



## Coweta County Board of Commissioners

22 East Broad Street  
Newnan, GA 30263  
[www.coweta.ga.us](http://www.coweta.ga.us)

### Work Session

### Agenda

Shannon Zerangue  
County Clerk  
770.254.2601

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July 14, 2026

9:00 AM

Commission Chambers  
37 Perry Street  
Newnan, GA 30263

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## Coweta County Board of Commissioners

### Roll Call/Call to Order

Meeting Called to Order

Pledge of Allegiance

Invocation

### Regular Session

1. Discussion Regarding the Fiscal Year 2027 Budget and 2026 Millage Rate
2. Discussion Regarding the Coweta County Data Center Ordinance
3. Discussion Regarding the Georgia Cottage Food Law and Local Ordinances

### Adjournment

As set forth in the Americans with Disabilities Act of 1992, the Coweta County government does not discriminate on the basis of disability, and will assist citizens with special needs given proper notice (48 hours). For information, please call (770) 254-2608.



**Administration**

**To:** Coweta County Board of Commissioners  
**From:** Shannon Zerangue, County Clerk  
**Date:** July 14, 2026  
**RE:** Discussion Regarding the Fiscal Year 2027 Budget and 2026 Millage Rate

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**Issue:**

Discussion Regarding the Fiscal Year 2027 Budget and 2026 Millage Rate

**Discussion:**

Discussion Regarding the Fiscal Year 2027 Budget and 2026 Millage Rate

**Fiscal Impact:**

**Recommendation:**

Coweta County General Fund  
Proposed FY27 Budget

| Revenue:                  | 2027 Budget        |
|---------------------------|--------------------|
| Object Description        | 2027 Budget        |
| DIGEST - Reduced by FLOST | 44,259,723         |
| FLOST                     | 10,866,000         |
| Other Property Taxes      | 15,835,000         |
| Sales/Use Tax             | 34,256,000         |
| License/Permits           | 6,403,250          |
| Reimbursements            | 2,671,250          |
| Intergovernmental         | 4,037,495          |
| Charges for Services      | 342,500            |
| MISCELLANEOUS             | 469,250            |
| Fines/Forfeits/Fees       | 7,361,184          |
| Investment Income         | 550,100            |
| Rent                      | 123,250            |
| Restricted Revenue        | 263,950            |
| Transfers In              | 785,000            |
| <b>Total Revenue</b>      | <b>128,223,952</b> |

| Object Description          | 2027 Budget       |
|-----------------------------|-------------------|
| Total Comissioners          | 264,716           |
| Total Finance               | 1,642,861         |
| Total Admin Office          | 1,067,775         |
| Total Business License      | 179,252           |
| Total Tax Assessors         | 2,522,653         |
| Total Tax Comissioner       | 2,207,608         |
| Total CHR                   | 1,899,988         |
| Total Elections             | 1,414,018         |
| Three Rivers RDC            | 105,000           |
| ARC                         | 25,000            |
| Metropolitan Water          | 36,600            |
| Total Facilities Management | 4,086,490         |
| Total Facilities            | 1,294,700         |
| Total Insurance             | 6,276,519         |
| Total General County        | 546,850           |
| Total County Attny          | 215,000           |
| Total IT                    | 3,286,756         |
| Total Record Retention      | 144,725           |
| Total Comm Towers           | 71,500            |
| Total Weather Sirens        | 28,700            |
| New Operating               | 8,000             |
| <b>Total Gen Government</b> | <b>27,324,711</b> |

|                             |           |
|-----------------------------|-----------|
| Total Probate Court         | 1,273,365 |
| Total Clerk Superior Court  | 1,965,165 |
| Total Superior Court Judges | 336,303   |
| Total Clerk State Court     | 1,219,242 |
| Total State Court Judges    | 1,007,507 |
| Total Solicitor's Office    | 2,237,311 |
| Total State Court Tech Fees | 49,800    |
| Total Juvenile              | 1,374,514 |
| Total Magistrate            | 1,171,114 |

|                                        |                    |
|----------------------------------------|--------------------|
| Total Public Defender                  | 1,050,234          |
| Total Public Defender State Court      | 275,000            |
| Total Superior Judicial Grant          | 54,912             |
| Total Courts                           | 649,310            |
| Total Accountability Courts            | 948,013            |
| Total DA's Office                      | 2,000,899          |
| DA's Victim Witness                    | 75,000             |
| Solicitor Victim Witness               | 75,000             |
| Total Code Enforcement                 | 419,057            |
| Total Personnel Requests               | 716,289            |
| <b>Total Judicial</b>                  | <b>16,898,035</b>  |
| Total CI                               | 6,852,185          |
| Total Prisoners                        | 1,611,500          |
| Total WRC - Moved to CI                | 0                  |
| Total Animal Control                   | 1,594,150          |
| Total Coroner's Office                 | 307,978            |
| Total EMA                              | 404,319            |
| Total CCSO                             | 25,912,674         |
| Total Jail                             | 15,499,237         |
| Total SRO                              | 3,428,455          |
| Total Adult Probation                  | 1,463,136          |
| New Personnel Requests                 | 205,751            |
| <b>Total Public Safety</b>             | <b>57,279,384</b>  |
| Total Roads Dept                       | 5,326,499          |
| Total Fleet - Roads Alloc Payroll      | 2,443,244          |
| Total Roads Maint                      | 940,500            |
| Total Community Lighting               | 242,000            |
| Total Engineering                      | 1,560,204          |
| Total Stormwater                       | 402,107            |
| Total Personnel Requests               | 158,944            |
| Total Operating Requests               | 100,665            |
| <b>Total Public Works</b>              | <b>11,174,162</b>  |
| HEALTH DEPT                            | 68,132             |
| DFACS                                  | 70,000             |
| TRANSFERS OUT - 5311 FUND              | 320,384            |
| <b>Total Public Health and Welfare</b> | <b>458,516</b>     |
| Georgia Forestry                       | 16,353             |
| Total Extension Office                 | 427,534            |
| Transfers Out - Public Library         | 2,349,009          |
| <b>Total Recreation &amp; Leisure</b>  | <b>2,792,896</b>   |
| Total GIS                              | 396,349            |
| Total Building Dept                    | 2,181,688          |
| Total Planning Dept                    | 1,936,657          |
| TRANSFERS TO DEVELOP AUTH              | 361,882            |
| New Personnel Requests                 | 57,129             |
| <b>Total Housing &amp; Development</b> | <b>4,933,704</b>   |
| TRANSFER TO CAPITAL FUND               | 2,760,694          |
| Transfers to Other Funds               | 4,935,850          |
| <b>Total Expense</b>                   | <b>128,557,952</b> |

|                             |                |
|-----------------------------|----------------|
| Change in Fund Balance      | (334,000)      |
| Planned use of fund balance | <b>334,000</b> |

**Coweta County Fire Fund  
Proposed FY27 Budget**

| <b>Object Description</b>           | <b>2027 Budget</b> |
|-------------------------------------|--------------------|
| <b>DIGEST</b>                       | <b>20,446,574</b>  |
| <b>Total Property Tax</b>           | <b>179,000</b>     |
| <b>Total Sales/Use Tax</b>          | <b>5,431,000</b>   |
| <b>Total Intergovernmental</b>      | <b>0</b>           |
| <b>Total Miscellaneous</b>          | <b>15,000</b>      |
| <b>Total Fines/Fees/Forfeitures</b> | <b>435,000</b>     |
| <b>Total Interest Income</b>        | <b>235,000</b>     |
| <b>Total Fire Revenue</b>           | <b>26,741,574</b>  |

|                                |                   |
|--------------------------------|-------------------|
| <b>Fire Operating Expense</b>  | <b>24,443,924</b> |
| <b>Capital Requests</b>        | <b>2,297,650</b>  |
| <b>Total Fire Fund Expense</b> | <b>26,741,574</b> |

**Change in Fund Balance (0)**

|                                 |                  |
|---------------------------------|------------------|
| <b>Fire Bond Property Taxes</b> | <b>1,593,117</b> |
| <b>Fire Bond Debt Service</b>   | <b>1,587,163</b> |
| <b>Change in Fund Balance</b>   | <b>5,955</b>     |

Coweta County Hotel/Motel Fund  
Proposed FY27 Budget

| <b>Object Description</b>              | <b>2027 Budget</b>         |
|----------------------------------------|----------------------------|
| <b>HOTEL/MOTEL TAX 18.75 TPD</b>       | <b>192,500</b>             |
| <b>HOTEL/MOTEL TAX 37.5 UNRESTRI</b>   | <b>385,000</b>             |
| <b>HOTEL/MOTEL TAX 43.75 DMO</b>       | <b>449,167</b>             |
| <b>INTEREST INCOME</b>                 | <b>1,000</b>               |
| <b>Total H/M Revenue</b>               | <b><u>1,027,667</u></b>    |
| <b>Total H/M Expense</b>               | <b><u>1,074,286</u></b>    |
| <br><b>Capital Requests</b>            | <br><b>39,550</b>          |
| <br><b>Planned Use of Fund Balance</b> | <br><b><u>(86,169)</u></b> |

Coweta County Library System Fund  
Proposed FY27 Budget

| Object Description              | 2027 Budget |
|---------------------------------|-------------|
| STATE GRANTS - LIBRARY          | 535,000     |
| COUNTY APPROPRIATION            | 2,349,009   |
| Fines                           | 42,500      |
| Total Library Revenue           | 2,926,509   |
| <br>                            |             |
| Total Library Admin             | 1,997,433   |
| Total Powell Library            | 81,650      |
| Total Central Library           | 123,000     |
| Total Library Grant             | 535,000     |
| Total Grantville Library        | 14,210      |
| Total Senoia Library            | 28,780      |
| Total Library Operating Expense | 2,780,073   |
| <br>                            |             |
| Capital Requests                | 125,000     |
| Personnel Requests              | 21,436      |
| <br>                            |             |
| Change in Fund Balance          | (0)         |

Coweta County E-911 Fund  
Proposed FY27 Budget

| Object Description                 | 2027 Budget      |
|------------------------------------|------------------|
| <b>DIGEST</b>                      | <b>3,868,511</b> |
| Other Property Tax                 | 18,218           |
| State Real Estate Transfer Tax     | 10,000           |
| <b>E-911 CHARGES</b>               | <b>3,400,000</b> |
| <b>SUP COURT INTANGIBLES</b>       | <b>25,000</b>    |
| Total Interest Income              | 4,000            |
| <b>INTERGOVERNMENTAL - FEDERAL</b> | <b>51,977</b>    |
| <b>Total Revenue</b>               | <b>7,377,706</b> |
| <b>E-911 Operating Expense</b>     | <b>7,159,629</b> |
| Capital Requests                   | 157,500          |
| Operating Requests                 | 13,500           |
| Personnel Requests                 | 47,077           |
| <b>Total E-911 Fund Expense</b>    | <b>7,377,706</b> |
| <b>Change in Fund Balance</b>      | <b>0</b>         |

Coweta County DATE Fund  
Proposed FY27 Budget

| Object Description     | 2027 Budget |
|------------------------|-------------|
| INTEREST-DRUG ABUSE    | 6,750.00    |
| DRUG FEES              | 163,250.00  |
| Total DATE Revenue     | 170,000.00  |
|                        |             |
| Total DATE Expense     | 170,000.00  |
|                        |             |
| Change in Fund Balance | 0.00        |

Coweta County Solid Waste Fund  
Proposed FY27 Budget

| <b>Object Description</b>            | <b>2027 Budget</b>  |
|--------------------------------------|---------------------|
| <b>TRANSFER STATION</b>              | <b>4,650,000.00</b> |
| <b>C &amp; D LANDFILL</b>            | <b>1,250,000.00</b> |
| <b>GARBAGE BAG SALES</b>             | <b>195,000.00</b>   |
| <b>RECYCLABLES</b>                   | <b>10,000.00</b>    |
| <b>Total Solid Waste Revenue</b>     | <b>6,105,000.00</b> |
| <br>                                 |                     |
| <b>Solid Waste Operating Expense</b> | <b>5,540,749.59</b> |
| <br>                                 |                     |
| <b>Capital Requests</b>              | <b>126,878.16</b>   |
| <br>                                 |                     |
| <b>Change in Fund Balance</b>        | <b>437,372.25</b>   |

Coweta County EMS Fund  
Proposed FY27 Budget

| Object Description                | 2027 Budget          |
|-----------------------------------|----------------------|
| <b>DIGEST</b>                     | <b>4,328,579</b>     |
| <b>Total Property Taxes</b>       | <b>4,356,845</b>     |
| <b>Total Intergovernmental</b>    | <b>48,000</b>        |
| <b>AMBULANCE SERVICE FEES</b>     | <b>5,000,000</b>     |
| <b>Total Interest Income</b>      | <b>13,750</b>        |
| <b>Total EMS Revenue</b>          | <b>9,418,595</b>     |
| <br><b>Total EMS Expense</b>      | <br><b>9,418,595</b> |
| <br><b>Change in Fund Balance</b> | <br><b>(0)</b>       |

**Coweta County Airport Operating Fund  
Proposed FY27 Budget**

| <b>Object Description</b>               | <b>2027 Budget</b> |
|-----------------------------------------|--------------------|
| <b>Total Revenue</b>                    | <b>2,575,500</b>   |
| <b>Total Operating Expense</b>          | <b>2,138,809</b>   |
| <b>TRANSFER TO AIRPORT BOND FUND</b>    | <b>0</b>           |
| <b>TRANSFER TO AIRPORT CAPITAL FUND</b> | <b>35,000</b>      |
| <b>Personnel Requests</b>               | <b>90,029</b>      |
| <b>Total Airport Operating Expense</b>  | <b>2,263,838</b>   |
| <b>Change in Fund Balance</b>           | <b>311,662</b>     |

**Coweta County Airport Bond Fund  
Proposed FY27 Budget**

|                               |                |
|-------------------------------|----------------|
| <b>Total Revenue</b>          | <b>444,250</b> |
| <b>Total Expense</b>          | <b>420,993</b> |
| <b>Change in Fund Balance</b> | <b>23,257</b>  |

**Coweta County Airport Capital Fund  
Proposed FY27 Budget**

|                      |               |
|----------------------|---------------|
| <b>Total Expense</b> | <b>35,000</b> |
|----------------------|---------------|

Coweta County Transit Fund  
Proposed FY27 Budget

| Object Description         | 2027 Budget |
|----------------------------|-------------|
| Total Intergovernmental    | 1,039,612   |
| COUNTY APPROPRIATION       | 320,384     |
| FAREBOX                    | 42,080      |
| Total Revenue              | 1,402,076   |
|                            |             |
| Total Transit Admin        | 424,829     |
| Total 5311 Transit Program | 977,247     |
| Total Expense              | 1,402,076   |
|                            |             |
| Change in Fund Balance     | 0           |

Coweta County Parks & Rec Fund  
Proposed FY27 Budget

| Object Description                 | 2027 Budget      |
|------------------------------------|------------------|
| <b>DIGEST</b>                      | <b>4,523,365</b> |
| Other Property Taxes               | 21,390           |
| Real Estate Transfer Taxes         | 15,000           |
| <b>SUP COURT INTANGIBLES</b>       | <b>36,000</b>    |
| <b>INTERGOVERNMENTAL - STATE</b>   | <b>18,500</b>    |
| <b>INTERGOVERNMENTAL - FEDERAL</b> | <b>166,000</b>   |
| Recreation User Fees               | 412,350          |
| Senior Services User Fees          | 10,000           |
| Interest Income                    | 1,500            |
| Facilities Rental                  | 137,050          |
| <b>Total Revenue</b>               | <b>5,341,155</b> |
| <br>                               |                  |
| <b>Parks &amp; Rec Programs</b>    | <b>2,928,258</b> |
| <b>Parks &amp; Rec Facilities</b>  | <b>1,882,011</b> |
| <b>Total Operating Expense</b>     | <b>4,810,269</b> |
| <br>                               |                  |
| <b>Capital Requests</b>            | <b>512,700</b>   |
| <b>Personnel Requests</b>          | <b>18,185</b>    |
| <b>Total Rec Fund Expense</b>      | <b>5,341,155</b> |
| <br>                               |                  |
| <b>Change in Fund Balance</b>      | <b>0</b>         |

**Coweta County Development Auth Fund**  
**Proposed FY27 Budget**

| <b>Object Description</b>        | <b>2027 Budget</b> |
|----------------------------------|--------------------|
| <b>COUNTY APPROPRIATION</b>      | <b>361,882</b>     |
| <b>OTHER REVENUE</b>             | <b>30,000</b>      |
| <b>INTEREST INCOME</b>           | <b>0</b>           |
| <b>DONATIONS</b>                 | <b>5,000</b>       |
| <b>MANDATORY OPTION PAYMENT</b>  | <b>25,000</b>      |
| <b>INTEREST INCOME</b>           | <b>30,000</b>      |
| <b>Total Dev Auth Revenue</b>    | <b>451,882</b>     |
| <br>                             |                    |
| <b>Total Dev Auth Operations</b> | <b>391,090</b>     |
| <b>STREET LIGHTS</b>             | <b>30,000</b>      |
| <b>Total Bond Fees</b>           | <b>48,820</b>      |
| <b>Total Dev Auth Expense</b>    | <b>469,910</b>     |
| <br>                             |                    |
| <b>Change in Fund Balance</b>    | <b>(18,028)</b>    |

**Coweta County  
FY27 Personnel Requests**

| Department / Division                | Request                                                        | Priority | FTE | Staff Recommended | Amount Supported | Notes              |
|--------------------------------------|----------------------------------------------------------------|----------|-----|-------------------|------------------|--------------------|
| 911/EMA                              | Admin Assistant PT to FT                                       | High     | 0.5 | YES               | \$47,077         | 9 Months Budgeted  |
| Airport Authority (604)              | Accounting Associate                                           | Critical | 0.5 | NO                | \$0              |                    |
| Airport Authority (604)              | Assistant Airport Manager                                      | Low      | 1   | YES               | \$90,029         | 12 Months Budgeted |
| CCSO (500)                           | 1 Medical Clerk/Secretary                                      | Medium   | 1   | NO                | \$0              |                    |
| CCSO (500)                           | 2 Medication Nurses                                            | Low      | 2   | NO                | \$0              |                    |
| CCSO (500)                           | 2 Mental Health Nurses                                         | High     | 2   | NO                | \$0              |                    |
| CCSO (500)                           | 4 Booking Nurses                                               | Medium   | 4   | NO                | \$0              |                    |
| CCSO (500)                           | 4 Detention Officers                                           | High     | 4   | NO                | \$0              |                    |
| CCSO (500)                           | CIU Crime Analyst & Receptionist                               | High     | 1   | NO                | \$0              |                    |
| CCSO (500)                           | CIU Crime Scene Technician                                     | Medium   | 1   | NO                | \$0              |                    |
| CCSO (500)                           | CIU One General Investigator                                   | Medium   | 1   | NO                | \$0              |                    |
| CCSO (500)                           | CSU ICAC Investigator                                          | Medium   | 1   | NO                | \$0              |                    |
| CCSO (500)                           | Jail Resource Specialist- PT                                   | Medium   | 0.5 | NO                | \$0              |                    |
| CCSO (500)                           | New Part-Time Position (Main Office) Support Services          | Medium   | 0.5 | NO                | \$0              |                    |
| Community Development (635)          | Planner                                                        | Critical | 1   | NO                | \$0              |                    |
| Community Development (635)          | Zoning Associate                                               | Critical | 1   | YES               | \$57,129         | 9 Months Budgeted  |
| Correctional Institution (201)       | Corrections Cpl. Outside Detail (Parks and Recreation)         | High     | 1   | YES               | \$59,476         | 9 Months Budgeted  |
| Correctional Institution (201)       | Corrections Officer                                            | High     | 1   | YES               | \$54,853         | 9 Months Budgeted  |
| Correctional Institution (201)       | Corrections Officer                                            | High     | 1   | YES               | \$54,853         | 9 Months Budgeted  |
| Correctional Institution (201)       | Corrections Officer Night shift to start March 27              | High     | 1   | YES               | \$18,284         | 3 Months Budgeted  |
| Correctional Institution (201)       | Corrections Officer Night shift to start March 27              | High     | 1   | YES               | \$18,284         | 3 Months Budgeted  |
| CPLS (489)                           | PT Library Assistant for Grantville                            | High     | 0.5 | YES               | \$21,436         | 9 Months Budgeted  |
| District Attorney                    | Pick up cost of ARPA funded attorney                           | High     | 1   | YES               | \$179,777        | 12 Months Budgeted |
| GIS (403)                            | GIS Technician                                                 | High     | 1   | NO                | \$0              |                    |
| Information Technology (649)         | Application Analyst                                            | Medium   | 1   | NO                | \$0              |                    |
| Information Technology (649)         | IT: Network Associate\Specialist                               | High     | 1   | NO                | \$0              |                    |
| Juvenile Court (515)                 | Court Services Coordinator(Family Treatment Court Coordinator) | High     | 1   | NO                | \$0              |                    |
| Magistrate Court (520)               | Full Time Deputy Clerk I                                       | Critical | 1   | YES               | \$48,851         | 9 Months Budgeted  |
| Magistrate Court (520)               | Senior Magistrate Judge                                        | Critical |     | NO                | \$0              | Request Rescinded  |
| Magistrate Court (520)               | Additional Constable + SUV - submitted via email 6/12/2026     | High     | 1   | NO                | \$0              |                    |
| Probate Court (415)                  | Associate Judge                                                | High     | 1   | YES               | \$195,796        | 12 Months Budgeted |
| Public Works → Fleet Services (203)  | Shop Foreman for the heavy equipment side of Fleet Services    | High     | 1   | YES               | \$67,522         | 9 Months Budgeted  |
| Public Works → Road Department (200) | 2 Right of Way Maintenance Operators Positions                 | Medium   | 2   | NO                | \$0              |                    |
| Public Works → Road Department (200) | Traffic Control Officer                                        | High     | 1   | YES               | \$54,853         | 9 Months Budgeted  |
| Public Works → Road Department (200) | Traffic Control Officer                                        | High     | 1   | YES               | \$36,569         | 6 Months Budgeted  |
| Recreation → Event Services (739)    | Payroll- Part Time Customer Service Agent                      | Medium   | 0.5 | YES               | \$18,185         | 9 Months Budgeted  |
| Solicitor's Office (511)             | Investigator Position                                          | High     | 1   | YES               | \$64,693         | 9 Months Budgeted  |
| Solicitor's Office (511)             | Senior Assistant Solicitor                                     | High     | 1   | NO                | \$0              |                    |
| State Court Judges                   | Law Clerk (Staff Attorney)                                     | High     | 1   | Yes               | \$48,851         | 9 Months Budgeted  |
| Superior Court Circuit               | Extend Judicial Specialist past ARPA Grant end                 | High     | 1   | YES               | \$70,319         | 12 Months Budgeted |
| Superior Court Circuit               | Judicial Secretary Supplements                                 | Medium   |     | YES               | \$14,000         | 12 Months Budgeted |
| Superior Court Public Defender       | Additional Admin Assist and increases for existing staff       | High     | 1   | YES               | \$94,000         | 12 Months Budgeted |
| Coroner's Office                     | Coroner Office requested additional fee structure changes      | High     |     | YES               | TBD              |                    |

| <b>Fund</b>  | <b>Total</b> |
|--------------|--------------|
| General Fund | \$1,138,109  |
| Library      | \$21,436     |
| E-911        | \$47,077     |
| Recreation   | \$18,185     |
| Airport      | \$90,029     |

**Coweta County  
FY27 Operating Requests**

| Department / Division                 | Budget Code                    | Request                                                        | Priority | Estimated Cost | Staff Recommended | FY 27 Approved Amount |                                     |
|---------------------------------------|--------------------------------|----------------------------------------------------------------|----------|----------------|-------------------|-----------------------|-------------------------------------|
| 911/EMA                               | 6270 - Building R & M          | Coweta County 911/EMA sign purchased and installed on building | High     | \$3,500        | YES               | \$3,500               |                                     |
| 911/EMA                               | 6270 - Building R & M          | New carpet in the front office at 911/EMA                      | Medium   | \$3,500        | NO                | \$0                   |                                     |
| 911/EMA                               | 7770 - Training                | New Line Item created for - Travel                             | Medium   | \$10,000       | YES               | \$10,000              |                                     |
| Facilities Management (610)           | 7660 - Small tools & Equipment | Ladder Replacement Cycle                                       | Medium   | \$5,000        | YES               | \$5,000               |                                     |
| Facilities Management (610)           | 6270 - Building R & M          | Station 2 - New Water Line                                     | Medium   | \$3,000        | FY26              | \$0                   |                                     |
| Facilities Management (610)           | 7660 - Small tools & Equipment | Yards & Grounds Leaf Sweeper                                   | High     | \$3,000        | YES               | \$3,000               |                                     |
| Information Technology (649)          | 7660 - Small tools & Equipment | 6 iPad's for Field Appraisers                                  | Medium   | \$2,900        | NO                | \$0                   | Already included in Operating lines |
| Information Technology (649)          | 7670 - Small Office Equipment  | Teams Room for Assessors Office                                | Medium   | \$5,000        | FY26              | \$0                   |                                     |
| Public Defender                       | 7100 - Maintenance Contracts   | My Justice Portal                                              | High     | \$44,690       | YES               | \$44,690              |                                     |
| Public Works                          | 7670 - Small Office Equipment  | AutoDisk AutoCAD Civil 3D                                      | High     | \$3,000        | YES               | \$3,000               |                                     |
| Public Works                          | 7670 - Small Office Equipment  | Teams set up for Public Works Training Room                    | Medium   | \$5,000        | FY 26             | \$0                   |                                     |
| Public Works                          | 6080 - Asphalt                 | Resurfacing Materials & contracted Services                    | High     | \$1,500,000    | YES               | \$0                   | Already in Budget Summary           |
| Public Works → Road Department (200)  | 7100 - Maintenance Contracts   | Cartegraph                                                     | Critical | \$75,665       | YES               | \$75,665              |                                     |
| Public Works → Stormwater - T&E (498) | 7660 - Small tools & Equipment | Billy Goat Stand Behind Mower                                  | High     | \$5,500        | YES               | \$5,500               |                                     |
| Public Works → Stormwater - T&E (498) | 7670 - Small Office Equipment  | Copier                                                         | High     | \$7,000        | YES               | \$7,000               |                                     |
| Public Works → Stormwater - T&E (498) | 7660 - Small tools & Equipment | Water Meter Tester                                             | High     | \$5,500        | YES               | \$5,500               |                                     |
| Recreation (725)                      | 6272 - Non - Capital FFE       | New Technology                                                 | Medium   | \$4,000        | FY26              | \$0                   |                                     |
|                                       |                                |                                                                |          | <b>Fund</b>    | <b>Total</b>      |                       |                                     |
|                                       |                                |                                                                |          | General Fund   |                   | \$149,355             |                                     |
|                                       |                                |                                                                |          | e-911          |                   | \$13,500              |                                     |

## Coweta County FY27 Capital Requests

| Department / Division                            | Request                                                                                    | Priority | Funding Source  | Requested Amount | Staff Recommended       | Recommended Amount |
|--------------------------------------------------|--------------------------------------------------------------------------------------------|----------|-----------------|------------------|-------------------------|--------------------|
| 911/EMA                                          | DFR - Drone First Responder                                                                | Medium   | E-911           | \$30,000         | NO                      | -                  |
| 911/EMA                                          | Radio System - WARRS Migration Assurance Plan                                              | Medium   | E-911           | \$1,247,172      | NO                      | -                  |
| 911/EMA                                          | Comms Coach QA Train and Simulators                                                        | Medium   | E-911           | \$37,500         | YES                     | \$37,500           |
| 911/EMA                                          | 911/EMA Parking Lot Resurfacing and Striping                                               | Medium   | E-911           | \$120,000        | YES                     | \$120,000          |
| 911/EMA                                          | 911 Call Handling - Vesta Quote                                                            | High     | SPLOST          | \$1,134,788      | YES                     | \$1,134,788        |
| Airport Authority (604)                          | Local Match for New Automated Weather Observation System (AWOS)                            | High     | Airport Capital | \$35,000         | YES                     | \$35,000           |
| Airport Authority (604)                          | T- Hangar facility A, B, C refurbishment                                                   | Low      | Airport Capital | \$1,500,000      | NO                      | -                  |
| Airport Authority (604)                          | Terminal Area Site Prep Phase Two                                                          | High     | Airport Capital | \$1,000,000      | FY26                    | -                  |
| CCSO (500)                                       | FLOCK First Responder Drone Program                                                        | Medium   | Capital         | \$125,000        | YES                     | 125,000.00         |
| CCSO (500)                                       | (35) Axon Fleet 3 in Car Cameras (Dash and Rear Seat) \$78220.80 x 5 years                 | High     | Capital         | \$78,221         | YES                     | \$78,221           |
| CCSO (500)                                       | Dual Purpose Canine                                                                        | High     | Capital         | \$25,000         | YES                     | \$25,000           |
| CCSO (500)                                       | Replacement Rapid ID Fingerprint scanners x 8                                              | High     | Capital         | \$23,552         | YES                     | \$23,552           |
| CCSO (500)                                       | Maintenance Division Tool Upgrades and Replacement                                         | Medium   | Capital         | \$10,000         | Move to Tools Operating | -                  |
| CCSO (500)                                       | Electronics K9                                                                             | Low      | Capital         | \$18,128         | NO                      | -                  |
| CCSO (500)                                       | JAIL : AXON 100 additional Axon 4 bodycams for all employees. \$309,367 per year x 2 years | Low      | Capital         | \$309,367        | NO                      | -                  |
| CCSO (500)                                       | (40) L-Tron MDL Readers                                                                    | Medium   | Capital         | \$32,000         | NO                      | -                  |
| CCSO (500)                                       | Undercover Surveillance Cameras                                                            | Medium   | Capital         | \$13,415         | NO                      | -                  |
| CCSO (500)                                       | 2 x Marked Police K9 Vehicles                                                              | High     | Capital         | \$90,000         | YES                     | \$90,000           |
| CCSO (500)                                       | FACILITIES: A POD AND B POD HALLWAY RENOVATION                                             | Medium   | Capital         | \$50,000         | NO                      | -                  |
| CCSO (500)                                       | [Draft] Old Infirmary transition to new courtroom, Old Court room to Property Room         | Medium   | Capital         | \$50,000         | NO                      | -                  |
| CCSO (500)                                       | FACILITIES: Jail- Facility Locks (Preventative Maintenance)                                | Medium   | Operating       | \$25,000         | YES - Operating         | -                  |
| CCSO (503)                                       | 27 Motorola Portable (School System 50%)                                                   | Medium   | Capital         | \$216,000        | 50% BOE                 | 108,000.00         |
| CCSO (503)                                       | 2 SRO Vehicle Replacement (School Board pays 100%)                                         | Medium   | Other           | \$150,000        | 100% BOE                | -                  |
| Clerk Of Superior Court (425)                    | Tables for Jury Management with power ports                                                | Medium   | Capital         | \$10,000         | FY26 State Funds        | -                  |
| Clerk Of Superior Court (425)                    | New Chairs for Jury Management                                                             | Low      | Capital         | \$10,000         | NO                      | -                  |
| Clerk Of Superior Court (425)                    | Modify clerk's desks in Courtrooms A & B                                                   | Low      | Capital         | \$10,000         | DUPLICATE               | -                  |
| Community Development (635)                      | Ford Maverick for Code Enforcement (637)                                                   | High     | Capital         | \$35,000         | YES                     | \$35,000           |
| Community Development (635)                      | Community Development Copier                                                               | Medium   | Capital         | \$12,000         | NO                      | -                  |
| Correctional Institution (201)                   | Zero Turn Mower                                                                            | High     | Capital         | \$10,000         | YES                     | \$10,000           |
| Correctional Institution (201)                   | Vehicle - Tahoe PPV 4WD with emergency lights                                              | High     | Capital         | \$65,000         | NO                      | -                  |
| Correctional Institution → Animal Services (210) | Cat Condos                                                                                 | High     | Capital         | \$36,000         | YES                     | \$36,000           |
| Correctional Institution → Animal Services (210) | F150 4x4 Truck                                                                             | High     | Capital         | \$68,000         | YES                     | \$68,000           |
| Correctional Institution → Animal Services (210) | Dog Kennel Stainless Steel                                                                 | High     | Capital         | \$25,000         | YES                     | \$25,000           |
| Correctional Institution → Animal Services (210) | LVT Floors                                                                                 | Medium   | Capital         | \$19,200         | NO                      | -                  |
| CPLS (489)                                       | Books                                                                                      | Critical | Library         | \$125,000        | YES                     | \$125,000          |
| Extension Office (460)                           | Replacement for Minibus                                                                    | Medium   | Capital         | \$75,000         | YES                     | \$75,000           |
| Extension Office (460)                           | 6 Bar Height Tables for FACS programming                                                   | Medium   | Hotel Motel     | \$12,000         | YES                     | \$12,000           |
| Facilities Management (610)                      | Animal Services - Access Control                                                           | Medium   | Capital         | \$18,000         | YES                     | \$18,000           |
| Facilities Management (610)                      | Historic Courthouse LPR Cameras                                                            | Medium   | Capital         | \$40,000         | NO                      | -                  |
| Facilities Management (610)                      | Prison Bag Scanner & Lobby Reconfiguration                                                 | Medium   | Capital         | \$268,000        | NO                      | -                  |
| Facilities Management (610)                      | Prison Conference Room                                                                     | Medium   | Capital         | \$150,000        | YES                     | \$150,000          |
| Facilities Management (610)                      | Central Library roof                                                                       | Medium   | Capital         | \$145,000        | YES                     | \$145,000          |
| Facilities Management (610)                      | GSP Roof Replacement                                                                       | Medium   | Capital         | \$125,000        | YES                     | \$125,000          |
| Facilities Management (610)                      | Historic Courthouse Fire Alarm                                                             | Critical | Capital         | \$120,000        | YES                     | \$120,000          |
| Facilities Management (610)                      | Justice Center HVAC variable frequency drive (VFD) retrofit                                | Medium   | Capital         | \$62,000         | YES                     | \$62,000           |
| Facilities Management (610)                      | Exit 51 LED lights                                                                         | Medium   | Capital         | \$40,000         | YES                     | \$40,000           |
| Facilities Management (610)                      | Prison front porch metal roof                                                              | Medium   | Capital         | \$35,000         | YES                     | \$35,000           |
| Facilities Management (610)                      | Courtroom A & B Clerk Stations - Justice Center                                            | Medium   | Capital         | \$25,000         | YES                     | \$25,000           |
| Facilities Management (610)                      | Courtroom A & B Clerk Stations - Justice Center                                            | Medium   | Capital         | \$25,000         | YES                     | \$25,000           |
| Facilities Management (610)                      | Prison Breezeway                                                                           | Medium   | Capital         | \$300,000        | NO                      | -                  |
| Facilities Management (610)                      | Station 6 - Bay Doors Replacement                                                          | Medium   | Fire Capital    | \$225,000        | NO                      | -                  |
| Facilities Management (610)                      | Bay Doors Replacements                                                                     | Medium   | Fire Capital    | \$77,000         | YES                     | \$110,650          |
| Facilities Management (610)                      | CCFR Station 8 Replacement Flooring (LVT)                                                  | Low      | Fire Capital    | \$12,000         | YES                     | \$12,000           |
| Facilities Management (610)                      | Fairgrounds Camera Upgrades                                                                | Medium   | Hotel Motel     | \$40,000         | YES                     | \$3,500            |
| Facilities Management (610)                      | Clay-Wood Roof Replacement                                                                 | Medium   | Recreation      | \$40,000         | YES                     | \$40,000           |
| Facilities Management (610)                      | Welcome Community Center exterior paint                                                    | Medium   | Recreation      | \$40,000         | YES                     | \$40,000           |
| Facilities Management (610)                      | Central Soccer Pavilion roof                                                               | Low      | Recreation      | \$25,000         | NO                      | -                  |
| Fire → Fire Capital (705)                        | Aquisition of Land for future fire stations                                                | Low      | Fire Capital    | \$1,000,000      | NO                      | -                  |
| Fire → Fire Capital (705)                        | Station Six Tie-In Septic to Sewer                                                         | Medium   | Fire Capital    | \$275,000        | YES                     | \$275,000          |
| Fire → Fire Capital (705)                        | Burn Building                                                                              | Medium   | Fire Capital    | \$1,900,000      | YES                     | \$1,900,000        |

## Coweta County FY27 Capital Requests

|                                       |                                                             |          |             |           |                                |            |
|---------------------------------------|-------------------------------------------------------------|----------|-------------|-----------|--------------------------------|------------|
| GIS (403)                             | Eagle View Imagery                                          | High     | Capital     | \$103,000 | YES                            | \$103,000  |
| Information Technology (649)          | Computer Replacement Cycle                                  | Critical | Capital     | \$230,000 | YES                            | \$230,000  |
| Information Technology (649)          | Backup and Disaster Recovery Hardware                       | High     | Capital     | \$75,000  | YES                            | \$75,000   |
| Information Technology (649)          | CCSO-CID Evidence Computers                                 | Medium   | Capital     | \$45,000  | YES                            | \$45,000   |
| Information Technology (649)          | IT: Wireless Access Point Upgrades                          | High     | Capital     | \$30,000  | YES                            | \$30,000   |
| Information Technology (649)          | Powell Library A/V Refresh                                  | Medium   | Capital     | \$23,000  | NO                             | -          |
| Justice Center Facilities             | Water bottle fillers in place of water fountains            | Low      | Operating   | \$10,400  | YES - Operating                | -          |
| Public Works                          | Truck for flagging crew                                     | High     | Capital     | \$58,000  | YES                            | \$58,000   |
| Public Works                          | Ford F-150 Truck                                            | High     | Capital     | \$53,000  | YES                            | \$53,000   |
| Public Works → Fleet Services (203)   | Service Body Trucks (4 Trucks)                              | High     | Capital     | \$225,000 | YES - FY26 FUNDS               | -          |
| Public Works → Fleet Services (203)   | Roll Off Truck                                              | Medium   | Capital     | \$225,000 | YES                            | 225,000.00 |
| Public Works → Fleet Services (203)   | Flagging Trucks (Contingent on New Personnel)               | High     | Capital     | \$117,000 | YES                            | \$117,000  |
| Public Works → Fleet Services (203)   | Landscape Truck                                             | High     | Capital     | \$80,000  | YES                            | \$80,000   |
| Public Works → Fleet Services (203)   | Right of way Trucks (Contingent)                            | High     | Capital     | \$120,000 | NO                             | -          |
| Public Works → Fleet Services (203)   | Telematics for the County's Fleet                           | High     | Capital     | \$128,700 | YES                            | \$128,700  |
| Public Works → Road Department (200)  | New Off Road Dump Truck                                     | High     | Capital     | \$495,000 | YES - Offsetting revenue surpl | 495,000.00 |
| Public Works → Road Department (200)  | Tack Wagon                                                  | High     | Capital     | \$22,000  | YES                            | \$22,000   |
| Public Works → Road Department (200)  | New Asphalt Spreader                                        | Low      | Capital     | \$440,000 | NO                             | -          |
| Public Works → Road Department (200)  | New Finish Dozer                                            | Medium   | SPLOST      | \$200,000 | YES                            | \$200,000  |
| Public Works → Road Department (200)  | New Forestry Head for side arm                              | Medium   | SPLOST      | \$23,000  | YES                            | \$23,000   |
| Public Works → Road Department (200)  | New Tandem Dump Truck                                       | Medium   | SPLOST      | \$245,000 | YES                            | \$245,000  |
| Public Works → Stormwater - T&E (498) | Jet / Vac Truck                                             | Critical | Capital     | \$515,000 | YES - LEASE                    | \$137,221  |
| Public Works → Transfer Station (215) | Riding blower for use at transfer station and grounds       | High     | Solid Waste | \$15,000  | YES                            | \$15,000   |
| Public Works → Transfer Station (215) | Loader Transfer Station                                     | High     | Solid Waste | \$340,000 | YES - LEASE                    | 111,878.16 |
| Recreation (725)                      | Scoreboards and Stands for Temple Avenue 1- 3               | Medium   | Recreation  | \$25,000  | YES                            | \$25,000   |
| Recreation (725)                      | SCAG Mower x 2                                              | High     | Recreation  | \$28,000  | YES                            | \$28,000   |
| Recreation (725)                      | Ford Super Duty and Trailer for new detail officer          | High     | Recreation  | \$68,000  | YES                            | \$68,000   |
| Recreation (725)                      | Ford Maverick Truck for Recreation Division                 | Medium   | Recreation  | \$35,000  | YES                            | 35,000.00  |
| Recreation (725)                      | Grading of Adult Fields- Hunter Complex                     | Medium   | Recreation  | \$48,000  | YES                            | \$48,000   |
| Recreation (725)                      | Paving at Panther Creek                                     | Medium   | Recreation  | \$45,000  | YES                            | \$45,000   |
| Recreation (725)                      | Rebuild/Conversion of Welcome Park Tennis Courts.           | Medium   | Recreation  | \$153,700 | YES                            | \$153,700  |
| Recreation (725)                      | Score stands and restroom improvements at Whitlock Park     | Medium   | Recreation  | \$30,000  | YES                            | \$30,000   |
| Recreation (725)                      | Hunter Complex- Bike Skills Area SORBA/Bike Coweta          | Low      | Recreation  | \$25,000  | NO                             | -          |
| Recreation → Event Services (739)     | Furnishings for Fairgrounds                                 | Medium   | Hotel Motel | \$24,050  | YES                            | \$24,050   |
| Solicitor's Office (511)              | Office Build                                                | High     | Capital     | \$18,000  | YES                            | \$18,000   |
| State Court Judges                    | Chief Judge of State Court of Coweta County Office Addition | Medium   | Capital     | \$65,000  | NO                             | -          |

| <b>Funding Source</b> | <b>Total</b>   |
|-----------------------|----------------|
| Capital               | \$5,354,710.80 |
| Fire Capital          | \$336,000.00   |
| Hotel/Motel           | \$197,000.00   |
| Recreation            | \$981,099.16   |
| Solid Waste           | \$183,700.00   |
| Airport Capital       | \$0.00         |
| SPLOST                | \$42,050.00    |
| Library               | \$128,700.00   |
| e-911                 | \$380,000.00   |



### **Administration**

**To:** Coweta County Board of Commissioners  
**From:** Shannon Zerangue, County Clerk  
**Date:** July 14, 2026  
**RE:** Discussion Regarding the Coweta County Data Center Ordinance

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**Issue:**

Discussion Regarding the Coweta County Data Center Ordinance

**Discussion:**

Discussion Regarding the Coweta County Data Center Ordinance

**Fiscal Impact:**

**Recommendation:**

Sec. 182. - Conditional uses.

The following conditional uses may be permitted, subject to approval of a conditional use permit by the board of commissioners, after receiving the recommendation of the board of zoning appeals as provided in article 28.

- (1) Church or any other place of worship provided that approval of the conditional use is not detrimental to the health or general welfare of the neighboring property owners[, and provided:]

That owners acknowledge that they may be subject to certain noxious odors, noises, traffic and business practices that members may consider inconsistent with a church.

That owners affirm that they understand that by accepting this conditional zoning they are waiving any objection they may have under county ordinance to placement of or approval of any business, industry or practice on surrounding or nearby property that is otherwise allowed by county ordinances.

- (2) Shooting range, indoor, must meet at a minimum, all the following requirements:

- a. Shall be required to meet all applicable standards established by The NRA Range Source Book published by the NRA.
- b. Shall be required to meet all applicable standards established by Lead Management and OSHA Compliance for Indoor Shooting Ranges published by the National Association of Shooting Ranges (NASR) and the Occupational Safety and Health Administration (OSHA).
- c. Shall be required to have a NRA Range Technical Team Evaluation and provide a copy of the final report from the range technical team advisor prior to the certificate of occupancy and business license being issued.
- d. Liability insurance required. Each application for a license issued under this permit shall be accompanied by evidence that the applicant has obtained a general liability insurance policy in an amount not less than \$1,000,000.00 per occurrence. Such insurance policy shall remain in force and effect during the term of the license. Such insurance policy shall contain a clause requiring the insurer to immediately notify the county if for any reason, coverage under the policy terminates. The proof of insurance required by this section shall be furnished to the county upon each renewal of the license. Additionally, the licensee shall furnish to the county proof of insurance when requested to do so.
- e.

Certified instructors required. The owner or operator of an indoor shooting range shall have on the premises at all times during range operation an individual certified as a firearm or range instructor by the National Rifle Association or the Georgia Peace Officers Standards and Training (P.O.S.T.) Council.

- f. Shall provide an operating telephone available to range participants and spectators for the purpose of contacting emergency medical services.
- g. A first-aid kit containing the items recommended by a certified expert in emergency medical treatment shall be readily available at each shooting sports facility for emergency treatment or care of minor injuries.
- h. A management guidebook shall be maintained that includes procedures for operations, maintenance, and lead management and recovery. The management guidebook shall be kept on-site and shall be accessible at all times to those using the shooting sports facility.

(3) Shooting range, outdoor, must meet at a minimum, all the following requirements:

- a. Shall be required to meet all applicable standards established by The NRA Range Source Book published by the NRA.
- b. Shall be required to meet all applicable standards established by Lead Management and OSHA Compliance for Indoor Shooting Ranges published by the National Association of Shooting Ranges (NASR) and the Occupational Safety and Health Administration (OSHA) and the EPA's Best Management Practices for Outdoor Shooting Ranges.
- c. Shall be required to have a NRA Range Technical Team Evaluation and provide a copy of the final report from the range technical team advisor prior to the certificate of occupancy and business license being issued.
- d. Liability insurance required. Each application for a license issued under this permit shall be accompanied by evidence that the applicant has obtained a general liability insurance policy in an amount not less than \$1,000,000.00 per occurrence. Such insurance policy shall remain in force and effect during the term of the license. Such insurance policy shall contain a clause requiring the insurer to immediately notify the county if for any reason, coverage under the policy terminates. The proof of insurance required by this section shall be furnished to the county upon each renewal of the license. Additionally, the licensee shall furnish to the county proof of insurance when requested to do so.
- e. Certified instructors required. The owner or operator of an indoor shooting range shall have on the premises at all times during range operation an individual certified as a firearm or range instructor by the National Rifle Association or the Georgia Peace Officers Standards and Training (P.O.S.T.) Council.
- f.

Shall provide an operating telephone available to range participants and spectators for the purpose of contacting emergency medical services.

- g. A first-aid kit containing the items recommended by a certified expert in emergency medical treatment shall be readily available at each shooting sports facility for emergency treatment or care of minor injuries.
- h. A management guidebook shall be maintained that includes procedures for operations, maintenance, and lead management and recovery. The management guidebook shall be kept on-site and shall be accessible at all times to those using the shooting sports facility.
- i. Prior to submitting for the conditional use permit, applicant shall have the NRA Range Development Technical Team advise as to the standard of noise reduction possible and to what decibel level the proposed operation will create. Applicant shall provide NRA documentation of the evaluation including any potential noise levels.
- j. Applicant shall not exceed noise level granted in the conditional use permit. If complaints are received, the director shall use the best tools reasonably available to determine the merit of the complaint. If determined by the director that a valid noise concern exists, approval from board of commissioners to employ services of a noise consultant shall be requested. All related expenses shall be incurred by the applicant. The community development department shall obtain an estimate of the expenses and the applicant shall pay the estimate in advance. Should the actual costs be less than the estimate, the applicant shall be returned the balance. In addition, applicant will be given 30 days to modify shooting range to reduce noise to approved level or all outdoor shooting range activities shall cease.

(4) Data centers, subject to the following requirements:

a. *Development standards.*

- (i) Minimum lot area: Twenty-five acres
- (ii) Maximum height: Sixty feet building height with up to an additional ten feet for parapet and rooftop equipment, not to exceed 70 feet total, subject to applicable federal, state, and local regulations
- (iii) Minimum lot width: Two hundred fifty feet of frontage.
- (iv) Minimum front yard setback: Seventy-five feet.
- (v) Minimum side yard setback: One hundred feet.
- (vi) Minimum rear yard setback: One hundred feet.
- (vii) Minimum distance between buildings: One hundred feet.

- (viii) Maximum lot coverage: Eighty percent.
- b. *Infrastructure requirements.*
  - (i) Water: Public water.
  - (ii) Wastewater: Sewer.
- c. *Community meetings.* The applicant must schedule one community meeting to describe the project, including site plans, building elevations, and a viewshed analysis from public rights-of-way. The meeting must:
  - (i) Occur after the rezoning petition has been filed and not less than 30 days prior to the public hearing associated with the rezoning petition.
  - (ii) Must be conducted within the geographic boundary of Coweta County, Georgia between the hours of 5:00 p.m. and 8:00 p.m. EST.
  - (iii) Notice of the community meetings must comply with the following:
    - i. The content of the notice and signage defined in this paragraph shall include the applicant's name and contact information, a brief description of the project including the parcel number and road frontage, date, time, and location of the community meeting, and must be approved by the community development director or their designee.
    - ii. Mail letters to owners of all real property within 1,000 feet of the property lines at least 14 days prior to the community meeting.
    - iii. Advertise in a newspaper of general circulation serving the residents of Coweta County. The advertisement shall appear at least one week prior to the community meeting, be prominently displayed, be at least 30 square inches, and not placed in the legal section of the newspaper.
    - iv. Post signage on the subject property along road frontage, at least 14 days prior to the community meeting. The sign must be at least 20 square feet in size and legible at least 25 feet from the sign. Signage shall remain until the conclusion of the community meeting.
  - (iv) An applicant representative with decision-making authority on the design of the data center must attend the community meeting in-person.
- d. *Building design.* The proposed data center buildings must be designed to minimize adverse visual impacts on surrounding development as demonstrated by the submission of elevations, architectural sketches, or sight lines studies.

Exterior building materials shall include at least two of the following for any elevations viewable from public roads and right-of-way:

- Brick, stone, or architectural precast concrete panels.
- Architectural metal panels with non-reflective finish.
- High-quality fiber cement panels.

If the building is visible from any public right-of-way, the elevation of that wall shall contain fenestration of at least 30 percent of the gross wall area measured above-grade.

If the building is visible from any public right-of-way, the building façade viewable from the right-of-way shall incorporate at least two of the following design features to break up the building mass:

- Vertical or horizontal articulation of the façade at intervals not exceeding 50 feet.
- Variation in building height of at least ten percent across the façade, or stepped rooflines.
- Use of architectural projections or recesses at least two feet in depth.
- Changes in façade materials or colors with a minimum of two types of materials.

e. *Buffers.* Data center buildings that adjoin property zoned or used for residential purposes are subject to the following requirements:

- (i) Minimum Buffer: Three hundred feet from the property line.
- (ii) Vegetation. Where a buffer is required, the first 100 feet along the property line shall remain in an undisturbed, natural state, except for approved fencing, access and utility improvements; however, if the first 100 feet along the property line is sparsely vegetated it shall be planted in accordance with [article 25](#). The remaining 200 feet buffer may be disturbed and graded. If the buffer is disturbed, it shall be planted in accordance with [article 25](#).

f.

*Fencing.* Fencing of the property is required to enclose the data center facility. If the fencing is located along the property line, it shall be decorative metal and a minimum of eight feet in height. Anti-climb features including but not limited to barbed, concertina, razor, or similar uses shall be prohibited. If the fencing is located within the buffer and not visible from adjacent properties or roadways, it may be constructed of vinyl-coated chain-link and may include anti-climb features.

g. *Noise.*

- (i) Noise survey. Prior to the issuance of a land disturbance permit, the applicant shall engage with a noise and acoustical consultant to perform a pre-construction ambient noise survey. Prior to conducting the survey, the scope of the noise survey will be determined in coordination with the community development director and an independent acoustical firm hired by the county. However, as a minimum, 90th-percentile sound levels (L90) and equivalent sound levels (Leq) shall be logged with a Type 1 or Type 2 sound level meter, as defined by ANSI standard S1.4, at least every hour in A-weighted decibels, dB(A), using slow meter response at any noise-sensitive residential property boundary line(s). Measurements should be taken over a minimum period of 72 hours. A report detailing the results of the noise survey and predicted impact of the proposed development must be provided to the community development director to be reviewed by an independent firm hired by the county. The report must be approved prior to the issuance of a land disturbance permit.
- (ii) Nighttime. Between 10:00 p.m. and 7:00 a.m., the data center shall not generate noise that persists for more than 60-seconds that is in excess of 5dB(A) above the pre-construction ambient noise level when measured at the property boundary line shared with a residentially zoned property.
- (iii) Daytime. Between 7:00 a.m. and 10:00 p.m., the data center shall not generate noise that persists for more than 60-seconds that is in excess of 10dB(A) above the pre-construction ambient noise level when measured at the property boundary line shared with a residentially zoned property.
- (iv) Testing of backup generators is limited to weekdays during the hours between 9:00 a.m. and 5:00 p.m. and shall not occur on federal holidays.
- (v) Use of backup generators that exceed the maximum sound levels is permitted during emergency power outages.
- (vi) Violations. If it is found that the noise regulations contained herein are being violated, the appropriate county authority shall notify the property owner in writing indicating the nature of the violation and ordering the action necessary to correct it. Such written notice shall not be a necessary condition precedent to enforcement of the section. If the violation

constitutes a continuing nuisance, the appropriate county authority shall take any other action necessary to ensure compliance with or to prevent violation of this section, up to and including legal remedies.

- h. *Environmental impact analysis.* The applicant shall provide an environmental impact assessment as part of the zoning petition for the proposed project to determine and quantify the potential impacts of the proposed project. The environmental impact assessment shall be based upon research, site visits, and accepted environmental sampling and investigative practices for water resources, air quality, ecology, archaeology, and cultural/historical resources.
- i. *Site lighting.* All exterior site and building lighting shall utilize full cutoff, fully shielded (zero uplight) fixtures designed to maintain the existing night sky darkness and to prevent light trespass onto adjacent properties and streets. Light fixtures shall be located at least four times the mounting height of the fixture away from adjacent property lines. The mounting height of all site lighting shall not exceed 20 feet above finished grade.

At any property line abutting a residential use, the lighting shall not exceed 0.05 footcandles measured at ground level.

- j. *Parking.* The applicant shall set aside land area to accommodate one space per 2,000 square feet of gross floor area (GFA). However, the actual number of parking spaces constructed shall be determined based on the submittal of a parking analysis by the applicant to be reviewed and approved by the public works administrator.
- k. *Construction traffic.* Prior to the issuance of a land disturbance permit, the applicant shall provide a construction traffic management plan (CTMP) for review, comment and approval by the community development director in coordination with the public works administrator, Coweta County Fire Chief, and Coweta County Sheriff. At the discretion of the public works administrator, a surety bond may be required to cover costs related to potential damage to public roads and right-of-way. Transportation improvements that are determined to be necessary to serve the development must be designed in conjunction with the site development plans and must be under construction prior to the issuance of any building permits for permanent structures on the property.
- l. *Waste management plan.* The applicant shall publish an annual report detailing waste management activities and make it publicly available.
- m. *Equipment, generator, and substation enclosures and screening.* All mechanical equipment, emergency generators, substations, and appurtenances shall be screened from view from any public right-of-way or adjoining property zoned or used for residential purposes. The screening shall be a minimum of eight feet high consisting of fence, wall, and/or a vegetative berm providing a minimum opacity of 95 percent.

- n. *Cooling and ventilation.* The applicant shall specify the proposed cooling and ventilation equipment as part of the zoning petition. Open-loop systems are prohibited for all liquid cooling and ventilation equipment.
- o. *Utilities.* As part of the rezoning petition or at the time of the land disturbance permit (if already zoned), the applicant shall provide a letter of intent to serve the proposed project from the applicable utility provider(s), confirming that preliminary coordination has occurred and that service to the proposed project is feasible subject to final engineering.  
Notwithstanding utility grid failure, no primary onsite power generation shall be permitted.
- p. *Air quality and emissions.* Generators should be classified as stationary sources and shall meet Tier 4 final standards. Dust control shall comply with regulations contained in chapter 30 Environment.
- q. *Substations.* Substations are considered accessory uses to data centers and shall not be located within 300 feet of an adjacent public road or residentially zoned property.
- r. *Emergency response.* The data center operator shall coordinate with the Coweta County 911/EMA Director or designee to perform specialized training at least once annually to include applicable public safety agencies. The data center operator shall reimburse the county for all costs to perform specialized training and necessary equipment related to the data center facility.

(Ord. No. 046-09, 12-15-09; Ord. No. 041-19, 10-1-19; Ord. No. 038-25, 12-16-25)

Sec. 191. - Permitted uses.

The following uses are allowed in any M district, subject to the further provisions of this ordinance:

- (1) Any permitted structure and use identified as such in article 18 under the LM light industrial district.
- (2) Brick, tile, and terracotta manufacture.
- (3) Cement, lime, gypsum or plaster of Paris manufacture.
- (4) Concrete, cement products or clay products manufacture.
- (5) Foundry or forging plants.
- (6) Grain elevators or commercial feed mills.
- (7) Poultry killing, plucking or processing.
- (8) Rock, sand or gravel distribution or storage.
- (9) Truck terminals.
- (10) Wood recycling centers, provided that the wood stockpiles do not exceed 20 feet in height, and that the owner(s) submits the following in addition to other development and licensing requirements:
  - (a) A bond or letter of credit in a form acceptable to the county attorney, to assist with legal fees, to ensure the removal of any wood material stock that is abandoned on-site after the business ceases operation. The amount shall be calculated at a rate of \$5,000.00 per acre of storage area as shown on the approved development site plan. If the storage area results in a fractional acreage, the bond or letter of credit amount shall be adjusted by percentage of the fractional area, and
  - (b) A notarized letter indicating that the owner has read and understands his/her responsibilities to comply with the Georgia Solid Waste Management Chapter 391-3-4-.04 (60/90 Rule) which states that 60 percent of the weight or volume of material must be used, reused, sold or recycled during a 90-day period.
- (11) Customary accessory buildings and uses.
- (12) Data center or data center campus, subject to the following requirements:
  - a. *Development standards.*
    - (i) Minimum lot area: Twenty-five acres.
    - (ii)

Maximum height: Sixty feet building height with up to an additional ten feet for parapet and rooftop equipment, not to exceed 70 feet total, subject to applicable federal, state, and local regulations.

- (iii) Minimum lot width: Two hundred fifty feet of frontage.
  - (iv) Minimum front yard setback: Seventy-five feet.
  - (v) Minimum side yard setback: One hundred feet.
  - (vi) Minimum rear yard setback: One hundred feet.
  - (vii) Minimum distance between buildings: One hundred feet.
  - (viii) Maximum lot coverage: Eighty percent.
- b. *Infrastructure requirements.*
- (i) Water: Public water.
  - (ii) Wastewater: Sewer.
- c. *Community meetings.* For properties requiring rezoning, the applicant must schedule one community meeting to describe the project, including site plans, building elevations, and a viewshed analysis from public rights-of-way. The meeting must:
- (i) Occur after the rezoning petition has been filed and not less than 30 days prior to the public hearing associated with the rezoning petition.
  - (ii) Must be conducted within the geographic boundary of Coweta County, Georgia between the hours of 5:00 p.m. and 8:00 p.m. EST.
  - (iii) Notice of the community meetings must comply with the following:
    - i. The content of the notice and signage defined in this paragraph shall include the applicant's name and contact information, a brief description of the project including the parcel number and road frontage, date, time, and location of the community meeting, and must be approved by the community development director or their designee.
    - ii. Mail letters to owners of all real property within 1,000-feet of the property lines at least 14 days prior to the community meeting.
    - iii. Advertise in a newspaper of general circulation serving the residents of Coweta County. The advertisement shall appear at least one week prior to the community meeting, be prominently displayed, be at least 30 square inches, and not placed in the legal section of the newspaper.

- iv. Post signage on the subject property along road frontage, at least 14 days prior to the community meeting. The sign must be at least 20 square feet in size and legible at least 25 feet from the sign. Signage shall remain until the conclusion of the community meeting.
- (iv) An applicant representative with decision-making authority on the design of the data center must attend the community meeting in-person.
- d. *Building design.* The proposed data center buildings must be designed to minimize adverse visual impacts on surrounding development as demonstrated by the submission of elevations, architectural sketches, or sight lines studies. Exterior building materials shall include at least two of the following for any elevations viewable from public roads and right-of-way:
  - Brick, stone, or architectural precast concrete panels.
  - Architectural metal panels with non-reflective finish.
  - High-quality fiber cement panels.

If the building is visible from any public right-of-way, the building façade viewable from the right-of-way shall incorporate at least two of the following design features to break up the building mass:

- Vertical or horizontal articulation of the façade at intervals not exceeding 50 feet.
  - Variation in building height of at least ten percent across the façade, or stepped rooflines.
  - Use of architectural projections or recesses at least two feet in depth.
  - Changes in façade materials or colors with a minimum of two types of materials.
- e. *Buffers.* Data center buildings that adjoin property zoned or used for residential purposes are subject to the following requirements:
  - (i) Minimum buffer: Three hundred feet from the property line
  - (ii) Vegetation. Where a buffer is required, the first 100 feet along the property line shall remain in an undisturbed, natural state, except for approved fencing, access and utility improvements; however, if the first 100 feet along the property line is sparsely vegetated it shall be planted in accordance with [article 25](#). The remaining 200 feet buffer may be disturbed and

graded. If the buffer is disturbed, it shall be planted in accordance with article 25.

f. *Fencing*. Fencing of the property is required to enclose the data center facility. If the fencing is located along the property line, it shall be decorative metal and a minimum of eight feet in height. Anti-climb features including but not limited to barbed, concertina, razor, or similar uses shall be prohibited. If the fencing is located within the buffer and not visible from adjacent properties or roadways, it may be constructed of vinyl-coated chain-link and may include anti-climb features.

g. *Noise*.

- (i) Noise survey. Prior to the issuance of a land disturbance permit, the applicant shall engage with a noise and acoustical consultant to perform a pre-construction ambient noise survey. Prior to conducting the survey, the scope of the noise survey will be determined in coordination with the community development director and an independent acoustical firm hired by the county. However, as a minimum, 90th-percentile sound levels (L90) and equivalent sound levels (Leq) shall be logged with a Type 1 or Type 2 sound level meter, as defined by ANSI standard S1.4, at least every hour in A-weighted decibels, dB(A), using slow meter response at any noise-sensitive residential property boundary line(s). Measurements should be taken over a minimum period of 72-hours. A report detailing the results of the noise survey and predicted impact of the proposed development must be provided to the community development director to be reviewed by an independent firm hired by the county. The report must be approved prior to the issuance of a land disturbance permit.
- (ii) Nighttime. Between 10:00 p.m. and 7:00 a.m., the data center shall not generate noise that persists for more than 60-seconds that is in excess of 5dB(A) above the pre-construction ambient noise level when measured at the property boundary line shared with a residentially zoned property.
- (iii) Daytime. Between 7:00 a.m. and 10:00 p.m., the data center shall not generate noise that persists for more than 60-seconds that is in excess of 10dB(A) above the pre-construction ambient noise level when measured at the property boundary line shared with a residentially zoned property.
- (iv) Testing of backup generators is limited to weekdays during the hours between 9:00 a.m. and 5:00 p.m. and shall not occur on federal holidays.
- (v) Use of backup generators that exceed the maximum sound levels is permitted during emergency power outages.
- (vi) Violations. If it is found that the noise regulation contained herein are being violated, the appropriate county authority shall notify the property owner in writing indicating the nature of the violation and ordering the action necessary to correct it. Such written notice shall not be a necessary condition precedent to enforcement of the section. If the violation

constitutes a continuing nuisance, the appropriate county authority shall take any other action necessary to ensure compliance with or to prevent violation of this section, up to and including legal remedies.

- h. *Environmental impact analysis.* The applicant shall provide an environmental impact assessment as part of the zoning petition for the proposed project to determine and quantify the potential impacts of the proposed project. The environmental impact assessment shall be based upon research, site visits, and accepted environmental sampling and investigative practices for water resources, air quality, ecology, archaeology, and cultural/historical resources.
- i. *Site lighting.* All exterior site and building lighting shall utilize full cutoff, fully shielded (zero uplight) fixtures designed to maintain the existing night sky darkness and to prevent light trespass onto adjacent properties and streets. Light fixtures shall be located at least four times the mounting height of the fixture away from adjacent property lines. The mounting height of all site lighting shall not exceed 20 feet above finished grade.

At any property line abutting a residential use, the lighting shall not exceed 0.05 footcandles measured at ground level.

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- k. *Construction traffic.* Prior to the issuance of a land disturbance permit, the applicant shall provide a construction traffic management plan (CTMP) for review, comment and approval by the community development director in coordination with the public works administrator, Coweta County Fire Chief, and Coweta County Sheriff. At the discretion of the public works administrator, a surety bond may be required to cover costs related to potential damage to public roads and right-of-way. Transportation improvements that are determined to be necessary to serve the development must be designed in conjunction with the site development plans and must be under construction prior to the issuance of any building permits for permanent structures on the property.
- l. *Waste management plan.* The applicant shall publish an annual report detailing waste management activities and make it publicly available.
- m. *Equipment, generator, and substation enclosures and screening.* All mechanical equipment, emergency generators, substations, and appurtenances shall be screened from view from any public right-of-way or adjoining property zoned or used for residential purposes. The screening shall be a minimum of eight feet high consisting of fence, wall, and/or a vegetative berm providing a minimum opacity of 95 percent.

- n. *Cooling and ventilation.* The applicant shall specify the proposed cooling and ventilation equipment as part of the zoning petition. Open-loop systems are prohibited for all liquid cooling and ventilation equipment.
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Notwithstanding utility grid failure, no primary onsite power generation shall be permitted.
- p. *Air quality and emissions.* Generators should be classified as stationary sources and shall meet Tier 4 final standards. Dust control shall comply with regulations contained in chapter 30 Environment.
- q. *Substations.* Substations are considered accessory uses to data centers and shall not be located within 300 feet of an adjacent public road or residentially zoned property.
- r. *Emergency response.* The data center operator shall coordinate with the Coweta County 911/EMA Director or designee to perform specialized training at least once annually to include applicable public safety agencies. The data center operator shall reimburse the county for all costs to perform specialized training and necessary equipment related to the data center facility.

(Ord. No. 038-25, 12-16-25)



### **Administration**

**To:** Coweta County Board of Commissioners  
**From:** Shannon Zerangue, County Clerk  
**Date:** July 14, 2026  
**RE:** Discussion Regarding the Georgia Cottage Food Law and Local Ordinances

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**Issue:**

Discussion Regarding the Georgia Cottage Food Law and Local Ordinances

**Discussion:**

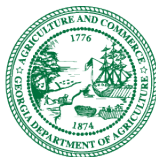
Discussion Regarding the Georgia Cottage Food Law and Local Ordinances

For the Board's reference, the following documents are attached:

- Cottage Food Update (HB 398) Frequently Asked Questions
- Coweta County Code of Ordinances (Appendix A Zoning and Development):
  - Article 6 Exceptions and Modifications, Section 69.4 Produce Stands
  - Article 6 Exceptions and Modifications, Section 69.9 Special Events, Festivals, and Tourism Activities
  - Article 6A Home Occupations
  - Article 7 Rural Conservation, Section 72 Permitted Uses

**Fiscal Impact:**

**Recommendation:**



## Cottage Food Update: House Bill 398 & Frequently Asked Questions

### 1. What is House Bill 398 (“HB 398”), and when does it take effect?

HB 398 is a new law that updates the production and sale requirements for cottage food items in Georgia. Governor Brian Kemp signed HB 398 on May 13, 2025. HB 398 officially takes effect on July 1, 2025. You can find the law here: <https://www.legis.ga.gov/legislation/70199>.

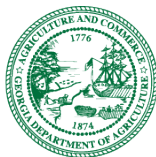
### 2. What does HB 398 do at a high level?

HB 398 keeps much of the current cottage food system, with positive modifications. Under HB 398, Georgians may still produce non-potentially hazardous food items at home. Producers may then sell those cottage food items to consumers directly or to retail food sales establishments like grocery stores, convenience stores, or restaurants. Consumers are informed by product labels, signage and separation at the point of sale, or verbally, that the cottage food product was produced at a residential property and about the producer.

### 3. What if I’m already a cottage food operator, what changes with this new law?

HB 398 brings positive changes to how cottage food operators produce and sell their products. These changes remove red tape and increase sales opportunities. For example:

- **Removed Licensing Requirement.** Cottage food operators no longer need to obtain a license with the Georgia Department of Agriculture (“GDA”) or pay a licensing fee to the state.
- **Expanded Sales.** Prior to HB 398, cottage food operators could only sell products directly to consumers. Now, cottage food operators may also sell their products to retail food sales establishments like grocery stores, restaurants, and convenience stores.
- **Fewer Inspections.** With no licensing requirement, GDA will no longer conduct pre-licensing inspections at a cottage food operator’s residence. GDA will still investigate consumer complaints, reports of foodborne illness, and public health emergencies.
- **New Identification Number.** Cottage food operators uncomfortable with providing their address on labels may request an “Identification Number” to use instead. You can obtain this number from GDA by using the form provided on our website: [\[hyperlink\]](#).



#### 4. Does HB 398 affect city or county requirements for my business?

It may. HB 398 directly addresses how cities and counties regulate cottage food:

- **Opt Out.** Under HB 398, each city or county in Georgia may choose to pass an ordinance prohibiting cottage food operators from selling cottage food items through third-party vendors (ex. – grocery stores, restaurants, or convenience stores) within its jurisdiction.
- **Restrictions on Local Government.** HB 398 prohibits cities or counties from directly regulating cottage food except through the “opt out”. HB 398 also prevents cities or counties from prohibiting commercial delivery companies from delivering cottage food items.
- **Other Local Requirements Still Apply.** HB 398 does not affect general local requirements like business licensing or zoning. Consult with your local authorities, as needed.

#### 5. So, what’s next?

Now that HB 398 is effective, GDA will propose new regulations to implement the law. Prior regulations (<https://rules.sos.state.ga.us/gac/40-7-19>) will be amended, including by repealing portions inconsistent with HB 398 like licensing requirements and more restrictive sales. GDA will use its enforcement discretion in the meantime when an old requirement is no longer supported by HB 398, like the licensing requirement.

You can learn more about the rulemaking process and your chance to give us feedback here: <https://agr.georgia.gov/sites/default/files/documents/assets/georgias-rulemaking-process.pdf>. Keep an eye on GDA’s Legal Notices webpage for proposed rules: <https://agr.georgia.gov/news/legal-notices>. We anticipate publishing a draft within several weeks.

#### 6. Additional Resources

For more information, please see our cottage food webpage (<https://agr.georgia.gov/cottage-food>). For remaining questions, you can contact our cottage food team at:

- Email: [cottagefoodinfo@agr.georgia.gov](mailto:cottagefoodinfo@agr.georgia.gov)
- Telephone: (404) 656-3627

Sec. 69.4. - Produce stands.

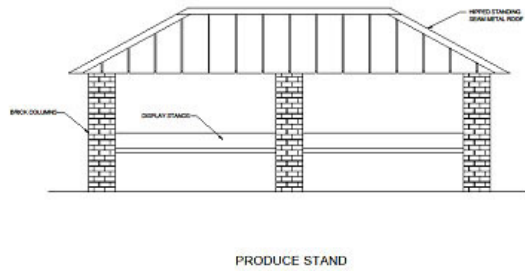
- (1) Temporary produce stands outside of the quality development corridor overlay district shall not be regulated except through normal business licensing procedures.
- (2) Temporary produce stands located inside the quality development corridor overlay district and permanent produce stands, whether inside or outside the quality development corridor overlay district, must obtain a business license and shall be further regulated as follows:
  - a. Temporary produce stands inside the quality development corridor overlay district:
    - i. May be approved administratively in the C, commercial, C-2, neighborhood business, C-3 commercial retail, and C-5, commercial convenience store, zoning districts, upon application and accompanying site plan submitted to the planning director. Once a complete application is submitted, an administrative decision shall be made within ten business days.
    - ii. A letter from the appropriate transportation agency (State of Georgia or Coweta County) indicating that adequate drive access is available to serve the proposed use, shall be required.
    - iii. May be located on an unimproved lot or an improved lot, as an accessory structure. When located on an improved lot, the stand shall not be subject to section 246.2.5(3) and, therefore, may be located between the primary building and the street. No produce stand shall create a nonconforming situation with regard to regulations and standards pertaining to existing uses on the property, including, but not limited to, requirements for buffers, parking, and landscaping.
    - iv. Shall not be subject to the provisions of outdoor storage and display and shall not be considered peddling under the provisions of the quality development corridor overlay district.
    - v. Maximum duration shall be three consecutive months out of a calendar year per location.
    - vi. Canopy shall be required and must be a neutral color such as white, tan, beige, brown, or dark green. Canopy shall be maintained in good condition with no rips, tears or stains, for the duration of the temporary use. Canopy and all other appurtenances shall be removed at the close of business each day.
    - vii. Maximum canopy size shall be 400 square feet. Additionally, any other areas to be utilized during the temporary use (i.e., trailer parking, container storage, additional display areas not covered by canopy, etc.) shall be identified on the applicant's site plan.
    - viii. The premises of the operation shall be continuously maintained in a clean and orderly fashion for the duration of the use.

- ix. An example of an acceptable temporary produce stand inside the quality development corridor overlay district is provided below.



- b. Permanent produce stands - whether inside or outside the quality development corridor overlay district
- i. Subject to review and approval of a conditional use permit by the board of commissioners, under the provisions of article 28, in the C, commercial, C-2, neighborhood business, C-3, commercial retail, and C-5, commercial convenience store districts.
  - ii. A letter from the appropriate transportation agency (State of Georgia or Coweta County) indicating that adequate drive access is available to serve the proposed use, shall be required.
  - iii. Must meet applicable architectural requirements contained in article 24, section 246.1 building design. and/or article 26, section 261 quality development corridor overlay district unless otherwise approved as a unique and special use or granted a variance through the normal variance procedures.
  - iv. Allowed as an accessory use only and shall be located on an improved lot. Accessory produce stands shall not be subject to section 246.2.5(3) and, therefore may be located between the primary building and the street. No produce stand shall create a non-conforming situation with regard to regulations and standards pertaining to existing uses on the property, including, but not limited to, requirements for buffers, parking, and landscaping.

- v. Shall not be subject to the provisions of outdoor storage and display and shall not be considered peddling under the provisions of the quality development corridor overlay district.
- vi. The premises of the operation shall be continuously maintained in a clean and orderly fashion for the duration of the use.
- vii. An example of an acceptable permanent produce stand is provided below.



(Ord. No. 019-11, 8-18-11)

Sec. 69.9. - Special events, festivals, and tourism activities.

(1) *Purpose.* In the basic recognition of the unique nature of certain activities, the intent of this section is to minimize the impact of special events, festivals and other tourism activities, to establish a fair and efficient process for review and approval of applications, to assure an integrated and comprehensive review of the impact of the proposed activity. Since special events, festivals and tourism activities may be located in areas not traditionally considered appropriate for commercial activity, a case-by-case review is necessary to assure that they are only allowed under such conditions and at such locations that they will pose no threat to the health, safety, and general welfare of the citizens of the county.

(2) *Applicability.*

- a. This ordinance shall apply to special events, festivals, or tourism activities (as described in item b. below) which occur on private property.
- b. Specific uses regulated under this ordinance include the following:
  1. Artist retreats;
  2. Bed and breakfast lodging;
  3. Banquet, catering, and reception halls;
  4. Concerts or theatrical productions;
  5. Exhibits (such as dog shows, gun shows, and art);
  6. Facility tours;
  7. Festivals;
  8. Gift shops as an accessory to other uses on this list;
  9. Historic reenactments;
  10. Museums;
  11. Rallies;
  12. Rodeos;
  13. Tea rooms;
  14. Weddings; and

15. Similar uses, as determined by the planning director.

- c. This ordinance shall not govern private gatherings, parties, or other similar type entertainments hosted by a property owner in their own residential building, structure or land for the enjoyment and benefit of the owner or current resident, without compensation, and otherwise permitted under the county's ordinances.
- d. This ordinance shall not govern church events when located on property with a conditional use permit for a church (or on property with a legal nonconforming church use); however, all other relevant sections of the Coweta County Zoning and Development Ordinance shall still apply.
- e. This ordinance shall not prohibit the establishment or continuance of normal residential use of the property, where otherwise permitted by the Coweta County Zoning and Development Ordinance and other laws governing such use.

(3) *Special use permit required.*

- a. Any applicant desiring to establish a special event, festival, or tourism activity must file an application for a special use permit and a plan for such proposed use with the planning department, in accordance with the procedures for rezoning contained in article 29 of the Coweta County Zoning and Development Ordinance. This plan shall meet or exceed the requirements for a conceptual site plan as set forth in article 29, section 290 of the Coweta County Zoning and Development Ordinance. The specific use and any related activity anticipated by the applicant must be delineated within the request; and approval shall be limited to the uses and activities as detailed. After due public hearing and notice thereof, the board of commissioners shall approve or disapprove each such proposed use in accordance with this ordinance, the criteria set out for zoning in general as described under article 29 of this ordinance, as well as the following additional review factors:
  - 1. Whether or not quiet enjoyment of surrounding property will be adversely affected by the applicant's specified activities (including the intensity, frequency, and duration of those activities);
  - 2. Whether or not adequate provisions are made for waste disposal, parking, traffic, and security;
  - 3. Whether or not the intensity of the use is appropriate in light of the surrounding land uses and the nature of the property; and
  - 4. Whether the times and hours of operation will adversely affect the use of the adjoining properties.
- b. *Revocation.* If at any time after a special use permit has been issued, the planning official finds that the conditions imposed and the agreements made have not been or are not being fulfilled by the holder of the special use permit, the permit shall be cancelled; and the operation of such use must be discontinued.

(4) *Infrastructure.*

- a. The property shall be served by public highways and streets adequate to serve the traffic created by the use, and entrances to the property shall not create a traffic hazard.
- b. The property shall be served by adequate public safety, refuse disposal, sewerage disposal, and on-site security.

(5) *Design standards.*

- a. A traffic analysis may be required, as determined by the director of the development and engineering department.
- b. The design of the facilities and grounds shall meet all requirements of the Coweta County Fire Department, as well as all applicable state and federal regulations.
- c. During the special use permit review, the intensity of the proposed use, and the potential impact on the surrounding neighborhood, including the aesthetic impact of strict enforcement of the development standards, shall be considered. This consideration shall in turn govern the applicability of the following development standards, which, unless noted as a requirement of the special use permit, shall be waived:
  1. Paved drives.
  2. Paved parking areas.
  3. Building design criteria.
  4. Landscaping requirements.
- d. A pre-development site plan and an as-built site plan, as indicated in [article 24](#), development regulations shall be required.
- e. Buffers, when deemed necessary, shall be established in accordance with [article 25](#), buffer area and screening requirements, except that the width and location of the required buffer areas shall be established during the special use permit process. In determining buffer requirements, consideration, at minimum, shall be given to the following:
  1. Location of proposed activities within the site,
  2. Proximity to adjacent residential land uses, and
  3. Noise and light expected to be generated by the proposed use.

(6) *Operational standards.*

- a.

Alcohol shall be permitted only when provided through a licensed alcohol caterer or where the location qualifies for an alcohol license pursuant to chapter 6, article IV, section 6-91 et seq. of the Coweta County Code of Ordinances, and only in areas delineated and approved as a part of the special use permit.

- b. Restroom facilities, both temporary and permanent, shall meet the requirements of the environmental health department.
- c. Lighting, temporary or permanent, shall be established in such a manner that adjacent properties are not adversely affected, and that no direct light is cast upon adjacent properties or roadways.
- d. No use permitted under this ordinance shall exceed a noise level of 45 dBa, as measured at the property line; however, the decibel level may be otherwise set, based upon the uniqueness of the property or application specifics, through conditions attached to the special use permit by the board of commissioners.
- e. *Refuse collection.* Adequate refuse collection containers and services shall be provided for large events, such as, but not limited to, concerts, festivals, rallies, weddings and wedding receptions.

(Ord. No. 009-11, 6-21-11; Ord. No. 036-13, 11-19-13)

## ARTICLE 6A. - HOME OCCUPATIONS

### Sec. 60A. - Residential home occupations.

The conduct of business in the residential districts may be permitted under the provisions of this section. It is the intent of this section to ensure the following:

- a. Compatibility of home occupations with other uses permitted in residential zoning districts;
- b. Maintain and preserve the character of residential neighborhoods and provide peace, quiet and domestic tranquility within all residential neighborhoods; and
- c. Within the district, in order to guarantee all residents freedom from excessive noise, traffic, nuisance, fire hazard, and other possible effects of commercial uses being conducted in this district.

A. *Residential home occupations*, where permitted, must meet the following special requirements:

1. A home occupation is subordinate to the use of a dwelling unit for residential purposes. No more than 25 percent of the floor area of the dwelling unit may be used in connection with a home occupation or for storage purposes in connection with a home occupation.
2. No more than two home occupations shall be permitted within a single dwelling unit.
3. A home occupation shall be carried on wholly within the principal use building. No home occupation or any storage of goods, materials, or products connected with a home occupation shall be allowed in accessory buildings or garages which are detached.
4. The residential home occupation is limited to employment of residents of the property.
5. A home occupation shall produce no noise or obnoxious odors, vibrations, glare, fumes, or electrical interference detectable to normal sensory perceptions outside the principal structure.
6. No traffic shall be generated by such home occupations in greater volume than would normally be expected in a residential neighborhood and any need for parking generated by the conduct of such home occupation shall be met by providing off-street parking space and located in rear or side yard.
7. On the premises, retail sales are prohibited except for the retail sales of products or goods produced or fabricated on the premises as a result of the home occupation.

8. There shall be no exterior indication of the home occupation or variation from the residential character of the principal use.
9. No on-street parking of business-related vehicles (either marked or commercially equipped) shall be permitted at any home. No business-related vehicle larger than a van, panel truck or pickup truck is permitted to park overnight on the premises. The number of business-related vehicles is one. All business-related vehicles shall be parked in the rear of the premises.
10. Permitted residential home occupations:
  1. Antique dealer (no sales at premises).
  2. Appliance repair.
  3. Architectural services.
  4. Art studio.
  5. Auto repair (mobile).
  6. Barber shops/beauty shops (limited to two stations).
  7. Cabinetmaking.
  8. Catering/food service (shall meet local environmental health department and Georgia Department of Agriculture applicable requirements).
  9. Ceramics.
  10. Consulting services.
  11. Contracting, masonry, plumbing or painting, or other contracting services (no employees at the premises, no parking of equipment at the premises).

The board of commissioners recognize the peculiar problem posed by small contractors who do most, if not all, of their work away from the site of their business and that the business locations serve as no more than a place for the principal of the contracting business to do paperwork, receive phone calls and receive mail. As a result of the unique nature of the contracting enterprise the commissioners specifically recognize that a contracting business may be located in a residential area even if that contracting business employs people outside of the residents of the property. However, no outside persons employed by a contractor can do work on or assemble on or park on the residential premises housing the occupation. Further, no equipment belonging to the contractor can be parked, assembled or maintained at the residence business.

12. Data processing.
13. Direct sale product distribution (Amway, Avon, Jaffra, Mary Kay, Tupperware, etc.) provided there is no production on premises.
14. Dog grooming.
15. Drafting and graphic services.
16. Dressmaking, sewing, tailoring, contract sewing (1 machine).
17. Electronic assembly.
18. Engineering service.
19. Financial planning or investment services.
20. Flower arranging.
21. Gunsmiths.
22. Hauler (one truck).
23. Home office.
24. House Clean service.
25. In-home child care, but not more than six children at a time, including the caregiver's own pre-school children.
26. Insurance sales or broker.
27. Interior design.
28. Lawn service.
29. Locksmith.
30. Mobile auto repair.
31. Real estate sales, broker or appraiser.
32. Retail food preparation (no retail sales on premises; shall meet local environmental health department and Georgia Department of Agriculture applicable requirements).
33. Small scale garden plants for sale to retail commercial gardening and supply stores.
34. Trucker (one tractor, no trailer).

35. Telephone answering, switchboard call forwarding.
36. Tow truck services.
37. Tutoring, including all indoor and outdoor instructional services limited to five students at a time.
38. Upholstery.
39. Writing, resume services, computer programming.
40. Any similar occupation which is found to meet the intent and purpose of this article by the director.

11. Prohibited residential home occupations:

- a. Ambulance service.
- b. Restaurants.
- c. Automobile repair, parts sales, or detailing, washing services.
- d. Veterinary services (including care and boarding).

B. *Rural home occupations.* Rural home occupations in the RC district shall be permitted under the provisions of this section. It is the intent of this section to ensure the compatibility of rural home occupations with other uses permitted in the RC district; maintain and preserve the agricultural or rural character of the area and not create a nuisance for the residents in the area by exceeding traffic, smoke, noise or be a fire hazard.

The purpose of rural home occupations is to provide a means for residents in the larger lot rural development districts to participate in the type of businesses permitted in residential districts, be able to conduct the home occupation in an accessory building where necessary, and to park on-site, vehicles required for home occupations. Rural home occupations, where permitted, must meet the following special requirements:

1. The minimum lot size is ten acres, excluding any and all lots in a platted subdivision. For lots less than ten acres, the home occupation is limited to the provisions of subsection A, residential home occupations.
2. The rural home occupation shall be clearly subordinate to the principle use of the parcel of land and shall not change the residential and agricultural character of the area. No more than 25 percent of the floor area of the principal dwelling shall be used in connection with the home occupation or storage purposes.
- 3.

The rural home occupation shall be conducted within a dwelling or within an accessory building provided all structure uses are harmonious in appearance with the zoning district in which rural home occupation is located.

4. The use of one accessory building is allowed as long as the area used for the home occupation does not exceed 800 square feet of floor area of said building used in connection with the home occupation.
5. The business of selling stock of merchandise, supplies or products shall not be conducted on premises except under the following circumstances:
  - a. Orders previously made by telephone or at sales parties may be filled on premises; and
  - b. Incidental retail sales may be completed which are in connection with the permitted home occupation.
6. No more than five trade vehicles shall be parked on the premises. No more than three employee vehicles may be parked on the premises, however, such employees shall not work at the premises location.
7. No outside storage of equipment or materials used in the conduct of the rural home occupation, including trade vehicles, is permitted unless said storage is outside of a 300-foot setback of any property line buffered in a manner approved by the community development department.
8. The rural home occupation is limited to residents of the property.
9. No more than two home occupations shall be permitted within a single dwelling unit.
10. No additional points of access to any street shall be permitted, unless necessary to provide safe and proper access to the proposed use.
11. Permitted rural home occupations:
  1. All occupations permitted in subsection A, residential home occupations.
  2. Tow truck services (no storage of more than two vehicles).
  3. Veterinary services.
  4. Antique shop.
  5. Small engine repair.
  6. Any similar occupation, which is found to meet the intent and purpose of this article by the director.

(Ord. No. 001-10, 1-5-10; Ord. No. 038-19, 10-1-19)

Sec. 72. - Permitted uses.

The following uses are allowed in any RC district, subject to the further provisions of this ordinance:

1. Single-family dwelling.
2. Residential homestead lot 1.6 and 2.0 provided the following requirements are met:
  - (a) The homestead site is for a family member of the 1st, 2nd, and 3rd degree only. An affidavit shall accompany each zoning verification for homestead site approval to verify the relationship. Homestead affidavit forms may be obtained at the community development department.
  - (b) The residential homestead lot is at least one and six-tenths acres when served with public-supplied water, meeting the RHL 1.6 minimum dimensional requirements; or at least two acres when served with neither public-supplied water or sewer service, meeting the RHL 2.0 minimum dimensional requirements.
  - (c) The maximum number of homestead lots permitted is three over a three-year period, to include the remaining acreage for the residence on the original tract (if applicable) as one of the three permitted homestead lots. In addition, one of the three homestead lots may be established for a guesthouse (The definition of a guest house is referenced under article 3, section 31, listing of definitions of the Coweta County Zoning and Development Ordinance).
3. Subdivision developments; provided the following standards and requirements are met:
  - (a) The subdivision development is entirely consistent with the points designation for the parcel(s) shown on the adopted land development guidance map and the points threshold for the development type in Section 73 of this Article.
  - (b) All subdivisions, including minor subdivisions, shall comply with the requirements in this Article, as well as Article 23 Dimensional Requirements and Article 24 Development Regulations, as amended, and receive permit approval from the community development department.
  - (c) Permitted single-family subdivisions shall only include the following development types, as further detailed in Section 73 of this Article:
    - CSD - Conservation Subdivision
    - EL-2 - Estate Lot (two acre)
    - EL-A - Estate Lot with Averaging

EL-5 - Estate Lot (five acre)

- (d) The development type shall be identified on the preliminary and final plats.
- 4. Unless authorized through the exception set forth in subsection 12., below, non-commercial agricultural uses, including poultry, horses and livestock raising, as an accessory use to a single-family dwelling for the principal benefit of the occupants thereof. Non-commercial agricultural uses, at a minimum, shall meet the following:
  - (a) All related accessory buildings, pens or corrals, for housing or confining animals, or for storing feed or equipment, or for similar purposes shall be located at least 100 feet from all property lines and 200 feet from any existing off-site residential dwelling.
  - (b) The lot/parcel shall be of adequate size to accommodate the 200-foot setback as specified in [subsection] 2(a).
  - (c) The grazing area shall be maintained in viable grasses and herbages to reduce erosion and prevent unsanitary conditions. The grazing area is the area of the parcel/lot wherein livestock are confined for the purpose of feeding on growing grasses and herbages.
  - (d) The lot/parcel shall comply with any local, state, federal, or other laws regarding livestock.
- 5. Commercial forest, agriculture, dairy and poultry and livestock raising when located on at least 20 acres of land, provided that buildings, pens or corrals used for housing fowl or animals, storing grain, feed, or equipment, or for similar purposes shall not be located within 200 feet of any property line.
- 6. Riding stables and academies, when located on at least ten acres of land, provided that any structure, pen or corral housing animals, but not including grazing areas, shall be no closer than 200 feet to any property line.
- 7. Temporary portable sawmills for cutting timber on the subject property, provided that any machine operations shall not be closer than 200 feet to any property line.
- 8. Customary accessory buildings and uses.
- 9. Home occupations.
- 10. Hunting club or fishing clubs, operated by a private club, for seasonal hunting and fishing and primitive camping, exclusively provided for members and guests, where seasonal membership fees are collected solely for the purpose of making the lease payments for the privilege of hunting or fishing on leased property. Hunting club activities shall not include indoor or outdoor shooting/gun ranges or archery ranges with the exception of a temporary sighting range.

Landowner hunting or fishing on their personal property, where no club is involved, may include friends and family members. (Also allows for the temporary sighting range.)

11. Guest houses, provided the following standards and regulations are met:
  - a. Guest houses are accessory buildings and shall be limited to one such structure per lot and shall not include manufactured, mobile, or modular structures. Guest houses shall meet the yard setbacks of the principal structure.
  - b. The guest house and principal dwelling shall be located on the same lot, which shall be a minimum of ten acres in size.
  - c. The principal dwelling must exist on-site and be occupied.
  - d. The guest house shall not exceed 1,000 square feet, nor be less than 500 square feet.
  - e. The exterior materials on the guest house shall mirror the exterior materials on the principal dwelling; however, the building official may allow the use of other materials, provided they are equal to or superior to the principal dwelling.
  - f. The guest house shall comply with the building height and yard regulations of the zoning district. Additionally, the guest house must be constructed closer to the principal dwelling than the guest house is to any principal dwelling on any neighboring property.
  - g. The guest house is exclusively for housing members of the family and their non-paying guests. Rental of such dwelling is strictly prohibited.
  - h. Future subdivision of the property which would place the guest house on a separate lot from the principal dwelling shall require the guest house to be brought into compliance with the minimum square footage requirements for a principal dwelling in the zoning district and all other requirements of article 23, Dimensional Standards.
  - i. Owner of the property shall sign a deed of use restriction regulating the construction and use of the guest house. Said deed restriction shall be properly recorded in the official records of Coweta County, Georgia. A copy shall be provided to the community development department upon completion.
12. Backyard chicken practices which cannot meet the setbacks noted above for noncommercial agricultural poultry keeping, may still be allowed when in compliance with the following:
  - (a) Non-commercial use only. Chickens, chicken products, and/or by-products shall not be sold on the property.
  - (b) The minimum lot size for the keeping of backyard chickens shall be one-half acre.
  - (c) No more than ten chickens are permitted on a lot.

- (d) Chicken coops, runs, chicken houses and/or roosting structures shall not require a building permit unless meeting the requirements for permit under chapter 14.
- (e) A covered enclosure shall be provided for roosting and protection. Chicken coops, runs, chicken houses, and/or roosting structures shall be situated in the rear yard. At all times, chickens must be kept within a fenced or enclosed area and no person shall fail to prevent his or her chickens from straying from the property of the owner or keeper, or going upon the property of any other person, or upon any public rights-of-way. All coops, runs, houses and/or roosting structures shall be required to adhere to the minimum building setback standards that are in effect for the zoning district where the structure is to be built. However, in no event shall any such structure encroach within 30 feet from the rear and side property lines and shall be at minimum 50 feet from residential structures on adjacent properties.
- (f) The area shall be kept in a neat and sanitary condition and must be cleaned on a regular basis to prevent offensive odors, attraction of flies and/or vermin, the creation of an environment otherwise injurious to the public health and safety, or that would obstruct the free use of property so as to interfere with the comfortable enjoyment of life or property by members of the neighborhood or other persons. The provision must be made for the storage and removal of hen droppings and any dead birds. All stored droppings used for composting shall be fully covered or placed in an enclosure. Such enclosures must be setback a minimum of 30 feet from all property lines and 50 feet from residential structures on adjacent properties. All other droppings not used for composting or fertilizing shall be removed. In addition, the coop, enclosure, and surrounding area must be kept free from trash and accumulated droppings. Dead chickens must be disposed of in a sanitary manner.
- (g) Roosters and any other crowing fowl shall be limited to one per parcel.
- (h) Feed and feed supplements shall be kept in fully enclosed, rodent-proof containers.
- (i) No permission or allowance authorized by this section shall supersede applicable private covenants.
- (j) Homeowners are encouraged to contact the University of Georgia's Coweta County Extension Office for assistance with coop design and backyard chicken education resources.

(Ord. No. 003-15, 1-22-15; Ord. No. 010-15, 3-17-15; Ord. No. 039-19, 10-1-19; Ord. No. 015-20, 3-3-20; Ord. No. 021-25, 7-1-25)