Coweta County Board of Commissioners

Regular Meeting Session

Minutes

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

Shannon Zerangue
Fran Collins
770.254.2601

March 3, 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	Present
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	County Clerk	Present

The Honorable Board of Commissioners of Coweta County, Georgia met in Regular Meeting Session on Tuesday, March 3, 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 called for any announcements and/or comments from the Board.

Commissioner Smith shared his concerns regarding the ongoing conflict with Iran and what he sees as a growing cultural, racial, and relational divide within the country. He expressed the belief that there are now “two Americas,” and spoke candidly about his personal struggle to connect with fellow Americans, including the residents of Coweta County and Newnan. He explained that he often feels as though people no longer care for one another as they once did. He described feeling heartbroken over the ways politics have led to division and separation among community members. He emphasized that those who share his concerns have both the ability and responsibility to treat one another with greater kindness and to move away from judgment. He concluded by encouraging everyone who agrees with him to commit to doing better.

Regular Session

Approval of Minutes

1. **Request Approval of the Minutes from the Work Session Held on February 12, 2026**

   Motion to: Approve

   The Board voted to approve the minutes from the Work Session held on February 12, 2026.

   RESULT: Passed (UNANIMOUS)
   MOVER: Bob Blackburn
   SECONDER: John Reidelbach
   AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn, Alphonso Smith

2. **Request Approval of the Minutes from the Public Hearing/Regular Meeting Session Held on February 17, 2026**

   Motion to: Approve

   The Board voted to approve the minutes from the Public Hearing/Regular Meeting Session held on February 17, 2026.

RESULT: Passed (UNANIMOUS)
MOVER: Bob Blackburn
SECONDER: Jeff Fisher
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn, Alphonso Smith

Supplemental and Non-Agenda Items

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

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. There were none.

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 he was present during the discussion held at the last meeting regarding the Yamaha property. The property is zoned *M (Industrial)* and located partially in the *Quality Development Corridor District* (*QDCD).* Yamaha applied for the variance because the required amount of Class A material was not aesthetic for this type of building. He presented a current photograph of the existing foliage along the Hwy 34 right-of-way and pointed out the area available should the Georgia Department of Transportation (GDOT) decide to expand, which currently, there are no plans to do so. He further explained that if the Commissioners are not in favor of the current submission, then options will have to be revisited and a redesigned building will not have the same upgraded features they have proffered. In closing, he pointed out the long history of Yamaha's partnership with the County, and that the company seeks to continue that relationship by putting in a new facility that the community will be proud of.

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

3. **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 provided a brief update regarding Petition # VAR 25-22 filed by Yamaha Motor Manufacturing Company [dba DHL Supply Chaing (USA)]. She explained that Yamaha is requesting a variance to reduce the Category A exterior building material requirements for a proposed 784,700 square-foot parts distribution facility, approximately 60 feet in height located at the northeast intersection of Interstate Way and Hwy 34 E, Newnan. She further explained that a portion of the property is also located within the *Quality Development Corridor District (QDCD),* which requires enhanced architectural standards consisting of a minimum of 80% Category A (brick, stone, or glass) with no more than 20% Category B (stucco, effs, or fiber cement board). At the Public Hearing held on January 29, 2026, the Board of Zoning Appeals (BOZA) voted unanimously to recommend that the Board of Commissioners deny the variance request. The Board of Commissioners was scheduled to make a final decision on February 17, 2026. However, at that meeting, the applicant presented revised elevations and renderings that had not been previously reviewed by staff. As a result, the Board voted to defer any further decision regarding the variance to allow staff proper time to review the revisions. Based upon staff review of the revised elevations and renderings, the applicant is proposing the following:

- North Building Elevation - 97.7% painted tilt wall panels and 2.3% glazing, a reduction of 78% from the required Category A material (no change from the original application)
- South Building Elevation - 73% painted tilt wall panels (originally 78.5%), 8.3% aluminum composite materials (originally 7.7%), and 18.7% glazing (originally 13.8%) [a reduction of 62% (originally 67%) from Category A material]
- East Building Elevation - 86% painted tilt wall panels (originally 88.5%), 1.3% aluminum composite materials (no change), 7.5% metal roll-up doors (painted to match adjacent wall color) [no change], and 5.2% glazing (originally 2.7%) [a reduction of 75% (originally 87%) from Category A material]
- West Building Elevation - 87.6% painted tilt wall panels (originally 88.4%), 1.1% aluminum composite materials (originally 1.3%), 8.4% metal roll-up doors (painted to match adjacent wall color) [originally 8.0%], and 2.9% glazing [a reduction of 78% (originally 2.6%) from Category A material]

She reviewed the six (6) conditions previously proposed by staff, along with the following revision to Condition # 4:
4. ~~The building shall be consistent with and not materially deviate from the architectural plans and renderings submitted with the application in materials, percentages, and colors.~~ The building shall be consistent with and shall not deviate in materials, percentages, and colors based on the architectural plans and renderings presented by the applicant to the Board on February 17, 2026, and provided to Community Development on February 20, 2026.

In response to questions from Commissioner Smith, Ms. Eschman explained that Condition # 4 was revised by staff based on the elevations and renderings presented by the applicant to the Board on February 17th, which she just presented, and that the language mirrors those revised elevations and renderings.

In response to a question from Commissioner Smith, Community Development Director Ben Sewell explained that, similar to his response at the previous meeting, staff supports the recommendation from BOZA to deny the variance request. However, he commended the applicant for working on a very nice design given the QDCD requirements. Staff reviewed those plans and requested reductions in Category A materials and Ms. Eschman's presentation was correct and accurate.

Commissioner Reidelbach explained that the Board established the *QDCD* ordinance several years ago to ensure that designated commercial corridors within the county are developed according to specific quality standards. Warehouses are not typically built within the *QDCD*, and the current request falls within the Highway 34 *QDCD* overlay district. Typically, warehouse developments are located on less expensive properties, most often within industrial parks. However, Yamaha has been a valued corporate citizen in Coweta County for decades, and the Board would like to support the company, if possible, in expanding its operations locally.

In response to a question from Commissioner Smith regarding adding a condition that Yamaha has the first right of refusal to purchase the building in the future, County Attorney Lee explained that it is not legal for the Board to create a condition that allows another private entity the right of first refusal. It would restrict the landowner from free negotiation about the transfer of their land. The Board deals with permitted uses of the land and such a condition would not relate to the use of the land.

Commissioner Reidelbach questioned whether the Board could condition the warehouse to the sole use of goods and materials utilized by Yamaha in the manufacturing of products in their adjacent plant.

Attorney Lee explained that the Board could place a condition on the use of the building that it be utilized by/for Yamaha and their current manufacturing facility, because it is an extension of their facility.

Motion to: Grant

The Board voted to grant exterior architectural standards variance for property located at the northeast intersection of Interstate Way and Hwy 34 East, Newnan as requested in Petition # VAR 25-22 filed by Yamaha Motor Manufacturing Company [dba DHL Supply chain (USA)], subject to the following conditions:

1. The developer shall permit the proposed right-in-right-out access point through the Georgia Department of Transportation (GDOT), with the placement of the access point at the point recommended and approved by GDOT.
2. The developer shall construct dedicated left turn lanes on the approaches of Interstate Way and Lakeside Way to SR 34, modify the traffic signal to accommodate the addition of the left turn lanes and add Flashing Yellow Arrow operations for the left turn movements. All transportation improvements within the rights-of-way (ROW) of the Georgia Department of Transportation and Coweta County must be permitted and approved by the respective agency. The addition of the left turn lane on the Interstate Way approach to SR 34 will require the dedication of additional ROW from the development tract and may require relocation of utilities along the side streets. The transportation improvements shall be completed prior to issuance of the certificate of occupancy for the project.
3. The applicant shall comply with all conditions set forth in Attachments A, B, and C of DRI # 4423, Notice of Decision.
4. The building shall be consistent with and shall not deviate in materials, percentages and colors based on the architectural plans and rendering presented by the applicant to the Board on February 17, 2026, and provided to the Community development staff on February 20, 2026.
5. The applicant shall install a curvilinear drive entrance from Hwy 34, as depicted on the site plan submitted with the variance application.
6. The applicant shall install a minimum of eight hundred (800) trees along SR 34 and Interstate Way to screen the building from view. In addition, a 50-foot undisturbed buffer shall be established and maintained outside the right-of-way of SR 34 meeting the buffer requirements of *Article 25* of the *Coweta County Zoning and Development Ordinance.*
7. The warehouse is to be used solely for goods and materials that Yamaha uses in manufacturing products in its (Yamaha's) adjacent manufacturing facility.

RESULT: Passed (UNANIMOUS)
MOVER: John Reidelbach
SECONDER: Bob Blackburn
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn, Alphonso Smith

4. **Request to Cancel Public Hearing Regarding Potential Rezoning of Property Located at 3218 Roscoe Road, Newnan Associated with Condition # 15 of Previous Petition # REZ 22-19 Filed by Hetty Jane, LLC - District 3**

Motion to: Cancel

The Board voted to cancel the Public Hearing scheduled on March 17, 2026, at 6:00 p.m. regarding the potential rezoning of property located at 3218 Roscoe Road, Newnan associated with Condition # 15 of previous Petition # REZ 22-19 filed by Hetty Jane, LLC.

RESULT: Passed (UNANIMOUS)
MOVER: Alphonso Smith
SECONDER: Jeff Fisher
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn, Alphonso Smith

Unfinished Business

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

No action was taken by the Board regarding appointments to various boards and authorities.

New Business

Bids and Contracts

6. **Request Approval/Execution of a Supplemental Agreement with F. S. Scarbrough, LLC Associated with Phase 1 of the Madras Connector Project (RB13.9) - District 3**

Public Works Administrator Handley explained that the original contract with F.S. Scarbrough, LLC approved by the Board on November 4, 2025, included a Federal requirement that 7% of the contract value be performed by firms that have been approved as Disadvantaged Business Enterprises (DBE). Since that time, the US Department of Transportation issued a rule stating that contracts that were not executed before October 3, 2025, will process a Supplemental Agreement to remove the DBE goals and contract language. A Supplemental Agreement to remove the DBE requirement from the contract with F. S. Scarbrough for Phase 1 of the Madras Connector project has been prepared to comply with a directive from the Georgia Department of Transportation (GDOT).

In response to questions from Commissioner Smith, Mr. Handley explained that the DBE program originated with the Federal Highway Administration (FHA), and some previous DBEs have become successful and are no longer considered disadvantaged.

Motion to: Execute

The Board voted to execute Supplemental Agreement # 1 to the contract with F. S. Scarbrough, LLC associated with removal of the Disadvantaged Business Enterprises (DBE) requirement from the contract for Phase 1 of the Madras Connector project (RB13.9) to comply with a directive from the Georgia Department of Transportation (GDOT).

RESULT: Passed (UNANIMOUS)
MOVER: John Reidelbach
SECONDER: Bob Blackburn
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn, Alphonso Smith

7. **Request Approval/Execution of a Supplemental Amendment Associated with the Tommy Lee Cook Road Project (RB23.4) - District 3**

Public Works Administrator Handley explained that the project to improve the sight distance on Tommy Lee Cook Road west of Cedar Ridge Road includes lowering the elevation of a portion of Tommy Lee Cook where a hill blocks the line of sight for drivers. Under this project, Tommy Lee Cook Road will be closed for a period and the hill will be lowered to improve the sight distance. Within the area of Tommy Lee Cook Road and Cook Lane, a lowered ditch was shown on the construction plans that required a small area of additional right-of-way to be acquired from a property owner. Staff met with the property owner and although initial discussions were encouraging to begin with, the owner stopped answering calls and has not responded to multiple voicemails and letters. To prevent delays in the project construction, staff has requested prices from the contractor to replace the proposed ditch with curb and gutter and a concrete spillway to eliminate the need to grade beyond the existing right of way limits. Since these items were not included in the project plans or the contract, a change order will be required to add these items to the project.

In response to questions from Commissioner Smith, Mr. Handley explained that the owner originally agreed to sell the right-of-way, but has not responded to staff since that time. This request will prevent staff from having to acquire additional right-of-way through condemnation procedures.

Motion to: Execute

The Board voted to execute Supplemental Amendment # 1 with Southeastern Site Development in the amount of $8,342.09 to add curb and gutter and a concrete spillway to the contract associated with the Tommy Lee Cook Road project (RB23.4).

RESULT: Passed (UNANIMOUS)
MOVER: Alphonso Smith
SECONDER: Bob Blackburn
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn, Alphonso Smith

8. **Request Approval/Execution of an Amendment to the Contract with Digitech Associated with EMS Billing Services**

Administrator Fouts explained that the County currently contracts with Digitech Computer, LLC to provide Emergency Medical Services (EMS) billing services. Digitech has served as the County's EMS billing provider for several years and has consistently demonstrated responsiveness and accuracy in managing billing operations. They have also maintained a good relationship with Coweta Fire Rescue and the Finance Department. Their services have supported revenue collection efforts and helped ensure compliance with applicable billing regulations. The existing agreement is set to expire at the end of March 2026. In order to maintain continuity of services and avoid disruption to EMS billing operations, an amendment to the current contract has been negotiated. The proposed amendment will extend the current agreement for two (2) additional years and provide for three (3) automatic one-year renewals thereafter unless either party terminates the agreement.

Motion to: Execute

The Board voted to execute an amendment extending the contract with Digitech Computer, LLC associated with EMS billing services.

RESULT: Passed (UNANIMOUS)
MOVER: John Reidelbach
SECONDER: Alphonso Smith
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn, Alphonso Smith

9. **Request Approval/Execution of an Agreement with Comcast Business Associated with Internet at New Fire Station # 10 - District 1**

Assistant Administrator Wisenbaker explained that Comcast Business provides Business Internet service at the current Coweta County Fire Station # 10 (2746 Highway 85, Senoia) for $302.85/month. When the transition to the new Fire Station # 10 located at 49 Cook Street, Senoia, has been completed, the new service will be $257.85/month with a one-time installation fee of $129.95.

Motion to: Execute

The Board voted to execute an agreement with Comcast Business to provide Business Internet Performance (500Mbps) at new Fire Station # 10 located at 49 Crook Street, Senoia for a period of 36-months at a cost of $257.85 per month and a one-time installation fee of $129.95.

RESULT: Passed (UNANIMOUS)
MOVER: Alphonso Smith
SECONDER: John Reidelbach
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn, Alphonso Smith

Additional Action Items

10. **Request Acceptance of the Fiscal Year 2023 State and Local Cybersecurity Program Grant**

Award

Assistant Administrator Wisenbaker explained that through the Infrastructure Investment and Jobs Act, the United States Department of Homeland Security (DHS) passed through funding for the State and Local Cybersecurity Grant Program to the Georgia Emergency Management and Homeland Security Agency (GEMA). GEMA awarded Coweta County $179,000 in federal funding, with a local match requirement of $44,750, for a total award of $223,750 for the Fiscal Year 2023 grant. The County applied for this grant in 2024 and just received notice of the award. The purpose of the award is to provide state and local governments with funding to make cybersecurity investments to improve the security of critical infrastructure and improve the resilience of the services state and local governments provide for their communities. The Information Technology Department has identified applications, including but not limited to privileged access management, next generation firewalls, and attack surface management, to be purchased with these grant funds to further enhance Coweta County's cybersecurity.

Administrator Fouts pointed out that it has taken time to receive the grant award from Fiscal Year 2023 because grant funding was paused during the changing administration.

Assistant Director of Information Technology Michael Zinkann explained that the County is receiving $179,000 in federal funds, with a local match of $44,750. With this investment, Coweta County will improve protection of critical infrastructure across public safety, emergency services and County operations. It will enhance the County's ability to prevent, detect and respond to cybersecurity threats, safeguard sensitive data, and ensure continuity of government services. Staff plans to use privileged access management, next generation firewalls, and attack surface management software.

Chairman McKenzie expressed appreciation to Assistant Director Zinkann, to I.T. department staff, and to Grants Manager Charlyn Shepherd for their work on this grant funding.

Motion to: Accept and Approve

The Board voted to accept the Fiscal Year 2023 State and Local Cybersecurity Grant Award and to approve a budget amendment for $44,750 associated with the local match.

RESULT: Passed (UNANIMOUS)
MOVER: John Reidelbach
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.

Administrator Fouts pointed out that more than ten (10) speakers have signed up, and according to the Rules Governing Commission Meetings, only ten speakers are allowed during comments regarding items not on the agenda.

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

Mr. John Hebert, representing Prologis, explained that Coweta County's *Data Center Ordinance* was not written specifically for "Project Sail". Prologis is committed to complying fully with the adopted *Data Center Ordinance* along with the Coweta County development regulations, Georgia EPD standards, and all water, storm water and environmental requirements. In regard to transparency, Prologis has not requested anyone from the County, staff or elected officials, to sign a non-disclosure agreement as it relates to the project, and no improper meetings have been held. They have met with Commissioners and staff to provide general project information, just as they have met with others in the community. This is a normal part of the development process for any new development in the county. Water usage for the project has been reduced from the initial conceptual plans from 6 million gallons per day to 300,000 gallons per day, a reduction of approximately 95%, as required by the ordinance. The final design must and will comply with all state and local water regulations and some of the project is not fully known until zoning has been approved and final engineering work is completed. Those details must meet the standards of the *Data Center Ordinance*. Prologis is committed to being transparent and in compliance with all government laws and regulations, good partners to the County, and to the community throughout the process.

The following speakers also spoke in support of data centers and "Project Sail", citing an opportunity to equip and prepare students on how to use technology, artificial intelligence, and digital infrastructure in a safe way. Data centers power healthcare, cybersecurity, aerospace, finance, and tools students use every day. The proximity to "Project Sail" is important for minority students who have historically fought for access, the county is dynamic not static, and "Project Sail" will help to provide tax relief to citizens.

- Mr. Robert Coates, District 2
- Mr. Alejandro Glomba, Fair Oaks Court, Newnan

The following speakers spoke in opposition to "Project Sail", citing concerns regarding the amount of water usage and drought, protecting wetlands, its proximity to homes, ten-years of construction, lack of research on long-term effects of noise exposure on humans, long-term vision of the county and Comprehensive Plan, using the Plant Yates property instead, only allowing data centers in *M (Industrial)* zoning districts not *RC (Rural Conservation),* Prologis is here to make money and not represent citizens, the need to scrutinize and investigate Prologis, lawsuits over data centers, delaying of projects, environmental pollution, and disaster recovery.

- Ms. Aimee Tybor, District 2
- Ms. Nicole Bushue, District 3
- Mr. Jack Stacks, District 2
- Mr. Tim Ryan, District 3
- Mr. James Baker, District 2
- Mr. Robert Coats, District 2
- Ms. Cathy Newman, District 2
- Mr. Jimmy Newman, District 2

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

Motion to: Enter into Executive Session

The Board voted to enter into Executive Session for the purposes of discussing a personnel issue.

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

RESULT: Passed (UNANIMOUS)
MOVER: Bob Blackburn
SECONDER: Jeff Fisher

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

Regular Session

Motion to: Return to Regular Session

The Board discussed a personnel issue during Executive Session and voted to return to Regular Session.

RESULT: Passed (UNANIMOUS)
MOVER: Bob Blackburn
SECONDER: Jeff Fisher
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn, Alphonso Smith

Affidavit

Motion to: Execute

The Board voted to execute the affidavit for Executive Session.

RESULT: Passed (UNANIMOUS)
MOVER: Alphonso Smith
SECONDER: Bob Blackburn
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn, Alphonso Smith

Motion to: Approve Personnel Issue Discussed in Executive Session

The Board voted to approve a personnel issue as discussed in Executive Session.

RESULT: Passed (UNANIMOUS)
MOVER: Alphonso Smith
SECONDER: Bob Blackburn
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn, Alphonso Smith

Adjournment

Motion to: Adjourn

The Board voted to adjourn the meeting.

RESULT: Passed (UNANIMOUS)
MOVER: Bob Blackburn
SECONDER: Alphonso Smith
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn, Alphonso Smith