



## 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

February 17, 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     | Present |
| Jeff Fisher      | District 1                     | Present |
| Bob Blackburn    | District 3                     | Present |
| John Reidelbach  | District 4                     | Remote  |
| Michael Fouts    | County Administrator           | Present |
| Kelly Mickle     | Assistant County Administrator | Absent  |
| 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, February 17, 2026.

### 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 explained that Commissioner Reidelbach was attending the meeting remotely and called for any announcements and/or comments from the Board. There were none.

## **Regular Session**

### **Motion to: Amend the Agenda**

The Board voted to amend the agenda to remove item # 3 "Public Hearing Regarding Petition # REZ 25-13 Filed by Brent Holdings, LLC Requesting to Rezone Property Located at 1612 South Highway 29, Newnan" because the zoning application was formally withdrawn by the applicant in accordance with the Coweta County Code of Ordinances and to remove item # 4 "Request for an Additional Three Month Extension on the Opening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" as requested by staff because the applicant has obtained a Certificate of Occupancy.

**RESULT: Passed (UNANIMOUS)**

**MOVER:** Bob Blackburn

**SECONDER:** Jeff Fisher

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

## **Awards and Presentations**

### **1. Department Spotlight - UGA Extension Office**

Ms. Stephanie Butcher, County Extension Coordinator, expressed appreciation to the Board for their continued support. She explained that the Smith-Lever Act of 1914 established a national Cooperative Extension Service and was put forth by a Georgia and South Carolina Senator. It is a partnership between federal, state, and county levels of government. Funding for Extension flows from Congress to the United States Department of Agriculture (USDA) and the National Institute of Food and Agriculture (NIFA), to Land-Grant Universities, then to local county extension programs. In the state of Georgia, there are 159 counties and there is a Cooperative Extension in each county. The mission statement of the Cooperative Extension is to translate the science of everyday life for families, farmers, and communities to foster a healthy and prosperous Georgia. The local Extension office takes education and research conducted by the University of Georgia and

extends that out to the community. This is achieved through three (3) program areas, including Agriculture and Natural Resources (ANR), which she directs, Family and Consumer Sciences, directed by Ms. Olivia Handley, and the 4-H Youth Development program, which is overseen by Mr. Bill Hammond. Staff distributes reliable and non-biased information to the community through a variety of programs, workshops, field days, blogs, newsletters, phone calls, in-person consultation, and print and online publications.

She explained that topic areas for the ANR program include livestock production, environmental and natural resources, well water education, field crop, forage and turfgrass production, fruit, vegetable, and ornamental production, lawn, garden and landscapes, and weeds, diseases and pests. In 2025, a citizen's well water was tested and was found to be very dirty. Staff was able to work with the individual and find a resource for them to gain access to a municipal water source so that they could have clean drinking water. A total of 867 different types of samples were processed through the Ag and Environmental Services Laboratory at the University of Georgia. The ANR also includes the Master Gardener Extension Volunteer (MGEV) program and testing services for soil, water, forage and plant diagnostics. Volunteers are trained to assist staff with answering questions to help meet the needs of the community.

She highlighted topic areas for the Family and Consumer Sciences (FACS) program including food (safety and nutrition), finances, home safety, green cleaning, child development, family life, healthy lifestyles, and textiles. Staff teaches classes for canning, ServeSafe, senior health and wellness, and the Cooking for a Lifetime Cancer Prevention Cooking School. In 2025, Ms. Handley developed a program to train and certify 25 Coweta County inmates in ServSafe with a 100% passing rate. She also partnered with Carroll County to increase that number to 48 total certifications.

She further explained that the 4-H Youth Development program (4-H) had a record-breaking year with 31 Master 4-H awards. A 4-H Master is the highest award earned by 4-H members. Six (6) state winning competitive teams represented Georgia 4-H at national events. The National Dairy Judging Team placed 3rd in the nation (out of 23 teams) in the Holstein breed, 4-H'er Josiah Benjamin was the 4th highest individual in the Ayrshire breed out of 84 contestants, and the National Poultry Judging team placed 2nd in the nation. 4-H has approximately 3,000 students each year, including 5th grade school clubs. Staff meets with each 5th grade class in the school system each year and teaches a science-based curriculum in those classes. There are currently approximately 19 special interest clubs, 4 target sports through Project S.A.F.E, Judging and Quiz Bowl Teams, K-12 programs, Project Achievement, and summer camp.

In closing, she explained that citizens can stop by the Coweta Extension office located at 255 Pine Road, Newnan, from 8am-5pm Monday - Friday. However, because of the multitude of programs and after-school activities, a staff member is usually there after hours and on Saturdays. Citizens may also contact their office by phone (770-254-2620) or

via email at [coweta.extension@uga.edu](mailto:coweta.extension@uga.edu) or at [stephanie.butcher@uga.edu](mailto:stephanie.butcher@uga.edu).

Chairman McKenzie congratulated Ms. Butcher for her 20 years of service, expressed appreciation for her work with both kids and adults, and explained that she is a great representative for the State of Georgia, the University of Georgia, and the County. He also expressed appreciation to Ms. Handley for her work with inmates, to the 4-H students that competed and ranked highly on the county, state, and national levels. He expressed that their success also reflects on the leadership and those involved in those programs.

Ms. Butcher explained that she has a fantastic team and could not manage everything without them.

In response to questions from the Board, Ms. Butcher explained that anyone that wishes to get their water tested can call their office for information or stop by and pick up a sample bottle. Their staff works in conjunction with school system programs for the 5th grade clubs. However, there is not enough staff to work with private schools at this time. Currently, there are two (2) full-time staff and two (2) part-time staff members that meet with seventy-eight (78) school clubs.

## **Approval of Minutes**

### **2. Request Approval of the Minutes from the Public Hearing/Regular Meeting Session Held on February 3, 2026**

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

The Board voted to approve the minutes from the Public Hearing/Regular Meeting Session held on February 3, 2026.

**RESULT: Passed (UNANIMOUS)**

**MOVER:** Jeff Fisher

**SECONDER:** Bob Blackburn

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

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

There were no Supplemental and/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 Petition # REZ 25-13 Filed by Brent Holdings, LLC Requesting to**

**Rezone Property Located at 1612 South Highway 29, Newnan - District 2 - WITHDRAWN  
BY APPLICANT ON FEBRUARY 10, 2026**

Agenda item # 3 "Public Hearing Regarding Petition # RE/Z 25-13 Filed by Brent Holdings, LLC Requesting to Rezone Property Located at 1612 South Highway 29, Newnan" was removed from the agenda earlier in the meeting following withdrawal of the rezoning application by the applicant in accordance with the *Coweta County Code of Ordinances*.

**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. Steve Hess, representative for DHL Real Estate Solutions, addressed the Board regarding Petition # VAR 25-22 filed by Yamaha Motor Manufacturing Company [dba DHL Supply Chain (USA)] requesting an exterior building materials variance for property located at the northeast intersection of Interstate Way and Hwy 34 E, Newnan (agenda item # 6). He explained that the project represents a significant investment by Yamaha, a significant corporate member of the community. Real Estate Solutions is an investment and development platform inside DHL Supply Chain. DHL Supply Chain currently operates facilities on behalf of Yamaha and will operate the new facility with between 100-125 full-time employees. He further explained that in mid-January, they addressed the hardship caused by the *Quality Development Corridor District (QDCD)* overlay on the industrially zoned property that Yamaha owned prior to adoption of the *QDCD* ordinance. They think that the project is being evaluated with design criteria that apply to smaller buildings and could cause the owner to be unable to use its land for the zoned intended use. Their solution is to screen the future building by utilizing the substantial existing vegetation along Hwy 34 E and by enhancing the existing buffer with much more landscaping. The existing landscape buffer ranges in depth between 40-60 feet, and over 80 feet at the corner. Their line of sight analysis shows that the façade of the building will be 240 linear feet from Hwy 34 E. He presented future renderings of the site and explained that the building will be screened on both Hwy 34 E and Interstate Way, and features curvilinear auto entrances. In addition, 800 new trees will be planted onsite to enhance existing cover. He presented alternative elevation renderings for the south, west, and east sides of the building following a recommendation of denial by the Board of Zoning Appeals (BOZA). The alternative renderings include increasing the number of aluminum composite panels, column covers and canopy, and glazing on the south elevation, and aluminum wall panels, glazing and a mid-wall parapet on the east and west elevations. In closing, he explained that their intent is to create one of the best designed large-scale distribution centers in the

county that speaks to the value of partnership with Yamaha in the community by giving the county a building it can be proud of.

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

4. **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 WITHDRAWN BY STAFF ON FEBRUARY 12, 2026**

Agenda item # 4 "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" was removed from the agenda earlier in the meeting at the request of staff because the applicant has obtained a Certificate of Occupancy.

5. **Recommend Approval of Petition # VAR 25-30 Filed by Sam Bowers Requesting a Barn Setback Variance for Property Located on Sid Hunter Road, Senoia - District 1**

Zoning Coordinator Nicole Blackwell presented Petition # VAR 25-30 filed by Sam Bowers requesting a barn setback variance for property located on Sid Hunter Road, Senoia (Parcel # 127-1074-001A) along with a recommendation of approval from the Board of Zoning Appeals. She explained that the subject property consists of 32.8± acres, zoned *RC (Rural Conservation)* and the applicant is requesting a variance to allow for construction of a barn measuring 60-feet by 52-feet. As proposed, the barn will sit 25-feet from the property line and although the applicant owns the adjacent property closest to the proposed barn, a variance is required in accordance with the *Zoning and Development Ordinance*, which requires the barn to be located at least 100-feet from all property lines and 200-feet from any existing off-site residential dwelling. Therefore, the applicant is requesting a barn setback reduction of 75-feet (from 100-feet to 25-feet) from the property line adjoining his homesite property.

### **Motion to: Grant**

The Board voted to grant a 75-foot barn setback reduction (from 100-feet to 25-feet) for property located on Sid Hunter Road, Senoia (Parcel # 127-1074-001A) as requested in Petition # VAR 25-30 filed by Sam Bowers, subject to the following condition:

1. The barn shall be located a minimum of 25-feet from the property line adjoining the applicant's adjacent home site, as shown on the site plan submitted with the variance application.

**RESULT: Passed (UNANIMOUS)**

**MOVER:** Jeff Fisher

**SECONDER:** Bob Blackburn

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

6. **Recommend Denial of Petition # VAR 25-22 Filed by Yamaha Motor Manufacturing Company [dba DHL Supply Chain (USA)] Requesting an Exterior Architectural Standards Variance for Property Located at the Northeast Intersection of Interstate Way and Hwy 34 E, Newnan - District 3**

Zoning Manager Lisa Eschman presented Petition # VAR 25-22 filed by Yamaha Motor Manufacturing Company [dba DHL Supply Chain (USA)] requesting an exterior building materials variance for property located at the northeast intersection of Interstate Way and Hwy 34 E, Newnan [Parcel # 097-5078-001 (partial)] along with a recommendation of denial from the Board of Zoning Appeals. She explained that the subject property is vacant, consists of approximately 51.352± acres, has been zoned *M (Industrial)* since 1969 with the adoption of the *Coweta County Zoning and Development Ordinance*, and is part of Yamaha's manufacturing campus. DHL Supply Chain (USA) proposes to construct a 784,700 square-foot building, 60± feet in height, to serve as a parts distribution facility. She further explained that a portion of the property lies within the Highway 34 East *Quality Development Corridor District (QDCD)*, which requires enhanced architectural standards. Specifically, each exterior building elevation must consist of a minimum of 80% Category A materials (brick, stone, glass) and no more than 20% Category B materials (stucco, exterior insulation finish system [EIFS], fiber cement board). According to the applicant, the required exterior architectural standards are costly, inefficient, and not typically used for warehouse construction. Therefore, the applicant is requesting to reduce Category A materials and allow the following alternative exterior materials. For the north building elevation, the applicant is requesting to allow 97% painted tilt wall panels and a 78% reduction from the required Category A materials. For the south building elevation, the applicant is requesting to allow 78.5% painted tilt wall panels, 7.7% aluminum composite panels, and a reduction of 67% from the required Category A materials. For the east building elevation, the applicant is requesting to allow 88.5% painted tilt wall panels, 1.3% aluminum composite panels, 7.5% metal roll-up doors, and a reduction of 78% from the required Category A materials. For the west building elevation, the applicant is requesting to allow 88.4% painted tilt wall panels, 1.3% aluminum composite material, 8% metal rollup doors, and a reduction of 78% from the required Category A materials.

In response to questions from Commissioner Smith, Ms. Eschman explained that the proposed building measures 784,700 square feet and that Category A materials are defined as brick, stone or glass and tilted wall panels are pre-cast concrete. She also explained that there is not another building this large located in the *QDCD*.

Ms. Eschman briefly reviewed the building elevations submitted by the applicant, aerial and landscape renderings of the proposed building and site and noted that the applicant is

proposing to plant approximately 800 trees along Interstate Way and Hwy 34 E and to install a curvilinear driveway entrance off Hwy 34 E. She explained that at the Public Hearing held on January 29, 2026, the Board of Zoning Appeals recommended denial of the variance request by unanimous vote, and no one spoke in support or opposition.

In response to questions from the Board, Ms. Eschman explained that the Board of Zoning Appeals voted unanimously to recommend denial of the request. Based on the meeting staff had with the applicant, the building is only described as a parts distribution center and the applicant did not disclose whether it will only move Yamaha products to/from the building or if they intend to ship any freight or delivery items within their system to/from the building. In addition, she explained that the distance of the buffer from the road right-of-way is not shown on the plans.

In response to questions from the Board, Administrator Fouts and Attorney Lee explained that there are no conditions recommended by staff that restrict the use to Yamaha products only, because DHL's intent was not listed as part of the original application.

In response to questions from the Board, Community Development Director Sewell explained that the County has granted leniency on *QDCD* materials variances in the past, but usually for additional materials on a small scale. This request is more extensive than any that have previously been requested. Several years ago, a large retailer was denied a variance to substitute brick with another material.

Commissioner Fisher explained that the proposed building will be visible from the roadway until the small trees that will be planted mature. The purpose of the aesthetics of this area is to mitigate visual impact, and if the building is visible from the road, it defeats the purpose of planting those trees.

The Board briefly discussed the proposed building elevations and potentially requiring only those parts of the building visible from the roadway to comply with the *QDCD* requirements.

Ms. Eschman explained that three (3) sides of the building will be visible from the public right-of-way along Hwy 34 E and Interstate Way.

In response to questions from the Board, Mr. Hess explained that the existing buffer on Hwy 34 E is not going to be removed and will only be enhanced by planting of additional trees. The setback meets the required setback, the buffer ranges from 40-60 feet along Hwy 34 E and 80 feet at its corner with Interstate Way. The line of sight from the public right-of-way will only show trees, the view of the building will be blocked, and the alternative elevation images he presented to the Board tonight show enhancements to the building elevations made after the Board of Zoning Appeals meeting. Their attempt was to make the building look as much like an office building as possible. Hwy 34 E is

approximately 905 feet above sea level and the building is approximately 970 feet above sea level. All the the existing trees are approximately 950 feet tall and will block the view of the building, but they feel that the front elevation of the building would be what you would want to see should the pine trees become infested with pine beetles. Yamaha wishes to be at this location forever, the use of the building is 100% dedicated to Yamaha moving product from the back of the manufacturing facility to this building, and no third-party DHL activity will take place. When the building is completed, the other buildings currently leased by Yamaha located on International Parkway will be vacated, thereby reducing the amount of traffic heading west on Hwy 34 E.

Attorney Lee explained that Mr. Hess could proffer a condition that the building would only be used for Yamaha parts.

In response to a question from Attorney Lee, Mr. Hess explained that he is not the owner, and it would be improper for him to make that commitment.

Attorney Lee explained that earlier in the meeting, Mr. Hess stated the building would be 100% dedicated to Yamaha's use, but now is unwilling to proffer that as a condition. Therefore, the Board could not enforce that the building only be utilized for Yamaha's products without that being stated as a condition.

In response to a question from Commissioner Blackburn, Mr. Hess explained that this is a high-volume, commodity-driven, bulk warehouse and expending the costs to meet all the exterior *QDCD* standards benefits no one and at some point it would become infeasible. That is not fair to Yamaha, who was here long before the *QDCD* standards were adopted, and the property was zoned for their use then and is zoned for their use now.

In response to questions from Commissioner Smith, Community Development Director Sewell explained that the entire south elevation and roughly two-thirds of the east and west elevations of the building would be required to meet the *QDCD* architectural standards, and the northern one-third of the building, including the entire north elevation, would not because it lies outside the *QDCD*.

Commissioner Smith expressed that the east elevation virtually will not be seen, there is not another building of this size in the county that has to meet these standards, and it is a hardship for the developer and Yamaha to construct a building that looks super great on three (3) sides that people cannot see. They are already meeting a certain number of *QDCD* standards, but its size, and the trees between it and the roadway, render *QDCD* Class A materials insignificant.

Commissioner Reidelbach explained that it is about perspective. Smaller companies that have come before the Board in the past have been required to follow *QDCD* standards at considerable cost, and DHL is a Fortune 500 Company.

Commissioner Fisher explained that at the time the ordinance was adopted, there were not any buildings of this size.

A motion made by Commissioner Smith to grant exterior architectural standards and alternative exterior building materials variances for property located at the northeast intersection of Interstate Way and Hwy 34 E, Newnan as presented by the applicant during public comments [Petition # VAR 25-22 filed by Yamaha Motor Manufacturing Company [dba DHL Supply Chain (USA)]] failed for a lack of a second.

Ms. Eschman explained that conditions presented at the Board of Zoning Appeals were derived from the original building elevations and renderings submitted by the applicant in the application package, not the alternative elevations presented by Mr. Hess tonight.

Administrator Fouts explained that because BOZA recommended denial of the request, those conditions were not presented to the Board. Additionally, the applicant presented alternative elevations tonight that Community Development staff has not had an opportunity to evaluate.

In response to a question from Chairman McKenzie, Ms. Eschman explained that the curvilinear drive was a condition associated with the original variance application.

Administrator Fouts explained the original application proposed a curvilinear drive. Staff added the curvilinear drive as a condition to ensure it was constructed as proposed in the original application, if the variance were approved.

At the request of Commissioner Smith, Ms. Eschman reviewed the six (6) conditions that were presented at the BOZA meeting.

Administrator Fouts explained that based on what Mr. Hess presented tonight, the elevations changed in terms of percentages related to *QDCD* materials and staff has not had an opportunity to review the proposed changes.

Chairman McKenzie explained that a decision regarding the request could be brought back to a future meeting in order to give staff time to review changes to the elevations presented by Mr. Hess tonight.

Mr. Hess explained that it was not their intent to hide the changes, but they did not want anyone else to see their proposed changes prior to the Board doing so.

Community Development Director Sewell explained that at a glance, the changes to the elevations that Mr. Hess presented tonight are to make a better looking facade, but do not appear to be much of a change (required *QDCD* materials). Because of this, he does not

anticipate that staff is going to have a change in their position regarding the variance application.

In response to a question from Commissioner Smith, Director Sewell explained that staff's position is that they support the decision made by BOZA (to deny the request).

**Motion to: Defer**

The Board voted to defer a decision regarding Petition # VAR-22 filed by Yamaha Motor Manufacturing Company [dba DHL Supply Chain (USA)] requesting an exterior building materials variance for property located at the northeast intersection of Interstate Way and Hwy 34 E, Newnan [Parcel # 097-5078-001 (partial) until March 3, 2026.

**RESULT: Passed (UNANIMOUS)**

**MOVER:** Jeff Fisher

**SECONDER:** Bob Blackburn

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

**7. Request to Set a Public Hearing on March 17, 2026 Regarding the Draft Comprehensive Plan Update**

**Motion to: Set a Public Hearing**

The Board voted to set the next Public Hearing on March 17, 2026, at 6:00 p.m. (the first Public Hearing was held on February 11, 2025) regarding the Draft Comprehensive Plan Update to provide an overview of the draft and announce that it is available for public review and comment.

**RESULT: Passed (UNANIMOUS)**

**MOVER:** Bob Blackburn

**SECONDER:** Jeff Fisher

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

**Unfinished Business**

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

**Motion to: Approve**

The Board voted to appoint Dr. Jeffrey Cantor as the 1st District Representative to the Board of Directors of the Department of Family and Children Services for the term beginning immediately (as a result of the resignation of Ms. Polly Garlington) and expiring June 30, 2031.

**RESULT: Passed (UNANIMOUS)**

**MOVER:** Jeff Fisher

**SECONDER:** Bob Blackburn

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

## **New Business**

## **Bids and Contracts**

### **9. Bid Award Associated with the Public Safety Training Center, Phase 1 (F2020.2)**

Public Works Administrator Handley explained that bids were solicited for the construction of the first phase of the Coweta County Public Safety Training Facility. This site will be located adjacent to the County's Construction and Demolition (C&D) Landfill off Ishman Ballard and Essie Mae Walker Roads. The first phase of the facility will include the road into the site from Ishman Ballard Road, grading and construction of the Fire Training skills pad, construction of stormwater management facilities for the entire site, and provision of water supply mains and hydrants to the skills training pad for training purposes. Future phases of the site development will include the construction of a burn building and tower, a law enforcement driving course, and a joint-use fire and law enforcement training headquarters. Bids were received from three (3) contractors, with McLeroy submitting the best and lowest bid.

In response to a question from Chairman McKenzie, Mr. Handley explained that funding for the project will come from a combination of the Fire Fund and Sheriff's Office Special Purpose Local Option Sales Tax (SPLOST).

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

The Board voted to retain McLeRoy, Inc., on a lowest and best bid basis, to construct Phase 1 of the Coweta County Public Safety Training Facility (F2020.2) at a total cost of \$5,579,219.47 (SPLOST and Fire Fund).

**RESULT: Passed (UNANIMOUS)**

**MOVER:** John Reidelbach

**SECONDER:** Alphonso Smith

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

### **10. Request Approval/Execution of a Lighting Agreement with the Georgia Department of Transportation Associated with SR 54 at Gordon Road - District 2**

Public Works Administrator Handley explained that the Georgia Department of Transportation (GDOT) is currently in the design phase of a project to construct a roundabout at the intersection of SR 54 and Gordon Road. This intersection was improved

by the County in 2013 and 2014 to lower SR 54 north of the intersection to improve the sight distance from Gordon Road. Prior to the 2013/2014 project, there had been a history of crashes at the intersection, and the project did improve the crash rate. However, crashes did continue to occur at a lower rate of occurrence. In 2022, GDOT converted the intersection to an all-way stop operation and installed flashing beacons on all the approaches in an effort to further reduce the incidence of crashes at the intersection. In 2024, GDOT initiated a roundabout project for this intersection because of the continued, although lower, incidences of crashes at the intersection. GDOT typically includes intersection lighting in all of their roundabout projects to improve the visibility of the intersections for motorists, and they typically ask that the local government assume responsibility for the intersection lighting after completion of the project. An Intergovernmental Agreement (IGA) between GDOT and Coweta County has been provided by GDOT for the lighting of this intersection. Under the terms of the Agreement, GDOT would be responsible for the equipment and installation costs of the lighting system and the County would be responsible for costs of the electrical power to run the lighting system and for any necessary repairs or maintenance to the lighting after the completion of the project. The estimated monthly power costs are \$60 monthly (\$720 annually).

In response to a question from Chairman McKenzie and Commissioner Smith, Mr. Handley explained that the estimated monthly lighting cost is \$60 or \$720 annually. In addition, there could be some occasional maintenance costs.

In response to questions from Commissioner Smith, Mr. Handley explained that construction of the lighting is included with the construction of the roundabout. The contract has not been let, but GDOT will cover costs for construction and materials to install the lighting.

**Motion to: Execute**

The Board voted to execute a Lighting Agreement with the Georgia Department of Transportation in the amount of \$720 annually associated with lighting of a roundabout project at the intersection of SR 54 and Gordon Road.

**RESULT: Passed (UNANIMOUS)**

**MOVER:** Alphonso Smith

**SECONDER:** Bob Blackburn

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

**11. Request Approval/Execution of a Lighting Agreement with Georgia Power Associated with the Intersection of SR 16 and the Southeast Bypass - District 2**

Public Works Administrator Handley explained that requests from motorists for the installation of lighting at the intersection of SR 16 and the Southeast Bypass have been received by staff, Administration, and members of the Board. The signalization of this intersection has also been requested on numerous occasions. Traffic counts that were

collected at the intersection in January of this year still do not meet the volume warrants that are required by the Georgia Department of Transportation (GDOT) for the installation of a traffic signal. However, staff is working with GDOT representatives in the Thomaston District Office to explore other warrants for a signal at this intersection. While approval for the traffic signal is still in progress, staff has worked with Georgia Power to develop an intersection lighting plan. Georgia Power provided two (2) options for the lighting, one option with no upfront cost but a higher monthly cost, and the second option with an upfront charge but a lower monthly cost. The payback period for the upfront charge and lower monthly cost compared to the higher monthly cost is just under eight (8) years, but since staff anticipates that a traffic signal will be permitted and constructed at this location sooner than eight (8) years, it is recommended that the option with no upfront charge be the option that is selected. Under either option, Georgia Power is responsible for all equipment, installation, and maintenance of the lighting.

**Motion to: Execute**

The Board voted to execute a Lighting Agreement with Georgia Power in the amount of \$2,724.48 annually associated with a lighting project at the intersection of SR 16 and the Southeast Bypass.

**RESULT: Passed (UNANIMOUS)**

**MOVER:** Bill McKenzie

**SECONDER:** Bob Blackburn

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

**12. Request Approval/Execution of a Contract with Georgia & West Associated with the Design of Additional Parking at the Coweta County Fairgrounds - District 2**

Public Works Administrator Handley explained that the parking capacity at the Coweta County Fairgrounds has been impacted negatively because of the new road being constructed and with the bleachers used for the annual rodeo being left in place to prevent their damage. Also, future expansion of the Fairgrounds includes a covered arena or venue and additional parking will be needed. A request for proposals (RFP) was distributed to three (3) local engineering firms for the design of additional grass parking areas on property owned by the County to the south of the Fairgrounds. Two (2) engineering firms provided proposals for this project, with Georgia & West submitting the lowest and best proposal.

**Motion to: Execute**

The Board voted to execute a contract with Georgia & West in the amount of \$26,900.00 associated with construction plans for the design of additional parking at the Coweta County Fairgrounds to be funded with Hotel/Motel Tourism Product Development (TPD) funds.

**RESULT: Passed (UNANIMOUS)**

**MOVER:** Alphonso Smith

**SECONDER:** Jeff Fisher

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

**13. Request Approval/Execution of an Agreement with the Cattlemen's Association Associated with the Annual Rodeo**

Administrator Fouts explained that the most recent agreement with the Cattlemen's Association associated with the annual rodeo was executed on May 5, 2015. Staff has been working with the Association to prepare an updated agreement. Under the updated agreement, in consideration of the assistance provided to 4-H during the year, the Association shall pay 50% of the County's rental rate for residents and non-profit organizations. There will be a phase in of such a rate, with the Association paying only 25% of the County's rental rate for residents and non-profit organizations in the first year, then 50% thereafter. Also, costs incurred by the County to set up/break down, and to assist with the event will be tracked and invoiced to the Association for reimbursement.

Chairman McKenzie expressed appreciation to the Cattlemen's Association for their contributions to the County and explained that proceeds from the annual rodeo are distributed to various non-profit organizations and 4-H programs.

Commissioner Smith expressed appreciation to former Commissioner Paul Poole for his countless years of service with the Cattlemen's Association and the rodeo.

**Motion to: Execute**

The Board voted to execute an updated Agreement with the Cattlemen's Association associated with the annual rodeo to become effective on March 1, 2026.

**RESULT: Passed (UNANIMOUS)**

**MOVER:** Alphonso Smith

**SECONDER:** Bob Blackburn

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

**14. Request Approval/Execution of an Agreement with Five Star Breaktime Solutions Market Associated with a Micro-Market at 911/EMA**

Assistant Administrator Wisenbaker explained that based upon requests received from employees working within the 911/EMA Center, there is an interest in expanding the existing vending services. Staff is in receipt of an agreement with Five Star Breaktime Solutions Market that would expand the existing snack machines to a micro-market with a greater variety and selection of more substantive snacks or sandwiches. The micro-market would be available within the existing break room within the 911/EMA Center and available to employees and citizens. The County would provide a data line to the vendor's

equipment to facilitate customer payments.

In response to a question from Commissioner Reidelbach, Administrator Fouts explained that during the initial three (3) year term of the agreement the only provision for termination is breach of contract.

**Motion to: Execute**

The Board voted to execute an agreement with Five Star Breaktime Solutions Market associated with the establishment of a micro-market at the 911/EMA Center.

**RESULT: Passed (UNANIMOUS)**

**MOVER:** Bill McKenzie

**SECONDER:** Bob Blackburn

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

**Additional Action Items**

**15. Request Approval/Execution of a Resolution Associated with Constitutional Officers and Elected Officials Salary Supplements**

Administrator Fouts explained that the salaries of certain elected officials are established by state law and paid by the County. The salaries of certain other elected officials are established by the Board of Commissioners with agreement from such elected officials. The Board of Commissioners may also choose to supplement the state-established salaries of certain elected officials. Finally, certain elected officials are allowed to receive additional compensation in the form of various fees authorized by state law. On January 15, 2013, the Board voted to execute a resolution to establish the salaries and local supplements of certain elected officials. This policy was amended on October 3, 2017, December 17, 2019, and January 19, 2024. During the 2025 legislative session, the Georgia General Assembly adopted House Bill 85 which substantially revised the state and local salary structure for superior court judges. In short, nearly all superior court judges will receive an increase in their annual salary to be paid primarily from state funds with the local optional supplement of 10%. The Coweta Judicial Circuit has agreed to fund the additional 10% local supplement. Staff has prepared a resolution to amend the current policy for those elected officials whose salaries and supplements are paid by the County. The proposed resolution also establishes a supplement for the Tax Commissioner to replace the existing compensation that is remitted to the County by the municipalities, which is \$1.50 per billable tax parcel that is on the tax digest. In addition, the proposed resolution establishes a four (4) year phase-in to allow the County budget to take on the increase related to House Bill 85.

Chairman McKenzie recognized State Court Chief Judge Seay VanPatten Poulakos, who

was in attendance, and expressed appreciation for the job that she and her staff perform.

**Motion to: Execute**

The Board voted to execute a resolution to amend the policy to set certain elected officials' salaries and supplements.

**RESULT: Passed (UNANIMOUS)**

**MOVER:** Bill McKenzie

**SECONDER:** Bob Blackburn

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

**16. Request Approval/Execution of Resolution Authorizing Staff to Proceed with the Issuance of Revenue Bonds for the Coweta County Government Center**

Administrator Fouts explained that at the Work Session held on February 12, 2026, staff presented the Board with an update regarding the proposed new Coweta County Government Center. The architect was present to field questions about the needs assessment and project timeline, and staff discussed funding options. It was the consensus of the Board to instruct staff to continue working with the architect on the design and construction of the facility, as well as to work with the Public Facilities Authority (PFA), the underwriter (Stifel, Nicolaus & Company), bond counsel (Murray Barnes Finister LLP), and County counsel (Glover & Davis, PA) regarding the issuance of bonds to fund the project.

**Motion to: Execute**

The Board voted to execute a resolution authorizing staff to proceed with the issuance of revenue bonds by the Public Facilities Authority to fund the Coweta County Government Center.

**RESULT: Passed (UNANIMOUS)**

**MOVER:** Alphonso Smith

**SECONDER:** Jeff Fisher

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

**17. Request Approval to Submit Fiscal Year 2027 Accountability Court Operating Grant Applications**

**Motion to: Approve**

The Board voted to approve the submission of the following Fiscal Year 2027 Council of Accountability Court Judges (CACJ) operating grant applications for each of the Coweta County Accountability Courts, to approve the related matching funds, and to designate the County Administrator as the "Authorized Official" to execute any related documents.

- Drug Court with Veterans track: Application totals \$397,614 with a match of

\$59,642 (covered by participant fees)

- DUI Court: Application totals \$226,260 with a match of \$117,000 [covered by participant fees and Drug Abuse Treatment and Education (DATE) funds]

**RESULT: Passed (UNANIMOUS)**

**MOVER:** Alphonso Smith

**SECONDER:** Bob Blackburn

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

18. **Request Approval to Submit Fiscal Year 2027 Family Treatment Court Grant Application**

**Motion to: Approve**

The Board voted to approve submission of a Fiscal Year 2027 grant application for Coweta County Family Treatment Court in the total amount of \$210,749.00 with matching funds of \$37,191.00 through the Criminal Justice Coordinating Council (CJCC) and to designate the County Administrator as the "Authorized Official" to execute any related documents.

**RESULT: Passed (UNANIMOUS)**

**MOVER:** Alphonso Smith

**SECONDER:** Bob Blackburn

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

19. **Request Approval to Surplus and Sell Ink Cartridges from Elections and Registration**

**Motion to: Approve**

The Board voted to surplus 400 printer ink cartridges from Elections and Registration and to allow them to be sold to Henry County at a total cost of \$40,000.

**RESULT: Passed (UNANIMOUS)**

**MOVER:** Alphonso Smith

**SECONDER:** Bob Blackburn

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

20. **Request Approval to Surplus and Donate Vehicles Previously Utilized by the Sheriff's Office**

**Motion to: Approve**

The Board voted to surplus and donate a 2021 Dodge Charger (VIN: 2C3CDXAT4MH588414) and a 2021 Dodge Charger (VIN: 2C3CDXAT2MH588413) to Lumpkin Police Department Chief Matthew Holloway and to surplus and donate a 2021 Ford Explorer (VIN: 1FM5K8AC6MNA02735) to the Georgia Sheriff's Youth Homes (Camp Pioneer/Pineland) in care of the Georgia Sheriff's Association.

**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.

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

The following citizens spoke in support of data centers and "Project Sail" citing the growth patterns leaders have followed for years, including the need to rezone land, put protections in place, and to guide growth, data centers run on power and the "Project Sail" site sits beside 2,000 acres that have supported decades of industrial power generation, would not require miles of transmission lines, more clearing, disruptions, or potentially greater impact on the community, place by where energy already exists and regulate it carefully, triple current industrial buffer requirements, limit water, add consumer protections on energy costs, control noise and lighting (all which the current ordinance requires), rezoning is not recklessness but is how communities adapt responsibly, only 40% of the 832 acres site would be developed, and the rest will remain wooded and buffered while a limited footprint is developed, "Project Sail" is a controlled, low activity campus designed to operate quietly and discreetly, progress happens, everything in our lives is tied to data and actively done on a phone has to be stored somewhere in a data center, the reality is data centers are going to be built in the U.S. because we consume that data, and the "Project Sail" site is adjacent to Plant Yates with existing high voltage transmission lines.

- Mr. Craig Jackson, District 2
- Mr. Kent Mason, Prologis

The following citizens spoke in opposition to data centers and "Project Sail" citing the number of active data centers worldwide, the U.S., and Georgia, concerns with rapid infrastructure growth including hyperscaler data centers, the size of "Project Sail", a recent fuel leak at the Atlanta Airport and a "do not consume water advisory" from Spalding County Water Authority that sells water to Coweta County for household water service, future water withdrawals from the Flint River are in danger by the number of data centers located upstream, data center growth increase artificial intelligence (AI), AI agents are used to replace the workforce of tech industry jobs including automation, customer service agents, call center staff, administration, data entry, scheduling, software development, marketing, content creation, etc.), groundwater runoff, loss of rural character, environmental and noise pollution, drain on water supplies, inconsistencies in land use decisions, previous rezoning for "Project Peach", "Project Sail" property is located near schools, churches, daycare, predominately residential area, zoned *RC (Rural Conservation)*, eventually rural conservation zoning will become meaningless and discretionary, if the long term vision is to expand industrial development then amend to the Comp plan and allow the public to debate the shift transparently, data centers receive discounted energy, negative impact on the real estate market and home values, health risk, increased traffic and damage to roads, impact on animals and humans, diminishes supply of rural land, division between government and citizens, increases utility costs, tax breaks given to developers, obsolescence of data centers and decommissioning, speculative building and maintenance of buildings.

- Ms. Cathy Newman, District 2
- Mr. Jimmy Newman, District 2
- Ms. Jill Daniel, District 3
- Mr. Tim Ryan, District 3
- Mr. Ron Bockrath, District 2
- Mr. John Kurtz, District 2
- Ms. Cathy Smith, District 3
- Ms. Amiee Tyber, Wagers Mill Road, Newnan

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

There were no issues to be discussed in Executive Session.

## **Adjournment**

**Motion to: Adjourn**

The Board voted to adjourn the meeting.

**RESULT: Passed (UNANIMOUS)**

**MOVER:** Bob Blackburn

**SECONDER:** Jeff Fisher

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