Coweta County Board of Commissioners

Public Hearing/Regular Meeting Session

Minutes

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

Shannon Zerangue
Fran Collins
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**April 21, 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 |
| Fran Collins | Deputy County Clerk | Present |

The Honorable Board of Commissioners of Coweta County, Georgia met in Public Hearing/Regular Meeting Session on Tuesday, April 21, 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 McKenize 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 commented on the need for Sheriff's Deputies to be present in the Commission Chambers. He reminded everyone that as U.S. citizens and Americans there are more important issues than the recent decision regarding the data center ("Project Sail"). The nation is in peril regardless of what is occurring in the county, and there is a need to unite to prevent facism. He further explained that members of the Board will be attending workshops in Savannah regarding data centers this week, and he is prepared to bring forth a proposed ordinance governing data centers that is transparent, inclusive, and restrictive for operators.

## Regular Session

## Awards and Presentations

1. **Recognitition of Individuals Associated with Life Saving Awards**

Parks and Recreation Director Jim Gay explained that he is honored to recognize two members of the Coweta County Parks and Recreation staff for their heroic actions on January 29, 2026. On that day, Event Services Director Tray Baggarly suffered cardiac arrest in his office at the Coweta County Fairgrounds. Event Services Supervisor Karen Beatenbough noticed that Mr. Baggarly was unwell and located employee Alan Smith, a former Chief and retiree from Coweta County Fire Rescue. Without hesitation, Mr. Smith retrieved an Automated External Defibrillator (AED) and began performing CPR. Emergency medical personnel arrived shortly thereafter and took over care. Tray was transported to Piedmont Newnan Hospital, where he was defibrillated more than 16 times in the cardiac catheterization lab. Dr. Tesfaye Telila later credited Mr. Smith's quick response, knowledge, training, and decisive action with giving Tray a chance to survive and celebrate his 62nd birthday today. Ms. Beatenbough's and Mr.Smith's actions laid the groundwork for a powerful example of teamwork that reflects the values of Coweta County. From the individuals who handled the initial 911 call, to the first responders on scene, to the physicians and staff at Piedmont Newnan Hospital, each played a vital role in saving a life that day.

911/EMA Director Nic Burgess expressed his appreciation for the opportunity to recognize

Communications Officer Shelly White, 911 Communications Shift Supervisor Kayla Turner, and 911 Operations Manager Denise Madrey. He explained that at 10:00 a.m. on January 29th, Coweta County 911 received an emergency call reporting that a middle-aged man had collapsed at 275 Pine Road. Officer White answered the call within a 2-second period and immediately began gathering critical information while dispatching the appropriate response. Within 20 seconds, she had documented key and accurate details regarding the nature and severity of the situation. Within 60 seconds of receiving the call, 911 was informed that an Automated External Defibrillator (AED) had been applied and was analyzing the patient. Within 90 seconds, Officer White recognized agonal respirations based on the caller's description and began providing CPR instructions. Approximately 150 seconds into the call, a shock was delivered by the AED. Throughout the incident, Officer White continued to guide the caller, collect additional updates on the patient's condition, and relay detailed notes so responding units would have a clear understanding of the situation before arrival. Shortly thereafter, sirens could be heard as emergency personnel reached the scene. Director Burgess expressed his pride and gratitude to Officer White, Supervisor Turner, Manager Madrey, and the entire A1 shift, commending their professionalism and dedication to their team, their partners, and the community.

Fire Rescue Chief Robby Flanagan expressed appreciation to the Board and introduced Emergency Medical Technicians William Caswell and Creighton Smith, two of the four responders who arrived on scene at the Fairgrounds. He highlighted the exceptional teamwork that contributed to the successful outcome. Based on the information received before arriving at the fairgrounds, EMTs witnessed former Chief Smith and Ms. Beatenbough already attending to the patient. EMTs Caswell and Smith joined them and continued the life-saving efforts. They followed all required medical protocols, transported the patient to the emergency vehicle, and successfully restored spontaneous circulation and a heartbeat. Paramedics then notified Piedmont Newnan Hospital by radio to prepare for the arrival of a critical patient. Chief Flanagan commended both teams for their coordinated efforts in achieving this outcome.

Mr. Mike Robertson, CEO of Piedmont Newnan Hospital, explained that it is a privilege to announce the Piedmont Newnan Community Heroes award, which they have been developing for some time to recognize the community's frontline responders. Too often, those in 911, police, fire, and the sheriff's office carry out their duties every hour of every day, year-round, without recognition. They created this award to express gratitude to these individuals for their dedication and service. In closing, he explained that each of these men and women truly embodies what it means to be a hero.

Ms. Vicki Kaiser, COO of Piedmont Newnan Hospital, explained that on January 29th, Coweta County Event Services Director Baggarly started not feeling well and was experiencing chest pains. Recognizing the seriousness of the situation, Ms. Beatenbough immediately went to find coworker Alan Smith, knowing his background as a former first responder. When she returned with Mr. Smith, Mr. Baggarly had collapsed and suffered multiple head lacerations. As Ms. Beatenbough called 911, Mr. Smith quickly assessed the scene, recognized that Mr. Baggarly was in cardiac arrest, retrieved the AED from the lobby, and began CPR without hesitation. EMS arrived shortly after and took over care. Mr. Baggarly was taken to Piedmont Newnan and, over the next several hours, one message echoed from every nurse and every physician who had learned what happened - "bless the man who was there to render aid." She further explained that statistics show if CPR is administered within the first few minutes of cardiac arrest, it dramatically increases survival and improves neurological outcomes. That morning, Mr. Smith's instinct, training, and composure saved the life of not only a coworker, but a beloved father, friend and community leader. Mr. Smith's heroism didn't begin on January 29th. He served 31 years with Coweta County Fire Rescue and continues to give back through his work supporting children at the Masonic Children's Home. For those who know Mr. Smith, his actions that morning came as no surprise. When thanked for saving Mr. Baggarly's life, he simply responded that he was just doing what needed to be done.

Ms. Kaiser explained that as healthcare professionals, they understand that in moments like these, every second matters. When someone experiences a heart attack in the community, their survival often depends on the immediate actions of those nearby, their willingness and ability to perform CPR and use an AED. She personally recognized Mr. Smith, for his swift response and composure during that critical event. Mr. Baggarly later required 16 shocks in the Piedmont Newnan Cath Lab—an extraordinary and rare circumstance. Because of Mr. Smith's quick actions, Mr. Baggarly was given a fighting chance. She explained that several Piedmont team members were present, and that Dr. Talila had hoped to attend but was delayed because of a traffic accident. Additionally, she expressed sincere gratitude to Coweta County Fire Rescue and the EMTs for the essential role they played that day. Finally, she conveyed her appreciation for the opportunity to honor Mr. Smith today, presented him with a Certificate of Appreciation as their "Community Hero", a plaque, and a poster recognizing him as a "Community Hero." In closing, she noted that a copy of the poster will be displayed in the hospital lobby in recognition of this award.

Parks and Recreation Director Gay, introduced special guests Harrison, Sophie, and Reese Baggarly (Tray's children), who assisted in handing out Certificates of Appreciation to Ms. Beatenbough, Mr. Smith, Ms. White, Ms. Turner, EMT Caswell, and EMT Smith.

The Board expressed appreciation to all who were involved, and to Mr. Baggarly for the great job he does for the County and for being present tonight.

Mr. Baggarly expressed appreciation to all who were involved, from coworkers, to 911 operators, EMTs, and nurses and doctors and to everyone for the kind words and prayers.

## Approval of Minutes

2. **Request Approval of the Minutes from the Public Hearing/Regular Meeting Session Held on April 7, 2026**

**Motion to: Approve**

The Board voted to approve the minutes from the Public Hearing/Regular Meeting Session held on April 7, 2026.

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

## Consent Agenda

3. **Confirm Execution of a Proclamation Designating "Neweta Black Awareness Pageant Day" in Coweta County**

**Motion to: Confirm**

The Board voted to confirm execution of a proclamation designating April 11, 2026, as "Neweta Black Awareness Pageant Day" in Coweta County.

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

4. **Confirm Execution of a Proclamation Designating April 2026 as "Senior Hunger Awareness Month"**

**Motion to: Confirm**

The Board voted to confirm execution of a proclamation designating April 2026 as "Senior Hunger Awareness Month" in Coweta County.

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

Ms. Maureen Geboy, Nutrition and Wellness Coordinator with the Three Rivers Regional Commission Area Agency on Aging, expressed her appreciation to the Board for its support in raising public awareness regarding food scarcity among seniors. She noted that a key goal of the Three Rivers Senior Hunger Coalition is to highlight the challenges faced by older adults experiencing food insecurity, an issue that is more widespread than many realize. She also referenced a 2014 national study, which found that Georgia ranked ninth in the nation for senior food scarcity.

5. **Confirm Execution of a Proclamation Designating May 2026 as "ALS Awareness Month" in Coweta County**

**Motion to: Confirm**

The Board voted to confirm execution of a proclamation designating May 2026 as "ALS Awareness Month" in Coweta County.

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

## Supplemental and Non-Agenda Items

**Motion to: Approve**

The Board voted to approve the addition of two (2) Non-Agenda items for discussion.

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

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

6. **Public Hearing Regarding a New Consumption Distilled Spirits, Beer and Wine License Application Filed by Teodoro Reyes Llamas in Operation of Frida's Grill & Bar II Located at 15 Thomas Grace Annex Lane Suite 200, Sharpsburg - District 4**

Licensing and Permitting Manager Joy Thompson explained that Mr. Teodoro Reyes Llamas, license representative and part owner of Frida's Grill & Bar II, located at 15 Thomas Grace Annex Lane, Suite 200, Sharpsburg (Parcel # 121-6070-005), has submitted an application for a 2026 consumption license for distilled spirits, beer, and wine. She further explained that this location has had an active alcohol license within the past twelve (12) months (LaCantina Tacos & Tequila); therefore, a certificate from a Georgia registered land surveyor indicating distances as defined in *Section 6-46* is not required. The Business and Alcohol License Division has conducted a comprehensive review of the application and has determined that it is complete and meets all relevant requirements. Additionally, the necessary background checks (GCIC) and fingerprint reports (GBI) for Mr. Reyes Llamas have been finalized, confirming the qualifications as stipulated in the *Alcohol Ordinance*.

The applicant was present but declined the 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 a new consumption distilled spirits, beer, and wine license filed by Mr. Teodoro Reyes Llamas in operation of Frida's Grill & Bar located at 15 Thomas Grace Annex Lane, Suite 200, Sharpsburg (Parcel # 121-6070-005).

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

In response to a question from Commissioner Reidelbach regarding the proximity of a school to the subject property, Ms. Thompson explained that the Lighthouse Special Education Academy leases a nearby space but does not own the property which does not constitute a school for the purposes of measurement for alcohol licenses.

**Motion to: Grant**

The Board voted to grant a new consumption distilled spirits, beer, and wine license to Mr. Teodoro Reyes Llamas, license representative and part owner of Frida's Grill & Bar, located at 15 Thomas Grace Annex Lane, Suite 200, Sharpsburg (Parcel # 121-6070-005), contingent upon the establishment opening within six (6) months from the date of approval by the Board, and the license representative obtains final approval from the Georgia Department of Revenue (Alcohol License Division), Fire Marshal, Environmental Health, and Community Development (Zoning Division and Building Permits & Inspections Division).

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

7. **Public Hearing Regarding Proposed Exemption of Certain County Vehicles from State Labeling/Decal Requirements**

Administrator Fouts explained that State law (O.C.G.A. § 36-80-20) requires a clearly visible decal or seal on the front door of each side of vehicles owned or leased by the

County. State law does allow for certain vehicles to be exempted from the decal requirements after a Public Hearing has been conducted. Staff is requesting that the Board execute a resolution to exempt a total of four (4) vehicles utilized by the Coroner's Office from the requirement.

Chairman McKenzie called for any comments in support of or in opposition to the proposed vehicle labeling/decal exemptions. There were none.

**Motion to: Close the Public Hearing**

The Board voted to close the Public Hearing regarding the proposed exemption of certain county vehicles from State labeling/decal requirements.

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

**Motion to: Execute**

The Board voted to execute a resolution exempting the following vehicles utilized by the Coroner from the State's requirements for displaying decals/seals on vehicles owned or leased by the County:

- 2022 Ford F-150 XLT (VIN: 1FTFW1E54NKF00306)
- 2020 Chevy Tahoe (VIN: 1GNSKDKC1LR264725)
- 2009 Ford Expedition (VIN: 1FMFU16519EB27052)
- 2004 Ford Expedition (VIN: 1FMPU14W04LB46132)

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

## Regular Session

## Public Comments Regarding Items On the Agenda - This is also time for anyone that wishes to address the Board regarding cases heard at the Public Hearing conducted by the Board of Zoning Appeals.

Chairman McKenzie called for comments regarding any items on the agenda.

Mr. Justin Gron addressed the Board regarding Petition # REZ 22-19 (agenda item # 11) filed by Hetty Jane, LLC. He explained that he is the engineer for the project and plans for a Land Disturbance Permit (LDP) for property located at 3218 Roscoe Road, Newnan, have been submitted for approval, and that the applicant is hoping to avoid a reversion of zoning.

Mr. Nick Crawford addressed the Board regarding Petition # VAR 25-26 (agenda item # 9). He explained that the property located at 498 Tommy Lee Cook Road, Palmetto, was being utilized as an unpaid landfill by the previous owners. He has removed all the trash and debris, the property looks 100% better, and the neighbors have thanked him for cleaning up the property. A 100-foot buffer is required along the northernmost segment of the eastern property line that adjoins residential zoning. The County placed a sewer line on that side of the property and for the last several years he has kept the line cleared. If the 100-foot buffer cannot be decreased, the proposed truck parking along that side will not be viable.

Mr. Robert Barclift addressed the Board regarding Petition # VAR 25-26 (agenda item # 9). He explained that he is the civil engineer hired to assist with design of the project. At the Board of Zoning Appeals (BOZA) meeting last month, he probably did not do a good job presenting the application. In summary, BOZA recommended denial of the request because they did not feel the applicant has an adequate hardship. The property measures 15± acres, of which 3.6± acres is a Georgia Power easement with overhead transmission lines. That easement has significant restrictions with limitations on grading, stormwater, maximum slopes, as well as separation from its infrastructure. In their opinion, these limitations are justifiable and represent a true burden for the applicant. Their request is to reduce buffers from 100-feet to 20-feet along the northeastern portion of the property. He noted that the neighbor who would be affected by the request has provided a letter in support of the buffer reduction. The applicant has cleaned up the property since purchasing it, the portion of the buffer has already been cleared, the intended use is for a lay-down yard for truck parking, and the condition of the property will reduce the degree of non-conformity. Lastly, he presented the Board with a photo of the degree of horizontal separation between the two (2) properties that acts as a natural buffer.

Mr. Ted Meeker addressed the Board regarding Petition # REZ 22-19 (agenda item # 11) filed by Hetty Jane, LLC. He explained that he is the applicant's representative and that the applicant is requesting a time extension in order to obtain an LDP for the project. The plans for an LDP have been submitted and are in process. The applicant, Ms. Tena Clark, has been busy working on Dunaway Preserve over the last year and is close to completing the infrastructure for that project. Last week, Hetty Jane, LLC secured an agreement for Dunaway with a major global luxury hotel brand which took 18 months to finalize. In closing, he expressed appreciation to the Board for consideration of their request for a time extension in order to obtain the LDP.

Mr. Christopher Hembree addressed the Board regarding Petition # VAR 26-04 (agenda item # 8). He explained that he is requesting a front yard setback reduction for property located at 9 Ivy Springs Drive, Newnan. The landing pad of the front porch will increase slightly and will intrude into the front yard setback by 5-feet.

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

8. **Recommend Approval of Petition # VAR 26-04 Filed by Christopher Hembree Requesting a Front Yard Setback Reduction for Property Located at 9 Ivy Springs Drive, Newnan – District 4**

Zoning Coordinator Nicole Blackwell presented Petition # VAR 26-04 filed by Christopher Hembree requesting a front yard setback variance for property located at 9 Ivy Springs Drive, Newnan (Parcel #120-6055-136) along with a recommendation of approval from the Board of Zoning Appeals. She explained that the subject property consists of 0.82± acres, is zoned *RC (Rural Conservation),* and is located on a corner lot at the intersection of Ivy Springs Drive and Ivy Trace Boulevard. The applicant wishes to construct a 4-foot by 6-foot front porch and an additional 8-feet, 2-inch landing pad oriented toward Ivy Trace Boulevard and is requesting a front yard setback reduction of 5-feet (from 50-feet to 45-feet) from the right-of-way of Ivy Trace Boulevard. In closing, she presented one (1) condition for consideration by the Board should they choose to grant the request.

**Motion to: Grant**

The Board voted to grant a 5-foot front yard setback reduction (from 50-feet to 45-feet) from the right-of-way of Ivy Trace Boulevard for property located at 9 Ivy Springs Drive, Newnan (Parcel #120-6055-136) as requested in Petition # VAR 26-04 filed by Christopher Hembree, subject to the following condition:

1. The covered porch shall be located a minimum of forty-five (45) feet from the right-of-way of Ivy Trace Boulevard as shown on the site plan submitted with the variance application.

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

9. **Recommend Denial of Petition # VAR 25-26 Filed by Randall (Nick) Crawford Requesting a Buffer Reduction for Property Located at 498 Tommy Lee Cook Road, Palmetto – District 3**

Zoning Associate Blackwell presented Petition # VAR 25-26 filed by Randall (Nick) Crawford requesting a buffer variance for property located at 498 Tommy Lee Cook Road, Palmetto (Parcel # 117A-084) along with a recommendation of denial from the Board of Zoning Appeals. She explained that the subject property consists of 15.68± acres, is zoned *M (Industrial)*, and a power line easement runs through the center. The applicant is requesting an 80-foot buffer reduction (from 100-feet to 20-feet) along the northernmost segment of the eastern property line that adjoins residential zoning for an outdoor storage facility with parking spaces for 178-tractor trailers. Buffers are required when industrial property adjoins residential zoning to provide separation and help minimize potential impacts between differing land uses. This requirement is being met along the southern property line. However, along the northernmost segment of the eastern property line, the applicant is requesting a reduction of 80-feet resulting in a 20-foot buffer in that area. A Public Hearing was held on March 26, 2026, by the Board of Zoning Appeals (BOZA) who recommended denial of the request by unanimous vote of the members present.

In response to questions from the Board, Ms. Blackwell explained that the applicant meets the buffer requirement on the south and north property lines. She presented an overlay of the site plan on an aerial map of the property, and explained that the property is zoned *M (Industrial)* and the property to the east is zoned *RC (Rural Conservation).* She further explained that there is an elevation change between the two (2) properties. Truck parking spaces will be located along the northernmost segment of the eastern property line (adjoining residential zoning) but will not encroach into the power line easement.

Community Development Director Ben Sewell explained that the parking spaces will not encroach into the power line easement, but the easement does consume a significant portion of the subject property, which prevents effective grading of the truck parking spaces.

In response to questions from Chairman McKenzie, Ms. Blackwell explained that there are a total of 178 proposed truck parking spaces.

In response to questions from the Board, Mr. Ray Nestlehut, explained that he is part of the ownership that is developing the property. He further explained that they are one of the largest owner-operators of these facilities in the country, the facility will be secured and is bonded, it is not a truck stop, and will be a premier facility. The property will have fencing and secure access. They also thought that the hardship of developing the facility should be obvious. The home located on residential property next door is currently vacant. The owner uses the property to park vehicles and has submitted a letter of support for the project. Drivers are not allowed to repair vehicles or stay on the property. There will be both tractors and trailers parked on the property and most likely the property will be leased to a fleet. There will be significant technology for the automatic access gate (via QR codes and a security pad), but there will not be any onsite personnel. The fencing will be as tall as required but will not have barbed wire. They do not own the property located to the west but have tried to purchase it, and are waiting for a decision regarding this property. In regard to security, generally, they do not have any issues on their unmanned lots, the lots are not advertised, there isn't any signage, and clients feel comfortable leaving their tractors and trailers onsite.

In response to questions from Commissioner Fisher, Mr. Crawford explained that currently, he stores manhole covers, pipes, equipment, etc. on the subject property.

In response to questions from the Board, Public Works Director Handley explained that a traffic study was performed for this use and, based on the analysis, no necessary improvements (decel lanes) are required for the subject property. Most of the traffic to/from this property is from US Hwy 29, very few would approach from the west and did not warrant a decal lane. He also explained that the total site was expected to generate 126 daily trips with approximately 4 trucks entering and 3 trucks exiting during a.m. peak hours, and 3 trucks entering and 4 trucks exiting during the p.m. peak hours.

In response to additional questions from the Board, Ms. Blackwell explained that there is not a height requirement for the fencing and the members of BOZA were provided with the letter of support from the adjacent property owner.

County Attorney Lee explained that placing conditions on the property, if approved, is the prerogative of the Board. They can also add conditions regarding security, overnight stays, etc. Staff did present five (5) conditions of zoning to the Board of Zoning Appeals, but since BOZA recommended denial, they were not presented to the Board tonight (but are part of the agenda packet).

In response to questions from the Board, Mr. Barclift, applicant representative, explained that the current plan has approximately 100-feet for one (1) vehicle to reach the access control, but only 70-feet is necessary to prevent impacts to the roadway. The facility will have a relatively low turnover for seasonal usage, and is projected to have approximately 20 trucks a month accessing the property. The berm between this property and the residential property varies between 20 feet in height down to 0 feet at the road.

**Motion to: Deny**

The Board voted to deny an 80-foot buffer reduction (from 100-feet to 20-feet) along the northernmost segment of the eastern property line of property located at 498 Tommy Lee Cook Road, Palmetto (Parcel # 117A-084) as requested in Petition # VAR 25-26 filed by Randall (Nick) Crawford.

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

10. **Request Direction from the Board Regarding Condition # 6 Associated with Previous Petition # CONDUSE 25-01 Filed by Paige Dockweiler Requesting a Neighborhood Agricultural Conditional Use Permit for Property Located at 9210 Highway 16, Senoia - District 1**

    Zoning Associate Blackwell explained that at the Commission meeting held on April 15, 2025, the Board voted to approve Petition # CONDUSE 25-01 requesting a Conditional Use Permit (CUP) for a Neighborhood Agribusiness on 12.81± acres located at 9210 Highway 16, Senoia (Parcel # 169-1321-011), subject to thirteen (13) conditions. Condition # 6 requires that a Land Disturbance Permit (LDP) be obtained within twelve (12) months following Board approval or the Board may initiate revocation of the Conditional Use Permit. To date, an LDP has not been issued for the project, and in an email dated March 19, 2026, the applicant indicated they do not intend to request an extension. Staff is seeking direction from the Board regarding Condition # 6 and potential revocation of the Conditional Use Permit.

    In response to a question from Chairman McKenzie, Ms. Blackwell explained that the applicant does not wish to seek an extension to obtain an LDP because proceeding with development of the property is cost prohibitive.

    In response to a question from Chairman McKenzie, Attorney Lee explained that the Board could choose to extend the time for the applicant to obtain an LDP or proceed with the rezoning process in order to revoke the Conditional Use Permit because they are currently in violation of the conditions of zoning.

    Administrator Fouts explained that the Board could instruct staff to initiate the rezoning process if it so chooses.

    **Motion to: Initiate Revocation of a Conditional Use Permit**

    The Board voted to instruct staff to initiate revocation of a *Conditional Use Permit* (*CUP*) as associated with Condition # 6 of previous Petition # CONDUSE 25-01 filed by Paige Elizabeth Dockweiler for located at 9210 Highway 16, Senoia (Parcel # 169-1321-011) which will result in reversion of the current zoning from *RC w/CUP* (*Rural Conservation with a Conditional Use Permit*) back to *RC* (*Rural Conservation*).

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

11. **Request Direction from the Board Regarding Condition # 15 Associated with Previous Petition # REZ 22-19 Filed by Hetty Jane, LLC for Property Located at 3218 Roscoe Road, Newnan - District 3**

Zoning Manager Lisa Eschman explained that staff is seeking direction from the Board regarding Condition # 15 associated with previous Petition # REZ 22-19 filed by Hetty Jane, LLC for property located at 3218 Roscoe Road, Newnan [Parcels # 058-5219-004A, # 058-5219-005, # 058-5219-006, # 058-5220-003, # 058-5220-003A, # 058-5220-004 (partial), and # 058-5220-006 (partial)]. She explained that at the Commission meeting held on September 8, 2022, the Board voted to rezone the subject 108± acres from *RC (Rural Conservation)* to *LUH (Limited Use Historic District),* subject to seventeen (17) conditions. Condition # 15 required the applicant to obtain a Land Disturbance Permit (LDP) within twelve months of that approval. On September 7, 2023, the Board granted an additional twelve-month extension establishing a new deadline of September 17, 2024. Subsequently, on September 17, 2024, the Board voted to grant an additional eighteen-month extension extending the deadline to March 17, 2026. At that time, a Public Hearing was scheduled to consider the potential reversion of zoning from *LUH (Limited Use Historic District)* back to *RC (Rural Conservation)*. On March 3, 2026, staff recommended, and the Board approved, cancellation of a Public Hearing scheduled on March 17, 2026, after the applicant submitted a new rezoning application with a revised site plan under Petition # REZONE 26-04. The Public Hearing for Petition # REZONE 26-04 was anticipated to be scheduled for a future meeting. Upon further review, it was determined that a new rezoning application was not required. As of the March 17, 2026, deadline, the required LDP has not been issued. However, staff can confirm that construction plans were submitted by the applicant on April 17, 2026, under record # CD 26-023. In closing, she explained that staff is requesting direction from the Board regarding condition # 15 associated with previous Petition # REZ 22-19.

In response to questions from the Board, Ms. Eschman explained that the deadline to obtain a Land Disturbance Permit (LDP) was March 17, 2026; however, the applicant submitted construction plans for site development on April 17, 2026. These plans are currently under review to obtain the LDP and will have to go through the proper review process with the Development Review Division. She explained that although construction plans are not her area of expertise, she looked at the plans, and it appears that they are constructing a 2-story operations building which will entail some grading and underground utility and stormwater. In conclusion, she explained that she is unaware whether paving or gravel is part of the process.

In response to questions from the Board, Mr. Ted Meeker, applicant representative, and Mr. Justin Gron, applicant engineer, explained that their client is ready to begin the project after initial plans changed to the current iteration. The project will require grading and right-of-way work, and they are working with the Georgia Department of Transportation (GDOT). They have had an initial pre-applicant meeting with GDOT, who stated that most likely a turn lane would be required, and a permit is required to be submitted to GDOT for review, so they are following all the nuances for this site and are taking the right steps.They are fully aware of the process with GDOT and are confident in their ability to obtain the permit from GDOT and the County.

In response to concerns expressed by Commissioner Reidelbach regarding further delays, Administrator Fouts explained that staff would accept that the LDP for the property is in compliance with the zoning conditions, and would not require the GDOT permit.

Community Development Director Sewell clarified that staff typically would require a GDOT orange card for the issuance of an LDP because it is such a significant component to this plan. Most of this plan, which was submitted Friday, is for a three-lane entrance, adding a center turn lane or a left-hand turn lane, and then the decel lane. At some point, Roscoe Road will essentially be about four lanes wide at that point and include approximately twenty (20) parking spaces and an operations building. The submittal to GDOT is independent of County review, but he suggests that the applicant turn it in to GDOT sooner rather than later. He further explained that he does not see anything complicated in the way of signalization or change of the highway itself. If submitted in time, it could be attained in the plan review window.

Administrator Fouts explained that staff is looking for a time frame for an extension because, based on the zoning ordinance, the applicant is in violation because an LDP has not been obtained. Staff needs direction on the extension so that they can proceed and review their plans.

**Motion to: Grant**

The Board voted to grant a 12-month extension to Hetty Jane, LLC to obtain a Land Disturbance Permit, associated with Condition # 15 of previous Petition # REZ 22-19 for property located at 3218 Roscoe Road, Newnan.

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

## Unfinished Business

12. **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

13. **Request Approval/Execution of a Memorandum of Agreement with FEMA Associated with an Integrated Public Alert and Warning System**

**Motion to: Execute**

The Board voted to execute a Memorandum of Agreement with the Federal Emergency Management Agency (FEMA) associated with incorporation of the Integrated Public Alert and Warning System (IPAWS) into the Coweta Alerts system.

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

14. **Request Approval/Execution of an Architectural Contract Associated with the Coweta County Government Center**

**Motion to: Execute**

The Board voted to execute an architectural services contract with Jefferson Browne Architecture, Inc. associated with design plans for the new Government Center, contingent upon final legal review.

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

15. **Request Approval/Execution of an Agreement with Piedmont Hospital Associated with EMS Clinical Education**

Administrator Fouts presented an agreement with Piedmont Hospital associated with EMS clinical education. He explained that this agreement will allow staff to work with Piedmont Hospital for learning opportunities and is the next step for the in-house Paramedic Training Program. Once authorized, staff will proceed with the licensing agency to start the program. It will allow County employees to pursue paramedic licensure in association with Piedmont Hospital for their clinical rotations.

In response to questions from the Board, Administrator Fouts explained that currently, if an employee wishes to pursue a paramedic license, they attend a private school to do so. This agreement is part of the process to bring that resource in-house. In the FY 2026 budget, a paramedic instructor position was added to oversee the program. There was about a year's worth of ramp-up and things to accomplish, and this is one of those steps to establish an opportunity for clinical education. Just like an EMT, paramedics must have a certain number of hours of instruction in a classroom setting, and they also have to complete clinicals. This agreement will provide that clinical opportunity.

**Motion to: Execute**

The Board voted to execute an agreement with Piedmont Hospital associated with EMS clinical education/experience.

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

16. **Request Approval of a Budget Amendment Associated with the Purchase of Replacement Automated External Defibrillator Units**

Assistant Administrator Mickle explained that Coweta County currently has seventy-one (71) active Automated External Defibrillator (AED) units in service. These are distributed throughout the County's facilities. Most of the AED units have been phased out by the manufacturer and are no longer supported. Based on an analysis of functionality, staff proposes to replace fifty (50) AED units at this time. She further explained that there is a special buy-back program that exists until June 1, 2026 in which the County can receive a $400.00 credit per unit for 30 trade-ins. The new AED units will be cellular-based. Currently, there are several AED units in locations without Wifi, making it more difficult to track for maintenance and operability. The software and AED units are the same as that used by Coweta County Fire Rescue, allowing communication with emergency response personnel as well as remote inspections of the devices. Staff obtained the following quotes from two (2) vendors, with AED Brands submitting the lowest and best bid in the amount of $122,550 for replacement of fifty (50) of the seventy-one (71) AED units which will be reduced by $12,000 for the buy-back units.

In response to questions from the Board, Security and Maintenance Division Manager William "Chip" Brown explained that one of the advantages of the new AED units is ease of use. The unit actually instructs the user through the entire process.

Chairman McKenzie expressed his concerns about the need to replace all seventy-one (71) AED units with the new models and how they assisted in saving Event Services Director Tray Baggarly's life. He requested that the Commissioners approve the purchase of eighty (80) total units to replace the seventy-one (71) existing units, and add nine (9) additional ones to areas identified as not having one, including the Field of Courage and all libraries.

In response to questions from the Board, Ms. Mickle explained that the low bid received included a cost of $2,662 each. There are additional fees for annual maintenance, warranty, etc. Staff has included approximately $8,500 in the budget each year for replacement of such things as batteries, replacement units, etc.

In response to questions from the Board, Mr. Brown explained that the proposal also includes software that ties into EMS, and if activated, alerts EMS staff. The units are cellular-based, so there are not any monthly fees and whatever number is purchased, the cellular piece is covered under an eight-year contract. The new AED units' batteries and pads will last for four years versus two years on the old units.

Coweta County Fire Rescue Logistics Division Chief Matt Dailey was present to field any questions from the Board.

**Motion to: Approve**

The Board voted to approve a budget amendment associated with the purchase of eighty (80) Automated External Defibrillator (AED) units from AED Brands, on a lowest and best bid basis.

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

17. **Request Approval/Execution of the Fiscal Year 2027 Transit 5311 Grant Agreement with the Georgia Department of Transportation**

**Motion to: Execute**

The Board voted to execute the Fiscal Year 2027 Transit 5311 grant agreement [T008277] with the Georgia Department of Transportation (GDOT).

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

18. **Request Approval/Execution of a Professional Services Agreement Associated with a Bicentennial Concert**

Administrator Fouts explained that calendar year 2026 marks the bicentennial of Coweta County. A committee comprised of County staff and representatives from the Historical Society, Genealogical Society, and the Newnan Times Herald has convened since late 2025 to organize events designed to engage the community and share information about Coweta's history with an eye toward the future. One proposed activity brought forth by the committee is a free community birthday celebration featuring food trucks, children's activities, and possibly live music by a local band. After further consideration, the committee expanded their vision and desire to host a larger event to encourage broader participation and more excitement within the community. This led to exploring the potential of a concert or music festival. Based on previous discussions, a large-scale event at the Fairgrounds has been hindered because of limited ingress and egress, as well as onsite parking. However, given that the new road into the Fairgrounds is expected to be complete by this summer, and additional parking that is planned as part of the Fairground's expansion project, which is a Special Purpose Local Options Sales Tax (SPLOST) project, the committee has proceeded to expand or continue with this research. They have located a reputable event producer that has the experience necessary to consider a comprehensive plan for an event of this nature. Therefore, staff is recommending consideration of approval of a professional services agreement with Dennis Freeman Consulting, LLC based on his experience. The agreement is a two-phased approach, with the first phase including a site visit and deliverables from Mr. Freeman, including a draft budget and a site plan for a one-day concert or a two-day music festival. Once Phase 1 has been completed, the Board will then have an opportunity to determine if they would like to proceed with said event based on the parameters that are provided in the deliverables. If the Board elects to proceed, Phase 2 of Mr. Freeman's services would include all aspects of serving as the event producer and other services provided in the contract. Staff is requesting that the Board approve the professional service agreement for the feasibility study, which is Phase 1. If the Board decides to proceed to Phase 2, that would be included in the contract. Lastly, staff is working through a few final changes with Mr. Freeman on the agreement and requests that the Board approve the agreement, contingent on final legal review.

In response to a question from Commissioner Smith, Administrator Fouts explained that the concert would not be free to the public. There would be upfront costs associated with the event, and there will be ticket sales as well as vendors to help recoup the investment made by the County with the goal of breaking even, so there's no expenditure by the taxpayer.

**Motion to: Execute**

The Board voted to execute a Professional Services Agreement with Dennis Freeman Consulting, LLC in the amount of $5,600 associated with Phase 1 planning of a bicentennial concert, contingent upon final legal review.

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

19. **Request Consideration of Proposals with DirecTV to Provide Streaming Television Services to Various County Facilities**

**Motion to: Approve**

The Board voted to authorize Administration staff to execute agreements with DirectTV associated with the transition of television streaming services for various County facilities.

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

20. **Bid Award Associated with the Shaw Connector Project (RB22.7) - District 4**

Public Works Administrator Handley explained that during the planning stage for Blake Bass Middle School located on Shaw Road, a traffic study was performed in conjunction with the planning effort to identify potential traffic impacts that would be anticipated with the opening of the school. The study looked at travel patterns to and from each of the existing middle schools and how the construction of a new middle school on Shaw Road would change the previous middle school travel patterns and how a new middle school on Shaw Road would impact traffic in the area of Shaw, Fischer, and Pete Roads. As a result of the traffic study, a connecting roadway was recommended to provide a more direct connection between the proposed new school, the existing elementary school on Pete Road, and Northgate High School on Fischer Road. This new roadway was shown to improve travel times for traffic in the area and traffic between the school campuses. During the design phase, the road was called the Shaw Connector and would run from Fischer Road, just south of the existing Northgate High entrance, in an easterly direction, ending at the roundabout that was constructed at the intersection of Shaw Road and Pete Road. The newly created intersection on Fischer Road will be signalized as a part of the project. Bids for the construction of the Shaw Connector were solicited and after the appropriate advertisement period, bids were received from fifteen (15) contractors. Bids were opened on Friday, April 10, 2026, with the lowest bid being received from ER Snell in the amount of $3,558,208.89.

**Motion to: Approve**

The Board voted to retain ER Snell, on a lowest and best bid basis, to construct the Shaw Connector (RB22.7) at a total cost of $3,558,208.89 (SPLOST).
**RESULT: Passed (UNANIMOUS)**
**MOVER**: John Reidelbach
**SECONDER**: Bob Blackburn
**AYES**: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn, Alphonso Smith

21. **Bid Award Associated with Enforcement of Ordinance Regulating Rank Plant Growth and Trash Accumulation for Property Located at 959 Smokey Road, Newnan - District 2**

**Motion to: Approve**

The Board voted to retain Land of the Yeti to perform cleanup of property located at 959 Smokey Road, Newnan (Parcel # 049-2014-014) at a total cost of $2,300.00 and to place a lien on said property, should it become necessary, to recoup associated costs for said services.

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

## Additional Action Items

22. **Request Adoption of a Utility and Right-of-Way Encroachment Ordinance**

Public Works Administrator Handley explained that the County's current *Utilities Ordinance* was originally adopted in August 1995, and has been amended several times with the latest amendment occurring in 2008. The ordinance was adopted prior to the creation of the Coweta County Water and Sewerage Authority, at a time when the Water Department was still a department within the Coweta County Government and not a separate entity. Most of the current ordinance relates to water lines, sewer lines, water service, septic systems, and backflow prevention matters. Staff has drafted a new ordinance related to utility usage of County rights-of-way that is titled the *Utility and Right-of-Way Encroachment Ordinance*. The overall intent of the new ordinance is the permitting and advance notification of proposed utility work within the County's rights-of-way and the protection of the County's right of way and roadway infrastructure during the installation of utilities.

**Motion to: Adopt**

The Board voted to repeal *Chapter 78. Utilities, Article I. In General* of the *Coweta County Code of Ordinances* in its entirety and to adopt a revised *Utility and Right-of-Way Encroachment Ordinance* (*Chapter 78, Article I*) as presented by staff.

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

23. **Request Approval/Execution of a Right-of-Entry Associated with Storm Drain Maintenance at 15 Woodward Lane, Newnan - District 3**

**Motion to: Execute**

The Board voted to execute a Right-of-Entry with Mr. Walter Patrus and Ms. Rebecca Patrus for the purpose of performing drainage system maintenance at 15 Woodward Lane, Newnan.

**RESULT: Passed (UNANIMOUS)**
**MOVER**: Bob Blackburn

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

24. **Request Appointment of Panel Members for the Safe Streets for All Consultant Selection Process**

Public Works Administrator Handley explained that at the Commission meeting held on September 16, 2025, the Board voted to execute a grant agreement with the US Department of Transportation Federal Highway Administration for the development of a Safety Action Plan under the Department's Safe Streets and Roads for All grant program. Through this grant, the County will receive $315,480 to be used toward the development of the safety action plan. The County is required to fund at least 20% of the cost of the plan development. In order to procure a consultant to prepare this plan, staff has to base selection on qualifications through the federal acquisition process called the Brooks Act. In order to rate packages received from consultants wanting to do this work, a selection panel will be needed to review each one of those qualifications packages and to return with a recommendation as to who they feel is the most qualified consultant. The recommendation before the Board is to appoint Transportation Planning Director Sid Bedenbaugh, Grants Manager Charlyn Shepherd, Engineering Division Director Jon Amason, Road Maintenance Division Director Ryan Phillips, and Public Works Administrator Tod Handley as panelists to serve as the selection committee for the Safe Streets for All consultant selection process.

In response to a question from Chairman McKenzie, Mr. Handley explained that the consultant will create a safety action plan based on what has happened today and what has happened in the past. They will review crash data from the last 5 to 10 years, looking for things like high numbers of single-vehicle lane departure accidents, vehicles running off the road, etc. They may come back with a recommendation that there is a need for rumble edge lines or to pave the roadway shoulders. etc.

**Motion to: Appoint**

The Board voted to appoint Transportation Planning Director Sid Bedenbaugh, Grants Manager Charlyn Shepherd, Engineering Division Director Jon Amason, Road Maintenance Division Director Ryan Phillips, and Public Works Administrator Tod Handley as panelists to serve on the selection committee for the Safe Streets for All consultant selection process.

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

25. **Request Approval to Submit an Application for the Juvenile Justice Incentive Grant**

**Motion to: Approve**

The Board voted to approve submission of a grant application for the Coweta County Juvenile Court in the total amount of $152,219.04 through the Criminal Justice Coordinating Council (CJCC), to execute a Memorandum of Understanding (MOU) with Evidence Based Associates (EBA) to provide therapy services, and to designate the County Administrator as the "Authorized Official" to execute any related documents.

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

26. **Request Approval/Execution of Certifications and Assurances Associated with the Fiscal Year 2025 Edward Byrne Memorial Justice Assistance Grant Award**

**Motion to: Execute**

The Board voted to execute a Certifications and Assurances form associated with the Fiscal Year 2025 Edward Byrne Memorial Justice Assistance Grant Program.

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

27. **Request Approval/Execution of a Letter of Commitment to Join the Georgia Department of Agriculture's Georgia Grown Trail 27 Initiative**

Administrator Fouts explained that the Georgia Rural Center, a division of the Georgia Department of Agriculture, is requesting Coweta County's support to join the Georgia Grown Trail 27 initiative. The initiative is a statewide agritourism driving route that connects participating counties and highlights farms, agricultural producers, and agritourism destinations. Supported by the Georgia Department of Agriculture, Georgia Grown, and Georgia's Rural Center, this initiative provides an opportunity to position your county within a broader, branded tourism within this corridor. Participation is a shared investment and only requires the County to participate by paying for two (2) signs to be placed within the county at a cost of approximately $325 per sign. It also increases visitor traffic and awareness of local assets, supports farms, small businesses, and agritourism. It also shows collaboration with neighboring counties. Staff recommends that the Board execute a Letter of Commitment to join this initiative.

**Motion to: Execute**

The Board voted to execute a letter of commitment to join the Georgia Grown Trail 27 initiative.

**RESULT: Passed (UNANIMOUS)**

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

28. **Request Approval to Surplus a Vehicle Previously Utilized by Coweta Fire Rescue**

**Motion to: Approve**

The Board voted to surplus a 2016 Yamaha 700 ATV (V.I.N. # 5Y4MA7Y9GA100104) previously utilized by Fire Rescue and allow for its sale for salvage per current County procedures.

**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

29. **Request Approval/Execution of Updates to the Coweta County Local Emergency Operations Plan**

Administrator Fouts expressed appreciation to 911/EMA Director Nic Burgess for his efforts since being appointed Director.

911/EMA Director Burgess explained that the Local Emergency Operations Plan (LEOP) is the "playbook" to follow when faced with any type of emergency. It is used to prepare, respond, and recover from emergencies. It serves as a bridge from day-to-day operations to a large-scale emergency. It helps staff to know who is going to be doing what, sets expectations, and directs how to coordinate with certain agencies, and how to communicate. There are several components within the LEOP, including an overview of hazards, priorities and assumptions, functional annexes, hazard-specific annexes, and emergency support functions (ESF). ESFs are divided up into all the different County departments, agencies and partnerships throughout the community, including healthcare, public works, roads, communications, 911, fire, law enforcement agencies, etc. In addition, the update is necessary because of the need to implement a new template that the Georgia Emergency Management Agency (GEMA) has set forth, and a majority of counties in Georgia are utilizing.

In response to questions from Commissioner Smith, Mr. Burgess explained that as part of the Emergency Management Act, if another county has an issue, Coweta County will go assist them and vice versa. In 2021, when the tornado struck Coweta, there were agencies and departments from all around that came to provide assistance. The aid is not necessarily automatic, but if someone needs help, Coweta County is going to help them.

Administrator Fouts explained that if the Board chooses to adopt this, the next step is for Mr. Burgess and his team to submit the updated LEOP to GEMA for review and approval. Then Mr. Burgess and the County's EMA coordinator will go to all the municipalities and also get their blessing so that, again, they have the playbook. So in case of a disaster, everyone is on the same page as far as response.

**Motion to: Execute**

The Board voted to execute updates to the 2026 Coweta County Local Emergency Operations Plan.

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

30. **Request Acceptance of Roadways, Greenway Dedication, and Deed of Open Space Restriction Associated with Saddleridge Subdivision, Phase 2C - District 1**

**Motion to: Execute and Accept**

The Board voted to execute a Deed of Open Space Restriction associated with 28.14± acres, to accept a Greenway Dedication of 1.62± acres (area # 2) and 0.44± acres (area # 3) in Saddleridge Subdivision, Phase 2C, to accept Saddle Drive (1,788 LF), Slick Court (extension) (1,357 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**: Jeff Fisher
**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.

The following individuals addressed the Board in opposition to data centers and "Project Sail" citing concerns with a Georgia Tech for Economic Development Research Cost of Community Services report, tax dollars generated by residential property, costs to provide services like public education, water and sewer, law enforcement, and EMS, costs created by industrial and commercial growth including traffic, wear and tear on roads, safety upgrades, and inspections, which cost of services are attributed to which each kind of land use, and in which proportion, how are costs fairly allocated, rural land and farmland cost the county very little Inservice compared to the taxes they pay, open land held the budget more than people realize, protecting arms, and preserving rural character isn't anti-growth but a smart financial choice, preserving rural character, land, and water, unchecked growth, data centers are not passive neighbors and are industrial scale operations, demand enormous amounts of electricity and water, reshape local infrastructure, strain on resources, how decisions are being made, legal and ethical obligations to disclose financial interests, avoidance of conflicts, following proper procedures, transparency, accountability, public records, financial records, ethics complaints, pursuing lawful avenues, pro-community, rezoning of rural land, tax benefits, allowing substitute speakers, speakers in favor of data centers were legal processes, examination of public records, decision challenged, ethic complaints filed, court can step in to review actions that do not meet legal standards, the community is paying attention, documenting, prepared to pursue every lawful avenue, compliance with the law, pro-community, Prologis purchasing blue fans, blue shirts, speeches, attendees, and votes, calling citizens in Arnco-Sargent poor, observations taken during a visit to the Fayetteville data center, lack of empathy, participating in democracy by communicating with Commissioners or voting them out, a flawed system that five Commissioner can vote on items not in their district, petitions against "Project Sail", long-term effects including thyroid issues, hair loss, cancer, vision problems, dizziness, sleep disturbances, medical problems for generations to come, stats and figures presented have no effect on anyone in charge of voting for anything, fake numbers, feeling of powerlessness, leaving and going somewhere else, destroying everything for a data center, there are young families with kids, disappointed and shocked by the vote, one Commissioner flipped his vote last minute, not shocked by other two (2) Commissioner, testimony before the Michigan House of Representatives by environmental health specialists, damage to the nervous system, hazards near schools, homes, wildlife, and livestock, not putting the data center into an industrial park, and developer greed.

- Mr. Tim Ryan, District 3

- Ms. Nikki Nash, District 3
- Ms. Cathy Newman, District 2
- Mr. Jimmy Newman, District 2
- Ms. Cher McWilliams, Lee Street, Newnan
- Mr. Caleb Terry, District 1
- Ms. Connie Lytten, District 2
- Ms. Donna Boles, District 1

## 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