. Sewell explained that the draft *Data Center Ordinance* aims to provide a complete, balanced, and enforceable framework for all data center development in Coweta County and staff believes it balances feedback from prior Public Hearings and Work Sessions, and lays out clear expectations for applicants, operators, and the public.

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

The following individuals spoke in support of the proposed *Data Center Ordinance* and data centers, citing positive impacts for the county's future, providing property tax relief for generations, creating jobs and growth, operating with less staff, placing less strain on infrastructure, schools and roads, helping to preserve rural character while meeting physical needs, strict noise thresholds, mandatory environmental impact assessments, lighting rules that minimize off-site impacts, 300-foot buffers, no open-loop cooling which helps to eliminate high-water use, power costs born by data center developers shielding residential ratepayers, high-paying tech jobs, and the lowest traffic impact than any other industrial use.

- Mr. Jason Peace, Greenridge Way, Newnan
- Mr. Mike Lash, Whitfield Street, Smyrna
- Ms. Laura Beth, District 2
- Mr. Rob Cole, District 5
- Mr. Steven Jones, Dunwoody Village Parkway, Dunwoody
- Ms. Connie Lytten, Wagers Mill Road, Newnan
- Ms. Laura Whitley, Wagers Mill Road, Newnan

During their respective allotted time, Mr. Peace, Mr. Lash, and Mr. Jones expressed appreciation for the work on the current draft *Data Center Ordinance*, but requested that the Board also consider allowing on-site generation in *M (Industrial)* zoned districts, allowing access to major collector roads to be consistent with the underlying *M (Industrial)* zoning ordinance, which would allow more traffic than data centers, consulting with Georgia Power and other utilities that run off existing lines to find the best way to ensure the ordinance is not too restrictive, screening of substations above 12-feet is redundant, not practical, and could potentially be dangerous if something hits the screening, increasing data centers height to 65–75 feet or to two (2) stories, allowing data

center campuses in *LM (Light Industrial)* zoning because of the market or site preference, preventing a master planned development or master planned data center and promoting piecemeal development, noise provisions treat data centers differently from any other use, and that law enforcement does not want to use decibel meters to enforce the *Noise Ordinance* because it promotes enforcement and court issues.

During their respective allotted time, Ms. Beth, Mr. Cole, Ms. Lytten, and Ms. Whitley expressed appreciation for the work on the current draft *Data Center Ordinance*, but their comments did not support the ordinance as drafted. They expressed concerns that the verbiage is too vague, citing that protection of nearby homes is needed along with increased buffers and buffer vegetation, building heights need to be reduced, it strays from the Comprehensive Plan and data centers in rural character areas, the duration of noise generation, the need to limit data centers to industrialized areas, data center obsolescence, decommissioning strategy, extending the data center moratorium another 180-days to continue research, protection of citizens lives and revenue, negative environmental impacts, limiting property zoned from rural to industrial for data centers to be returned only to rural if decommissioned, increasing the buffers near residential to 1,500 feet or 2,500 feet, installation of permanent decibel readers along boundaries that record audio and video and limiting building height to 40-feet.

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

The following individuals spoke in opposition to the current draft *Data Center Ordinance*, citing concerns with actual tax benefits, stronger rules, keeping data centers in heavy industrial areas, extending the moratorium, decommissioning standards and plans, protecting rural land even with the tax benefit data centers will generate, third party environmental studies, chronic noise exposure leading to sleep disorders, anxiety, cardiovascular issues, reduced cognitive function, impacts on wildlife, resources, and the environment, increasing buffers, pollution from generators, increased electricity costs, data centers paying for infrastructure costs, data centers are non-sustainable, violations and fines, decreased property values, industrial sprawl, wait for further advancements, the data center boom will eventually bust, prohibit surveillance systems across property boundary, funding upgrades for Georgia Power, and protecting green space and natural areas.

- Mr. Tim Ryan, District 3
- Ms. Cathy Smith, District 3
- Mr. Jimmy Newman, District 2
- Mr. Maxwell Britton, District 1
- Mr. CJ Caballero, District 3
- Mr. Steve Swope, Old Carrollton Road, Newnan
- Ms. Donna Boles, District 1

Administrator Fouts explained that the forty (40) minutes allotted under the rules governing Commission meetings had expired and there were four (4) more individuals who signed up to speak in opposition.

Attorney Lee noted that should the Board wish to hear comments from the four (4) additional individuals, a total of twelve (12) minutes per side will have to be added.

The Board reached a consensus that equal time had been provided and chose not to extend the allotted time for additional speakers.

Administrator Fouts explained that should the Board choose to continue the Public Hearing, a specified meeting date is required and staff needs clarification and feedback to prepare any changes to the draft *Data Center Ordinance* prior to that meeting.

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

The Board voted to continue the Public Hearing regarding proposed amendments to *Appendix A. Zoning and Development of the Coweta County Code of Ordinances* associated with data centers to December 16, 2025 at 6:00 p.m.

**RESULT: Passed (UNANIMOUS)**

**MOVER:** Alphonso Smith

**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 on the agenda.

- Mr. Daniel Fields, Warner Way, Senoia, explained that he is the applicant representative for Petition # REZ 24-06 filed by LDO Coweta, LLP (agenda item # 8) requesting an 18-month extension to obtain a Land Disturbance Permit (LDP). The civil design and wetland delineation have been completed, and now they are going through the process of obtaining various EPD approvals and approvals from the Army Corp of Engineers.
- Ms. Caren Rodriguez Huerta, Buckthorn Drive, Newnan explained that she is appealing the denial of a home occupation business license (agenda item # 5). She further explained that she understands that the County wishes to keep her

neighborhood peaceful and residential and her request supports that. She provides holistic wellness services at two (2) professional studios in downtown Newnan and as a vendor at Piedmont Cancer Wellness Center in Fayetteville. She holds a valid business license which reflects her commitment to operate responsibly and in compliance with all regulations. Acupressure is not a clinical procedure, is nonmedical, non-invasive, quiet, and performed one-on-one with clothing intact using small rounded tools. Her request is to offer a limited number of appointment-only sessions at her home, mainly for clients who have mobility challenges or ongoing wellness needs. There will be no signage, employees, or retail sales, and traffic will be minimal. She noted she is simply requesting that acupressure be recognized or added to the list of permitted home occupations under *Section 68* of the County's *Code of Ordinances* since it aligns closely with other personal care and wellness services already allowed.

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

### **5. Request a Decision Regarding an Appeal of a Denial of a Home-Based Business License Filed by Caren Huerta for Operation of Sana Luna Acupressure Wellness Located at 23 Buckthorn Drive, Newnan – District 2**

Business License Associate Thompson explained that on October 12, 2025, Ms. Caren Huerta submitted a Home-based Business License Application for Sana Luna Acupressure Wellness, proposing to operate an acupressure wellness service at her residence located at 23 Buckthorn Drive, Newnan (Parcel # W02-032). Following a comprehensive review, the Coweta County Community Development Department determined that the proposed business does not meet the permitted uses for a residential home occupation under *Appendix A. Zoning and Development, Article 6A. Home Occupations, Section 60A* of the *Coweta County Code of Ordinances*. This type of service does not qualify as a similar occupation intended for home-based use and is not compatible with other uses allowed in residential zoning. Based on this finding, the application was denied on October 21, 2025. On October 24, 2025, Ms. Huerta submitted an appeal of the business license denial, requesting that the Board reconsider the decision. In closing, she requested that the Board review the appeal in accordance with the provisions of the ordinance and recommended that the Board uphold the denial of the Home-Based Business License as the proposed use does not meet the criteria for the permit.

In response to questions from Commissioner Reidelbach, Ms. Thompson explained that the state requires certification for this occupation but not a license.

**Motion to: Uphold Denial**

The Board voted to uphold denial of a Home-based Business License filed by Ms. Caren Huerta for Sana Luna Acupressure Wellness located at 23 Buckthorn Drive, Newnan (Parcel # W02-032) in accordance with *Appendix A. Zoning and Development, Article 6A. Home Occupations, Section 60A* of the *Coweta County Code of Ordinances*.

**RESULT: Passed (UNANIMOUS)**

**MOVER:** John Reidelbach

**SECONDER:** Jeff Fisher

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

**6. Recommend Approval of Petition # VAR 25-20 Filed by Randy Hoppe Requesting a Distance Between Buildings Variance for Property Located at 197 Cannon Road, Sharpsburg - District 2**

Zoning Associate Nicole Blackwell presented Petition # VAR 25-20 filed by Randy Hoppe requesting a distance between buildings variance for property located at 197 Cannon Road, Sharpsburg (Parcel # 113-1024-009) along with a recommendation of approval from the Board of Zoning Appeals. She explained that the subject property consists of 20.43± acres zoned *RC (Rural Conservation)*. The applicant is requesting an 8-foot distance between buildings reduction from the required 10-feet for construction of a 19-feet, 7-inch (19' 7") by 17-feet, 11-inch (17' 11") attached covered patio at the rear of the residence. The covered patio will extend from the rear of the home and be located 2-feet from the steps of the pool. Because the pool is considered an accessory structure, the covered patio requires a 10-foot separation. 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.

In response to questions from Commissioner Reidelbach and Commissioner Smith, Ms. Blackwell explained that the pool is located 6.5 feet from the rear of the residence and the covered patio will be on an existing concrete slab.

**Motion to: Grant**

The Board voted to grant an 8-foot distance between buildings reduction (from 10-feet to 2-feet) for property located at 197 Cannon Road, Sharpsburg (Parcel # 113-1024-009) as requested in Petition # VAR 25-20 filed by Randy Hoppe, subject to the following conditions:

1. The covered patio shall be located no closer than two (2) feet from the pool and shall comply with all other applicable setback and development requirements.
2. The foundation shall be designed/engineered as to not apply any load from the structure to the walls of the pool.

**RESULT: Passed (UNANIMOUS)**

**MOVER:** Bill McKenzie

**SECONDER:** Bob Blackburn

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

7. **Recommend Denial of Petition # VAR 25-21 Filed by Sean Harkins Requesting a Variance to Utilize a Private Easement for Property Located at 945 Lawshe Road, Senoia - District 1**

Zoning Associate Blackwell presented Petition # VAR 25-21 filed by Sean Harkins requesting a variance to utilize a private easement for property located at 945 Lawshe Road, Senoia (Parcel # 150-1162-034) along with a recommendation of denial from the Board of Zoning Appeals. She explained that the subject property (lot 29 of the Farm at Lawshe) consists of 5.0± acres zoned *RC (Rural Conservation)*, and that the applicant is requesting a variance to utilize a seventh private easement to access Serenity Farm Walk. Access to the subject property was approved from Lawshe Road, which is a County-maintained public roadway. The recorded plat for the Serenity Farm Subdivision shows that Serenity Farm Walk is a private easement that only serves lots 30-35 in the subdivision. The County's ordinance also limits private roadway easements to serve no more than six (6) lots. She pointed out that Mr. Harkins has driveway access to County-maintained Lawshe Road and that he connected a second driveway to the private road (Serenity Farm Walk) without permission.

In response to questions from Commissioner Smith and Commissioner Reidelbach, Ms. Blackwell explained that the existing driveway is connected to the private road and has been in violation of the ordinance since 2020.

In response to questions from the Board, Attorney Lee explained that accessing the private easement from lot 29 is illegal. If the Board denies the variance request, then the issue will have to go to court.

Commissioner Reidelbach explained that Mr. Harkins has been cited on a regular basis by Code Enforcement since September 2020.

In response to a question from Commissioner Smith, Administrator Fouts explained that an official complaint was filed on May 16, 2025, by residents on the easement because Mr. Harkins does not have legal authority to utilize it. He further explained that a stop work order was issued after it was discovered that Mr. Harkins was attempting to use the easement. He remedied that by constructing a driveway to Lawshe Road. After he received his certificate of occupancy (CO), he filed a previous variance application (Petition # ZA 040-20) requesting access to the easement, which was denied by the Board (see September 15, 2020, minutes). Some time after that, he constructed the driveway connecting to the private easement. Subsequently, a neighbor complained stating that Mr. Harkins does not have valid access to the easement.

Commissioner Fisher pointed out that the private drive is owned by the six (6) residents on lots 30-35, and even if the variance is approved, the other residents and the Homeowners Association (HOA) cannot be forced to accept Mr. Harkins request. He also explained that Mr. Harkins could move the driveway connecting to Lawshe Road to the north, thereby increasing the sight distance. Although Mr. Harkins claims the sight distances are dangerous, it currently meets the standards of the Georgia Department of Transportation (GDOT) and the County. In addition, a stop work order was issued, and a driveway was connected to the private easement anyway.

In response to questions from Zoning Manager Lisa Eschman and the Board, Attorney Lee explained that the court can decide if the driveway needs to be demolished, but the decision before the Board is whether to grant the variance.

**Motion to: Deny**

The Board voted to deny access to Serenity Farm Walk for property located at 945 Lawshe Road, Senoia (Parcel # 150-1162-034) as requested in Petition # VAR 25-21 filed by Sean Harkins.

**RESULT: Passed (UNANIMOUS)**

**MOVER:** Jeff Fisher

**SECONDER:** Bob Blackburn

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

**8. Request Direction from the Board Regarding Condition # 11 Associated with Previous Petition # REZ 24-06 Filed by LDO Coweta, LLC for Property Located off Elzie Johnson Road Crossing through Rock Quarry Owned by Vulcan Lands, LLC - District 4**

Zoning Manager Lisa Eschman explained that at the Commission meeting held on November 19, 2024, the Board voted to rezone 3.867± acres located at Elzie Johnson Road crossing through the Rock Quarry (Parcel # 119-6043-001) from *RC (Rural Conservation)* to *M (Industrial)* as requested in Petition # REZ 24-06 filed by LDO Coweta, LLC, subject to sixteen (16) conditions. The petition requested the development of an access drive to provide ingress/egress to an adjoining industrial property located to the north and owned by the applicant. Condition # 11 requires the applicant to obtain a Land Disturbance Permit (LDP) within twelve (12) months. Staff confirmed that, as of November 18, 2025, an LDP has not been obtained. According to the applicant, the LDP has not been obtained because negotiations between the landowner and applicant are currently underway to secure the necessary environmental approvals. Obtaining the approvals is a lengthy process and may take over a year to complete before the project can proceed. Therefore, the applicant is requesting an 18-month extension. Staff is seeking direction from the Board regarding the request and suggests that should the Board approve the request, a Public Hearing be scheduled for the second meeting in May 2027 (date to be determined).

In response to questions from the Board, Mr. Daniel Fields, applicant representative,

explained that Vulcan has approved their proposed plan, which has been submitted to the Environmental Protection Division (EPD). That process can take up to twelve (12) months. Also, plans have been submitted to the Army Corp of Engineers. Once approvals have been received, civil plans will be submitted to Coweta County staff for review and approval. That process can take another 3–6 months.

**Motion to: Set a Public Hearing**

The Board voted to set a Public Hearing on the second meeting in May 2027 (to be determined) at 6:00 p.m. regarding possible rezoning of 3.867± acres located at Elzie Johnson Road crossing through the Rock Quarry (Parcel # 119-6043-001) from *M (Industrial)* back to *RC (Rural Conservation)* associated with Condition # 11 in previous Petition # REZ 24-06 filed by LDO Coweta, LLC, thereby granting the applicant 18-month extension to obtain a land disturbance permit (LDP).

**RESULT: Passed (UNANIMOUS)**

**MOVER:** John Reidelbach

**SECONDER:** Bob Blackburn

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

9. **Request to Set a Public Hearing on December 16, 2025, Regarding a Proposed Amendment to Chapter 58 - Signs of the Coweta County Code of Ordinances**

**Motion to: Set a Public Hearing**

The Board voted to set a Public Hearing on December 16, 2025, at 6:00 p.m. regarding a proposed amendment to *Chapter 58 - Signs, Section 58.6 - General Provisions* of the *Coweta County Code of Ordinances* associated with movement/animation.

**RESULT: Passed (UNANIMOUS)**

**MOVER:** Bob Blackburn

**SECONDER:** Alphonso Smith

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

**Unfinished Business**

10. **Request Appointments to Various Boards/Authorities**

**Motion to: Approve**

The Board voted to take the following actions regarding appointments to various boards and authorities.

- Reappoint Mr. Mike Marchese as the 3rd District representative to the Coweta County Board of Tax Assessors for the term beginning January 1, 2026, and expiring

December 31, 2029.

- Reappoint Ms. Charlene Barrow as the 4th District representative to the Coweta County Board of Tax Assessors for the term beginning January 1, 2026, and expiring December 31, 2029.
- Reappoint Mr. Billy Cranford as the 4th District representative to the Coweta County Board of Zoning Appeals for the term beginning January 1, 2026, and expiring December 31, 2028.

**RESULT: Passed (UNANIMOUS)**

**MOVER:** Alphonso Smith

**SECONDER:** Bob Blackburn

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

## **New Business**

## **Bids and Contracts**

### **11. Request Approval/Execution of a Contract with AGL Resources Associated with a Natural Gas Meter at New Fire Station # 5 - District 5**

#### **Motion to: Execute**

The Board voted to authorize Facilities Management Director Mike Johnson to electronically execute a Non-Residential Gas Extension Contract with AGL Resources to install natural gas service at new Fire Station # 5 in order to prevent any delays in the project.

**RESULT: Passed (UNANIMOUS)**

**MOVER:** Bob Blackburn

**SECONDER:** John Reidelbach

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

### **12. Request Approval/Execution of an Intergovernmental Agreement with the City of Newnan and Newnan Utilities Associated with Water and Sewer Service for New Fire Station # 5 on Belk Road - District 5**

Regarding an Intergovernmental Agreement associated with water and sewerage service for the new Fire Station # 5, the Board expressed appreciation to City of Newnan Mayor Keith Brady and Newnan Utilities General Manager Jeff Phillips for their assistance.

#### **Motion to: Execute**

The Board voted to execute an Intergovernmental Agreement (IGA) with the City of Newnan and Newnan Utilities associated with water and sewerage service for new Fire Station # 5 on Belk Road.

**RESULT: Passed (UNANIMOUS)**

**MOVER:** Alphonso Smith

**SECONDER:** Bob Blackburn

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

**13. Request Approval/Execution of an Agreement with NCTI, LLC and the City of Newnan Associated with Annexation Procedures and Transportation Improvements - District 3**

Administrator Fouts explained that on April 1, 2025, the Board voted to file an intent to object to Petition # AN 02-25 filed by Charles S. Conerly, Representative of NCTI, LLC requesting to annex 122.64± acres located off Greentop Road (Parcels # 085-5107-001, 085-5107-001A, 085-5086-002) into the City of Newnan for the City's *PDR (Planned Development Residential)* zoning in accordance with State law (O.C.G.A. § 36-36-113). The property is currently zoned *RC (Rural Conservation)*, which is intended to provide low-density single-family and agricultural uses. The *PDR (Planned Development Residential)* zoning would allow construction of 235 single-family homes as part of the annexation. Following staff's presentation in April, the Board voted unanimously to object to the proposed annexation in accordance with state law (see April 15, 2025, minutes). In order to resolve the dispute between the County, the developer, and the City of Newnan, staff met with the parties and worked out an agreement and as outlined, the County is asking for certain procedures and certain transportation improvements. Administrator Fouts stated that there was a small change to Section 2.5, but it did not change the intent for consideration by the Board.

**Motion to: Execute**

The Board voted to execute an Agreement with NCTI, LLC and the City of Newnan associated with Annexation Procedures and Transportation Improvements.

**RESULT: Passed (UNANIMOUS)**

**MOVER:** John Reidelbach

**SECONDER:** Bob Blackburn

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

**14. Request Approval/Execution of the Annual Equitable Sharing Agreement and Affidavit for the Sheriff's Office**

Administrator Fouts explained that the Department of Justice Asset Forfeiture Program Agreement is presented to the Board annually by the Sheriff in terms of sharing proceeds from forfeitures between his office and the District Attorney's office, in accordance with law.

**Motion to: Execute**

The Board voted to execute the annual Federal Equitable Sharing Agreement and Affidavit for the Coweta County Sheriff's Office.

**RESULT: Passed (UNANIMOUS)**

**MOVER:** Bob Blackburn

**SECONDER:** Jeff Fisher

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

15. **Bid Award Associated with Enforcement of Ordinance Regulating Rank Plant Growth and Trash Accumulation for Property Located at 458 Lake Circle, Newnan - District 2**

**Motion to: Approve**

The Board voted to retain Land of the Yeti to perform cleanup of property located at 458 Lake Circle, Newnan (Parcel # 047B-038) at a total cost of \$2,800.00 and to place a lien on said property, should it become necessary, to recoup associated costs for said services.

**RESULT: Passed (UNANIMOUS)**

**MOVER:** Bill McKenzie

**SECONDER:** John Reidelbach

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

16. **Bid Award Associated with Enforcement of Ordinance Regulating Rank Plant Growth and Trash Accumulation for Property Located at 468 Lake Circle, Newnan - District 2**

**Motion to: Approve**

The Board voted to retain Land of the Yeti to perform cleanup of property located at 468 Lake Circle, Newnan (Parcel # 047B-037) at a total cost of \$2,500.00 and to place a lien on said property, should it become necessary, to recoup associated costs for said services.

**RESULT: Passed (UNANIMOUS)**

**MOVER:** Bill McKenzie

**SECONDER:** John Reidelbach

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

**Additional Action Items**

17. **Request Approval/Execution of a Local Maintenance and Improvement Grant (LMIG) Application for 2026 - Districts 1, 2, 3, 4, and 5**

Public Works Administrator Handley explained that the Georgia Department of Transportation (GDOT) offers local governments an opportunity to submit an application for grant funding based on the road mileage and population within each local government.

This year, the grant is in the amount of \$2,103,308.13 with a 30% match requirement. Over the last twenty (20) years or more, the Local Maintenance and Improvement Grant (LMIG) funding has been applied toward the County's annual rehabilitation and resurfacing projects (in combination with SPLOST). Staff has prepared the application package and a project list to be submitted to GDOT for approval.

**Motion to: Execute**

The Board voted to execute the 2026 Local Maintenance and Improvement Grant (LMIG) application to be submitted to the Georgia Department of Transportation (GDOT) for grant proceeds that will be utilized toward the rehabilitation and resurfacing of various County roadways.

**RESULT: Passed (UNANIMOUS)**

**MOVER:** Bob Blackburn

**SECONDER:** Alphonso Smith

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

**18. Request Approval/Adoption of a Boards, Authorities, and Committees Handbook**

Assistant Administrator Wisenbaker explained that staff has created a Boards, Authorities, and Committees (BAC) Handbook to provide Coweta County appointed Boards, Authorities, and Committees volunteers, or prospective volunteers, information about the various BACs, the qualifications to serve on each of the BACs, the roles and responsibilities, and the policies governing the BACs. Additionally, the Handbook reviews basic county government organization and process, including proper procedures for conducting meetings, open records, and record-keeping requirements. The BAC Handbook will be a tool to assist those citizens who are willing to serve by volunteering on a BAC by providing information to assist them in making this decision or performing this service. The Handbook will be available on the County's website so that anyone interested has access to the information.

In response to questions from the Board, Ms. Wisenbaker explained that the Handbook will become effective immediately.

**Motion to: Adopt**

The Board voted to adopt a Boards, Authorities, and Committees Handbook as presented by staff.

**RESULT: Passed (UNANIMOUS)**

**MOVER:** Alphonso Smith

**SECONDER:** Bob Blackburn

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

**19. Request Approval to Utilize the Justice Center to Hold a Mock Trial Competition**

**Motion to: Approve**

The Board voted to approve a request from local attorney Will Smith, District Coordinator for the State Bar of Georgia's High School Mock Trial (HSMT) Program, and Juvenile Court Judge Joseph Wyant to utilize the Coweta County Justice Center on Saturday, February 21, 2026, to host the State of Georgia, District III, Mock Trial Competition.

**RESULT: Passed (UNANIMOUS)**

**MOVER:** Bill McKenzie

**SECONDER:** Bob Blackburn

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

**20. Request to Set a Public Hearing on December 4, 2025 Regarding a Proposed Abandonment of a Portion of Covey Trail - District 1**

**Motion to: Set a Public Hearing**

The Board voted to set a Public Hearing on December 4, 2025 at 6:00 p.m. regarding a proposed abandonment of a portion of Covey Trail.

**RESULT: Passed (UNANIMOUS)**

**MOVER:** Alphonso Smith

**SECONDER:** Bob Blackburn

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

**Public Comments Regarding Items Not on the Agenda – This section is for any public comments regarding items NOT on the agenda. In accordance with the rules governing the meeting, up to 10 speakers will be afforded 3 minutes to speak and will be respectfully heard by the Board without public display or approval/disapproval from the audience. The Board does not engage with speakers during their comments. The Board will listen to any questions or comments and take them into consideration but will ask the County Administrator or staff to correct any inconsistencies or false statements after the speaker has been heard without debate.**

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

Mr. Brian Deal, Director of External Affairs for Atlas Development, the Georgia-based

developer of record for Project Sail, explained that he has spent 25 years serving in economic development leadership roles at both the community and state level in Georgia that included engagement with all of our statewide utilities. This industry sector is critical to the national security of the US for artificial intelligence (AI) and data center development. AI and data centers have become foundational technologies for the 21st century and a strategic industry sector for the State of Georgia. For the US to maintain its status as the dominant global power and its competitive advantage over its challenger China, the US must be the global leader in AI. If Georgia is to engage in, benefit from, and maintain its status as the number one state in the nation to do business, it needs to compete strategically for data center development. That is precisely what Atlas Development is doing for communities like Coweta County and why they feel Project Sail is a strategic opportunity alongside industry leader partner Prologis. The project will create a private corporate campus with limited impact on county schools, traffic or strain on public safety, all while paying for itself with only 40% of the site being disturbed. Campus lighting, sound, water and sewerage discharge and site design will all be regulated and monitored in partnership with county government. The project will not strain or break the electrical grid to the detriment of Georgia communities and existing customers because Atlas and Prologis work hand in hand with all of Georgia's integrated utility partners. The current ordinance draft contemplates the need for adequate capacity to be available on the existing supply lines. The language as drafted would disallow any data center project in the county and deny the developer or end user of record the ability to fund the critical improvements to public infrastructure as stipulated and required by the Georgia Public Service Commission in their January 2025 ruling, requires data centers to pay the transmission and distribution costs as their construction progresses. Lastly, he requested that the ordinance language be modified accordingly.

Mr. Tim Sullivan, owner of Bunker and Indoor Golf Simulator in Newnan, requested that the *Alcohol Ordinance* be amended to include his business in the section that allows cigar shops, barber shops, and salons to serve alcohol without the requirement of offering food. He does not serve food, but his customers are welcome to bring their own. His business is fundamentally recreational and not a bar. Patrons play golf to practice, compete in leagues, or to spend time with family and friends. Similar to businesses already covered in the ordinance, he provides a service-based environment where people may want to enjoy a drink. Allowing his business to be included in the ordinance will help his business grow and give his customers the same opportunities provided at other establishments.

Administrator Fouts explained that since the Board decided to continue the Public Hearing regarding the *Data Center Ordinance*, clarification on any changes the Board would like is needed so that staff can prepare the amended ordinance to present at the December 16th Public Hearing.

Following a lengthy discussion regarding whether to hold another work session, the consensus of the Board was not to hold another work session but to send additional

feedback to staff regarding the draft *Data Center Ordinance* specific to the following areas:

1. Building height
2. Road infrastructure
3. Buffers/screening
4. Utilities verification
5. Decommissioning

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

### **Motion to: Enter into Executive Session**

The Board voted to enter into Executive Session for the purposes of discussing real estate and litigation issues.

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

Community and Human Resource Director Patricia Palmer, Risk and Safety Manager Chuck Lee, and Sheriff Lenn Wood were also present.

Sheriff Wood exited the meeting prior to discussion regarding one (1) of the litigation issues and the real estate issue.

**RESULT: Passed (UNANIMOUS)**

**MOVER:** John Reidelbach

**SECONDER:** Jeff Fisher

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

## **Regular Session**

### **Motion to: Return to Regular Session**

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

**RESULT: Passed (UNANIMOUS)**

**MOVER:** Bob Blackburn

**SECONDER:** Alphonso Smith

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

## **Affidavit**

**Motion to: Execute**

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

**RESULT: Passed (UNANIMOUS)**

**MOVER:** Bob Blackburn

**SECONDER:** Jeff Fisher

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

**Adjournment**

**Motion to: Adjourn**

The Board voted to adjourn the meeting.

**RESULT: Passed (UNANIMOUS)**

**MOVER:** Bob Blackburn

**SECONDER:** John Reidelbach

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