Coweta County Board of Commissioners

Public Hearing/Regular Meeting Session

Minutes

22 East Broad Street
Newnan, GA 30263
www.coweta.ga.us

Shannon Zerangue
Fran Collins
770.254.2601

January 22, 2026 **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
Alphonso Smith	District 5 - Vice Chairman	Absent
Jeff Fisher	District 1	Present
Bob Blackburn	District 3	Present
John Reidelbach	District 4	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 Thursday, January 22, 2026.

Meeting Called to Order

Chairman McKenzie called the meeting to order at 6:00 p.m. and advised everyone that Commissioner Smith was unable to attend the meeting.

Pledge of Allegiance

Chairman McKenzie led the Pledge of Allegiance.

Invocation

Invocation was given by Chairman McKenzie.

Notification of Location of Rules

Chairman McKenzie explained that the rules governing the meeting could be found on the County's website as well as on the table located in the lobby outside the meeting room.

Announcements and Comments from the Commissioners

Chairman McKenzie called for any announcements and/or comments from the Board.

Commissioner Reidelbach expressed appreciation to everyone for their thoughts, prayers, cards, and flowers following the recent passing of his sister.

Regular Session

Awards and Presentations

1. **Presentation from the Newnan Kiwanis Club**

Mr. Terry Head, President of the Newnan Kiwanis Club, explained that he, along with members of the Newnan Kiwanis Club were present to express appreciation to the Board for their support and partnership over the years. He provided a brief history beginning with the Club's sponsorship of the Coweta County Fair in 1874 and, explained that in 1947, the Kiwanis Club partnered with the Coweta County Board of Commissioners and the Cattleman's Association. In 1950, Coweta County constructed a new livestock building and exhibit building on Temple Avenue in Newnan. In 1997, the Club collaborated with citizen Frank Barron to relocate to a larger centralized site closer to the interstate because of a lack of adequate parking. The Club purchased the existing Fairground site on Pine Road and deeded it to the County. The County then agreed to develop the site, purchase additional land, and construct roads, buildings, parking lots, and open space for special events. In 2001, the first Newnan Kiwanis County Fair was held at the new location. Since that time, the Club has utilized proceeds generated at the annual fair to provide donations, grants, scholarships, and fund numerous 501(c)3 charities totaling approximately $5 million. In 2025, the Club donated over $300,000 in grants and to charities, and over $15,000 to scholarships in the county, which will continue to build. In closing, he invited the Board to attend the Kiwanis Club's weekly meeting held at the Newnan County Club.

The Board expressed appreciation to the Kiwanis Club for their service to the community and their partnership with Coweta County.

2. **Department Spotlight - Transportation Planning**

Sid Bedenbaugh, Director of Transportation Planning, explained that the Transportation Planning Department is responsible for overseeing all transportation planning for Coweta County. The Transportation Planning staff works with various departments to develop strategic project lists that maximize the amount of tax revenue collected each year through SPLOST and other funding sources. In addition, the staff oversees the County's public transit system, Coweta Connect. Coweta County has fourteen (14) employees dedicated to keeping the Transit Program operating smoothly each day. Coweta Connect provides more than 37,000 trips annually, with the majority funded by the Department of Human Services (DHS), accounting for more than half of all trips each year. The Transit Program currently operates six (6) active buses daily and utilizes a seventh bus on busy days to improve efficiency. Four (4) additional buses are rotated into service as needed for maintenance scheduling. On average, the transit fleet travels approximately 1,200 miles per day and approximately 36,000 trips per year. Director Bedenbaugh also noted that he acts as the County's Title VI Coordinator for surface transportation, public transit, and airport projects, ensuring continued compliance with Title VI of the Civil Rights Act of 1964. He highlighted that Mr. Chad Steele was recently hired as the new Transit Manager, has been a great addition to the team and a valuable asset to the Transit Program. Additionally, all transit vehicles are now equipped with wheelchair lifts, allowing the system to serve more residents throughout the County, including the Grantville area. In closing, he expressed appreciation to the Board for helping to fund the program.

Approval of Minutes

3. **Request Approval of the Minutes from the Regular Meeting Session Held on January 6, 2026**

Motion to: Approve

The Board voted to approve the minutes from the Regular Meeting Session held on January 6, 2026.

RESULT: Passed (4 to 0)
MOVER: Bob Blackburn
SECONDER: Jeff Fisher
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn
ABSENT: Alphonso Smith

Supplemental and Non-Agenda Items

Motion to: Approve

The Board voted to approve the addition of one (1) Non-Agenda item for discussion.

RESULT: Passed (4 to 0)
MOVER: Bill McKenzie
SECONDER: Bob Blackburn
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn
ABSENT: Alphonso Smith

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

4. **Public Hearing Regarding a Proposed Amendment to Appendix A. Zoning and Development, Article 5. Nonconforming Uses, Section 53 of the Coweta County Code of Ordinances**

Community Development Director Ben Sewell explained that staff is proposing an amendment to *Appendix A. Zoning and Development Ordinance, Article 5. Nonconforming Uses, Section 53* of the *Coweta County Code of Ordinances*. The proposed amendment is associated with the restoration of damaged or destroyed structures by fire or other natural causes. The ordinance verbiage is quite old, unduly restrictive, and requires a house to be rebuilt to a larger size than it originally was. Many of the affected lots were created prior to the establishment of the current setbacks and square footage standards. By practice, staff has historically allowed a homeowner who has endured a fire to rebuild what was there prior to the fire, and the amendment would codify this practice.

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

Motion to: Close the Public Hearing

The Board voted to close the Public Hearing regarding a proposed amendment to *Appendix A. Zoning and Development, Article 5. Nonconforming Uses, Section 53 - Restoration* of the *Coweta County Code of Ordinances.*

RESULT: Passed (4 to 0)
MOVER: Bob Blackburn
SECONDER: Jeff Fisher
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn
ABSENT: Alphonso Smith

Motion to: Execute

The Board voted to execute an amendment to *Appendix A. Zoning and Development, Article 5. Nonconforming Uses, Section 53 - Restoration* of the *Coweta County Code of Ordinances* associated with the restoration of damaged or destroyed structures by fire or other natural causes.

RESULT: Passed (4 to 0)
MOVER: John Reidelbach
SECONDER: Bob Blackburn
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn
ABSENT: 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.

Mayor Elizabeth Good from the Town of Sharpsburg, addressed the Board in support of a request from the Town regarding sewer service (agenda item # 18). She explained that the Town is requesting to be allowed to work with the Coweta County Water and Sewerage Authority (CCW&SA) in order to gain access to sewer service through an Intergovernmental Agreement, and then for final approval by the Board. She further explained that access to a reliable sewer service and infrastructure is critical for the health, safety, and long-term sustainability of their community. It would also reduce reliance on unsuitable soils, dependence on aging septic systems, and improve overall quality of life for both residents and businesses. In addition, sewer service will help to bring the Town's small, vibrant business district back from its struggles, support responsible development, strengthen property values, and encourage economic opportunities. In closing, she stated that the request has unanimous support from Sharpsburg's Town Council and many current residents.

Representative Josh Bonner, House District 73, addressed the Board in support of a request from the Town of Sharpsburg regarding sewer service (agenda item # 18). He explained that working with the Coweta County Water and Sewerage Authority on access to sewer would be a positive for the residents of Sharpsburg who live within the current Town limits. He requested the Board's consideration for support, and pointed out that sewer service would also be good for the environment and the Town's economic development.

Mr. Blue Cole, Cole Street, Sharpsburg, addressed the Board in support of a request from the Town of Sharpsburg regarding sewer service (agenda item # 18). He explained that sewer service would bring economic development to the Town, improve the county's business base and access for residents, and he requested the Board's support.

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

5. **Request for an Additional Three Month Extension on the Opening of a New Distilled Spirits, Beer and Wine Package Store Filed by Daniel Zavada in Operation of Arbor Beverage Centre, LLC Located at 4409 Hwy 154, Newnan - District 4**

Chairman Reidelbach recommended that the Board defer any discussion or decision regarding a request for an additional three-month extension to open a new distilled spirits, beer, and wine package store located at 4409 Hwy 154, Newnan (Parcel #107-6022-023) until February 17, 2026 at 6:00 p.m.

Motion to: Defer

The Board voted to defer any discussion or decision regarding a request filed by Daniel Zavada for an additional three-month extension to open a new distilled spirits, beer, and wine package store (Arbor Beverage Centere, LLC) located at 4409 Hwy 154, Newnan (Parcel #107-6022-023) until February 17, 2026 at 6:00 p.m.

RESULT: Passed (4 to 0)
MOVER: John Reidelbach
SECONDER: Bob Blackburn
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn
ABSENT: Alphonso Smith

6. **Request Approval/Execution of an Amendment to Chapter 6, Alcoholic Beverages, Article III, Section 6-76 Associated with Slot Machines**

Assistant County Administrator Wisenbaker explained that *Section 6-76* of the *Coweta County Alcohol Ordinance* prohibits slot machines and other coin-operated amusement devices in alcohol-licensed establishments, with a limited exception for convenience stores. Since this section was adopted, the State of Georgia has established full regulatory requirements for these devices. The Georgia Lottery Corporation and the Department of Revenue manage all licensing and compliance, and the Georgia Bureau of Investigation's (GBI) Commercial Gambling Unit oversees enforcement. Removing this section from the *Coweta County Code of Ordinances* will place all compliance and regulatory requirements under the purview of the State.

Motion to: Execute

The Board voted to execute an amendment to *Chapter 6. Alcoholic Beverages, Article III. Regulation of Package Sales* to delete *Section 6-76. Slot Machines, etc., Prohibited on Premises* in its entirety from the *Coweta County Code of Ordinances*.

RESULT: Passed (4 to 0)
MOVER: John Reidelbach
SECONDER: Bob Blackburn
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn
ABSENT: Alphonso Smith

7. **Recommend Approval of Petition # VAR 25-25 Filed by Timothy Woodruff Requesting a Front Yard Setback Variance for Property Located at 780 Gordon Road, Newnan - District 2**

Zoning Associate Nicole Blackwell presented Petition # VAR 25-25 filed by Timothy Woodruff requesting a front yard setback variance for property located at 780 Gordon Road, Newnan (Parcel # 059-2029-014) along with a recommendation of approval from the Board of Zoning Appeals. She explained that the subject property consists of 5.82± acres, zoned *RC (Rural Conservation).* The applicant is requesting a 35-foot reduction (from 100-feet to 65-feet) from the right-of-way of Gordon Road to replace an existing 6-foot deep front stoop with a new 6-foot deep covered front porch. She further explained that when the home was constructed in 1986, the required front yard setback was 50-feet from the right-of-way, but now, the required setback is 100-feet from the front yard right-of-way.

In response to a question from Commissioner Reidelbach, Community Development Director Sewell explained that the existing house was constructed in the late 1980s, at which time the front setback was 50-feet. In the mid-2000s, the Board updated the front setback to 100-feet. Therefore, the existing stoop is no longer in compliance with the current ordinance.

Motion to: Grant

The Board voted to grant a 35-feet front yard setback reduction (from 100-feet to 65-feet) from the right-of-way of Gordon Road for property located at 780 Gordon Road, Newnan (Parcel # 059-2029-014) as requested in Petition # VAR 25-25 filed by Mr. Timothy Woodruff, subject to the following condition:

1. The covered porch shall be located 65-feet from the right-of-way of Gordon Road as shown on the site plan submitted with the variance application.

RESULT: Passed (4 to 0)
MOVER: Bill McKenzie
SECONDER: John Reidelbach
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn
ABSENT: Alphonso Smith

8. **Recommendation Regarding Petition # AN 05-25 Filed by Templar Development Group,**

LLC Proposing to Annex Property Located off Standing Rock Road and Hugh Brown Road into the City of Senoia - District 1

Zoning Associate Blackwell presented Petition # AN 05-25 filed by Templar Development Group, LLC, proposing to annex 26.16± acres located off Standing Rock Road and Hugh Brown Road (Parcel # 162-1259-001, # 162-1259-010, and # 162-1259-011) into the City of Senoia. The applicant is proposing the City of Senoia's *R-40C (Residential Conservation)* zoning district with a density bonus to accommodate a residential development of sixty-one (61) single-family homes. She pointed out the location of the parcels on an aerial map and noted that one of the parcels is divided by Hugh Brown Road. In addition to the three (3) parcels proposed for annexation, the applicant plans to incorporate two (2) additional parcels (Parcel # 162-1259-090 and # 162-1259-091) already located within the city limits as part of the overall development (totaling 29.55± acres). In accordance with O.C.G.A. § 36-36-113, the County's objection is only valid if the annexation results in a substantial change in the intensity of the allowable use of the property or a change to a significantly different allowable use (O.C.G.A. 36-36-113(d)(1)(A)); or a use which significantly increases the net cost of infrastructure or significantly diminishes the value or useful life of a capital outlay project, as such term is defined in Code Section 48-4-110, which is furnished by the county to the area to be annexed; and (O.C.G.A. 36-36-113(d)(1)(B)); and differs substantially from the existing uses suggested for the property or permitted for the property pursuant to the county's zoning ordinance or its land use ordinances due to the substantial increase in density (O.C.G.A. 36-36-113(d)(2)).

Ms. Blackwell also explained that, based on a review by several staff divisions of the information available at this time and considering the limitations provided by state law, staff has determined that this proposal appears to be eligible for consideration of an objection by the Board because of a substantial change in intensity, a significant increase in cost, and a substantially different land use.

Administrator Fouts explained that he and Public Works Administrator Handley met with the applicant a few months ago, at which time Mr. Handley asked the applicant to conduct a traffic study and the transportation impacts referenced are eligible for objection.

Public Works Administrator Handley explained that a traffic study was performed for the proposed development. Based on the traffic study, there were impacts at several intersections within the City of Senoia, and at the intersection of Standing Rock Road, Hwy 16, and Elders Mill Road. In the past, the Board agreed to assist the Georgia Department of Transportation (GDOT) with an intersection improvement there with a contribution of $1.5 million. Based on the development's impact on that intersection, he recommends asking for monetary assistance from the applicant.

Commissioner Reidelbach expressed his belief that based upon the timing of the intersection improvements, the proposed project, and annexation, the request is not ready for approval.

Commissioner Fisher explained that the proposed development has not been considered by the Senoia City Council either.

Motion to: File an Intent to Object

The Board voted to file an Intent to Object to a proposed annexation of 26.16± acres located off Standing Rock Road and Hugh Brown Road (Parcel # 162-1259-001, # 162-1259-010, and # 162-1259-011) into the City of Senoia as filed in Petition # AN 05-25 based on the following:
(1)(A) A substantial change in the intensity of the allowable use of the property or a change to a significantly different allowable use (O.C.G.A. § 36-36-113(d)(1)(A)); or (1)(B) A use which significantly increases the net cost of infrastructure or significantly diminishes the value or useful life of a capital outlay project, as such term is defined in O.C.G.A. § 48-4-110, which is furnished by the county to the area to be annexed; and (O.C.G.A. § 36-36-113(d)(1)(B)); and (2) Differ substantially from the existing uses suggested for the property or permitted for the property pursuant to the county's zoning ordinance or its land use ordinances due to the substantial increase in density. (O.C.G.A. § 36-36-113(d)(2)).

RESULT: Passed (4 to 0)
MOVER: Jeff Fisher
SECONDER: John Reidelbach
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn
ABSENT: Alphonso Smith

Unfinished Business

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

Motion to: Approve

The Board voted to take the following actions regarding appointments to the Transit Citizen Advisory Committee (CAC) for the term beginning January 1, 2026, and expiring December 31, 2027:

- Reappoint Dr. Sandra Strozier as a representative from the Newnan Housing Authority
- Reappoint Ms. Leila Heptinstall as a representative from Senior Services
- Reappoint Mr. Chris Cole as a representative from a Municipality
- Reappoint Ms. Abigail Kimbell as a representative from Mental and Behavior Health Services

- Reappoint Ms. Mildred Buford as a Transit program user

RESULT: Passed (4 to 0)
MOVER: Bill McKenzie
SECONDER: John Reidelbach
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn
ABSENT: Alphonso Smith

Motion to: Approve

The Board voted to take the following actions regarding appointments to the Transit Technical Coordinating Committee (TTCC) for the term beginning January 1, 2026, and expiring December 31, 2027:

- Reappoint Mr. Sid Bedenbaugh as a County staff member representative
- Reappoint Ms. Charlyn Shepherd as a County staff member representative
- Reappoint Ms. Leila Heptinstall as a representative from the Citizen Advisory Committee
- Reappoint Ms. Jeannie Brantley as a non-voting representative from the Three Rivers Regional Commission (TRRC)
- Reappoint Ms. Marquita Davy as a non-voting representative from the Georgia Department of Transportation (GDOT)

RESULT: Passed (4 to 0)
MOVER: Bill McKenzie
SECONDER: John Reidelbach
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn
ABSENT: Alphonso Smith

New Business

Bids and Contracts

10. **Request Approval/Execution of an Agreement with Verida Associated with Administration of Georgia Department of Human Services Trips**

Public Works Administrator Handley explained that the County's transit system, Coweta Connect, performs approximately 37,000 trips per year within the county, with a little over 15,000 of those performed for the Department of Human Services (DHS) clients. Up until last year, the Three Rivers Regional Commission (TRRC) served as the liaison between DHS and the County. DHS has reduced the number of providers, regional commissions, and other agencies, and has awarded a contract to Verida to administer the program for the northern half of the state. A few changes were requested by staff, including an increase per trip payment from DHS from $19.00 per trip to $22.00 per trip. If approved, the final version of the contract with Verida will be submitted electronically for signature.

In response to questions from the Board, Public Works Administrator Handley explained that trips are not paid for by citizens, but that the County receives reimbursement from DHS for providing an in-house transit service.

Administrator Fouts explained that the County is not allowed to be a direct recipient of those funds through DHS, and if there were ever any discrepancy issues with Verida that could not be resolved, the contract contains verbiage regarding which court would consider the issue.

Assistant Administrator Mickle explained that with these changes, staff will no longer work with Three Rivers in terms of the County's in-house transit program. However, because the County is part of that regional commission, she assumes that staff could reach out to TRRC for assistance.

County Attorney Lee explained that payment will come directly from Verida and that if there are any payment discrepancies, contractually, the County would begin with them to resolve the issue.

Motion to: Execute

The Board voted to authorize the Chairman to electronically execute a contract with Verida to provide administration of Georgia Department of Human Services transit trips.

RESULT: Passed (4 to 0)
MOVER: John Reidelbach
SECONDER: Bob Blackburn
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn
ABSENT: Alphonso Smith

11. **Request Approval/Execution of a Microsoft Enterprise Agreement Renewal**

Administrator Fouts explained that the County has been under an enterprise agreement with Microsoft since 2007 and the current agreement expires at the end of the month. Staff requests that the Board consider a new three-year contract with Microsoft. Renewal ensures continued licensing for Microsoft products and services which will serve fifty-nine (59) departments and thirteen hundred and fifty (1,350) employees/users. The licensing is for all desktop computers, laptops, e-mail accounts, and all services provided through Microsoft Cloud Services. The amount for the first year of the renewed contract is $440,665.98 based on the Georgia state contract pricing with SHI Corporation. The remaining two (2) years will be budgeted in future years.

In response to questions from Commissioner Blackburn, Administrator Fouts explained that several years ago, the County purchased individual licenses. However, cost savings are obtained by bundling all licensing through the Enterprise Agreement. There is no alternative unless licensing were to be changed over to open source, Apple, or something else.

Motion to: Execute

The Board voted to execute a new three (3) year Microsoft Enterprise Agreement with SHI Corporation based on Georgia state contract pricing at a total cost of $440,665.98 annually (Fiscal Year 2026 budget).

RESULT: Passed (4 to 0)
MOVER: Bob Blackburn
SECONDER: Jeff Fisher
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn
ABSENT: Alphonso Smith

12. **Request Approval/Execution of the First Amendment to the Medical Director Agreement**

Administrator Fouts explained that Coweta Fire Rescue is in the process of establishing an in-house paramedic school. One of the requirements for accreditation through the Committee on Accreditation of Medical Programs (CoAMPS) is that the Medical Director's job description includes specific language outlining additional responsibilities related to the paramedic program. These responsibilities include general review and approval of the educational components as well as ensuring the competencies of graduates. The current Medical Director contract is with Dr. Donald Van Baker, who has reviewed the required additions, including the additional responsibilities associated with CoAMPS accreditation, and has agreed to provide these services.

Motion to: Execute

The Board voted to execute the First Amendment to the Medical Director Agreement with Dr. Donald Van Baker associated with the requirements for Coweta County Fire Rescue to obtain paramedic school accreditation through the Committee on Accreditation of Medical Programs (CoAMPS).

RESULT: Passed (4 to 0)
MOVER: Bill McKenzie
SECONDER: John Reidelbach
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn
ABSENT: Alphonso Smith

13. **Request Approval/Execution of an Agreement with WestNet Associated with Installation of an Alerting System for New Fire Station # 5 - District 5**

Administrator Fouts explained that WestNet is an alerting system that utilizes zoned notification to automate dispatch of the appropriate Fire Rescue personnel and stations. The County is in the process of building a replacement station for Station # 5 (currently located on Smokey Road). WestNet requires an executed installation agreement in order to proceed with the work. The purchase of the system hardware and components is included in the approved budget for the build-out of the new station. This agreement outlines various responsibilities, limitations and liabilities of each party related to the installation (only) of the equipment.

Motion to: Execute

The Board voted to execute an Agreement with WestNet associated with installation of an alerting system for new Fire Station # 5.

RESULT: Passed (4 to 0)
MOVER: Bill McKenzie
SECONDER: Bob Blackburn
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn
ABSENT: Alphonso Smith

14. **Request Approval/Execution of a Development Agreement Estoppel Associated with Property in the Bridgeport Development - District 2**

Administrator Fouts explained that P&L Bridgeport Land, L.P. and P&L Bridgeport Development, L.P. are selling their interest in a parcel consisting of 155.335± acres, including "Lot C" (7.760± acres), "Lot D" (2.961± acres), "Lot Area E" (6.659± acres), and the "Common Area" (16.215± acres) located in the Bridgeport Development. The buyer (Bridgeport ATL II, LLC) has requested an estoppel from Coweta County and Pope and Land indicating that the project complies with the Development Agreement recorded against the property, and that Pope and Land is in compliance with the same Development Agreement recorded against the remainder of Bridgeport. The basis of this request is to confirm that the County does not have any pending claim or cause of action against P&L Bridgeport Land, L.P. and P&L Bridgeport Development, L.P. with respect to the Development Agreement.

In response to a question from Commissioner Reidelbach, Attorney Lee explained that the agreement estoppel does not impact any planned traffic improvements. It is just a requirement of the lender who wants official assurance from the County, who is a party to the Development Agreement, that P&L Bridgeport Land, L.P. and P&L Bridgeport Development, L.P. are not in breach of the Agreement.

Administrator Fouts explained that P&L Bridgeport Land, L.P. and P&L Bridgeport Development, L.P. are currently in compliance with the Development Agreement.

Motion to: Execute

The Board voted to execute a Development Agreement Estoppel as requested by Bridgeport ATL II, LLC associated with property located in the Bridgeport Development.

RESULT: Passed (4 to 0)
MOVER: John Reidelbach
SECONDER: Jeff Fisher
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn
ABSENT: Alphonso Smith

15. **Request Approval/Execution of a Contract Associated with Replacement of the Roof at the Work Release Center**

Assistant Administrator Mickle explained that at the Commission meeting held on January 6, 2026, the Board voted to reject all bids associated with replacement of the roof at the Work Release Center (WRC) because of ambiguity with the request for proposals (RFP) bid sheets. One of the bidders provided staff with an alternate option of $95,200 for a different type of roofing system that is significantly less than all the bids received. The cost is less because the contractor has an excess of material that they will provide at a discounted price and a method that requires less labor.

Motion to: Execute

The Board voted to execute a contract with Dusty Greer Roofing, Inc. associated with an alternate option to replace the roof at the Work Release Center (WRC) at a total cost of $95,200.

RESULT: Passed (4 to 0)
MOVER: Bill McKenzie
SECONDER: John Reidelbach
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn
ABSENT: Alphonso Smith

Additional Action Items

16. **Request Approval to Temporarily Close Marcella Avenue for the Purpose of Replacing Failing Storm Drain Pipes - District 1**

Public Works Administrator Handley explained that Marcella Avenue is the main street and only ingress/egress to the Marcella Woods Subdivision located off SR 54. The subdivision streets were constructed in the late 1980s to early 1990s with corrugated metal storm drain pipes beneath the street. Two (2) of these original cross drain pipes are deteriorated to the point that the structural integrity of the pipes is failing and has compromised the stability of the street. Since this street is the only way in or out for the residents of the neighborhood and for emergency services, and since the depth and size of the pipe replacements will require that the road be closed for approximately two (2) weeks, staff has obtained temporary easements from two (2) property owners between the Marcella cul-de-sac and Christopher Road to allow for the construction of a temporary driveway out to Christopher Road for the residents of the subdivision to use while Marcella Avenue is closed. It is anticipated that the pipe replacement work will begin in mid-February.

Motion to: Approve

The Board voted to temporarily close Marcella Avenue for a period of approximately two (2) weeks for the purpose of replacing failing storm drain pipes and construction of a temporary drive for the Marcella Woods Subdivision residents to access Christopher Road during the replacement of the pipes.

RESULT: Passed (4 to 0)
MOVER: Jeff Fisher
SECONDER: John Reidelbach
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn
ABSENT: Alphonso Smith

17. **Request Approval to Temporarily Close a Portion of Crook Road for Filming - District 1**

Motion to: Execute

The Board voted to approve a request from Big Squid Productions to temporarily close a portion of Crook Road beginning at 4 p.m. on Friday, January 23, 2026, through 1 a.m. on Saturday, January 24, 2026.

RESULT: Passed (4 to 0)
MOVER: John Reidelbach
SECONDER: Bob Blackburn
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn
ABSENT: Alphonso Smith

18. **Discuss a Request from the Town of Sharpsburg Regarding Sewer Service**

Administrator Fouts explained that the Board has received a request from the Town of Sharpsburg for consideration of allowing the Coweta County Water and Sewerage Authority (CCW&SA) to serve sewer to the Town. In 2006, 2007, the Water Department split into the CCW&SA, and at that time they established an Intergovernmental Agreement (IGA) with the County. One of the stipulations of the IGA is that the CCW&SA shall not be authorized to serve residential sewer for any jurisdiction unless it is approved in the *Coweta County Code of Ordinances* or stipulated in that Agreement. There were also some specific allocations that were made prior to that and those are outlined in the IGA, but no other uses for residential sewer are allowed. Commercial and industrial uses are allowable and do not have to come before the Board for consideration, so, the issue at hand is serving sewer to the residents in the Town.

Commissioner Reidelbach commented that the soil in Sharpsburg does not perk very well and that he doesn't want to see someone lose their home because they don't have a wastewater process. He recommends placing a limitation on residential sewer service within the current boundaries of the Town limits.

Commissioner Fisher explained that this issue would require an IGA and would lean heavily on the CCW&SA to determine capacity levels and some of the other requirements or conditions. This has been an ongoing issue, and sewer services are needed in order to safeguard public health and to protect the environment.

Attorney Lee explained that it sounds like the Board wishes to set the parameters for supplying sewer service only to the existing Town limits.

Administrator Fouts explained that staff will draft an IGA to be presented to the Board for consideration at a future meeting.

Motion to: Instruct Staff

The Board voted to instruct staff to prepare an Intergovernmental Agreement (IGA) with the Town of Sharpsburg associated with obtaining residential sewer service from the Coweta County Water and Sewerage Authority (CCW&SA) for consideration by the Board at a future meeting.

RESULT: Passed (4 to 0)
MOVER: Jeff Fisher
SECONDER: John Reidelbach
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn
ABSENT: Alphonso Smith

Supplemental and Non-Agenda Items

19. **Request Acceptance of Cul-de-Sac Right-of-Way Located at Clemit Harris Place, Phase 2 - District 2**

Administrator Fouts explained that C. Harris Holdings, LLC has submitted a warranty deed for dedication of the newly constructed 50-foot right-of-way for the cul-de-sac located at the redevelopment of property on Harris Road (Parcel # 047A-110) and requests acceptance by the Board of Commissioners. In addition, the developer has paid the required $30,000 contribution for road repairs as a condition of the rezoning (previous Petition # REZ 22-25 approved by the Board on October 4, 2022). The County Attorney has reviewed and approved the legal documents prior to submittal to the Board of

Commissioners.

Motion to: Accept

The Board voted to accept the dedication of 50-feet of right-of-way associated with the newly constructed cul-de-sac located at the redevelopment of property on Harris Road known as Clemit Harris Place, Phase 2 (Parcel # 047A-110).

RESULT: Passed (4 to 0)
MOVER: Bill McKenzie
SECONDER: Bob Blackburn
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn
ABSENT: Alphonso Smith

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

Chairman McKenzie called for comments regarding any items not on the agenda. He explained that in accordance with the rules governing the meeting, up to ten (10) speakers will be afforded three (3) minutes to speak and will be respectfully heard by the Board without public display or approval/disapproval from the audience. The Board does not engage with speakers during their comments. The Board will listen to any questions or comments and take them into consideration but will ask the County Administrator or staff to correct any inconsistencies or false statements after the speaker has been heard without debate.

The following citizens spoke in support of data centers, the Project Sail Technology Park, and the recently adopted *Data Center Ordinance*, citing that technology jobs do not stop at the project's boundary line, they grow outward, enable the community to access education and opportunities, provide economic stability, empower the community, help them to recover from the pandemic, reach into schools, create offshoots, open doors for many people who may not have had previous opportunities, and strengthen families.

- Ms. Carlene Ahoon, District 5
- Mr. Brian Dill, External Affairs for Atlas Development

Mr. Dill also invited the Board, staff and the public to attend their community meeting which will be held in partnership with Prologis regarding Project Sail on Wednesday, January 28, 2026, beginning at 5:00 p.m. at Newnan High School located at 190 LaGrange Street. The meeting will be held in an open-house style format, allowing attendees time to arrive any time between the hours of 5:00 p.m. and 8:00 p.m. Representatives from both organizations and other subject-matter experts will be available throughout this time to discuss different aspects of the project and answer any and all questions.

The following citizens addressed the Board in opposition to data centers, the proposed "Project Sail" data center project, and the newly adopted *Data Center Ordinance,* citing the number of data center projects (25) canceled in the State of Georgia because of opposition from local communities, listening to developers and not to citizens, energy and water shortages, soaring electricity prices, air and water pollution, harmful effects of noise pollution on human beings, incompatibility with residential areas, errors in estimated tax benefits and projections, spot zoning, the need to protect citizens, the ordinance leans more towards data centers, a proposed bill by some Georgia lawmakers to pause data center approvals, uncontrolled growth and locations of data centers, federal and state tax incentives, low number of permanent jobs, and years of construction traffic.

- Ms. Cathy Newman, District 2
- Mr. Jimmy Newman, District 2
- Mr. Ron Bockrath, District 2
- Ms. Laura Beth, District 2

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

Motion to: Enter Executive Session

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

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

Community and Human Resource Director Patricia Palmer was also in attendance.

Fire Chief Robby Flanagan and Administrative Fire Services Director Cathy Farr were in attendance for a discussion regarding a personnel issue and exited the meeting.

Risk and Safety Manager Chuck Lee was in attendance for a discussion regarding a litigation issue and exited the meeting.

RESULT: Passed (4 to 0)
MOVER: John Reidelbach
SECONDER: Jeff Fisher
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn
ABSENT: Alphonso Smith

Regular Session

Motion to: Return to Regular Session

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

RESULT: Passed (4 to 0)
MOVER: Bill McKenzie
SECONDER: John Reidelbach
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn
ABSENT: Alphonso Smith

Affidavit

Motion to: Execute

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

RESULT: Passed (4 to 0)
MOVER: John Reidelbach
SECONDER: Bill McKenzie
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn
ABSENT: Alphonso Smith

Motion to: Approve Personnel Actions as Discussed in Executive Session

The Board voted to approve two (2) personnel actions as discussed in Executive Session.

RESULT: Passed (4 to 0)
MOVER: Bill McKenzie
SECONDER: John Reidelbach
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn
ABSENT: Alphonso Smith

Adjournment

Motion to: Adjourn

The Board voted to adjourn the meeting.

RESULT: Passed (4 to 0)
MOVER: John Reidelbach
SECONDER: Jeff Fisher
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn
ABSENT: Alphonso Smith