



Coweta County Board of Commissioners

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

Public Hearing/Regular Meeting Session

Minutes

Shannon Zerangue
Fran Collins
770.254.2601

April 7, 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	Present
Sandy Wisenbaker	Assistant County Administrator	Present
Tod Handley	Public Works Administrator	Present
Nathan Lee	County Attorney	Present
Shannon Zerangue	County Clerk	Present

The Honorable Board of Commissioners of Coweta County, Georgia met in Public Hearing/Regular Meeting Session on Tuesday, April 7, 2026.

Meeting Called to Order

Chairman McKenzie called the meeting to order at 6:00 p.m.

Pledge of Allegiance

Eagle Scout candidate Clifford Dyes from Scout Troop # 50 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 reflected on the Pledge of Allegiance, emphasizing that the phrase “one nation, under God, indivisible, with liberty and justice for all” is deeply meaningful to him and expressing his hope that it still resonates with others. He shared his concerns regarding the ongoing war in Iran and described the current moment as unprecedented for the nation. He noted that the country appears increasingly divided along lines such as race, physical traits, national origin, etc. He stressed that America is fundamentally an idea—one in which every person who sets foot on its soil is entitled to due process under the law. Recalling his upbringing, he explained that both his teachers and parents insisted on honesty, with clear consequences for dishonesty, much like the accountability expected in a court of law today. In addition, he expressed his belief that the defining strength of the United States has been its rejection of falsehoods, yet he worries that society has begun to rationalize untruths, which he believes are causing harm. He added that for those who value the flag, the Pledge, the national anthem, the military, the Declaration of Independence, and the Bill of Rights, honesty must remain a core principle. In conclusion, he emphasized the importance of truth, unity, and mutual care. He urged Americans to come together, to continue striving to love one another even when it is difficult, and to remain committed to truth as a path toward freedom and collective strength.

Regular Session

Approval of Minutes

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

Motion to: Approve

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

RESULT: Passed (4-0)

MOVER: Bob Blackburn

SECONDER: John Reidelbach

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

ABSTAIN: Jeff Fisher

Commissioner Fisher explained that he abstained because he was not present at the Commission meeting held on March 17, 2026.

Supplemental and Non-Agenda Items

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

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

2. Public Hearing Regarding a New Consumption Distilled Spirits, Beer and Wine License Filed by Jesse Combs in Operation of The Rodeo House, LLC Located at 1441 Welcome Road Newnan - District 2

Licensing and Permitting Manager Joy Thompson, explained that Mr. Jesse Combs, license representative and single member of The Rodeo House, LLC, located at 1441 Welcome Road, Newnan (Parcel # 035-4028-005) has applied for a new consumption license for distilled spirits, beer, and wine license. The business was previously known as Roanoke Farm Weddings and Events. A certificate from a Georgia-registered land surveyor has been provided verifying that the location meets the distance requirements outlined in *Chapter 6, Section 6-46* of the *Alcohol Ordinance*. At the Commission meeting held on June 17, 2014, the Board voted to approve previous zoning Petition # 010-14 requesting a *Special Use Permit (SUP)* for Roanoke Farm Weddings and Events to operate a wedding and event center, subject to specific conditions. The applicant has been made aware of and is expected to comply with those conditions. The Business and Alcohol License Division reviewed the application and finds that it is in order and meets the applicable requirements. The required background check (GCIC) and fingerprint report (GBI) for Mr. Combs, as license representative and single member of The Rodeo House, LLC, are complete and show that he meets all the relevant requirements set forth in the *Alcohol Ordinance* to be the license representative. In closing, she recommended that the license not be released to the applicant unless the location is open within six (6) months from the date of approval by the Board, the applicant adheres to all conditions previously established by the Board under zoning Petition # 010-14 and the final approval is obtained from the Georgia Department of Revenue (Alcohol Division), Fire Marshal, Environmental Health, and Community Development (Zoning Division and Building Permits and Inspection Division).

The applicant was present but declined an opportunity to address the Board.

Chairman McKenzie explained that prior to the meeting he confirmed with staff that the *Special Use Permit (SUP)* is transferable to the new property owner.

In response to a comment from Chairman McKenzie, Ms. Thompson explained that the facility can only be used for private events and will not be open to the public as a bar.

Administrator Fouts also explained that any violation of the conditions of the *Special Use Permit (SUP)* can result in revocation of the *SUP* as well as the alcohol license.

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

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

Ms. Jean Carter, Welcome Road, Newnan explained that she and several of her neighbors oppose the alcohol license. The area is rural residential with several horse barns adjacent to the property, and she never supported the previous venue. She and her neighbors are concerned about event-goers that have imbibed on alcoholic beverages wandering into the stables, pens, stalls, etc.

In response to questions from Chairman McKenzie, Commissioner Reidelbach, and Commissioner Smith, Ms. Thompson explained that the former property owner did have an alcohol license, alcohol was being served at events hosted by the previous property owner, numerous events were hosted there during wedding season, and to her knowledge no incidents/violations were ever reported.

Motion to: Close the Public Hearing

The Board voted to close the Public Hearing regarding a new consumption distilled spirits, beer, and wine license filed by Mr. Jesse Combs, license representative and single member of The Rodeo House, LLC, located at 1441 Welcome Road, Newnan (Parcel # 035-4028-005).

RESULT: Passed (UNANIMOUS)

MOVER: John Reidelbach

SECONDER: Bob Blackburn

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

Motion to: Grant

The Board voted to grant a new consumption distilled spirits, beer, and wine to Mr. Jesse Combs, license representative and single-member of The Rodeo House, LLC, located at 1441 Welcome Road, Newnan (Parcel # 035-4028-005), contingent upon the

establishment opening within six (6) months from the date of approval by the Board, the applicant adheres to all conditions previously established by the Board of Commissioners under previous zoning Petition # 010-14, and the license representative obtains final approval from the Georgia Department of Revenue (Alcohol License Division), Fire Marshal, Environmental Health, and Community Development (Zoning and Building Permits and Inspection Division).

RESULT: Passed (UNANIMOUS)

MOVER: Bill McKenzie

SECONDER: Bob Blackburn

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

3. **Public Hearing Regarding a New Package Beer and Wine License Filed by Tanisha Damani in Operation of Roscoe Kwik Mart, LLC Located at 3921 Roscoe Road, Newnan - District 3**

Licensing and Permitting Manager Thompson explained that Ms. Tanisha Damani, license representative and single member of Roscoe Kwik Mart, LLC, located at 3921 Roscoe Road, Newnan (Parcel # 058-5252-026) has submitted an application for a 2026 package license for beer and wine. This location has had an active alcohol license within the past twelve (12) months [Roscoe Food (Iqra Ventures, Inc.)]; therefore, a certificate from a Georgia-registered land surveyor indicating distance requirements as defined under *Section 6-46 of the Coweta County Code of Ordinances* is not required. The Business and Alcohol License Division has conducted a comprehensive review of the application and determined that it is complete and meets all applicable requirements. Additionally, the necessary background checks (GCIC) and fingerprint reports (GBI) for Ms. Damani have been finalized, confirming the qualifications stipulated in the *Alcohol Ordinance*. In closing, she recommended that the license not be released to the applicant unless the location is open within six (6) months from the date of approval by the Board and the final approval is obtained from the Georgia Department of Revenue (Alcohol Division), Fire Marshal, Environmental Health, and Community Development (Zoning Division and Building Permits and Inspection Division).

The applicant was present but declined an opportunity to address the Board.

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

Motion to: Close the Public Hearing

The Board voted to close the Public Hearing regarding an application for a new package beer and wine license filed by Ms. Tanisha Damani, license representative and single member of Roscoe Kwik Mart, LLC, located at 3921 Roscoe Road (Parcel # 058-5252-026).

RESULT: Passed (UNANIMOUS)

MOVER: Bob Blackburn

SECONDER: Jeff Fisher

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

Motion to: Grant

The Board voted to grant a new package beer and wine license to Ms. Tanisha Damani, license representative and single member of Roscoe Kwik Mart, LLC, located at 3921 Roscoe Road, Newnan (Parcel # 058-5252-026), contingent upon the establishment opening within six (6) months from the date of approval by the Board, and the license representative obtaining final approval from the Georgia Department of Revenue (Alcohol License Division), Fire Marshal, Environmental Health, and Community Development (Zoning and Building Permits and Inspection Division).

RESULT: Passed (UNANIMOUS)

MOVER: John Riedelbach

SECONDER: Bob Blackburn

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

4. **Public Hearing Regarding Petition # REZ 24-19 Filed by Atlas Development, LLC Requesting to Rezone Property Located at Welcome to Sargent Road and Wagers Mill Road, Newnan - District 2**

Zoning Coordinator Nicole Blackwell presented Petition # REZ 24-19 filed by Atlas Development, LLC requesting to rezone property located off Welcome to Sargent Road and Wagers Mill Road, Newnan (Parcels # 034-4041-001, # 034-4042-001, # 034-4042-010, # 034-4023-010, and # 034-4024-001). She explained that the property consists of five (5) undeveloped parcels measuring a total of 829.41± acres, with the majority of the property currently zoned *RC (Rural Conservation)* and 2.0± acres in the eastern section zoned *M (Industrial)*. The applicant is requesting to rezone all parcels to *M (Industrial)* for a data center campus consisting of nine (9) buildings. According to the Coweta County Zoning and Development Ordinance, the *M (Industrial)* district was established to provide the broadest range of industrial operations permitted and is the district for the location of those industries which have not reached a technical stage which renders them free of all nuisance factors. These uses are to be located either on arterial or major collector streets or within industrial parks having access to such thoroughfares. The rezoning application was originally filed in December 2024 and underwent a Development of Regional Impact review (DRI # 4361). The Board enacted a moratorium on data centers that was in effect from May 7, 2025 to December 16, 2025, during which time the County developed and adopted a *Data Center Ordinance*. The applicant subsequently amended the rezoning application on January 12, 2026, to become compliant with the requirements of the newly adopted ordinance. The site plan proposal incorporates nine (9) data center buildings situated throughout the site with a total building area of 4,340,000± square feet. Seven (7) buildings are proposed as two-stories with a height of 60 feet, and two (2) buildings are proposed as one-story with a height of 40 feet. The proposed building heights are within

the allowable limits of *Article 19, Section 191, Item 12(a)* of the *Coweta County Zoning and Development Ordinance*. According to the applicant, the buildings are proposed to feature precast concrete exterior walls with architectural precast elements. An 8-foot-tall, anti-climb security palisade-style fence and access gates are proposed surrounding the perimeter of the data center buildings. Three (3) full-access drives are proposed: two from Welcome to Sargent Road and one from Wagers Mill Road; both roadways are classified as major collector streets. The proposed data center campus includes two substations and an alternating current (AC) switching yard. A 300-foot buffer surrounds the data center campus, and there are several stormwater ponds. According to the applicant, the cooling system will be a closed-loop chilled water configuration that may incorporate supplemental cooling technologies and exterior ventilation units that will meet local code requirements. The applicant has received letters of intent to serve the proposed project from both the Coweta County Water and Sewerage Authority and Georgia Power. As part of the rezoning application, the applicant held a Community Meeting on January 28, 2026, in accordance with rezoning requirements of *Article 19, Section 191, Item 12(c)*. In addition, the applicant has provided an Environmental Impact Report prepared by Bohler Engineering; however, *Section 1* of the report incorrectly references a proposed change in the draft 2026-2046 Comprehensive Plan. It references that the Character Area will go from Employment Center to Industrial; however, no change to the current Comprehensive Plan Character Area is proposed for this property. The surrounding area is primarily zoned RC (Rural Conservation); however, there is a mixture of C (Old Commercial) and M (Industrial) adjacent to the east. To the north, the property abuts land owned by Georgia Power Company, including Plant Yates, a natural gas electric generation facility. Transmission lines from Plant Yates traverse the subject property, extending from the northern portion of the site in a southeasterly direction. Georgia Power has an access easement in the northern portion of the subject property across from Warren Road. According to the site plan, this easement is exclusive to Georgia Power and will not be used by others for project access. A railroad line lies adjacent to the northeast, Welcome to Sargent Road borders the southeast, and Wagers Mill Road borders the north. Wahoo Creek runs in a northwesterly direction from the southeastern corner of the property. A small portion of a private cemetery appears to be located within the northern area of the subject property near the intersection of Wagers Mill Road and Sol Bridges Road. Portions of the southern and eastern sections of the property are located within the floodplain, and the eastern portion of the property lies within the Groundwater Recharge Protection District. In closing, she reviewed the factors reviewed by staff during the zoning application process and presented seventeen (17) conditions for consideration by the Board should they choose to approve the rezoning request.

In response to a question from Commissioner Reidelbach, Ms. Blackwell pointed out the proposed two-story buildings on the site plan.

Mr. J. C. Witt, applicant representative, explained that Prologis and Atlas Development Group are respectfully requesting support for Project Sail. He explained that this project

will be a significant opportunity for Coweta County and the community. The site is particularly well-suited for a data center project and will bring substantial benefits, including the creation of high-quality jobs and the generation of millions in tax revenue per year. Within Coweta, Prologis has already invested approximately \$250 million. He stated that Prologis has a long-standing presence in the Atlanta market, with operations dating back to the 1990s. Today, Prologis owns approximately thirty (30) data centers with some of those being thirty-five (35) years old, which reflects their track record in site selection, development and long-term operations. Because of this, they do not believe that mandatory decommissioning and site restoration are necessary (condition # 15). However, aside from that condition, they do not have objections to the other recommended conditions of zoning.

Mr. Witt also explained that as currently zoned, the subject property can be developed for residential uses, agricultural operations such as large-scale poultry or beef production, or continued timber harvesting. Prologis is proposing a more controlled, limited, and highly regulated use of the land. Their objective is to ensure that the project is not visually or audibly intrusive. The proposed buildings will sit below the existing line of sight because of the topography and surrounding vegetation and this will minimize visibility from surrounding areas. In addition, only 20% of the site will be developed with 80% (approximately 660 acres) remaining as green space that will continue to support natural habitats and wildlife. He further explained that Prologis is aware that traffic is a concern for the community, and noted that data centers, once operational, generate minimal traffic. During the construction phase, they are committed to actively managing traffic flow and coordinating with local officials. A comprehensive traffic study has already been completed, and Prologis will fund necessary roadway improvements to ensure safe, efficient transportation. He reiterated that the project is a highly regulated use and Prologis will fully comply with all applicable requirements, including the Coweta County Data Center Ordinance and Georgia Environmental Protection Division (EPD) standards. He further explained that operations will meet strict noise limits designed to maintain a quiet rural environment, and all backup generators will meet the Environmental Protection Agency's (EPA) highest Tier 4 standards and will only operate during emergencies or limited testing periods, as permitted. He stated that the project is not a water-intensive use, with the projected daily water consumption per building being roughly equivalent to that of a single car wash. Additionally, stormwater improvements will provide substantial flood control capacity comparable to approximately fifty (50) Olympic-sized swimming pools.

Mr. Witt explained that, as mentioned earlier, the site is particularly well-suited for a data center. Sites with high-voltage transmission lines running through them, combined with proximity to power generation resources are very rare, and this property benefits from both. In addition, it is located adjacent to established industrial users, including the nearby 2,400± acre Plant Yates (Georgia Power) facility.

Mr. Witt noted that Prologis has approached this process with great care over the past year. They have made a concerted effort to engage with the community, met with local leaders, attended community gatherings, participated in a data center tour, worked closely with the local media to ensure accurate and transparent information about the project, and hosted a public open house, which provided opportunities for one-on-one conversations with community members and nearby property owners. Through conversations with members of the community, it is clear that the project will bring significant benefits to those living in Coweta County. Hundreds of construction jobs will be created, permanent full-time positions offering competitive wages will be established, and a new source of tax revenue will support essential public services, including schools, libraries, transportation infrastructure, and emergency services. This project represents a generational opportunity for Coweta County that will attract new employers and strengthen the local economy, while having minimal impact on public services and the school system.

In closing, Mr. Witt explained that this is the right project in the right location. It is thoughtfully sited, minimally invasive, highly regulated, and economically meaningful. Prologis sincerely appreciates the engagement they have had with the community and remains committed to continued transparency.

Administrator Fouts explained that in accordance with the rules governing the meeting, the applicant has three (3) minutes remaining for rebuttal should he choose to utilize that time.

In response to a question from Chairman McKenzie, Mr. Fouts explained that in accordance with the rules governing the meeting, the applicant is afforded a total of ten (10) minutes for their presentation, including any rebuttal. In addition, those who wish to speak in support are afforded a total of twenty (20) minutes with each speaker getting up to three (3) minutes, and those who wish to speak in opposition are also afforded a total of twenty (20) minutes with each speaker getting up to three (3) minutes.

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

The following individuals addressed the Board in support of the rezoning request, citing the generation of substantial tax revenue for the county; the potential to lower property taxes; economic benefits for local businesses; no evidence of harm to humans or animals; tight regulations and monitoring of these facilities; mandated compliance with strict local, state, and federal environmental standards; cooling systems are closed loop so they do not contaminate local water supplies; land around data centers is carefully managed, landscaped, and preserved; backup generators are tested and permitted just like those of hospitals; operation of similar facilities across the country; support provided to the digital economy everyone relies on; data centers will not be rendered obsolete because of the massive growth in data usage; data centers are upgraded continuously with new

equipment and technology; data centers are built with long-term adaptability in mind; data centers provide consistent tax revenue without placing heavy demands on schools, roads, or emergency systems; data centers play an essential role in the digital economy; this project is a much-needed industry in Coweta; the site location is perfect; the project will require goods and services from the local community; potential negative impact to attracting other new industries if the project is denied; the project is innovative, educational, and will prepare students in the county to seriously consider technology, infrastructure, and future career opportunities; the project will create real opportunities for local contractors, skilled trades, and construction crews; it will be located in an historical working industrial corridor; and it has the potential to revitalize the old mill village area nearby.

Mr. Chad Caldwell, Hwy. 16, Newnan, District 2

Mr. Joey Oliver, District 2

Mr. Eddie Oliver, District 1

Mr. Randy Cardoza, District 1

Mr. David Samper, District 1

Ms. Carlene Ahoon, District 5

Miss Eyanna Harrison, middle school student

Mr. Nick Weaver, District 1

Mr. Craig Jackson, District 2

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

The following individuals addressed the Board in opposition to the rezoning request, citing that the project is the most significant land use change possible from rural to industrial; the burden is on the applicant to demonstrate that the rezoning protects the health, safety, and welfare of present and future inhabitants; the request fails to meet the standards of review for rezoning; the rezoning will create "spot zoning" by creating an industrial island in a sea of non-industrial property; heavy-duty industrial traffic will be forced onto the roads creating a significant public safety hazard and unfunded maintenance liability for the taxpayers; industrial use will overtake the local water system and electrical grid in an area designed for rural consumption; the project will devastate the ecosystem, wetlands, protected species, surface and drinking water, air quality, rural character/lifestyle, and home/property values; the request conflicts with the Comprehensive Plan, an existing deed restriction against manufacturing plants, proximity to an existing elementary school and daycare, increased risk for traffic accidents, negative health effects from air and noise pollution; failure of the applicant to provide a credible estimate of property tax revenues; this is a huge scale, low quality, high risk development, proposed in the wrong location; some states have halted or slowed data center development; possible burst of the A.I. bubble; a risk that the project will be outdated/obsolete before its 10-year completion; disclosure failures, conflicts of interest, unequal access, and mischaracterization of this rural area as industrial; failure to represent

the constituency; long-term implications; and failure to preserve the history and integrity of the county.

Ms. Laura Beth, District 2

Ms. Jackie Lassetter, Hwy. 16, Newnan, District 2

Mr. Nick Sabadosh, District 2

Ms. Connie Lytten, District 2

Mr. Steve Swope, District 2

Ms. Vivian Allen, District 2

Ms. Melanie Thomlinson, District 5

Mr. Rob Cole, District 5

At the conclusion of Mr. Cole's comments, Administrator Fouts explained that the twenty (20) minutes afforded in the rules governing the meeting for comments in opposition had been exhausted.

In rebuttal, Mr. Witt explained that during the public comments regarding the project, he heard a wide range of support from principals, students, employees that work in the field, and local business owners who recognize the significant and lasting impact of this development for the county. He also heard concerns, many of which have been addressed repeatedly through one-on-one meetings, public hearings, on Prologis' website, via published tax projections, and other forms of community outreach. He expressed that the Commission and staff have done an intricate and detailed job of establishing an ordinance that restricts all these concerns, and to his knowledge, may be the most restrictive ordinance in the State of Georgia regarding data centers. He also explained that this project complies with all the requirements of the ordinance as well as the staff recommendations outlined in the staff report. In conclusion, he explained that only 20% of the site will be developed, leaving 80% (600± acres) to remain as green space, and he does not know of another use that would maintain 80% of the property for rural character (undeveloped).

In response to a question from Commissioner Smith, Community Development Director Sewell explained that there are no houses on the property that will be displaced by this development.

In response to questions from Commissioner Smith, Public Works Administrator Handley explained that in accordance with the conditions of the rezoning, construction of the transportation improvements would have to begin with the issuance of a land disturbance for the project site and would have to be completed before a Certificate of Occupancy (CO) is issued. In addition, he explained that the roundabout would be built in conjunction with the land disturbance activity on the site.

In response to a question from Commissioner Smith regarding planting additional trees,

Mr. Witt explained that they will be obligated to meet the requirements of the ordinance related to replanting trees in areas that have been disturbed a certain distance from the property line.

Chairman McKenzie called for any additional comments or information from staff. There were none.

Motion to: Close the Public Hearing

The Board voted to close the Public Hearing regarding Petition # REZ 24-19 filed by Atlas Development, LLC, requesting to rezone 829.41± acres located off Welcome to Sargent Road and Wagers Mill Road, Newnan (Parcels # 034-4041-001, # 034-4042-001, # 034-4042-010, # 034-4023-010, and # 034-4024-001) from RC (Rural Conservation) and M (Industrial) to M (Industrial).

RESULT: Passed (UNANIMOUS)

MOVER: Bob Blackburn

SECONDER: Jeff Fisher

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

Chairman McKenzie explained that after fifteen (15) months or longer, he has conducted his own research, made personal visits, received numerous emails, text messages, and phone calls, and has had personal conversations regarding this rezoning request. He and his fellow Commissioners have agonized over the project. He has been accused of not studying this project enough but has also spent numerous hours watching every video that is available, both in support of and opposition to data centers. He has prayed over his decision and believes the application does not meet the Comprehensive Land Use Plan or the standards for review.

Commissioner Fisher explained that the Commissioners have met with and spoken to individuals on both sides of the issue, whether in agreement or not, and that most interactions were respectful, with participants able to reach an understanding. Based upon the numerous emails received, many members of the public have expressed that they do not feel that they are being heard regarding their concerns about environmental damage and degradation, loss of community character, increased traffic, rising costs of living, effects on quality of life, and inequality and inclusion. The opposition is also the public, and the Board has to listen to both sides.

Commissioner Fisher further explained that the area was formerly a textile mill village and many people living there were impoverished. He is curious whether there could be some type of funding mechanism generated from this project that could be earmarked to revitalize this unincorporated area because innovation drives economic prosperity and sustainability. He stated that whether this project is approved or not, more data centers are coming. He expressed his desire for the Board and staff to examine schools, capital

overlay projects, revitalization projects, conservation initiatives, and ordinances to slow down growth. The problem in the county is not going to be data centers. The problem is going to be an overabundance of residential development. He would like to look at ways to use the revenue to reduce costs to the public.

Attorney Lee explained that he would need time to research whether it would be possible to earmark funds to revitalize certain geographic areas in the county.

In response to a question from Commissioner Smith, Mr. Witt explained that the light green areas denoted on the site plan have previously been clear-cut, the darker green shaded areas would be the developed area, including substations.

Motion to: Deny

On motion of Chairman McKenzie, seconded by Commissioner Blackburn, failing by a vote of 2 to 3, with Chairman McKenzie and Commissioner Blackburn voting in support, and Commissioner Fisher, Commissioner Reidelbach, and Commissioner Smith voting in opposition, a motion to deny Petition # REZ 24-19 filed by Atlas Development, LLC requesting to rezone property located off Welcome to Sargent Road and Wagers Mill Road, Newnan (Parcels # 034-4041-001, # 034-4042-001, # 034-4042-010, # 034-4023-010, and # 034-4024-001), failed for a lack of a majority.

RESULT: Failed (2-3)

MOVER: Bill McKenzie

SECONDER: Bob Blackburn

AYES: Bill McKenzie, Bob Blackburn

NAYS: Jeff Fisher, John Reidelbach, Alphonso Smith

Commissioner Reidelbach explained that this issue has been one of the most difficult issues the Board has faced in the five years he has served as a Commissioner. The Commissioners have listened carefully to everyone and have researched the issue. He has personally visited data centers and spoken with experts as well as environmentalists. This is not an easy decision. From his perspective, he is considering that the developer has purchased 800 acres and plans to only use about 20% of it, leaving a significant amount undisturbed. He explained that he recommends removing the condition related to decommissioning (Condition # 15). He pointed out that, years ago, the Board rezoned millions of square feet for warehouse space that still remains vacant today, and those property owners were not required to decommission/demolish those buildings. At that time, the Board heard similar concerns from members of the public who opposed those rezoning requests. He expressed concerns, particularly about setting a precedent for any empty or damaged property, if decommissioning is implemented.

Commissioner Fisher explained that he feels that requiring the applicant to have a decommissioning plan undermines the newly adopted Data Center Ordinance because

decommissioning plans are not required by the ordinance. He would prefer that a percentage of revenue funds that are collected for each data center be earmarked for decommissioning commercial or industrial projects, not just data centers. He feels that utilizing those earmarked funds to decommission unused, vacant, decaying commercial or industrial buildings would revitalize areas of the county.

Administrator Fouts explained that this is something the staff and Attorney Lee can research and explore.

Chairman McKenzie explained that as long as a data center is built in an industrial area, he does not believe a decommissioning plan is necessarily needed. However, he is concerned about rezoning rural residential areas to the highest level of zoning in Coweta County because if the project does not succeed, then the buildings will remain. Because of the recommended conditions for this rezoning, the property can only be used for a data center. He feels that it is appropriate to require a decommissioning plan and possibly a bond.

In response to questions from Commissioner Smith, Commissioner Fisher explained that he does not support the condition requiring a decommissioning plan; however, he does support earmarked funds to be utilized for decommissioning. In addition, he explained that a bond with no termination after 30 years is extremely expensive and almost impossible to obtain.

In response to a question from Commissioner Smith, Administrator Fouts explained that just before the Board adopted the Data Center Ordinance, there were a few outstanding questions and the Board decided to poll its members to determine everyone's stance on the matter. With regard to the issue of decommissioning, Chairman McKenzie was the only Board member that requested that it be included in the ordinance. The other Board members were opposed but two (2) noted that it should be considered on a case-by-case basis. Staff added the decommissioning plan as a recommended condition in this rezoning request. However, the Board has the purview of setting those conditions of zoning, but it is not a requirement in the ordinance.

Commissioner Reidelbach explained that during his research, he only found one company that decommissions data centers. Their cost per foot is based on whether materials can be recycled.

In response to a question from Commissioner Smith, Community Development Director Sewell explained that staff offered a decommissioning plan as a condition of the rezoning (Condition # 15) based on the discussions at the time regarding the Data Center Ordinance and the poll taken by the Commissioners. He stressed that it is the Board's decision whether this case warrants that condition being required.

Commissioner Smith explained that based upon the comments expressed in support of the rezoning request, the fact that the Sargent mill village area has historically been an industrial area, the proximity of the subject property to Georgia Power's power plant, and the benefits to the county, he supports the rezoning request. In closing, he explained that he loves rural character, but he also has to consider the needs of the citizens in his district (District 5), the children in the school system, firefighters, EMTs, and the Sheriff's Office.

Commissioner Smith made a motion to approve the rezoning request.

In response to a question from County Clerk Zerangue, Commissioner Smith confirmed that his motion for approval included the conditions as presented by staff.

In response to a question from Commissioner Fisher, Mr. Witt explained that they spoke extensively with staff regarding the decommissioning plan. One issue, as the condition is currently written, is the open-ended expiration of the financial obligation associated with the decommissioning. Other issues involved the lack of verbiage to address catastrophic events, and tenant move-out and re-occupancy. In concept, they do not have an issue with a decommissioning plan, but additional work is needed on the language of the condition. To do so would require the Board to table the vote on the rezoning. For the benefit of everyone present, they do not wish to do that and extend the issue any further. He explained that it makes more sense to earmark revenue to be utilized for any required decommissioning. Additionally, they are amenable to working with staff on the decommissioning verbiage, but he is not sure whether that would require the issue to be tabled.

Commissioner Smith stated that he has no objection to allowing staff to work with the applicant regarding the verbiage associated with a decommissioning plan.

Attorney Lee explained that the verbiage matters regarding the conditions of the rezoning for the purposes of Commissioner Smith's motion.

In response to a question from Attorney Lee, Commissioner Smith responded that he wants the conditions of the rezoning to include the decommissioning plan as recommended in the staff report.

In response to a question from Commissioner Reidelbach, Administrator Fouts and Attorney Lee explained that should the applicant wish to amend a condition of the zoning in the future, they would have to file a rezoning application.

Attorney Lee explained that he wants everyone to understand the motion that is currently on the floor, and Commissioner Smith confirmed again that his motion to approve the rezoning request includes the required decommissioning plan (Condition # 15).

Motion to: Approve

The Board voted to rezone 829.41± acres located off Welcome to Sargent Road and Wagers Mill Road, Newnan (Parcels # 034-4041-001, # 034-4042-001, # 034-4042-010, # 034-4023-010, and # 034-4024-001), from RC (Rural Conservation) and M (Industrial) to M (Industrial), as requested by Atlas Development, LLC for a data center campus, subject to the following conditions:

1. The subject property shall be conditionally zoned for a data center operation.
2. The development shall not exceed nine (9) data center buildings nor more than 4,340,000 square feet. The developed area of the site shall be limited to those as shown on the site plan submitted with the rezoning application.
3. All Coweta County Code of Ordinances shall be adhered to unless a variance is granted through the normal review process.
4. The applicant shall comply with all conditions set forth in Attachments A, B, and C from DRI # 4361 – Notice of Decision.
5. Access to or from the site via Warren Road shall be prohibited.
6. The applicant shall construct or cause to be constructed a full-sized roundabout at the intersection of Wagers Mill Road and SR 16, including all costs of design, permitting, right-of-way acquisition, reimbursable utility costs, and construction costs. All work shall be in accordance with the requirements of the Georgia Department of Transportation, the railroad, if applicable, and Coweta County Public Works.
7. The applicant shall construct or cause to be constructed a full-sized roundabout at the intersection of Henry Bryant Road and SR 16, including all costs of design, permitting, right-of-way acquisition, reimbursable utility costs, and construction costs. All work shall be in accordance with the requirements of the Georgia Department of Transportation, the railroad, if applicable, and Coweta County Public Works.
8. The applicant shall construct right turn lanes on Welcome to Sargent Road at each of the proposed access drives.
9. The applicant shall construct a left turn lane and a right turn lane on Wagers Mill Road at the proposed access drive.
10. Parking along all County roads shall be prohibited.
11. All transportation improvements shall be under construction prior to issuance of any building permit(s) for permanent structures on the property and shall be completed before Certificate of Occupancy issuance.
12. All utility work that is necessary to support the proposed use of the property that is required to take place within the County's right-of-way must be submitted for review and approval by the Public Works Department.
13. The permit applicant shall be responsible for providing stormwater management in compliance with the requirements of Chapter 30 of the Coweta County Code of Ordinances. Each subbasin shall be evaluated at the point where it discharges from

the proposed development property. Additionally, runoff reduction practices shall be implemented upgradient of detention/retention facilities to minimize long-term maintenance concerns and provide a treatment-train approach as intended by the ordinance.

14. To minimize the traffic impact during the construction phase, the developer shall work with staff to provide onsite temporary parking and services for construction employees. Such services should include restrooms, food service, and shaded seating areas.
15. Prior to issuance of any land disturbance permit, the applicant shall submit and record a Decommissioning and Site Restoration Plan for the data center campus. The triggering event for implementation of the plan shall be a continuous period of non-operation of twelve (12) months, unless the County determines the cessation is due to temporary reconstruction, repair, or an approved phased redevelopment. The plan shall provide for the removal of buildings and infrastructure, environmental remediation as necessary, and restoration of the site to a non-developed or naturalized condition upon abandonment of the data center use. The plan shall include a third-party cost estimate, and a financial assurance mechanism acceptable to the County shall be provided to guarantee performance. The plan shall include authorization for the County or its contracted agents to access the property to perform such work in the event of noncompliance and shall be binding on all future owners of the property.
16. The cemetery located on PID 034-4023-010 shall be permanently protected from development, and no land disturbance shall occur within the cemetery area.
17. The applicant shall obtain a land disturbance permit within an 18-month period beginning the next business day following approval by the Board. If the applicant fails to do so, the Board may initiate rezoning of the property.

RESULT: Passed (3-2)

MOVER: Alphonso Smith

SECONDER: Jeff Fisher

AYES: John Reidelbach, Jeff Fisher, Alphonso Smith

NAYS: Bill McKenzie, Bob Blackburn

Regular Session

Public Comments Regarding Items On the Agenda

Chairman McKenzie called for comments regarding any items on the agenda. There were none.

Recommendations from Community Development and/or the Board of Zoning

Appeals

5. Request Acceptance of Roadways, Greenway Dedication, and Deed of Open Space Restriction Associated with Whistle Ridge Subdivision, Phase 1 - District 3

Motion to: Execute and Accept

The Board voted to execute a Deed of Open Space Restriction associated with 96.74± acres and a Greenway Dedication Deed for 0.222± acres (area # 1) and 0.200± acres (area # 2) in Whistle Ridge Subdivision, Phase 1, to accept Whistle Ridge (2,355.28 LF), Lochton Drive (870.22 LF), Midwood Drive (977.05 LF), and associated drainage structures and right-of-way into the Coweta County Public Roads System, and to place the constructed improvements into a three (3) year maintenance period.

RESULT: Passed (UNANIMOUS)

MOVER: Bob Blackburn

SECONDER: John Reidelbach

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

New Business

Bids and Contracts

6. Request Approval of a Software Agreement with Nitorco, Inc. Associated with the Tax Commissioner's Office

Motion to: Approve

The Board voted to approve an Agreement with Nitroco, Inc. (to be executed by the Tax Commissioner) for software to be utilized by the Coweta County Tax Commissioner's Office.

RESULT: Passed (UNANIMOUS)

MOVER: Bob Blackburn

SECONDER: Jeff Fisher

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

7. Bid Award Associated with Roadside Spraying

Motion to: Approve

The Board voted to retain DeAngelo Contracting Services, LLC on a lowest and best bid

basis to perform three (3) rounds of roadside spraying at a cost of \$66.10 per mile (\$70,000 total).

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 that were added for discussion.

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

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

Mr. Maxwell Britton, District 1, expressed his appreciation to the Sheriff's Office, the Board, and staff and explained that he does not condone any threats against them. However, he explained that he has concerns regarding the County's new security screening. He feels that the security screening process infringes upon the Constitutional rights of citizens by banning the lawful carry of firearms, and he demanded that those rights be restored immediately.

Ms. Nicole Bushue, District 3, explained that initially she had concerns about implementation of the County's new security screening because she was afraid that the process would be lengthy and that she would miss a portion of the meeting and important issues on the agenda. She further explained that it only took her eleven minutes to get through the line of citizens and the screening process. She commended the Sheriff's deputies for making the entire process simple and smooth. In closing, she expressed her

belief that the Board should have held tonight's meeting in a larger venue to accommodate more visitors/citizens because Project Sail has been a hot topic in the community.

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 litigation 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 Mickle, Assistant Administrator Wisenbaker, Public Works Administrator Handley, Attorney Lee, and County Clerk Zerangue.

Risk and Safety Manager Chuck Lee was also in attendance.

RESULT: Passed (UNANIMOUS)

MOVER: Bob Blackburn

SECONDER: Alphonso Smith

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

Regular Session

Motion to: Return to Regular Session

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

RESULT: Passed (UNANIMOUS)

MOVER: Bob Blackburn

SECONDER: John Reidelbach

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

Affidavit

Motion to: Execute

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

RESULT: Passed (UNANIMOUS)

MOVER: Bob Blackburn

SECONDER: Alphonso Smith

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

Adjournment

Motion to: Adjourn

The Board voted to adjourn the meeting.

RESULT: Passed (UNANIMOUS)

MOVER: Bob Blackburn

SECONDER: John Reidelbach

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